



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – September 26, 2024

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

Application No: **BZAP-24-26**
Address: 662 Vernon
Applicant: Ryan Brothers Landscaping – Pat Ryan
Owner: Dale Rucker

Request: The applicant is seeking approval from the Board of Zoning and Planning for a Certificate of Appropriateness as well as 3 variances:

- A 29% area variance from Bexley Code section 1252.15.b.1 to allow a 40' – 8" wide accessory structure on a 45' – 8" wide lot which would cover 89% of the rear lot width.
- A 2' 1" variance from Bexley code section 1252.15.g.1 to allow the accessory structure to be built within 11" of the south property line.
- A 328 square foot variance from Bexley code section 1252.15.a. to allow a carport to be installed on the south side the existing detached garage

MOTION #1: The following motion to grant a variance was made by Mr. Turner and seconded by Mrs. Dorn.

The findings and decisions of the Board, as stated by Matt Klingler: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, The Board finds that the applicant has proven the criteria to grant the three following variances:

- A 29% area variance from Bexley Code section 1252.15.b.1 to allow a 40' – 8" wide accessory structure on a 45' – 8" wide lot which would cover 89% of the rear lot width.
- A 2' 1" variance from Bexley code section 1252.15.g.1 to allow the accessory structure to be built within 11" of the south property line.
- A 328 square foot variance from Bexley code section 1252.15.a. to allow a carport to be installed on the south side the existing detached garage

With the condition that the application be remanded back to the Architectural Review Board for final design approval if approved. ARB has final authority to grant the Certificate of Appropriateness.

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

VOTE: Mr. Levine, Mr. Marsh, Mr. Turner, Mrs. Dorn, voting YES. Mr. Rosenthal, and Chairman Behal voting NO; Mr. Schick abstained; motion PASSED.

RESULT: The application to grant the variances was approved as conditioned.

Staff Certification: Recorded in the Official Journal this 26th day of September, 2024.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web