



City of Bexley  
Board of Zoning and Planning

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**Decision and Record of Action – October 27, 2022**

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

Application No.: BZAP-22-41  
Address: 317 N. Columbia  
Owner: Jennifer & Seth Cammeyer  
Applicant: Steven Schwope  
Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for an addition and covered patio at the rear of the property. The applicant is also seeking a variance from Bexley Code Section 1252.09(R-2 Zoning) which requires a 15' side yard setback and a 50' rear yard setback, to allow a one-story addition and a new covered exterior patio at the rear of the house and a pergola along the north side of the house

**AMENDMENT:**        **The applicant requested to amend the application to remove the pergola from the application.**

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

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 that a variance from Bexley Code Section 1252.09 (R-2) is approved for the amended application to allow a 10' variance for a room addition as proposed, to allow an 18'1" variance from the rear and 1'7" variance from the side yard setbacks to allow an open porch addition with the following conditions: 1) the final design per recommendation by the ARB is subject to final approval by the city's Design Consultant; and 2) That the landscape plan is subject to approval by the city's Landscape Consultant.

The applicant agreed to the proposed findings and decision of

the Board for the amended application to have the pergola reviewed under it's own application.

**VOTE:** Mr. Schick, Mr. King, Mr. Hall, Mr. Turner, Mr. Marsh and Chairman Behal voting – yes, based on the position of the existing home and the fact that the improvements are not contiguous to anyone's home, the motion passed

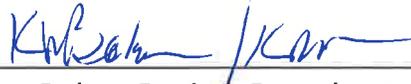
**RESULT:** The application to grant a variance for a side yard sauna was approved.

Staff Certification: Recorded in the Official Journal this 27th day of October, 2022.



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Kathy Rose, Zoning Officer



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Karen Bokor, Design Consultant

cc: Applicant, File Copy