

BZAP-25-37

(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development
Status: Active
Submitted On: 8/7/2025

Primary Location

2324 BEXLEY PARK RD
Bexley, OH 43209

Owner

KRISTINA & BRUCE FRASER
BEXLEY PARK RD 2324 BEXLEY, OH 43209

Applicant

 Monette Friedlander
 614-483-2527
 monette@schieberassociates.com
 600 Morrison Rd
Floor 2
Gahanna, OH 43230

Staff details

ARB Mtg Date

—

BZAP Mtg Date

09/25/2025

Tabled?

—

Attend both BZAP & ARB?

—

Staff Notes

Code Section (s)

Request

ARB & BZAP Board Decision

ARB Decision

—

Vote Count

ARB request back from BZAP?

—

ARB Conditions

BZAP Board decision

—

BZAP Vote count

A.1: Attorney / Agent Information

Agent Name*

Schieber & Associates, Mark A. Schieber

Agent Address

600 Morrison Rd.

Agent Email*

landarch@schieberassociates.com

Agent Phone*

614-496-1303

Property Owner Name*

Bruce & Kristina Fraser

Property Owner Email*

brucefraser2@mac.com

Property Owner Address*

2324 Bexley Park Rd.

Property Owner Phone number

614-361-8127

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

Brief Project Description*

This project includes the removal and replacement of existing fencing throughout the property. The scope involves removing a 42" tall wood fence along the driveway and alley, a 6' tall wood privacy fence on the North property line, and a 48" tall wrought iron fence. These will be replaced with new wrought iron fencing and a combination of stone walls and columns, as detailed in the accompanying drawings. A privacy lattice fence will also be added to screen site utility areas.

Due to the property's grading—sloping from west to east—the height of the proposed stone privacy wall will exceed the allowable fence/wall height in certain areas. The requested variance accommodates this grade change while maintaining a consistent and cohesive design character. The new fencing and walls are thoughtfully designed to provide appropriate privacy between neighboring patio spaces and align with the overall architectural context of the site.

Zoning Information

1) What is the nature of your request ? *

Zoning Variance

1a) Please state the specifics of the request* 

Chapter 1264, Fences and Walls: Due to the property's grading—sloping from west to east—the height of the proposed stone privacy wall will exceed the allowable fence/wall height in certain areas. The requested variance accommodates this grade change while maintaining a consistent and cohesive design character. The new fencing and walls are thoughtfully designed to provide appropriate privacy between neighboring patio spaces and align with the overall architectural context of the site.

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 

Fee Worksheet

Please check all that apply to your request

Zoning variance for single family home

☐

Zoning variance for commercial property

☐

Zoning variance for Garage and/or accessory structure

☐

Special Permit or variance for Fence

☒

Architectural Review 

☐

Certificate of Appropriateness for building modification in a commercial district

☐

Exterior signage review

☐

Demolition of principal structure

☐

Rezoning of property

☐

Conditional Use

☐

Appeal from ARB or TPGC

☐

Home Occupation Application

☐

Appeal of Zoning Officer determination

☐

Detached Garage or Accessory Structure

Are you modifying or building a new detached garage as a part of this project?

No

Are you proposing another or different accessory structure?

No

(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

☐

Fence Variance Worksheet

Front Yard Restrictions

☐

Fences Adjacent to Commercial Districts

☐

Require Commercial Fences Adjacent to Residential Districts

☐

Fence Variance Worksheet

Lot Type*

Corner lot

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

We are requesting a variance for a special permitting to install a 6' tall wrought iron fence along the alley side of the east property line to match the height of the existing fence on the adjoining neighboring property and along the rear property line.

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.*

Where the 6' tall, wrought iron fence faces the alley, it will be screened from view by a Firethorn hedge.

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*

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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. *

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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.*

—

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

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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? *

08/28/2025

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

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.*



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

Attachments

	Landscape Plan Fraser_Residence_2025-08-05_Fence_Submittal_Binder.pdf Uploaded by Monette Friedlander on Aug 7, 2025 at 4:27 PM	REQUIRED
	Photographs IMG_3356.jpg Uploaded by Monette Friedlander on Aug 7, 2025 at 3:17 PM	
	Site Plan and Vicinity Map of immediate surrounding lots COMBINED PLAN.pdf Uploaded by Monette Friedlander on Aug 7, 2025 at 4:19 PM	REQUIRED

Record Activity

monette@schieberassociates.com started a draft Record	08/06/2025 at 2:41 pm
Monette Friedlander added file IMG_3356.jpg	08/07/2025 at 3:17 pm
Monette Friedlander added file COMBINED PLAN.pdf	08/07/2025 at 4:19 pm
Monette Friedlander added file Fraser Residence 2025-8-6-L-1 MASTER PLAN.pdf	08/07/2025 at 4:20 pm

Monette Friedlander removed file Fraser Residence 2025-8-6-L-1 MASTER PLAN.pdf	08/07/2025 at 4:20 pm
Monette Friedlander added file Fraser_Residence_2025-08-05_Fence_Submittal_Binder.pdf	08/07/2025 at 4:28 pm
Monette Friedlander submitted Record BZAP-25-37	08/07/2025 at 4:28 pm
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-37	08/07/2025 at 4:28 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-37	08/07/2025 at 4:28 pm
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-37	08/07/2025 at 4:28 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	8/7/2025, 4:28:21 PM	-	Monette Friedlander	-	Active
 Application Processing	8/7/2025, 4:28:21 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive