 City of Bexley

Board of Zoning and Planning

**Decision and Record of Action – September 23, 2021**

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

Application No.: BZAP-21-28

Applicant: Ji Liu

Owner: Ji Liu

Address: 407 Northview Dr.

Request: The applicant is seeking a lot split to separate lots 19 and 20; in the Second Ruhl subdivision, to take it back to the original lots of record and includes a vacated right-of-way along the south side of lot 19.

**MOTION**: The following motion to approve this application was made by Mr. Marsh and seconded by Mr. Schick:

The findings and decisions of the Board for application number BZAP-21-28 for the property located at 407 Northview as stated by Kathy Rose: That 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 a variance from Bexley Code Section 1252.09(R-3) zoning to allow a lot split should be granted with the following conditions:

Subject to approval of Resolution 10-21 from Bexley city council to grant a variance to the R-3 zoning lot size requirements.

Subject to demolition of existing structures and construction of a new single-family dwelling on lot 19 before the split becomes official.

The new dwelling to be in conformance with conditions of the Certificate of Appropriateness issued by the Architectural Review Board on August 12, 2021.

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

**VOTE**: The motion passed with all votes yes.

**RESULT**: The application for a lot split was approved with conditions.

Staff Certification: Recorded in the Official Journal this 23rd day of September, 2021.

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Kathy Rose, Zoning Officer

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Karen Bokor, Design Consultant

cc: Applicant, File Copy