



BZAP-25-43

(BZAP)Board of Zoning &
Planning Application - Review
of Variance requests for
Residential and Commercial
Development
Status: Active
Submitted On: 9/19/2025

Primary Location

874 CHELSEA AV
Bexley, OH 43209

Owner

Allison O'Neil
Chelsea 87874 Bexley, OH 43209

Applicant

 Allison O'Neil
 440-829-1894
 adoneil2022@gmail.com
 874 Chelsea Ave
Bexley, Ohio 43209

Staff details

ARB Mtg Date

—

BZAP Mtg Date

10/23/2025

Tabled?

—

Attend both BZAP & ARB?

No

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

—

 BZAP Findings of Facts (as voted on)

A.1: Attorney / Agent Information

Agent Name*

Agent Address

N/A

Agent Email*

Agent Phone*

N/A

N/A

Property Owner Name*

Property Owner Email*

Allison O'Neil

adoneil2022@gmail.com

Property Owner Address*

Property Owner Phone number

874 Chelsea Ave

4408291894

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

Brief Project Description*

Add a 6ft fence to our yard – corner lot

Zoning Information

1) What is the nature of your request ? *

Special Permit

1a) Please state the specifics of the request* ?

1264.03

We live recently moved our family in on the corner of Astor and Chelsea and would like to fence in our yard with a 6ft privacy fence, consistnet with others along Astor, which include framed fences and dog-eared flat fences. The fenced in area would be significantly away from the corner and not impact viasability for cars from either direction.

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?* ?

Yes

Please describe what part of your project requires Architectural Review ?

design or look of the fence

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

☐

Estimated Valuation of Project*

10001

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

☐

Lot Coverage Information

Occupancy Type*

Residential

Zoning District* 


R-6 (35% Building and 60% Overall)

If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

Max allowable building coverage is 

0



What is your proposed building coverage?* 

1500

Max allowable lot coverage is 

0



What is your proposed lot coverage?* 

2500

% of proposed building coverage

0



% of proposed lot coverage

0



Are you proposing to modify the existing principal structure or build a new principal structure?*

No

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

Architectural Review Worksheet: Roofing

Is roofing a part of this project? 

No

Architectural Review Worksheet: Windows

Are windows a part of this project?

No

Architectural Review Worksheet: Doors

Are doors a part of this project?*

No

C.1 Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project? 

No

Do the proposed changes affect the overhangs?


No

C.2 Architectural Review Worksheet: Exterior Wall Finishes


Are exterior wall finishes a part of this project? *

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 would like to install a nice looking wood, 6 ft privacy fence, which will require this special permit. The finished side will face outward on all sides of the house. The fence will set back significantly away from the corner and side of street, setting back more than 20 feet from Astor and 68 feet from the corner of Astor and Chelsea, so that any drivers vision will not be impacted. The fence along the alley will be consistent with the neighbor's wooden fence. The area is currently all grass, which we maintain. We would plan to add some flowered bushes by the fence to increase curb appeal.

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.*

We plan to add 2-4 flowered bushes that match the rest of the existing landscaping, which includes hydrangea bushes, rose bushes, and hostas.

F.3 Fence Variance Worksheet: Front Yard Restrictions

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

—

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.*

—

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*

—

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. *

—

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

—

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.*

—

Hearing(s) information

Please click this link to find out more information about Meeting Dates & Submission deadlines

What is the upcoming ARB Hearing Date at which you plan on attending*

10/23/2025

What is the upcoming BZAP hearing at which you plan on attending? *

10/23/2025




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

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 landscaping.pdf Uploaded by Allison O'Neil on Sep 19, 2025 at 11:30 AM	REQUIRED
	Photographs 874Chelsea.docx Uploaded by Allison O'Neil on Sep 19, 2025 at 11:34 AM	
	Site Plan and Vicinity Map of immediate surrounding lots 874 Chelsea Ave.pdf Uploaded by Allison O'Neil on Sep 19, 2025 at 11:31 AM	REQUIRED

Record Activity

Allison O'Neil started a draft Record	09/17/2025 at 4:29 pm
Allison O'Neil added file landscaping.pdf	09/19/2025 at 11:30 am
Allison O'Neil added file 874 Chelsea Ave.pdf	09/19/2025 at 11:31 am
Allison O'Neil added file 874Chelsea.docx	09/19/2025 at 11:35 am

Allison O'Neil submitted Record BZAP-25-43	09/19/2025 at 11:35 am
OpenGov system altered approval step Application Processing, changed status from Inactive to Active on Record BZAP-25-43	09/19/2025 at 11:35 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record BZAP-25-43	09/19/2025 at 11:35 am
OpenGov system assigned approval step Application Processing to Colleen Tassone on Record BZAP-25-43	09/19/2025 at 11:35 am
OpenGov system completed payment step Payment on Record BZAP-25-43	09/19/2025 at 11:41 am
Matt Klingler changed form field entry BZAP Mtg Date from "" to "10/23/2025" on Record BZAP-25-43	09/19/2025 at 2:26 pm
Matt Klingler changed form field entry Attend both BZAP & ARB? from "" to "No" on Record BZAP-25-43	09/19/2025 at 2:26 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	9/19/2025, 11:35:20 AM	9/19/2025, 11:41:38 AM	Allison O'Neil	-	Completed
 Application Processing	9/19/2025, 11:35:20 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Board of Zoning and Planning	-	-	-	-	Inactive