




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

Applicant

 Mary Kendrick  
 6145177955  
 mjkendrick7@gmail.com

Location

464 S PARKVIEW AV  
Bexley, OH 43209

BZAP-20-32

Status: Active

Submitted: Sep 27, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

Request to install a 35' long; 36" tall restored antique wrought iron fence on Parkview side of our corner lot property (this might be a Special Permit request since it is over 24" please). A row of boxwoods will be installed next to the fence; between the sidewalk and fence. The fence will be installed 8' from the sidewalk, in accordance to the setback requirement for Parkview Ave.

Architecture Review

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Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

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Variance or Special Permit

true

What requires Major Architectural Review

--

What requires Minor Architectural Review

Fence height is over 24"

Major Architectural Review

--

Minor Architectural Review

true

A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

Bob and Mary Kendrick

Property Owner Email

mjkendrick7@gmail.com

Property Owner Address

464 S Parkview Ave Bexley OH 43209

Property Owner Phone number

6145177955

A.2: Fee Worksheet

Estimated Valuation of Project

10300

Minor Architectural Review

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Major Architectural Review

--

Variance Review

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Zoning

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Zoning Review Type

exceeding height limit

Sign Review and Architectural Review for Commercial Projects

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Review Type

Fences and Walls

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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

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Detailed explanation of appeal

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B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

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Use Classification

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B: Project Worksheet: Lot Info

Width (ft)

35

Depth (ft)

0

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)

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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

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Ridge Height

--

Proposed New Structure (SF)

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Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

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

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B: Project Worksheet: Hardscape

Existing Driveway (SF)

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Existing Patio (SF)

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Existing Private Sidewalk (SF)

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Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

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B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

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Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
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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
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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
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Proposed Finishes Manufacturer, Style, Color	By checking the following box I agree (as the applicantof 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

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Project Description

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I have read and understand the above criteria

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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

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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.

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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.

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2. Is the variance substantial? Please describe.

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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.

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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.

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

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

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

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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

This partial fence is on the front platted side of the property; is 36" in height restored antique wrought iron. It will be placed 8' from the sidewalk, in accordance with the setback requirement for S Parkview. It should not obstruct traffic as it is only spanning 35' and

starts 23' from the Bryden sidewalk. Please see attached diagram and photo of fence at time of purchase from Architectural Salvage. It is currently being restored at Fortin Ironworks and will be installed by Freedom Welding and Fabrication.

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?

It is not exceeding 48"; it is only 36".  
It is for a CORNER LOT, but it is the FRONT PLATTED SIDE; not the side or rear yard.  
It is wrought iron & lovely. Compatible with 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.

36" tall

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.

Transparency is throughout; see photo of fence at time of purchase please.

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.

No solid fence to be used.  
Boxwoods will line the fence on the side between the fence & and Parkview sidewalk. These are mature Winter Gem Boxwoods from Oakland Nursery which will grow to 2-3' tall. They are currently approx 2' tall.

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.

The fence starts 23' in from the sidewalk parallel to Bryden Rd and is not extending to the corner of the property. It is a partial fence since it is salvaged and restored. It is difficult to find larger segments of such historic fencing. The positioning will allow for uninhibited traffic, both vehicular and pedestrian. It is essentially decorative for the W side of the house and won't span the full property width.

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.

Wrought Iron. No chain link etc.

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.

Both sides are equally finished. The fence is being restored and painted by Fortin Ironworks.

F.3 Fence Variance Worksheet

Front Yard Restrictions

true

Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

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

Yes

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.

Yes

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

Yes

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.

Yes

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

Yes

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


Yes

The fence and/or wall shall have a minimum of 50% transparency.	That the lot exhibits unique characteristics that support the increase in fence height.
Yes	Yes


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.	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.
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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.	
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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.	
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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	
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Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.	
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Attachments (2)



Fence yard placement diagram  
Kendrick.jpg  
Sep 27, 2020



Fence at purchase.JPG  
Sep 27, 2020

Timeline

Zoning Officer

Status:

Completed October 5th 2020, 10:30 am

Assignee:

Kathy Rose

Kathy Rose

September 30th 2020, 3:02:13 pm

I'll place this on the Board of Zoning and Planning October 22nd Agenda

Mary Kendrick

October 1st 2020, 6:09:20 am

Thank you so much Kathy. I appreciate your help! Mary Kendrick

Kathy Rose

October 5th 2020, 11:27:29 am

@Robin Shetler this is another that should be ready to mail out on October 8th for the October 22nd meeting Thanks,

Payment

Status:

Due Now

**Mary Kendrick** September 27th 2020, 9:03:55 pm

Dear BZAP, I am receiving notice to submit payment for the application however I don't see a link to permit that. Also, it might be unnecessary since we are following the setback requirement with a 36 inch partial fence. I'm just not sure. Please advise. Thank you! Mary Kendrick

☐

**Design Planning Consultant**

**Status:** Pending  
**Assignee:** Elena Andrews

**Kathy Rose** October 5th 2020, 10:30:58 am  
@Elena Andrews They are planning a row of boxwood. Let me know your thoughts. Thanks!

☐

**Architectural Review Board**

**Status:** Pending

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**Board of Zoning and Planning**

**Status:** Pending