



City of Bexley
Board of Zoning and Planning

Decision and Record of Action – March 24, 2022

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

Application No.: BZAP-21-47
Applicant: Keith Witt, Nathan Sampson
Owner: Consecutive Primes, LLC
Address: 81 N. Drexel
Request: The applicant is seeking architectural review and approval of a pool house. The applicant is also seeking a Special Permit in accordance with Bexley Code Section 1252.12(a)(b) where the principal structure deviates by more than twenty percent from the established front yard setback, and /or a variance from Bexley Code Section 1252.15(g)(a) accessory structures and uses shall be permitted only in the rear yard...., to allow a swimming pool and pool house at the western end of the front yard, at this location. The applicant is also seeking a variance from Bexley Code Section 1264.02 which limits fences in a front yard to 42" in height, to allow a proposed 48" high fence to replace the existing 6' wrought iron fence.

MOTION: The following motion was to Amend the fence was made by Mr. Turner and seconded by Mr. Marsh:

The findings and decisions of the Board for application number BZAP-21-47 for the property located at 81 N. Drexel Ave., as stated by Jason Sudy: 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 amend the fence variance from Bexley Code Section 1264.02) to approve the proposed modifications to the front yard fence and gates in accordance with Plan (L-4.05, L-6.10 ,L-6.20, L-6.21) reviewed at the March 24, 2022 BZAP meeting and to further Table the Pool and Pool House to the April 28, 2022 BZAP meeting.

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

VOTE: The motion passed with all votes yes, except Mr. Behal, who recused himself from this portion of the meeting.

RESULT: The application for modifications to a fence variance was approved and the pool and pool house were Tabled until April 28, 2022.

Staff Certification: Recorded in the Official Journal this 24th day of March, 2022.

Jason Sudy, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy