



## BZAP-24-48

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

Status: Active

Submitted On: 12/12/2024

## Primary Location

218 N. PARKVIEW AV  
Bexley, OH 43209

## Owner

Jonathan & Lori Ann Feibel  
North Parkview Avenue 218  
Bexley, Ohio 43209

## Applicant

 Will Lehnert  
 614-282-7810  
 will@outdoorspacedesign.net  
 693 1/2 North High Street,  
Suite J  
Worthington, OH 43085

## A.1: Project Information

### Brief Project Description

We are proposing a 20'x40' pool and stone pool deck with a 48" tall black metal pool fence to meet pool enclosure requirements.

### Architecture Review

☐

### Conditional Use

☐

### Planned Unit Dev

☐

### Rezoning

☐

### Variance or Special Permit

☒

### What requires Major Architectural Review ?

20' x 40' pool and 48" tall pool enclosure fence.

## 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.

Below are the variances we are asking for:  
Variance from Bexley Code Section 1254.17 Accessory Use in the front yard for a pool.  
A portion of the pool is in the front yard setback.  
Variance from Bexley Code Section 1264.02 - Front Yard Fences - Fence exceeds allowable height in front yard setback.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming meeting date)

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

01/23/2025

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

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### A.1: Attorney / Agent Information

Agent Name\*

Will

Agent Address

693 1/2 North High Street, Worthington,  
Ohio 43085

**Agent Email\***

will@outdoorspacedesign.net

**Agent Phone\***

614-282-7810

**Property Owner Name\***

Jonathan & Lori Anne Feibel

**Property Owner Email**

doctorduke91@aol.com

**Property Owner Address**

218 N Parkview Avenue Columbus, OH  
43209

**Property Owner Phone number**

614-205-9223

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## A.2: Fee Worksheet

**Estimated Valuation of Project**

350000

**Minor Architectural Review**

☐

**Major Architectural Review**

☐

**Variance Review**

☒

**Variance Review Type**

Single Family

**Zoning**

☐

**Zoning Review Type**

encroaching into required setback

**Sign Review and Architectural Review for Commercial Projects**

☐

**Review Type**

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**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

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Detailed explanation of appeal

Requesting variances for pool and fence encroachments into the front yard setback.

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## B: Project Worksheet: Property Information

Occupancy Type

Zoning District

Residential

R2

Use Classification 

R-2 (25% Building and 50% Overall)

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## B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

125.07

245.11

Total Area (SF)

30655.9

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
—	0
Removing (SF)	Type of Structure
0	Pool
Proposed New Primary Structure or Residence (SF)	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)
4365	0
New Structure Type	Ridge Height
Pool	
Proposed New Structure (SF)	Is there a 2nd Floor
800	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
287	4365
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
14.2	No

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

4826

Existing Patio (SF)

1297

Existing Private Sidewalk (SF)

337

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

6278

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

10643

Total overall lot coverage (% of lot)

34.7

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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

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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

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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

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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)

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🔒 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.**

We are proposing a 20' x 40' swimming pool and a 48" tall black metal pool enclosure fence within the front yard setback. The house is oriented toward North Parkview with a North Parkview Address. The front yard of the property is currently platted to commonwealth, however the property is laid out where commonwealth is the back or side yard. Due to this constraint we are not able to get the pool and fence within the front setback.

**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.**

A 20'X40' pool is a typical size for a property of this scale. We cannot move the pool closer to the house due to an existing Fireplace and masonry wall. Because of the property is a corner lot and has the platted front yard setback along commonwealth we feel that the end result will make sense for the property as designed.

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

We feel that the variance is reasonable due to the limitation of the front yard platting along commonwealth. The house front yard appears naturally as the house is designed to front on Parkview.

**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.**

We have extensive hedges on site around the entire site. The pool area and fence will not be visible from the street on commonwealth or parkview.

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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.**

It will not. The proposed work is behind the house.

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

They did not.

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

We do not think so.

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

Absolutely. We think that the proposed design reacts well to the true orientation of the house toward North Parkview.

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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**

The fence will be black metal fence with a height of 48" above grade. We planned the fence location to be well within the property line and existing hedging to limit the view from the street. The fence is required to be 48" tall for pool enclosure.

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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?**

The fence will not exceed 48" height.

**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.

The fence will be 48" tall throughout its length.

**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.

The fence will be simple 48" tall black metal fence. See specification sheet.

**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.

We are using existing hedging and some proposed planting to screen the fence per the plan.

**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.

N/A

**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.

Fence will be black aluminum fence - See specification.

**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

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### 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.

Yes

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

Yes

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## G. Demolition Worksheet

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

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Is your property architecturally significant? Please attached supporting documentation. Recommended 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.

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

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






	<b>Photographs</b> Site Photos.pdf Uploaded by Will Lehnert on Dec 12, 2024 at 2:11 PM	
	<b>Site Plan and Vicinity Map of immediate surrounding lots</b> Location plan.pdf Uploaded by Will Lehnert on Dec 12, 2024 at 2:19 PM	REQUIRED
	<b>Appeal supporting information and documents</b> Feibel-LANDSCAPE SITE PLAN.pdf Uploaded by Will Lehnert on Dec 12, 2024 at 2:20 PM	
	<b>Aluminum Fencing Regis - Model 3220.pdf</b> Aluminum Fencing Regis - Model 3220.pdf Uploaded by Will Lehnert on Dec 12, 2024 at 2:26 PM	

## Record Activity

will@outdoorspacedesign.net started a draft Record	12/02/2024 at 12:31 pm
Will Lehnert added file Site Photos.pdf	12/12/2024 at 2:11 pm
Will Lehnert added file Location plan.pdf	12/12/2024 at 2:19 pm
Will Lehnert added file Feibel-LANDSCAPE SITE PLAN.pdf	12/12/2024 at 2:20 pm
Will Lehnert added file Aluminum Fencing Regis - Model 3220.pdf	12/12/2024 at 2:21 pm
Will Lehnert added file Aluminum Fencing Regis - Model 3220.pdf	12/12/2024 at 2:21 pm
Will Lehnert removed file Aluminum Fencing Regis - Model 3220.pdf	12/12/2024 at 2:24 pm
Will Lehnert added file Aluminum Fencing Regis - Model 3220.pdf to Record BZAP-24-48	12/12/2024 at 2:26 pm
Will Lehnert submitted Record BZAP-24-48	12/12/2024 at 2:27 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-24-48	12/12/2024 at 2:27 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record BZAP-24-48	12/12/2024 at 2:27 pm

OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record BZAP-24-48	12/12/2024 at 2:27 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record BZAP-24-48	12/12/2024 at 2:27 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record BZAP-24-48	12/12/2024 at 2:27 pm
OpenGov system completed payment step Payment on Record BZAP-24-48	12/12/2024 at 2:28 pm
Matt Klingler added Record BZAP-24-48 to project January BZAP	12/13/2024 at 9:16 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	12/12/2024, 2:27:06 PM	12/12/2024, 2:28:29 PM	Will Lehnert	-	Completed
 Zoning Officer	12/12/2024, 2:27:06 PM	-	Matt Klingler	-	Active
 Design Planning Consultant	12/12/2024, 2:27:06 PM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive