



City of Bexley Board of Zoning and Planning

Decision and Record of Action – May 25, 2023

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

Application No.: BZAP-23-10
Applicant: Yvonne Riggie
Owner: Matt & Linsey Van Meter
Address: 2504 Bexford Place
Request: The applicant is seeking a Certificate of Appropriateness for an addition which will replace an existing attached greenhouse. The applicant is also seeking a 5' variance from Bexley Code Section 1252.09 (R-6 Zoning) to which requires a 7'6" side yard setback, to allow the addition to be constructed 2'6" from the west side property line.

MOTION: The following motion was to grant a variance for an addition, by Mr. Marsh and seconded by Mr. Schick.

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 5' variance from Bexley Code Section 1252.09 to allow an addition on the west side of the house shall be granted in substantial conformance with the renderings and as located on the site plan in the same footprint as the existing attached greenhouse, and final design approval as recommended by the Architectural Review Board for the Certificate of Appropriateness.

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

VOTE: Mr. Schick, Mr. Levine, Mr. Marsh, Mr. Turner Mr. Hall voting - yes and Chairman Behal voting - no; motion passed

RESULT: The variance was approved as submitted.

Staff Certification: Recorded in the Official Journal this 25th day of May, 2023.



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

Cc: Applicant, File Copy