



City of Bexley  
Board of Zoning and Planning

---

**Decision and Record of Action – December 18, 2023**

---

The City of Bexley Board of Zoning and Planning took the following actions at this meeting:

Application No.: BZAP-23-23  
Applicant: Ryan Pearson  
Owner: Continental Real Estate Co.  
Address: 2200 E. Main Street (parcel no: 020-000836, 020-000217, 020-000350)  
Requests: Variances; Certificate of Appropriateness and Demolition

**VARIANCE**

**REQUESTS:**

The applicant is seeking variances in accordance with:

- Bexley Code Section 1254.10 District Regulations (maximum height of principal building) in the MS District to allow a 6-story building.
- Bexley Code Section 1254.13 f. (20' maximum depth of public space) in the MS District to allow up to a maximum 55' building setback for public-private space.
- Bexley Code Section 1254.13 g. (minimum 80% building width along primary frontage) in the MS District to allow the width of a principal building to be +/- 75% of the lot width.

**MOTION:**

The following motion was to grant the proposed variances as made by Mr. Marsh and seconded by Mr. Schick.

The findings and decisions of the Board for application number BZAP-23-23 for the property located at 2200 E Main, as stated by Jason Sudy: That the Board of Zoning and Planning finds that, upon consideration of the application, proposed variance and evidence and testimony before it, the Board finds: the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a variance from Bexley Code Section 1254.10 to allow a 6-story building in the MS District, from Bexley Code Section 1254.13(f) to allow a maximum building setback of up to 55' for public-private space, and from Bexley Code Section 1254.13(g) to allow the width of the principal building to be up to 75% of the lot width shall be granted with the following conditions:

1. The site shall be developed in substantial conformance with the renderings and plans submitted to the board at the 12/18/23 BZAP meeting.
2. All exterior improvements and modifications shall be in compliance with the Certificate of Appropriateness approved by this Board.

Upon its discussion and consideration of the Motion, the Board identified each of the factors in Bexley City Code Section 1226.11(c) it considered and weighed while making its determination on the proposed area variances finding that the factors in Bexley City Code Section 1226.11(c)(2), (3), (5) and (7), as well as 1226.11(c)(1) were considered and weighed by the board and supported the requested variances. The Board further found there was not sufficient evidence on the factors in Bexley City Code Section 1224(c)(4) or (6) to weigh against the variance.

**VOTE:** Mr. Marsh, Mr. Schick, Mr. King, Mr. Levine, Ms. Dorn, Mr. Eshelbrenner, Chairman Behal, (7) voting yes  
(0) voting no; motion passed.

**RESULT:** The application to grant three variances with conditions was approved.

**COA REQUEST:** The applicant is seeking architectural review and approval and a **Certificate of Appropriateness** to allow construction of new 6-story mixed-use building to provide additional housing, commercial uses and a parking garage and associated surface parking lot.

**MOTION:** The following motion was to grant a Certificate of Appropriateness as made by Mr. King and seconded by Mr. Eshelbrenner.

The findings and decisions of the Board for application number BZAP-23-23 for the property located at 2200 E. Main Street, as stated by Jason Sudy: That the Board of Zoning and Planning finds after review of the plans and consideration of the application, evidence and testimony given, and the recommendation for approval with conditions of the Architectural Review Board, that the Certificate of Appropriateness should be issued for 2200 E. Main Street, in substantial conformance with the renderings and plans submitted to the Board at its December 18, 2023 meeting subject to the following conditions:

1. The applicant coordinates the final plan for modifications of the Bexley Square parking area with the City of Bexley and the Bexley CIC, including any outcomes resulting from the updated traffic study, and should include added safe pedestrian crossings.

2. The applicant modifies the architecture to be in accordance with the Architectural Review Board recommendations #1 - #8 in the ARB Decision and Record of Action 11/29/23. Those conditions are:
  - ARB-1. The applicant returns to the ARB with material boards and samples.
  - ARB-2. Headlight screening be added to the parking lots where needed.
  - ARB-3. The west drive on the site be redesigned to enhance the green space and allow substantial tree planting.
  - ARB-4. The north and west elevations of the proposed building be reworked to lessen the massing, create better connection to the ground, screen the garage, and use more consistent materials.
  - ARB-5. The height on the west and north elevations toward the rear of the site be reduced.
  - ARB-6. The west elevation have more variation in the plane of the facade and the height.
  - ARB-7. The ARB supports the addition of the sixth story architecturally to allow flexibility in lessening the overall massing of the building.
  - ARB-8. Outdoor dining adjustments be reviewed by the ARB when a tenant is secured.
  
3. Changes to the architecture done to accommodate the ARB conditions and updates resulting from any changes to the site plan should be sent to the ARB for review and recommendation.
  
4. The applicant modifies the landscape plan to be in accordance with the Tree and Public Garden Commission ("T&PG Commission") recommendation #2 in the T&PG Commission Findings of Fact and Record of Decision dated 11/27/23. Those conditions are:

T&PG recommends that the landscape plan be found satisfactory and consistent with the standards applicable to the Main Street District if modified as follows:

  - a. Changing the material around the tree wells on Main St from granite to limestone.
  - b. Applicant will advise whether the City of Columbus will permit a permeable surface in the alley connecting the property to Bryden Road. If it will, the Commission will further study whether a permeable surface is practical and advisable.

- c. With respect to the access road on the west side of the building:
    - i. A brick threshold will be included adjacent to the sidewalk crossing to differentiate the surface and maintain consistency with the Man Street District.
    - ii. If plantings on either side of the access road on the west side building fail at any time, or if the City Arborist determines that they are failing to grow at rates that will achieve the expected landscaping results, the applicant will present a plan to the Tree and Public Garden Commission to achieve the expected landscaping result.
  - d. With respect to the fence at the rear (north end) the property, pursuant to Bexley Ordinance 1264.05, the fence will be relocated from the location shown in the plans to the property line, and screening relocated to the south (parking lot) side of the fence. The applicant shall present a plan to the Tree and Public Garden Commission for variation in the species included in the screening.
  - e. Applicant will consult with the Tree and Public Garden Commission prior to planting regarding the appropriate groundcover species to plant in the tree boxes contained in the plan.
  - f. In light of the loss of canopy and mature trees within the site, Applicant will make a contribution of \$6,750 (representing \$750 x 9 current trees lost and not replaced in the plan) to an appropriate fund, to be used solely for the planting of new trees in the City of Bexley as approved by the Tree and Public Garden Commission. This amount may be offset by any new trees the Commission approves for planting in the City Hall/Bexley Square Parking Lot.
  - g. All plantings shall be maintained in perpetuity absent approval by the Tree and Public Garden Commission.
5. Changes to the landscape plan resulting from any changes to the site plan should be sent to the T&PG for review and recommendation.
  6. The applicant collaborates with staff on final design review of the western Main Street curb cut streetscape details to ensure a pedestrian-friendly and aesthetically pleasing result.
  7. Bicycle racks are to be provided to meet the code standard, to the satisfaction of staff.

8. A shared parking agreement is submitted to the satisfaction of the BZAP.
9. The final design of the Bexley Square / City Hall parking lot is approved by the CIC and the City of Bexley.
10. Final review of the following elements is not part of this approval and must be later submitted for approval by staff and/or relevant Boards and Commissions: Signage, awnings, exterior building lighting, exterior parking lot lighting, fencing details, and building mechanicals screening details.
11. That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted at the December 18, 2023, Board of Zoning and Planning meeting unless otherwise modified in collaboration with the BZAP and staff.

The applicant agreed to the proposed findings and conditions of the decision of the Board.

**VOTE:** Mr. Marsh, Mr. Schick, Mr. King, Mr. Levine, Ms. Dorn, Mr. Eshelbrenner, Chairman Behal, (7) voting yes  
(0) voting no; motion passed.

**RESULT:** The application to grant a Certificate of Appropriateness with conditions was granted.

**DEMOLITION REQUEST:** The applicant is seeking approval to allow demolition and redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188 & 2186 E. Main Street.

**MOTION:** The following motion was to grant demolition approval as made by Mr. Schick and seconded by Ms. Dorn.

The findings and decisions of the Board for application number BZAP-23-23 for the property located at 2200 E. Main Street, as stated by Jason Sudy: That the Board of Zoning and Planning finds after review of the plans and consideration of the application, evidence and testimony given, (and the recommendation of the Architectural Review Board), the Board finds that

the request for demolition at the 2200 E. Main site be granted, with redevelopment in substantial conformance with the renderings and plans submitted to the Board subject to the following conditions:

1. To approve demolition of the existing structures at the 2200 E Main Street site, provided all city building code statutes are met.

The applicant agreed to the proposed findings and decision of the Board and acknowledged the City requires that before any demolition permit is issued, the applicant must submit all plans and approvals necessary to obtain a building permit for the replacement building or structure on the site.

**VOTE:** Mr. Schick, Ms. Dorn, Mr. King, Mr. Marsh, Mr. Levine, Mr. Eshelbrenner, Chairman Behal, (7) voting yes  
(0) voting no; motion passed.

**RESULT:** The application to grant demolition approval was granted.

**Staff Certification:** Recorded from the BZAP meeting on the 18th day of December, 2023.

  
\_\_\_\_\_  
Kathy Rose, Zoning Officer

  
\_\_\_\_\_  
Jason Sudy, Planning Consultant