



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – May 23, 2024

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

Application Number: BZAP-24-12  
Address: 319 S. Columbia  
Applicant: Amy Lauerhass  
Owner: Debbie & Mike Nickoli

Request: The applicant is seeking a Certificate of Appropriateness for an addition to the home and a detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits the maximum finished accessory structure attic floor area to base floorplate ratio to 50%, to allow the replacement garage to have a 2<sup>nd</sup> floor that is 55.8% of the first floor.

**MOTION:** The motion to approve a variance and a Certificate of Appropriateness was made by Mr. Klingler and seconded by Mr. Eshelbrenner:

The findings and decisions of the Board for application number BZAP-24-12, for the property located at 319 S. Columbia, as stated by Kathy Rose: That after consideration of the application, proposed variance and evidence and testimony before it, the Board finds: The applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met and a 5.8% variance from Bexley Code Section 1252.15(a) to allow the 2<sup>nd</sup> floor finished space to exceed the 50%. The Board further finds that a Certificate of Appropriateness should be granted as recommended by the Architectural Review Board and in substantial conformance with the renderings and plans submitted to the Board.

The applicant, Amy Lauerhass, agreed to the findings of fact.

**VOTE:** All members voted in favor

**RESULT:** Approved.

Staff Certifications: Recorded in the Official Journal this 23<sup>rd</sup> day of May, 2024



Kathy Rose, Zoning Officer



Karen Bokor, design Consultant

Cc: Applicant, File Copy