



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – March 27, 2025

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

App No: **BZAP-24-49**  
Address: 2300 E. Livingston Ave  
Applicant: Bill Downing  
Owner: Bexley Apartments LLC

**Request:** The applicant is seeking a Certificate of Appropriateness per Bexley code section 1220.02 to demolish the existing structure on the property and build a new multi-family mixed use building in a Mixed-Use District.

**Motion:** The following motion was made by Mr. Marsh and seconded by Mr. Rosenthal.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony presented, The Board of Zoning and Planning accepts the recommendation of the Architectural Review Board grant a Certificate of Appropriateness per Bexley Code section 1220.02 (q) & (u) to demolish the existing structure and build a new multi-family mixed use building in a Mixed-Use District with the following conditions:

- The fence posts for North property line fence be set on center of the parking spaces.
- The streetscape frontage be in conformance with the selected design for the Livingston Ave. streetscape project.
- That the site modifications, design and materials will be in substantial conformance with the renderings and plans submitted at the March 27, 2025, Board of Zoning and Planning meeting unless otherwise modified in collaboration with the ARB and staff.

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

**VOTE:** Mr. Eshelbrenner, Mr. Schick, Mr. King, Mr. Levine, Mr. Rosenthal, Mr. Marsh  
Chairman Behal voting YES;

**RESULT:** Motion passes 7-0; Application for the Certificate of Appropriateness is approved as conditioned.

Staff Certification: Recorded in the Official Journal this 28th day of March, 2025.

  
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Matt Klingler, Zoning Officer

  
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Karen Bokor, Design Consultant

cc: Applicant, File Copy to web