



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – July 25, 2024

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

Application No: **BZAP-24-23**  
Address: 2557 E Broad  
Applicant: Stephanie Hayward  
Owner: Kelly Gebert

Request: The applicant is requesting approval to add an exterior cellar door with new exterior stairs to the basement. The Applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6 Zoning) which requires an 8' side yard setback for principal structures, to allow a Cellar door in the east side yard to encroach 5'- 1.5" required side yard setback.

**MOTION #1:** The following motion to grant a variance was made by Mr. King and seconded by Mr. Rosenthal.

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, evidence and testimony before it, that a 5' – 1.5" east side yard setback area variance from Bexley Code Section 1252.09 (R-6 Zoning) with the conditions that the applicant work with Design Staff Consultant for review of the door and landscaping.

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

**VOTE:** Mr. King, Mr. Turner, Ms. Letostak, Mr. Rosenthal and Chairman Marsh voting yes; motion passed.

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

Staff Certification: Recorded in the Official Journal this 25th day of July, 2024.

  
Matt Klingler, Zoning Officer

  
Karen Bokor, Design Consultant

cc: Applicant, File Copy to web