



## City of Bexley Board of Zoning and Planning

---

### Decision and Record of Action – January 26, 2023

---

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

Application No.: BZAP-22-49  
Applicant: Scott Baker  
Owner: Anthony & Veronica Bradley  
Address: 2456 Fair Ave  
Request: The applicant is seeking Architectural Review and approval for a Certificate of Appropriateness, to allow a new detached garage which will replace the existing detached garage. The applicant is also seeking a 3' variance from Bexley Code Section 1252.15(g)(1) which requires a 3' setback from all property and right-of-way lines, to allow the garage to be 2'2" from the side property line, 6' from the rear property line and at the edge of the 6' easement and an 18'10" overall height, and eaves that exceed 9' in height.

**MOTION:** The following motion was to grant a variance by Mr. Marsh and seconded by Mr. King.

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© have been met and a 10" variance from Bexley Code Section 1252.15(g)(1) to allow a new detached garage to be located 2'2" from the side property line, a 3' variance to allow the garage to be 6' from the rear property line and at the edge of the 6' from the rear property line and at the edge of the 6' easement with the following condition:

1)The Bexley Service Director confirm that the location does not substantially affect City services; 2) the Certificate of Appropriateness is approved in accordance with the Architectural Review Board recommendation.

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

**VOTE:** Mr. King, Mr. Levine, Mr. Marsh; voting yes and Chairman Behal voting - no; motion passed

**RESULT:** The application to grant a variance was approved with conditions and also a Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 26th day of January, 2023.

---

Kathy Rose, Zoning Officer

---

Karen Bokor, Design Consultant

cc: Applicant, File Copy