



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – January 23, 2025

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

App No: BZAP-24-50
Address: 420 N Cassady
Applicant: Bill Downing
Owner: Bexley Apartments, LLC

Request: The applicant is seeking a conditional use permit per Bexley Code section 1254.09 to permit first floor residential use within a new multi-family building in a Mixed-Use Commercial District.

Motion #1: The following motion was made by Mr. Turner 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 the conditional use permit per Bexley Code section 1254.09 to permit first floor residential use within a new multi-family building in a Mixed-Use Commercial District with the following condition:

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

VOTE: Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine, Mr. Turner and Chairman Marsh voting YES;

RESULT: Motion PASSES 7-0; Application for the conditional use is approved.

Motion #2: The following motion was made by Mr. Turner and seconded by Ms. Dorn.

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 variance from Bexley Code section 1254.17 to allow an accessory structure (pergola) in the side yard.

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

VOTE: Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine, Mr. Turner and Chairman Marsh voting YES;

RESULT: Motion PASSES 7-0; Application for the variance is approved.

Motion #3: The following motion was made by Mr. Turner and seconded by Ms. Dorn.

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 variance to waive the fence requirement per Bexley Code section 1264.05 with the following conditions:

- City Staff approve final design details of the parking lot/ alley transition.

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

VOTE: Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine, Mr. Turner and Chairman Marsh voting YES;

RESULT: Motion PASSES 7-0; Application for the variance is approved as conditioned.

Motion #4: The following motion was made by Ms. Dorn 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 is remanding this application back to the Architecture Review Board for final a design recommendation with the condition that after receiving the design recommendation, this application returns to the Board of Zoning of Planning in order to approve the Certificate of Appropriateness.

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

VOTE: Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine, Mr. Turner and Chairman Marsh voting YES;

RESULT: Motion PASSES 7-0; Application will return to BZAP after receiving design recommendation from ARB.

Staff Certification: Recorded in the Official Journal this 23rd day of January, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web