



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – July 25, 2024

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

Application No.: **BZAP-24-21**
Applicant: Amy Lauerhass
Owner: Rob & Michele Santini
Address: 2474 Brentwood

Request: The applicant is seeking a Certificate of Appropriateness for a screened porch addition to the rear (north) side of the house and meets code. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits detached garages to 18' in height, to allow a proposed new detached garage with a ridge height of 19', to match the existing home. The new detached garage is 691 sq. ft. thus the applicant is also seeking a 67 sq. ft. variance from code section 1252.15 (a) which limits accessory structures to 624 sq. ft for this lot size.

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

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, evidence and testimony before it, that a 1' height variance from Bexley Code Section 1252.15(a) to allow a proposed new detached garage with a ridge height of 19' and a 67 sq. ft. area variance from code section 1252.15 (a) to allow a 691 sq. ft. detached garage.


The Board of Zoning and Planning further finds after review of the plans and consideration of the application, evidence and testimony given, and the recommendation of the Architectural Review Board, the Board finds that the Certificate of Appropriateness should be issued for 2474 Brentwood, in substantial conformance with the renderings and plans submitted to the Board.

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

VOTE: Mr. King, Mr. Turner, Ms. Letostak, Mr. Rosenthal and Chairman Marsh voting yes; motion passed.

RESULT: The application to grant the variances was approved.

Staff Certification: Recorded in the Official Journal this 25th day of July, 2024.


Matt Klingler, Zoning Officer


Karen Bokor, Design Consultant

cc: Applicant, File Copy to web