



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 #: BZAP-24-20
Applicant: Matthew Eshelbrenner
Owner: Bexley Hospitality
Location: 2511 E. Main Street
Request: Special Permit to allow a food truck in association with Tavern use.

**SPECIAL PERMIT
REQUEST**

The applicant is seeking a special permit to allow a food truck to be located at the rear of the site, in accordance with:

- Bexley Code Section 832.04: Retail Sale of Food Items from Mobile, Non-Permanent, Food Carts
- Bexley Code Section 820.07: Sale for Outdoor Consumption Prohibited

MOTION

The following motion was to grant the proposed variances as made by Mr. Rosenthal and seconded by Mr. Turner.

The findings and decisions of the Board for application number BZAP-24-20 for the property located at 2511 E Main, as stated by Jason Sudy: That the Board of Zoning and Planning finds that, upon consideration of the application, proposed special permit and evidence and testimony before it, the Board finds: the Applicant has proven that the criteria to grant a special permit in Bexley Code Sections 832.04 and 820.07 have been met and a special permit to allow a permanent location for the use of rotating food trucks at the rear portion of the site as a component of a new tavern use in an existing building shall be granted with the following conditions:

1. The food truck will be in the location shown in exhibits submitted for the July 25, 2024, BZAP meeting;
2. The applicant will install and maintain, in good operating order, electric/water/gas hook-ups as needed for food truck operation. No

external generators or other devices that create noise or engine emissions are permitted;

3. There will be no direct sales to the public from the food truck;
4. Only one food truck is allowed on the premises at any given time, unless additional temporary permitting is received from the city;
5. The applicant will provide screening at the rear (south) end of the food truck, to the satisfaction of staff review and approval.

VOTE

Ms. Letostak, Mr. King, Mr. Turner, Mr. Rosenthal, Chairman Marsh,
(5) voting yes
(0) voting no; motion passed.

RESULT:

The application to grant the special permit with conditions was approved.

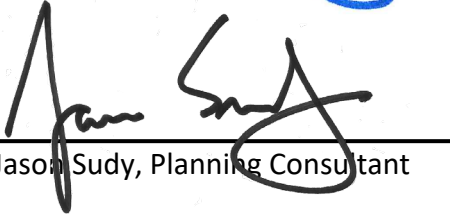
STAFF

CERTIFICATION:

Recorded from the BZAP meeting on the 25th day of July, 2024.



Matt Klingler, Zoning Officer



Jason Sudy, Planning Consultant