



## BZAP-25-12

(BZAP)Board of Zoning  
& Planning Application -  
Review of Variance  
requests for Residential  
and Commercial  
Development

Status: Active

Submitted On: 3/19/2025

## Primary Location

2551 E BROAD ST  
Bexley, OH 43209

## Owner

SALINA FRUTH  
WINCHESTER SOUTHERN 8593  
CANAL WINCHESTER, OH 43110

## Applicant

 Brian Eckert  
 614-202-2925  
 beckert99@gmail.com  
8593 Winchester Southern  
 Rd  
Canal Winchester, OH 43110

## A.1: Project Information

### Brief Project Description\*

Replace existing fence.

### Architecture Review

☐

### Conditional Use

☐

### Planned Unit Dev

☐

### Rezoning

☐

### Variance or Special Permit

☐

### Side or rear yard Fence Variance

☒

### Front yard fence variance

☐

What requires Major Architectural Review ?

What requires Minor Architectural Review ?

Major Architectural Review

☐

Minor Architectural Review

☐

Appeal of ARB or Staff Decision to BZAP

☐

State the specific nature of the Appeal.

My property is situated along [Broad street and Cassady], a high-traffic area that experiences high volumes of cars, commercial trucks, and emergency vehicles, etc., As a result, the noise levels during peak hours are disruptive to the daily life and well-being of residents at my home.

To address this issue, I am requesting a variance to increase the height of my fence to [6'], which would serve as a buffer to reduce noise intrusion and improve the overall quality of life. Increasing the fence height will also provide greater privacy and enhance the safety and comfort of my property, as the noise levels are significantly affecting my ability to enjoy my home. An increased fence height would serve as an effective barrier to reduce the noise and improve the peacefulness of the environment.

Upcoming BZAP hearing --- (Hearings held the 4th Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)\*

04/24/2025

All BZAP (Board of Zoning & Planning) applications that also require ARB (Architectural Review Board) design review must go to the ARB hearing PRIOR to being heard by BZAP

Applicant (or representative of the project) must be present at the appropriate hearings

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## A.1: Attorney / Agent Information

Agent Name\*

NA

Agent Address

Agent Email\*

NA

Agent Phone\*

NA

Property Owner Name\*

Salina Fruth

Property Owner Email

salina.fruth@icloud.com

Property Owner Address

Property Owner Phone number

6143165320

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

6500

Minor Architectural Review

☐

Major Architectural Review

☐

Variance Review

☒

Variance Review Type\*

Fences or Special Permits

Zoning

☐

Zoning Review Type\*

exceeding height limit

Sign Review and Architectural Review for  
Commercial Projects

☐

Review Type

—

Appeal of ARB decision to BZAP

☐

Appeal of BZAP decision to City Council

☐

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

Appeal of Zoning Officer determination to BZAP

☐

Detailed explanation of appeal

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## B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

Use Classification ?

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## B: Project Worksheet: Lot Info

Width (ft)

—

Depth (ft)

—

Total Area (SF)

—

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

—

Proposed Addition (SF)

—

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total (footprint) square foot of all structures combined

—

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## B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type

Ridge Height

Proposed New Structure (SF)

Is there a 2nd Floor

—

—

Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

—

—

Total building lot coverage (% of lot)

Is this replacing an existing garage and/or accessory structure?

—

—

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

Existing Patio (SF)

—

—

Existing Private Sidewalk (SF)

Proposed Additional Hardscape (SF)

—

—

Total Hardscape (SF)

—

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

Total overall lot coverage (% of lot)

—

—

## C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

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## C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

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## C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

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## C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

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Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

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## C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

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Existing Finishes Manufacturer, Style, Color

Proposed Finishes

—



Proposed Finishes Manufacturer, Style, Color

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review.\*



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## D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

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Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria



## E.1 Variance Worksheet

**Description of the Proposed Variance.** Please provide a thorough description of the variance being sought and the reason why.\*

I would like to increase the fence height to 6'

**1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe. \***

NA

**2. Is the variance substantial? Please describe. \***

NA

**3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe. \***

No, replacing the existing fence.

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## E.2 Variance Worksheet

**4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.\***

no

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe. \*

NA

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.\*

NO

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe. \*

NA

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## F.1 Fence Variance Worksheet

Lot Type\*

Corner lot

Narrative description of how you plan to meet the pertinent outlined variance criteria

I am asking for a variance to increase the fence height as stated previously.

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## F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

**1. Compatibility:** Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?\*

I think this property is uniquely situated on the busiest corners in Bexley.

**2. Height:** Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.\*

Correct.

**3. Transparency:** Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.\*

I feel this would defeat the purpose of having the additional height for privacy and noise reduction.

**4. Screening:** A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.\*

I will have a mix of medium height evergreen trees and landscape grasses that will help seclude the fence from the road view and also help with overall privacy and noise reduction.

**5. Visibility and Safety:** The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.\*

NA

**6. Material Compatibility:** No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.\*

All wood construction in the same manner that has been present for the past 15years.

**7. Finished Side:** Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.\*

all sides are finished sides .

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## F.3 Fence Variance Worksheet

**Front Yard Restrictions**

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**Fences Adjacent to Commercial Districts**

☐

**Require Commercial Fences Adjacent to Residential Districts**

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## F.3 Fence Variance Worksheet: Front Yard Restrictions

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.\*

No

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## G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

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Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

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If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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**Provide a narrative time schedule for the replacement project**

**Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.**