



City of Bexley  
Board of Zoning and Planning

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**Decision and Record of Action – March 27, 2023**

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

Application No.: BZAP-23-7  
Applicant: Suncraft/James Knox  
Owner: Christy and Daniel Conway  
Address: 784 Chelsea  
Request: The applicant is seeking a Certificate of Appropriateness for an open front porch addition. The applicant is also seeking a variance from Bexley Code Section 1252.09 (R-6 Zoning) to which requires a 30' front yard setback, to allow an open porch to encroach 1'3" into the front yard setback.

**MOTION:** The following motion was to grant a variance for an open front porch addition, by Mr. Marsh and seconded by Mr. Hall.

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(c), have been met and a 1'3" variance from Bexley Code Section 1252.09 to allow an open porch addition on the front of the house shall be granted in substantial conformance with the renderings and as located on the site plan, subject to the final design returning to the Architectural Review Board for approval of the Certificate of Appropriateness.

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

**VOTE:** Mr. Schick, Mr. Levine, Mr. Marsh, Mr. Hall and Chairman Behal voting - yes; motion passed

**RESULT:** The variance was approved as conditioned, which includes final design approval by the ARB.

Staff Certification: Recorded in the Official Journal this 27th day of April, 2023.

A handwritten signature in cursive script, appearing to read "Kathy Rose", is written above a horizontal line.

Kathy Rose, Zoning Officer

Cc: Applicant, File Copy