



City of Bexley Board of Zoning and Planning

Decision and Record of Action – May 25, 2023

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

Application No.: BZAP-23-11
Applicant: Valerie Halas
Owner: Kacy King
Address: 2444 Bexley Park
Request: The applicant is seeking a Certificate of Appropriateness for an addition of an attached garage with a 2nd floor, which will replace an existing attached garage. The applicant is also seeking a 4' 5 ½" variance from Bexley Code Section 1252.09 (R-6 Zoning) to which requires a 25' rear yard setback, to allow the addition to be constructed 20' 6 ½" from the rear property line.


MOTION: The following motion was to grant a variance for an addition, by Mr. Turner and seconded by Mr. Marsh.

The findings and decisions of the Board, as stated by Kathy Rose: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c), have been met and a 4' 5 ½" variance from Bexley Code Section 1252.09 to allow an addition of an attached garage with a 2nd floor to be 20' 6 ½" from the rear property line shall be granted subject to the following conditions: 1) It is in substantial conformance with the renderings and as located on the site plan, 2) The final design approval is subject to final design review by the Architectural Review Board for the Certificate of Appropriateness; 3) the Landscape plan is subject to Staff review. The applicant agreed to the proposed findings and decision of the Board.

VOTE: Mr. Schick, Mr. Levine, Mr. Marsh, Mr. Turner Mr. Hall and Chairman Behal voting - yes; motion passed

RESULT: The variance was approved with conditions.

Staff Certification: Recorded in the Official Journal this 25th day of May, 2023.



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

Cc: Applicant, File Copy