



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – April 24, 2025

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

App No: **BZAP-25-13**  
Address: 861 Sheridan  
Applicant: Christian Salmons  
Owner: CS Realty Investment LLC

**Request:** The applicant is seeking a variance to not replace a garage that has been damaged due to a tree falling on it.

**Motion:** The following motion was made by Mr. Eshelbrenner and seconded by Mr. Marsh.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony presented, The Board of Zoning and Planning finds it appropriate to grant a variance per Bexley Code Section 1223.05 (g) to not replace a garage that has been damaged due to a tree falling on it.

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

#### **VOTE:**

<b><u>Board Member</u></b>	<b><u>Vote</u></b>	<b><u>Reasoning</u></b>
Ms. Dorn	No	She sympathizes with the applicant however it was clearly a business decision to not insure the garage, and if it was an individual's residence that owned the property they would want to replace the garage
Mr. Rosenthal	No	He voted no for the same reasons as Ms. Dorn, as well as he doesn't feel it rises to the level of granting the variance.
Mr. Eshelbrenner	No	Same reasoning as previously stated
Mr. King	No	And he really struggles with the idea of a gravel pad as a part of the replacement plan.
Mr. Schick	No	He agrees with what has been said and doesn't think the arises to necessary standards to grant a variance.
Mr. Marsh	No	For the previous stated reasons by board members
Mr. Behal	Yes	

**RESULT:** Motion fails 6-1; Application for variance is denied.

Staff Certification: Recorded in the Official Journal this 28th day of April, 2025.



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Matt Klingler, Zoning Officer



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Karen Bokor, Design Consultant

cc: Applicant, File Copy to web