



City of Bexley
Board of Zoning and Planning

Decision and Record of Action – August 24, 2023

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

Application No.: BZAP-23-24
Applicant: Patrick Manley
Owner: Bryan M. and Jessica Olsheski
Address: 2753 Dale Ave.
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for the conversion of an attached garage to a recreation room with a 2nd floor dormer. The applicant is also seeking a 1.7' variance from Bexley Code Section 1252.15(g)(c) which requires a 10' setback and a Special Permit to allow a functional dormer that faces the neighboring property.

MOTION: The following motion was to grant a variance was made by Mr. Hall and seconded by Mr. Turner:

The findings and decisions of the Board for application number BZAP-23-24 for the property located at 2753 Dale Ave., 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 the 1.7' variance from Bexley Code Section 1252.15(g)(c) to allow the garage with a outward facing dormer to face the neighboring property and also a Special Permit to allow a 2nd floor functional dormer on the detached garage with the following conditions: 1) There will need to be two off street parking spaces in the rear yard provided, subject to staff approval; 2) It shall not be used as a dwelling unit; 3) If demolished, it was a garage, and in accordance with 1223.05(g), it would be required to be replaced with a garage with a minimum of 2 parking spaces as the original garage; and 4) the dormer is to be 1' lower than the garages ridge line; further subject to the review and approval of the Design Consultant for a Certificate of Appropriateness.

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

VOTE: Mr. Hall, Mr. Schick, Mr. Turner, Ms. Dorn, and Chairman Behal voting yes; motion passed

RESULT: The application to grant a variance with conditions and a Special Permit was approved.

Staff Certification: Recorded in the Official Journal this 24th day of August, 2023.



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy