



BZAP-25-19

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

Status: Active

Submitted On: 4/25/2025

Primary Location

2445 SHERWOOD RD
Bexley, OH 43209

Owner

Eric & Stephanie Walker
Sherwood 2445 Bexley,, Ohio
43209

Applicant

 Stephanie Walker
 614-208-0795
 stephanie@crimsondesigngroup.com
 2445 Sherwood Rd
Columbus , OHIO 43209

Staff details

 ARB Mtg Date

—

 BZAP Mtg Date

05/22/2025

 Tabled?

—

 Attend both BZAP & ARB?

—

 Staff Notes

 Code Section (s)

 Request

A.1: Project Information

Brief Project Description*

Replace existing fence with 5' fence with new 8' fence along backyard and alley between house and Starbucks/Roman Alexander Salon.

Replace 5' fence with new 6' fence along backyard and side yard facing Cassidy Ave.

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.

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

05/22/2025

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

A.1: Attorney / Agent Information

Agent Name*

Trudeau's Fence Company - Shelly Mullins

Agent Address

Agent Email*

michelle@atrufence.com

Agent Phone*

614-876-9944

Property Owner Name*

Stephanie + Eric Walker

Property Owner Email

Property Owner Address

Property Owner Phone number

A.2: Fee Worksheet

Estimated Valuation of Project*

6600

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

Fences and Walls

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

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

Use Classification ?

—

B: Project Worksheet: Lot Info

Width (ft)

—

Depth (ft)

—

Total Area (SF)

—

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

—

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?

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

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

C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

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

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☐

Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

—

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

—

Landscape Architect/Designer

Architect/Designer Phone


Architect/Designer E-mail

Project Description


I have read and understand the above criteria

☐


D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

☐

 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

☐

 Applicant has been advised that Landscape Designer/Architect must be present at meeting

☐

E.1 Variance Worksheet

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

We are looking to replace our current 5' fence along the Starbucks/Roman Alexander alley to be an 8' fence to provide more security and privacy to our backyard. We are also looking to replace the 5' fence along our side yard/Cassidy Ave. to be a 6' fence so both fences match in style.

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. *

No, we have not privacy in our backyard. The Starbucks and David Alexander parking lot looks directly into our backyards. For privacy and security purposes, this is a very important for us.

2. Is the variance substantial? Please describe. *

No, it's not substantial. We would just like to raise the height of the existing fence for privacy and security.

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, not at all. This is a much nicer looking fence than the current 5' fence.

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. *

No.

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. *

Yes, for privacy and security for our home and use of backyard.

F.1 Fence Variance Worksheet

Lot Type*

Corner lot

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

The interior of the fence will have the majority of the framework visible. The exterior side (facing the alley and Cassidy Ave) will only show one side of the posts. The fence will be made of Cedar wood.

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?*

We are requesting to have an 8' fence approved for the Starbucks/Roman Alexander Salon side. Our next door neighbor has an 8' fence so these 2 fence heights will match and be more aesthetically pleasing. A 6' fence for the Cassidy Ave side is being requested. This fence sits back and is visually softened by pretty current landscaping/trees. We need more privacy and security for our backyard.

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.*

We are requesting to have an 8' fence approved for the Starbucks/Roman Alexander Salon side and a 6' fence for the Cassidy Ave side. We need more privacy and security for our backyard.

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.*

We are using a pretty cedar wood fence with decorative caps and some cross member wood structures.

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.*

There is no room for landscaping on the alley (exterior) side of the fence. We are adding a pretty cedar wood fence to keep the visual elegant and nice from the alley. On the Cassidy Ave. side we have a large tree, shrubs, and hasta beds for a more decorative visual from the street.

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.*

No visibility or safety concerns to vehicle or pedestrians.

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.*

The fence will be Cedar wood.

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.*

The interior of the fence will have the majority of the framework visible. The exterior side will only show one side of the posts.

F.3 Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

☐

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

G. Demolition Worksheet

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

No

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

No

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

1 day for current fence removal and setting of new 8'/6' posts. 1 day to install new fence boards.

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

This fence upgrade will be a pretty/decorative feature for the alley between our backyard and Starbuck/Roman Alexanders, while providing privacy and security for our home.

Attachments

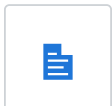


Landscape Plan

6' 3 rail cdr outside w. mid rail and caps.jpg

Uploaded by Stephanie Walker on Apr 25, 2025 at 9:11 AM

REQUIRED

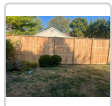


Site Plan and Vicinity Map of immediate surrounding lots

18. Walker.pdf

Uploaded by Stephanie Walker on Apr 25, 2025 at 9:10 AM

REQUIRED



Appeal supporting information and documents

8 cap trim Cedar inside.jpg

Uploaded by Stephanie Walker on Apr 25, 2025 at 9:12 AM



1.png

1.png

Uploaded by Stephanie Walker on Apr 25, 2025 at 9:16 AM



2.png

2.png

Uploaded by Stephanie Walker on Apr 25, 2025 at 9:16 AM



3.png







3.png

Uploaded by Stephanie Walker on Apr 25, 2025 at 9:16 AM

Record Activity

| | |
|--|-----------------------|
| stephanie@crimsondesigngroup.com started a draft Record | 04/25/2025 at 8:27 am |
| Stephanie Walker added file 18. Walker.pdf | 04/25/2025 at 9:10 am |
| Stephanie Walker added file 6' 3 rail cdr outside w. mid rail and caps.jpg | 04/25/2025 at 9:11 am |
| Stephanie Walker added file 8 cap trim Cedar inside.jpg | 04/25/2025 at 9:12 am |
| Stephanie Walker added file 1.png | 04/25/2025 at 9:16 am |
| Stephanie Walker added file 2.png | 04/25/2025 at 9:16 am |
| Stephanie Walker added file 3.png | 04/25/2025 at 9:16 am |
| Stephanie Walker submitted Record BZAP-25-19 | 04/25/2025 at 9:17 am |
| OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-19 | 04/25/2025 at 9:17 am |
| OpenGov system completed payment step Payment on Record BZAP-25-19 | 04/25/2025 at 9:19 am |
| OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-19 | 04/25/2025 at 9:19 am |
| OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-19 | 04/25/2025 at 9:19 am |
| Colleen Tassone changed form field entry BZAP Mtg Date from "" to "05/22/2025" on Record BZAP-25-19 | 04/25/2025 at 9:27 am |

Timeline

| Label | Activated | Completed | Assignee | Due Date | Status |
|--|-----------------------|-----------------------|------------------|----------|-----------|
|  Payment | 4/25/2025, 9:17:01 AM | 4/25/2025, 9:19:08 AM | Stephanie Walker | - | Completed |
|  Application Processing | 4/25/2025, 9:19:08 AM | - | Colleen Tassone | - | Active |
|  Zoning Officer | - | - | - | - | Inactive |
|  Design Planning Consultant | - | - | - | - | Inactive |
|  Architectural Review Board | - | - | - | - | Inactive |
|  Board of Zoning and Planning | - | - | - | - | Inactive |