



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – September 26, 2024

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

Application No: **BZAP-24-32**
Address: 2460 Seneca Park Place
Applicant: Aron Rogers
Owner: Aron Rogers

Request: The applicant is seeking a variance from Bexley code section 1252.15 (g) (1) to build an accessory structure on the rear and east property lines as well as an approval from the Board of Zoning and Planning for a Certificate of Appropriateness for a tree house in the rear yard.

MOTION #1: The following motion to grant a variance was made by Mr. Turner and seconded by Mr. Marsh.

The findings and decisions of the Board, as stated by Matt Klingler: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, The Board finds that the applicant has proven the criteria to grant a 7" - 9" variance from the North property line and a 15" - 18" variance from the East property line to allow a treehouse structure as submitted with the condition that the applicant submits design photos and works with the design consultant to finish the design of the structure.


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

VOTE: Mr. Marsh, Mr. Turner, Mrs. Dorn, voting YES. Mr. Rosenthal, Mr. Schick, Mr. Levine and Chairman Behal voting NO; motion DENIED.

RESULT: The application to grant the variances was DENIED as conditioned.

Upon failing to pass the application for variances, the Board members (Rosenthal, Schick, Levin and Behal) then for appellate stated their reasons for voting NO. Mr. Schick voted no strictly for technical reasons, stating that it had to do with what the variance was, not the aesthetics of it. Mr. Rosenthal voted no because this was a problem created with good intentions but carelessness that could have been avoided and could be reasonably remedied. Mr. Levine voted no because he is uncomfortable with the technical violations. Chairman Behal voted no for the previous stated reasons by board members as well as mentioned that the problem that is trying to be avoided by the variance has to be something that is not being created by the person who is making the application.

Staff Certification: Recorded in the Official Journal this 26th day of September, 2024.


Matt Klingler, Zoning Officer


Karen Bokor, Design Consultant

cc: Applicant, File Copy to web