



## **Board of Zoning and Planning Meeting Minutes**

Thursday, July 22, 2021

6:00 PM

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**1) Call to Order**

The meeting was Called to Order at 6:03 pm. Click here to view a live recording:  
<https://www.youtube.com/watch?v=z8Vw4kMFdi8>

**2) Roll Call of Members**

Kurt Wesolek, Rick Levine, Ryan Schick, Alissha Mitchell, Brian Marsh

**3) Public Comments**

There were no public comments.

**4) Approval of Minutes**

Motion to Approve the BZAP June 24<sup>th</sup>, 2021 Minutes: Ryan Schick, seconded by Brian Marsh  
Vote: Ryan Schick, Kurt Wesolek, Rick Levine, Alissha Mitchell, Brian Marsh

**5) Staff Report**

A) Staff Report

**6) Old Business**

**7) New Business**

A) Application number: BZAP-21-29

Address: 422 N Parkview

Applicant: Craig Fischer

Owner: Scott Schiff

Request: The applicant is requesting a front yard variance for a fence to exceed height limit for 5' steel ornamental fencing along front yard with columns and automated gates at each driveway entrance.

Craig Fischer and Scott Schiff were sworn in.

Rose reviewed staff comments with the Board. The applicant is seeking a variance from Bexley

Code Section 1264.02(c) for a Special Permit for a fence on the property. The proposal is for an ornamental steel fence that would be 5' in height and a security gate at both driveway entrances. The proposed fence and gate are compatible with other properties and similar fences exist on this street. The fence exceeds the height limit. The transparency requirement has been met and it meets the criteria for decorative styling. A landscape plan has not been submitted.

Mr. Schiff said that the fence would be in the middle of the property where there are existing trees and shrubbery. It would only be seen on the open ends of the shrubbery.

Mr. Fischer said there are six columns proposed in the plans to match the house and the gates would match the fence.

Marsh asked if the site plan shows exactly where the fence and gate would go. Mr. Schiff said the fence would be behind the shrubbery and would have a final landscape plan reviewed by the city. Rose said the Landscape Consultant could verify the amount of landscaping and determine if it is adequate coverage.

There were no public comments.

The Findings of Fact and Decision of the Board for Application No. BZAP-21-29 for the property located at 422 N. Parkview Avenue: Upon consideration of the application, proposed variance, and evidence and testimony before it, the Board finds that the applicant has proven the criteria to grant an area variance to Bexley Code Section 1226.11(c) has been met, and the variance from Bexley Code Section 1264.02(c) to allow a 5' high fence and 66" high stucco columns shall be approved with the condition that the applicant work with the Landscape Consultant to verify the landscape is adequate to screen the fence.

The applicants understood the Findings of Fact.

Motion to Approve: Alissha Mitchell, Ryan Schick

Vote: Rick Levine, Kurt Wesolek, Ryan Schick, Alissha Mitchell, Brian Marsh

- B)     Application number: BZAP-21-30  
         Address: 981 S Roosevelt  
         Applicant: Elissa James  
         Owner: Elissa and Scott James  
         Request: The applicant is requesting a variance to construct a deck which will encroach into the north side yard setback along Charles Street.

Scott James and Rodney Vance were sworn in.

Rose reviewed staff comments for this application with the Board. The proposal is for a deck on the west side of the principal structure. It is uncovered and would encroach 4' into the side yard setback. There is an existing patio and the existing steps to the back porch entrance would be eliminated. The proposed deck would only be 3' closer to the neighbor than the current existing porch.

Marsh asked how far from the fence the deck would end up. The applicant said it would only be 2' off of the house.

There were no public comments.

The Findings of Fact and Decision of the Board for Application No. BZAP-21-30 for the property located at 981 South Roosevelt Ave: Upon consideration of the application, proposed variance, and evidence and testimony before it, the Board finds that the applicant has proven the criteria for an area variance from Bexley Code Section 1226.11(c) has been met, and the variance from Bexley Code Section 1252.11(c) to allow a deck on the west side of the existing principal structure.

The applicants understood the Findings of Fact.

Motion to Approve: Kurt Wesolek, seconded by Alissha Mithcell

VOTE: Alissha Mitchell, Ryan Schick, Rick Levine, Kurt Wesolek, Brian Marsh

- C)     Application number: BZAP-21-31  
         Address: 22 South Roosevelt  
         Applicant: Noah Mabry  
         Owner: Sarah Sribnick  
         Request: The applicant is requesting a variance for a front yard fence to exceed the height limit.

Noah Mabry and one other applicant were sworn in.

Rose reviewed staff comments for this application with the Board. This application is for a Special Permit to allow a 48" fence that would face the south side of Broad Street and runs along South Roosevelt, which would meet at the north point of the alley along the south side of the property. The proposal meets the criteria for decorative, wrought iron styling. The front of the home is platted to Broad Street but faces Roosevelt Avenue. The request is to install something that is 6" higher than what is allowed in Code. Currently there are three chain link fences facing Broad Street on the property. What is proposed would replace one of the existing chain link fences with a decorative metal fence. Staff would like to note that 48" is not out of character and approval should include landscaping review with the Tree and Public Garden Commission.

Mr. Mabry said that one of the challenges is the orientation of the house. The entryway is on Roosevelt. The owners purchased the home and looked to renovate the landscaping. There is no back yard and they utilize the side yard as gathering and family space. The owner wanted a 48" metal fence inside of the yard.

Rose wanted to note that Code no longer allows chain link fences on a corner lot. What the applicants are proposing would eliminate one of the existing chain link fences.

Marsh asked if the landscape requirements were already reviewed. Rose said they could make it a condition for approval based on the landscape plan proposed on July 21<sup>st</sup>, 2021.

There were no public comments.

The Findings of Fact and Decision of the Board for Application No. BZAP-21-31 for the property located at 22 S. Roosevelt Avenue: Upon consideration of the application, proposed variance, and evidence and testimony before it, the Board finds the applicant has proven the criteria to provide an area variance from Bexley Code Section 1226.11(c) have been met, and a variance from Bexley Code Section 1264.02(c) to allow a 48" fence in the front yard and landscape plan conditioned upon approval granted by the Tree and Public Garden Commission on July 21<sup>st</sup>, 2021.

The applicants understood the Findings of Fact.

Motion to Approve: Ryan Schick, seconded by Rick Levine

Vote: Kurt Wesolek, Rick Levine, Ryan Schick, Alissha Mitchell, Brian Marsh

## **8) Other Business**

### **A) Presentation by Bill Heyer - Design Guidelines and Standards Illustrations**

Bill Heyer from the Architectural Review Board was present and provided a presentation to the Board for Design Guidelines that he and Bokor are working on.

Mr. Heyer said that this project has been going on for over a year. His architectural firm is hired to do historic preservation, civic spaces, and religious work. He presented the idea to the Mayor and said it would be beneficial to the ARB and BZAP to have guidelines like this to give as a visual aid during the application process, and would be helpful for the Design Consultant to help provide a better understanding of Bexley's neighborhoods and their character. This idea started as an idea in the Historic Preservation working group, and initially they looked at a break down of different neighborhoods to provide a better understanding as to why each neighborhood was special. It would also help provide Zoning issues and explanations, along with historic names of neighborhoods and the special character and characteristics of the architecture of the neighborhoods. Some districts were left off, such as Main Street and Capital University, and focuses more on the residential districts instead of the commercial districts. By identifying the different features and characteristics in each neighborhood, it could help encourage residents to lean more towards including those features into their project designs. These guidelines would also provide a visual of the spatial relationships, proportions, and scale. It would also help provide a sense of relationship of garages to alleys and to the neighborhoods themselves.

Rose said she can see how the garage information will be helpful.

Mr. Heyer said it would show what the feel of the character of the neighborhood is and what it is not. It would show additions that would be sensitive to the existing and surrounding architecture, and would help familiarize homeowners and applicants with rear yards and garages, street sections, and terminology.

Bokor added that it is difficult to verbally describe these things at times and now it would be in illustrations.

Mr. Heyer said it would also show trees that are of mature height in the neighborhood and illustrate how each section has a different type of canopy. There will also be visuals of

relationships of houses, floor plates, roof ridges, and the opening proportion between the mass of the house. The illustrations would serve to help residents understand ratios and provide examples of what is successful and what to avoid. For the ARB, it would help show the applicant what the members mean when they ask for a street elevation, and include the character, geometry, roof lines, grade, and how eaves line up. It would show what is more applicable to certain neighborhoods and help ensure successful additions and projects, and what to avoid.

The intent is to show the architecture in different neighborhoods, to break down the symmetry and window proportions, and to highlight eaves, window, and chimney details. It would offer examples of cornices, 3-D views, and not serve to highlight just the house but the individual details as well. It would serve to provide examples of how different materials are used, explain what an apron is, show examples of shutters, dormers, and sheds and walls. Bokor said links would be included with resources. One example would be for slate roofs and resources to existing programs that help maintain them.

Mitchell asked if the city adopts the guidelines what position BZAP would take on these standards. Bokor said BZAP is not the Board that does the design piece of the application, but she and Mr. Heyer felt it was important to present this because the architecture and Zoning are integrated. This includes pieces of garage size and that relates to Zoning, and also shows why it is important to remand the design back to the ARB. Mr. Heyer said this still has to go before City Council to approve. There will be public workshops before final approval so the public can provide input and so there is an opportunity to be transparent with residents. It will help engage the community and inform them about what is a good design. Bokor added it helps relate details to the bigger picture.

Mitchell likes the idea of understanding each pocket of the city and added that she appreciates historic preservation and the opportunity for each project to be true to its neighborhood. She added that she is not saying that modern design does not have its place. Bokor said it shows not just the style of the house but includes examples of proportion, floor plate heights, and how to create that language.

Levine said he was concerned this might attempt to make the city more homogenous. Mr. Heyer said not at all. It is to show how to create a successful project within the height restrictions. The goal is to show the history of the architectural style and then show the diversity of the architecture found in the city. Levine said it felt a tad heavy-handed. Bokor said this is different because they are guidelines and not Code. They would move away from specifics and show an understanding of different styles, as well as provide a better understanding of proportions and details. Marsh said this will help give direction for people ahead of time. Heyer said most of the problems are imposing something on the city that the ARB sees as not compatible with the neighborhood. There are so many factors to look at and this is designed to help be an aid.

Marsh asked about the timing of the guidelines. Mr. Heyer said they would like to have them completed as soon as possible. There are more drawings to go through and he hopes to have a preliminary document by Fall.

**9) Adjourn**

The meeting was Adjourned at 7:16 pm.