



## City of Bexley Board of Zoning and Planning

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### **Decision and Record of Action – April 27, 2023**

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

Application No.: BZAP-23-8  
Applicant: Sarah Montague  
Owner: Matt Davis  
Address: 2691 E. Main St.  
Request: The applicant is seeking Architectural Review and approval for a Certificate of Appropriateness for a 2-story addition to the front façade, also building and site modifications.

**MOTION:** The following motion was to grant a conditional approval of an addition to the front and site modifications by Mr. Marsh and seconded by Mr. Schick.

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 a variance from Bexley Code Section 1254.13 to allow a parking space reduction to allow more green space with the following conditions: 1) the two (2) bike racks are to be moved to the north side of the west entrance, by switching the ADA parking to the south side of the west entrance and shift the rest of the west parking spaces south; 2) the site is to be developed in substantial conformance with the renderings and plans submitted as conditioned and further returning to the Architectural Review Board for final approval of the Certificate of Appropriateness; 3) the landscape plan is subject to further review and approval by the Tree & Public Garden Commission.

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

**VOTE:** Mr. Schick, Mr. Levine, Mr. Marsh, Mr. Hall and Chairman Behal voting - yes; motion passed

**RESULT:** The application was approved as conditioned, which includes returning to the ARB for approval of a Certificate of Appropriateness and T& PGC for landscape review and approval.

Staff Certification: Recorded in the Official Journal this 27th day of April, 2023.



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Kathy Rose, Zoning Officer



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Karen Bokor, Design Consultant

Cc: Applicant, File Copy