



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-24-6**
Applicant: Amy Lauerhass
Owner: Marcel Bischoff and Melissa Salguero Rottier
Address: 2529 E. Broad Street

Request: The applicant is seeking Architectural Review and approval of a Certificate of Appropriateness for an addition to the east side of the principal structure. The applicant is also seeking variances from Bexley Code Section 1252.09 (R-3) Zoning District, which requires a 40' setback from the rear (south) property line, to allow a portion of the addition to encroach up to 2'3" into the rear yard setback.

MOTION #1: The following motion to grant a variance was made by Mr. Turner 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(c) have been met and a **2' 3" variance** from Bexley code Section 1252.09, to allow an addition to the east side of the principal structure; being it is a small portion of the addition and pales in comparison to the existing attached garage that encroaches 20' into the rear yard setback.

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, that a Certificate of Appropriateness should be issued for the proposed addition as submitted.

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

VOTE: Mr. LeVine, Mr. Marsh, 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