



## Board of Zoning and Planning Meeting Agenda

September 26, 2024, 6:00 PM

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- 1) Call to Order
- 2) Roll Call of Members
- 3) Approval of Minutes
- 4) Public Comments
- 5) Old Business
  - 1) Application Number: BZAP-24-28 (also filed under BZAP-24-31)  
Address: 490-492 N Cassady Rd  
Applicant: Jawad Khan  
Owner: Bob Marshall  
**Request:** The applicant is seeking a special permit and a variance from Bexley code section 1254.17 to allow a food trailer/ cart (accessory use/ structure) to be permanently installed in the side yard of 490 N Cassady.
- 6) New Business:
  - 2) Application Number: BZAP-24-19  
Address: 261 N Stanwood  
Applicant: Brenda Parker  
Owner: Kelly and Christopher Rupp  
**Request:** The applicant is seeking a certificate of appropriateness for a partial first floor addition & second floor addition above existing breezeway & attached garage an addition onto an existing 1<sup>st</sup> floor addition and to add a 2<sup>nd</sup> story onto the existing attached garage. Applicant is seeking an area variance from Bexley Code Section 1252.11 (e) to encroach 2 ft 11 inches into the required 15 ft side yard setback for the addition.
  - 3) Application Number: BZAP-24-26  
Address: 662 Vernon  
Applicant: Ryan Brothers' Landscaping -Pat Ryan

Owner: Dale Rucker

**Request:** The applicant is seeking approval from the Board of Zoning and Planning for a Certificate of Appropriateness as well as 3 variances:

- A 29% area variance from Bexley Code section 1252.15.b.1 which states that the width of an accessory structure may not exceed 60% of the lot width in the instance of attached garages. The Lot is 45'-8" and the new width of detached garage would be 40' – 8" (89% of the lot width)
- A variance from Bexley code section 1252.15.g.1 which states "Accessory structures and uses shall be permitted only in the rear yard and shall be at least 3 feet from all property and right of way lines...". Designed building will be 11" off the rear property line and 11" off south side property line.
- A variance from Bexley code section 1252.15.a. which states the Maximum building footprint is to be 624 square feet. Existing building as shown on the drawing is 692 square feet which is nonconforming. The new addition would add 260 square feet bringing the total to 952 square feet. A 328 sq ft difference.

- 4) Application Number: BZAP-24- 29  
Address: 2501-2511 E Main Street  
Applicant: Christine Farley  
Owner: CRV Main Cassingham LLC

**Request:** The applicant is seeking approval from the Board of Zoning and Planning for a Certificate of Appropriateness for changes to the exterior of the front of the building.

- 5) Application Number: BZAP-24- 30  
Address: 249 S Cassingham  
Applicant: Brenda Parker  
Owner: Steve Lieb

**Request:** The applicant is seeking an approval from the Board of Zoning and Planning for a Certificate of Appropriateness for a new 2-car detached garage w/ second floor space to replace existing detached garage and three variances from Bexley code section 1252.15:

- A 4' – 3" ridge height variance to allow a 22'-3" tall ridge.
- A 114 square foot variance to allow the 2<sup>nd</sup> floor to be 400 square feet.
- A 1 ft eave height variance to allow a 10 ft eave height.

- 6) Application Number: BZAP-24- 32  
Address: 2460 Seneca Park Place  
Applicant: Aron Rogers  
Owner: Aron Rogers

**Request:** The applicant is seeking a variance from Bexley code section 1252.15 (g) (1) to build an accessory structure up to the rear and east property lines as well as an approval from the Board of Zoning and Planning for a Certificate of Appropriateness for a tree house in the rear yard.

- 7)     App. No:        19305  
       Address:       2468 – 2474 E Main St  
       Applicant:     Kelly Muir  
       Owner:          East Main Property Management LLC

**Request:** Per 1220.07 (a) Main Street Design Guidelines and Campus Planning District Review, the applicant is seeking approval from the Board of Zoning and Planning to paint a mural on the side of the building.

7)     Other Business

8)     Adjourn