



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – September 25, 2025

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

App No: **BZAP 25-38**
Address: 246 S Dawson
Applicant: Valerie Halas
Owner: Mary Heckler

Request: The applicant is seeking a variance to Bexley code section 1252.11 (e) to build an addition onto the existing nonconforming primary structure without offsetting the addition 8 inches per the code requirement.

Motion: The following motion was made by Mr. Levine and seconded by Ms. Dorn.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the evidence and testimony presented, The Board of Zoning and Planning finds it appropriate to grant a variance from Bexley code section 1252.11 (e) to build an addition onto the existing nonconforming structure without offsetting the addition 8 inches per the code requirement and accepts the recommendation from the Architectural Review Board granting a certificate of appropriateness for the project as submitted.

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


VOTE: Ms. Letostak, Mr. Lessard, Mr. Levine, Mr. Schick and Ms. Dorn voting Yes.

RESULT: Motion passes 5-0; Application for variance and certificate of appropriateness are approved.

Staff Certification: Recorded in the Official Journal this 25th day of September, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web