



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – January 25, 2024

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

Application No.: BZAP-23-36  
Applicant: Jan Wolf  
Owner: Jan Wolf  
Address: 844 Montrose  
Request: The applicant is seeking approval of a variance from Bexley Code Section 1252.15(g)(a), which requires a 3' setback from the rear property line and 15' from the side property line along Astor, to allow a 20'x 23' detached garage to replace the existing 20.5' x 18.5' garage. The applicant is also seeking architectural review and approval of a certificate of appropriateness for a new detached garage.

**MOTION:** The following motion was to grant a Special Permit and variance was made by Mr. Turner and seconded by Mr. Klinger:

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 2' variance from Bexley code Section 1252.15(g)(a) and an 8' variance from Bexley Code Section 1252.10 shall be granted to allow the proposed garage to be 1' off the rear (east) property line and 7' off of the side (north) property line. The Board further finds that a certificate of appropriateness should be approved in accordance with the recommendation from the Architectural Review Board and the condition that a window be added, subject to final design approval by the Design Consultant.

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

**VOTE:** Mr. Schick, Mr. LeVine, Mr. Turner, Mr. Marsh, Mr. Klingler, Mr. Eshelbrenner and Chairman Behal voting yes; motion passed.

**RESULT:** The application to grant a variance and Certificate of Appropriateness was approved, as conditioned.

Staff Certification: Recorded in the Official Journal this 25th day of January, 2024.

  
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Kathy Rose, Zoning Officer

  
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Karen Bokor, Design Consultant

cc: Applicant, File Copy to web