



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – July 24, 2025

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

App No: **BZAP 25-33**  
Address: 303 Dawson  
Applicant: Brian Marzich  
Owner: Zonia Horn

**Request:** The applicant is seeking a certificate of appropriateness for a new detached garage as well as a special permit for a functional dormer.

**Motion:** The following motion was made by Mr. Letostak and seconded by Mr. Schick.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a special permit for a functional dormer on the new detached garage with the condition that the applicant return to the Architectural Review Board for final design approval and certificate of appropriateness.

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

**VOTE:** Ms. Letostak, Mr. Mash, Mr. Levine, Mr. Schick and Mr. Lessard voting Yes.

**RESULT:** Motion passes 5-0; Application for special permit is approved as conditioned.

Staff Certification: Recorded in the Official Journal this 31st day of July, 2025.

Matt Klingler, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy to web