



## City of Bexley Board of Zoning and Planning

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### Decision and Record of Action – June 22, 2023

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

**Application No.:** BZAP-23-15  
**Applicant:** Luiz Cruz  
**Owner:** Stephanie Schiff  
**Address:** 2559 Fair Ave.  
**Request:** The applicant is seeking a Certificate of Appropriateness for a pavilion in the rear yard. The applicant is also seeking from Bexley Code Section 1252.10(2), which required a 25' setback from the street side property line, to allow a pavilion to be located 5' from the west side property line.

**MOTION:** The following motion was to grant a variance for an addition, by Mr. Hall and seconded by Mr. Dorn.

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 variance from Bexley Code Section 1252.10(2) to allow a pavilion in the rear yard with the following conditions: 1) the pavilion is to be no larger than 14' x 14'; 2) It shall not be taller than 13'; 3) the pavilion shall be located a minimum of 7' from the fence along the west side of the property; 4) final design approval and Certificate of Appropriateness is subject to review by the Design Consultant.

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

**VOTE:** Mr. Schick, Mr. Levine, Mr. Marsh, Mr. Turner Mr. Hall voting in favor; and Chairman Behal abstained from voting - motion passed

**RESULT:** The variance was approved.

Staff Certification: Recorded in the Official Journal this 22<sup>nd</sup> day of June, 2023.



Kathy Rose  
Kathy Rose, Zoning Officer



Karen Bokor  
Karen Bokor, Design Consultant

Cc: Applicant, File Copy