



## CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-23-6 Right of Way Plantings  
 Project Address: 2831 Dale Ave  
 Reviewed by: Elena Andrews  
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 626-676-3330  
 Date: 6-15-2023

	<b>Project Description</b>	<b>Completed</b>	<b>Incomplete</b>	<b>Missing</b>	<b>N/A</b>
<b>1a</b>	Application	X			
<b>1b</b>	Project Description	X			
	<b>Research</b>				
<b>2a</b>	Significant examples				X
	<b>Design Documentation Drawings</b>				
<b>3a</b>	Existing conditions photographs	X			
<b>3b</b>	Site plan or location plan	X			
<b>3c</b>	Schematic plan with north arrow and bar scale	X			
<b>3d</b>	Elevations, perspectives, isometrics, axonometrics or detailed model	X			
<b>3e</b>	Existing City trees indicated on plan				X
<b>3f</b>	Proposed vegetation	X			
	<b>Recommended information</b>				
<b>4a</b>	Irrigation and maintenance plans				X
<b>4b</b>	Hardscape layout and materials	X			
<b>4c</b>	Lighting locations and specifications				X
<b>4d</b>	Fixtures, furniture and equipment				X
<b>4e</b>	Accessories				X
<b>4f</b>	Buildings				X
<b>4g</b>	Other				X

**Comments** (*Italicized comments are from previous review*)

**4g** This project was referred to the Tree Commission by BZAP on March 27, 2023, Application No. BZAP-23-6. The following motion was approved:

The following motion was to grant a variance for a driveway expansion and fence of an addition to the front and site modifications by Mr. Marsh and seconded by Mr. Schick.

The findings and decisions of the Board, as stated by Kathy Rose: The Board of Zoning and Planning finds that upon consideration of the application, proposed variance and evidence and testimony before it, the Applicant has proven that the criteria to grant a variance from Bexley Code Section 1264.03 to allow the 10"-12" high retaining wall that is 6" in width can be located 1' behind the sidewalk with a 1' wide planting bed behind it, and a 48" high fence places on top and at the back of the planting bed, for a total setback of 2.5' from the sidewalk, with the conditions that the landscape plan is reviewed and approved by the Tree & Public Garden Commission. The Board further finds it appropriate to grant a variance from Bexley Code Section 1262.06(c), to allow the 16' wide driveway to be expanded 4'6" to the south as proposed.

The applicant agreed to the proposed findings and decision of the Board.

The proposed landscape plan has the 12" tall Oakfield Natural Stone wall set 1' behind the sidewalk per the original plan approved by BZAP. The applicant has modified the location of the wooden fence. Instead of 2.5' behind the sidewalk, it is 4.5' behind the sidewalk. This allows a large enough bed with (4) Frans Fontaine Hornbeams with Vinca groundcover at the base to screen the wall. The trees will be uplit. The fence on the driveway side will have (3) Sweet Autumn Clematis that will grow to screen the fence.

The 1' setback of the wall from the sidewalk is appreciated. That area is currently shown as a mulch bed in the renderings. The Tree Commission prefers to not have mulch beds immediately next to the sidewalk because mulch often spills into the sidewalk. It is recommended that that area be either lawn, groundcover or decorative gravel.

It is the staff's recommendation to approve the proposed landscape plan with the condition that the 1' strip between the sidewalk not just be mulch but be one of the above recommended plants/materials.