

## BZAP-25-25

(BZAP)Board of Zoning &  
Planning Application - Review of  
Variance requests for  
Residential and Commercial  
Development  
Status: Active  
Submitted On: 5/26/2025





## Primary Location

25 SESSIONS DR  
Bexley, OH 43209

## Owner

Harlan Robins Shawn Shear  
Sessions Drive 25 Bexley, Ohio 43209

## Applicant

 Shawn Shear  
 614-390-1022  
 sglenn@columbus.rr.com  
 25 Sessions Drive  
Bexley, Ohio 43209

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## Staff details

### ARB Mtg Date

—

### BZAP Mtg Date

06/26/2025

### Tabled?

—

### Attend both BZAP & ARB?

No

### Staff Notes

### Code Section (s)

### Request

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## ARB & BZAP Board Decision

### ARB Decision

—

### Vote Count

### ARB request back from BZAP?

—

### ARB Conditions

🔒 BZAP Board decision

🔒 BZAP Vote count

—

🔒 BZAP Findings of Facts (as voted on)

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## A.1: Attorney / Agent Information

Agent Name\*

Harlan Robins

Agent Address

Agent Email\*

hrobins@fbtlaw.com

Agent Phone\*

6145825943

Property Owner Name\*

Harlan Robins Shawn Shear

Property Owner Email\*

hrobins@fbtlaw.com

Property Owner Address\*

25 Sessions Drive

Property Owner Phone number

6145825943

**Applicant/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings**

Brief Project Description\*

Replacement of existing fence

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## Zoning Information

1) What is the nature of your request ? \*

Zoning Variance

1a) Please state the specifics of the request\* ?

New fence height to be approximately 7' to 7.5'

Do you have another request or need to vary from a different section of the code?\*

No

2) What is the nature of your 2nd request?

—

Do you have another request or need to vary from a different section of the code?

—

Does this application require a design recommendation from the Architectural Review Board?\* ?

No

Please describe what part of your project requires Architectural Review ?

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## Fee Worksheet

**Please check all that apply to your request**

Zoning variance for single family home

☐

Zoning variance for commercial property

☐

Special Permit or variance for Fence

☒

Zoning variance for accessory structure

☐

Architectural Review

☐

Sign Review and Architectural Review for Commercial Projects

☐

Rezoning of property

☐

Appeal of Zoning Officer determination to BZAP

☐

Appeal from ARB or TPGC

☐

## Lot Coverage Information

Occupancy Type\*

Residential

Zoning District\* ?

PUD Planned Unit Development

If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

What is your proposed building coverage?\* ?

0

What is your proposed lot coverage?\* ?

0

% of proposed building coverage

0



% of proposed lot coverage

0



Are you proposing to modify or build a new primary structure?\*

No

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## B: Project Worksheet: Lot Info

Lot Width

80

Lot Depth

185

Total sq. ft. area of lot

14800



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

Existing Footprint (SF)

0

Proposed Addition (SF)

0

New Structure Type

replace existing fence

Ridge Height

0

Proposed New Structure (SF)

0

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

0

Total building lot coverage (SF)

0

Total building lot coverage (% of lot)

0

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

No

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

0

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

0

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

0

Total overall lot coverage (% of lot)

0

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## 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

☐

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

—

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

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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

☐

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### E.1 Variance Worksheet

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

Proposing new fence height to align with existing brick walls

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. \*

Yes

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

Add additional height to fence

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

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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. \*

Yes

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. \*

Height to screen neighbor's pool/parking/light noise and provide privacy; existing 8' - 12' walls and fences throughout Sessions Village community

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## F.1 Fence Variance Worksheet

Lot Type\*

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

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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?\*

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.\*

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.\*

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.\*

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.\*

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.\*

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.\*

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## 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

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood. \*

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.\*

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Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance\*

—

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping. \*

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The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. \*

—

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

No

The fence and/or wall shall have a minimum of 50% transparency.\*

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That the lot exhibits unique characteristics that support the increase in fence height.\*

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### 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.

☐

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.

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## H: Rezoning Worksheet

Existing Zoning

Proposed Zoning

Reason for rezoning request

Project description

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## I: Conditional Use Worksheet

The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.

—

The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

—

The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

—

The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.

—

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

—

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

—

The use is in character and keeping and compatible with the adjacent structures and uses.

—

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

—

Please provide a narrative for how you meet the above criteria.

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## J: Home Occupation Worksheet

Business Name

Business Description

No person other than members of the family residing on the premises shall be engaged in such occupation.

—

The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

—

There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

—

There shall be no sales in connection with a home occupation.

—

No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

—

Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

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Please provide a narrative for how you meet the above criteria.

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## Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines

What is the upcoming BZAP hearing at which you plan on attending? \*

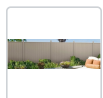
06/12/2025

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/ Agent (representative of the project) and/or the property owner must be present at the appropriate hearings**

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## Attachments



### Architectural Details

Fence 25 Sessions.jpeg

Uploaded by Shawn Shear on May 26, 2025 at 10:08 AM



### Landscape Plan

Fence 25 Sessions.jpeg

Uploaded by Shawn Shear on May 26, 2025 at 10:16 AM

**REQUIRED**



### Site Plan and Vicinity Map of immediate surrounding lots

Screenshot 25 Sessions Broad St 07.18.39.png

Uploaded by Shawn Shear on May 26, 2025 at 10:24 AM

**REQUIRED**

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## Record Activity

sglenn@columbus.rr.com started a draft Record

05/22/2025 at 11:49 am

Shawn Shear added file Fence 25 Sessions.jpeg







05/26/2025 at 10:08 am

Shawn Shear added file Fence 25 Sessions.jpeg

05/26/2025 at 10:16 am

Shawn Shear added file Screenshot 25 Sessions Broad St 0718.39.png	05/26/2025 at 10:24 am
Shawn Shear submitted Record BZAP-25-25	05/26/2025 at 10:38 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-25	05/26/2025 at 10:38 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-25	05/26/2025 at 10:38 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-25	05/26/2025 at 10:38 am
OpenGov system completed payment step Payment on Record BZAP-25-25	05/26/2025 at 10:43 am
Colleen Tassone changed form field entry BZAP Mtg Date from "" to "06/26/2025" on Record BZAP-25-25	05/28/2025 at 10:42 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "06/12/2025" on Record BZAP-25-25	05/28/2025 at 10:42 am
Colleen Tassone changed form field entry Attend both BZAP & ARB? from "" to "Yes" on Record BZAP-25-25	05/28/2025 at 10:42 am
OpenGov system reactivated payment step Payment on Record BZAP-25-25	05/28/2025 at 10:42 am
Matt Klingler changed form field entry ARB Mtg Date from "06/12/2025" to "" on Record BZAP-25-25	05/28/2025 at 10:48 am
Matt Klingler changed form field entry Attend both BZAP & ARB? from "Yes" to "No" on Record BZAP-25-25	05/28/2025 at 10:48 am
Matt Klingler waived payment step Payment on Record BZAP-25-25	05/28/2025 at 10:49 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/26/2025, 10:38:31 AM	5/28/2025, 10:49:19 AM	Shawn Shear	-	Skipped
 Application Processing	5/26/2025, 10:38:31 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive