



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – May 23, 2024

The City of Bexley's Board of Zoning and Planning took the following action at this meeting:

Application Number: BZAP-23-23

Address: 2200 E Main

Applicant: Ryan Pearson/Jason Hockstok

Owner: Continental Real Estate Cos.

Request: The applicant is seeking design review and approval of conditions as part of the original board approval of the Certificate of Appropriateness for the redevelopment of the vacant Trinity Lutheran apartment structures at 2160, 2188, & 2186 E Main Street (Parcel No.: 020-000836, 020-000217 & 020-000350). This application was approved with conditions at the December 18, 2023 Board of Zoning and Planning Special Meeting. A condition of approval was the return of the applicant to the BZAP to review changes that address the conditions for the building design.

MOTION: The motion to approve conditions 1-7 related to a Certificate of Appropriateness was made by Mr. Klingler and seconded by Mr. LeVine:

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 Kathy Rose: That after review of the updated elevations, material samples, screening, west drive modifications, massing reduction, The Board of Zoning and Planning finds that conditions (1-7) as recommended by the Architectural Review Board and in the BZAP December 18, 2023 Record of Decision have been met, and should be approved, with condition No. 8 being addressed when a tenant(s) is secured. The applicant further agreed that conditions remaining related to the parking agreements, easement, final hardscape and landscape and all design development and/or changes proposed as the project progresses and tenant(s) are secured, will be brought back to the BZAP for final review and approval.

The applicant, Jason Hockstok, agreed to the findings of fact.

VOTE: All members voted in favor

RESULT: Approved with the remaining conditions of the December 18, 2023 Record of Decision and design changes as the project progresses to return for final approval.

Staff Certifications: Recorded in the Official Journal this 23rd day of May, 2024



Kathy Rose, Zoning Officer



Karen Bokor, design Consultant

Cc: Applicant, File Copy