



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – December 5, 2024

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

Application No: **BZAP-24-42**
Address: 295 N Cassingham
Applicant: Kiernan Smith
Owner: Jennifer Zmuda

Request: The applicant is seeking variances from Bexley code section 1262.04 to convert an existing attached garage into a bonus room and from Bexley code section 1262.01 (a) to convert the existing driveway into parking spaces.

Motion #1: The following motion to the variances was made by Mr. Eshelbrenner and seconded by Mr. Schick.

The findings and decisions of the Board, as stated by Karen Bokor: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, the Board finds it appropriate to grant variances from Bexley code section 1262.04 to convert an existing attached garage into a bonus room and from Bexley code section 1262.01 (a) to convert the existing driveway into parking spaces.

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

VOTE: Mr. Turner, Ms. Dorn, Mr. Rosenthal, Mr. Eshelbrenner, Mr. Schick, Mr. Marsh, and Chairman Behal voting NO; motion failed.

RESULT: The application to grant the variances was denied.

Motion #2: The following motion was made by Mr. Rosenthal and seconded by Mr. Marsh.

The findings and decisions of the Board, as stated by Karen Bokor: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, the Board does **NOT** find it appropriate to grant the variances from Bexley code section 1262.04 to convert an existing attached garage into a bonus room and from Bexley code section 1262.01 (a) to convert the existing driveway into parking spaces.

VOTE: Mr. Turner, Ms. Dorn, Mr. Rosenthal, Mr. Eshelbrenner, Mr. Schick, Mr. Marsh, and Chairman Behal voting YES; motion passes

REASONING: Rosenthal: Not ok with precedent of having only place to park in sideyard.
Dorn: Does not agree with putting car in setback – there are other alternatives.
All others had the same reasoning as Dorn and Rosenthal.

RESULT: The application was denied.

Staff Certification: Recorded in the Official Journal this 5th day of December, 2024.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web