



City of Bexley  
Board of Zoning and Planning

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**Decision and Record of Action – January 26, 2023**

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

Application No.: BZAP-22-52  
Applicant: Craig Hiibner  
Owner: Andrew and Deanna Flora  
Address: 2521 Bexley Park  
Request: The applicant is seeking Architectural review and approval of a Certificate of Appropriateness from the Board of Zoning and Planning for a pergola. The applicant is also seeking a variance from Bexley Code Section 1252.10(a)(2) which requires detached structures shall be located a minimum of 25' from the street side property line for a 100' wide lot, to allow a proposed pergola in the rear yard to be 17' from the side property line along Cassingham Road.

**MOTION:** The following motion was to grant a variance by Mr. Marsh and seconded by Mr. LeVine.

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© have been met and 5' variance from Bexley Code Section 1252.10(a)(2) to allow a pergola to be 20' from the east side property line as submitted.

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

**VOTE:** Mr. King, Mr. Marsh , Mr LeVine and Chairman Behal voting - yes; motion passed

**RESULT:** The application to grant the requested variances was approved.

Staff Certification: Recorded in the Official Journal this 26th day of January, 2023.



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Kathy Rose, Zoning Officer



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Karen Bokor, Design Consultant

cc: Applicant, File Copy