



# City of Bexley

## Board of Zoning and Planning

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### Decision and Record of Action – January 23, 2025

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

**App No:** BZAP-24-49  
**Address:** 2300 E. Livingston  
**Applicant:** Bill Downing  
**Owner:** Bexley Apartments, LLC

**Request:** The applicant is seeking a conditional use permit per Bexley Code section 1254.09 to permit first floor residential use within a new multi-family building in a Mixed-Use Commercial District.

**Motion #1:** The following motion was made by Mr. Rosenthal and seconded by Ms. Letostak.

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 the conditional use permit per Bexley Code section 1254.09 to permit first floor residential use within a new multi-family building in a Mixed-Use Commercial District with the following condition:

- The streetscape frontage will be to the satisfaction of staff with the intent to be in conformance with the selected design for the Livingston Avenue streetscape project.

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

**VOTE:** Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine and Chairman Marsh voting YES; Mr. Turner voting NO

**RESULT:** Motion PASSES 6-1; Application for the conditional use is approved with conditions.

**Motion #2:** The following motion was made by Ms. Dorn and seconded by Mr. Turner.

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 height variance from Bexley Code section 1264.05 to allow the required property fence to step down in height as it approaches Francis Ave. with the following conditions:

- The applicant returns to the ARB to receive design approval of the fence details.

- The site modifications, design and materials will be in substantial conformance with the renderings and plans submitted at the January 23, 2025, Board of Zoning and Planning meeting unless otherwise modified in collaboration with the ARB and staff.

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

**VOTE:** Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine, Mr. Turner and Chairman Marsh voting YES;

**RESULT:** Motion PASSES 7-0; Application for the variance is approved with conditions.

**Motion #3:** The following motion was made by Ms. Dorn and seconded by Mr. Schick.

The findings and decisions of the Board, as stated by Matt Klingler: Based upon the testimony presented, the Board of Zoning and Planning is remanding this application back to the Architecture Review Board for a design recommendation with the condition that after receiving the design recommendation, this application returns to the Board of Zoning of Planning in order to approve the Certificate of Appropriateness.

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

**VOTE:** Ms. Dorn, Mr. Schick, Mr. Rosenthal, Ms. Letostak, Mr. Levine, Mr. Turner and Chairman Marsh voting YES;

**RESULT:** Motion PASSES 7-0; Application will return to BZAP after receiving design recommendation from ARB.

Staff Certification: Recorded in the Official Journal this 23rd day of January, 2025.

  
Matt Klingler, Zoning Officer

  
Karen Bokor, Design Consultant

cc: Applicant, File Copy to web