



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – March 28, 2024

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

Application No.: **BZAP-24-4**
Applicant: Amy Lauerhass
Owner: Kyle Barger
Address: 2498 Fair

Request: The applicant is seeking Architectural Review and approval of a Certificate of Appropriateness for a New Detached garage. The applicant is also seeking variances from Bexley Code Section 1252.15(a), (b)(2), (d)(1) & (3), related to limits for accessory structures and garages, to allow a new detached garage which will provide required parking as the existing detached garage is being modified for recreational space.

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

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 variance from Bexley code Section 1252.15(a) to allow the second floor space to exceed the 50% limit of the first floor space and Special Permit for a functional dormer, a variance from 1252.15(b)(2) to allow an arbor between the existing and proposed garage **with the condition that it have 4 posts** separate from the garages, 1252.15(d)(1)(3), to allow the dormer to be connected at the ridge; **to match the existing accessory structure**. And that the detached garage shall be developed in substantial conformance with the renderings and plans reviewed at the March 28, 2024 meeting.

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 a Certificate of Appropriateness should be issued for Plan "B".

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

VOTE: Mr. Marsh, Mr. LeVine, Mr. Turner, Mr. Eshelbrenner and Chairman Behal voting yes; motion passed.

RESULT: The application to grant a variance and Certificate of Appropriateness was approved as conditioned.

Staff Certification: Recorded in the Official Journal this 28nd day of Marsh, 2024.



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web