 City of Bexley

Board of Zoning and Planning

**Decision and Record of Action – January 26, 2023**

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

Application No.: BZAP-22-51

Applicant: Valerie Halas

Owner: Sara Luck

Address: 381 S. Drexel

Request: The applicant is seeking Architectural Review and approval for a Certificate of Appropriateness, to allow a new detached garage which will replace the existing detached garage. The applicant is also seeking a 3’ variance from Bexley Code Section 1252.15(a) (g)(1) which requires a 3’ setback from all property and right-of-way lines, to allow the garage to be 2’2” from the side property line, and 78sq’ over the 720sq’ size limit.

**MOTION**: The following motion was to grant a variance by Mr. King 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© have been met and the garage now meets the 3’ side yard setback, so a 78sq’ variance from Bexley Code Section 1252.15(a) to allow a new detached garage to be 798zq’ and a Certificate of Appropriateness is approved in accordance with the Architectural Review Board recommendation. Any minor changes are subject to review and approval by the Design consultant

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

**VOTE**: Mr. King, Mr. Levine, Mr. Marsh voting yes and Chairman Behal voting no; motion passed

**RESULT**: The application to grant a variance was approved and a Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 26th day of January, 2023.

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Kathy Rose, Zoning Officer

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Karen Bokor, Design Consultant

cc: Applicant, File Copy