



City of Bexley
Board of Zoning and Planning

Decision and Record of Action – November 30, 2023

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

Application No.: BZAP-23-20
Owner: Marion Handler
Applicant: Kiernan Smith
Address: 2572 Brentwood
Request: The applicant is seeking a modification to a variance from Bexley Code Section 23'x34' detached garage to be 3' from the north property line and 5'1" from the east side property line. The applicant is now seeking approval to allow the new garage to be 3' from the east side property line, due to an error on the site plan, once the property line pin was located.

MOTION: The following motion was to grant a variance for a 23'x 34' detached garage, by Mr. Schick and seconded by Mr. Turner.

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 variance from Bexley Code Section 1252.15, to allow the 23' x34' detached garage to replace the 22' x 33' flat roof garage and to allow the new garage to be the standard 3' setback from the east side property line and as the design was recommended by the Architectural Review Board and subject to final design review and approval by the Design Consultant.

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

VOTE: Mr. Schick, Mr. Turner, Mr. LeVine, Mr. Eshelbrenner and Chairman Behal voting in favor - motion passed

RESULT: The variance was approved as conditioned.

Staff Certification: Recorded in the Official Journal this 30th day of November, 2023.



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

Cc: Applicant, File Copy