



City of Bexley Board of Zoning and Planning

Decision and Record of Action – January 25, 2024

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

Application No.: BZAP-23-38
Applicant: Brenda Parker
Owner: Stephen Giebelhaus & Brittany Wirthman
Address: 919 Euclaire
Request: The applicant is seeking Architectural Review and approval of a Certificate of Appropriateness for an addition to the front of the house. The applicant is also seeking a 3' 4" variance from Bexley Code Section 1252.10(a), which requires a 10' setback from the street side property line for a 40' wide corner lot, to allow the foyer addition to be 6'8" from the south side property line.

MOTION: The following motion was to grant a variance was made by Mr. Klingler and seconded by Mr. Schick:

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 3'4" variance from Bexley code Section 1252.10(a) to allow the front foyer addition and screened porch with the following conditions: 1)The guardrail be addressed by the Design consultant, if found to be necessary, due to grade from front stoop/stairs; and 2) the final design review and approval be remanded back to the Architectural Review Board for approval of a Certificate of Appropriateness in conjunction with the accompanying motion and decision granting a variance and updated design.

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

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

RESULT: The application to grant a variance was approved, as conditioned.

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



Kathy Rose, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web