



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – August 22, 2024

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

Application No: **BZAP-23-19**
Address: 733 Vernon
Applicant: K Bryon Wernicke
Owner: Barbara Wernicke Trustee

Request: The applicant is seeking a variance from Bexley Code Section 1252.10(2), which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street property line than the principal structure, to allow a 6' high screened garden structure to be located 1.2' from the north side property line along E. Mound Street.

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

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, to allow a variance from Bexley code section 1252.10 (2) to allow a 6' tall garden structure to be located 1.2' from the side yard property line.

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

VOTE: Mr. King, Mr. Turner, Ms. Letostak voting YES; Mr. Marsh, Mr Shick, Mr. Rosenthal and Chairman Behal voting NO ; motion FAILED.

MOTION #2: The following motion was made to deny the application. Each member who voted to deny the application stated their reasoning.

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, to deny the application for a variance from Bexley code section 1252.10 (2) to allow a 6' tall garden structure to be located 1.2' from the side yard property line.

VOTE: Mr. King, Mr. Turner, Ms. Letostak voting NO; Mr. Marsh, Mr Shick , Mr. Rosenthal and Chairman Behal voting YES ; motion to deny passes.

For those who voted YES to deny the application, the reasons are stated below.

- Mr. Rosenthal's stated reasoning for denying that application because there are ways to grow things in the yard that does require the variance for the structure, not every yard supports every use and the precedent that would be set of having the structure that close to the property line is problematic in a way that he is not comfortable with.
- Mr. Marsh stated the size and massing and agreed with the other comments made.
- Mr. Schick (for the sake of efficiency) adopted Mr. Rosenthal and Mr. Marsh's concerns.
- Mr. Behal stated that he believes this sets a bad precedent, and they have many other alternatives available to them. He stated that we have so many corner lot issues in Bexley and this one is not significant enough of an issue or practical dilemma to grant a variance

RESULT: The application to grant the variance was denied.

Staff Certification: Recorded in the Official Journal this 22nd day of August, 2024.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web