



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING
SPECIAL MEETING
AGENDA

DATE: June 10, 2019

TIME: 6:00 P.M.

PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order

2. Roll Call

3.. Public Comment

4. Other Business:

5. NEW Business:

- a. Application No.: 19-005 Z
Applicant: Karl Schneider
Owner: Karl Schneider
Location: 2399 Commonwealth Park South

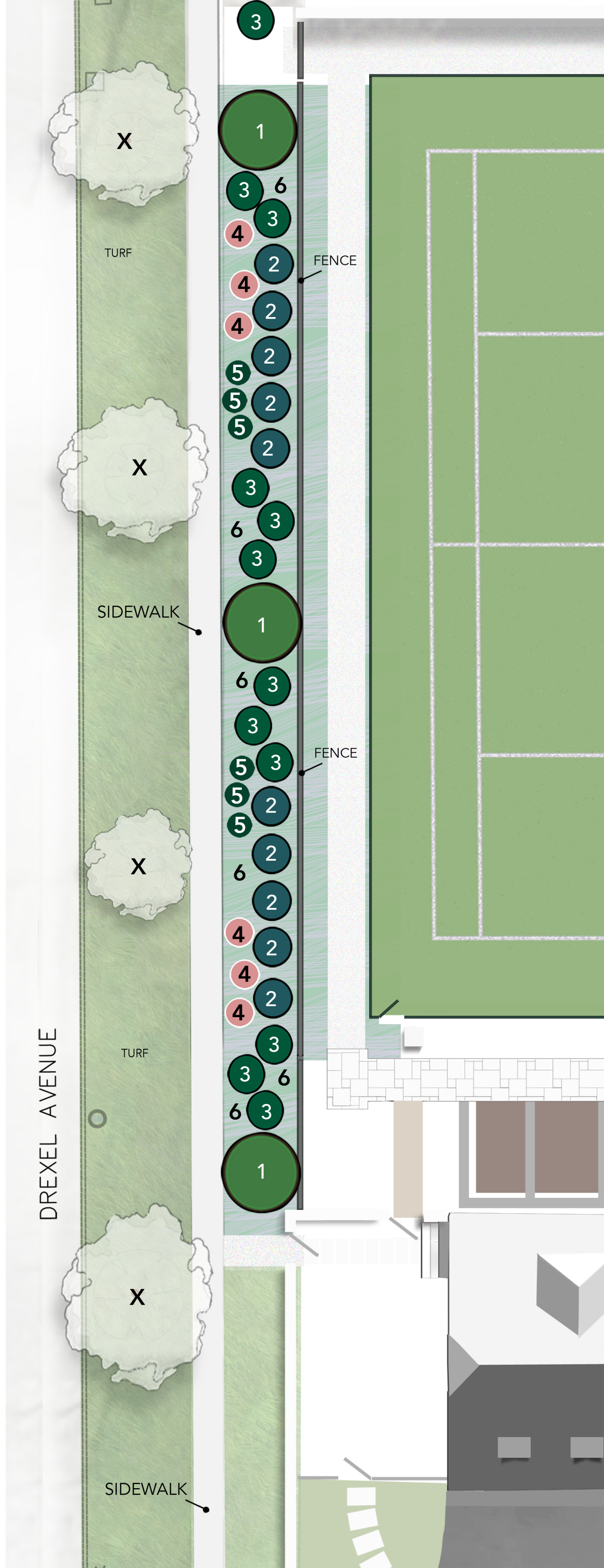
BZAP Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1264.03(b) which indicates No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street, to allows a 6' high solid wood fence to be constructed along the east side property line, parallel to Drexel Avenue.

LANDSCAPE PLAN
 2399 COMMONWEALTH PARK SOUTH
 BEXLEY, OH 43209

DREXEL BORDER

PLANT MATERIAL

- 1. Magnolia grandiflora 'Edith Bogue' - Southern Magnolia
 - 2. Cupressus x leylandii - Leyland Cypress
 - 3. Ilex opaca 'Greenleaf' - American Holly
 - 4. Viburnum carlesii 'Compactum' - Koreanspice Viburnum
 - 5. Taxus x media 'Densiflora' - Yew
 - 6. Vinca minor - Myrtle
- X Existing trees





PUBLIC NOTICE
CITY OF BEXLEY
BOARD OF ZONING AND PLANNING
SPECIAL MEETING

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Monday, June 10th, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 19-005 Z
Applicant: Karl Schneider
Owner: Karl Schneider
Location: 2399 Commonwealth Park South

BZAP Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1264.03(b) which indicates No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street, to allow a 6' high solid wood fence to be constructed along the east side property line, parallel to Drexel Avenue.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 05-24-2019



CITY OF BEXLEY

BUILDING DEPARTMENT

2242 E. Main Street

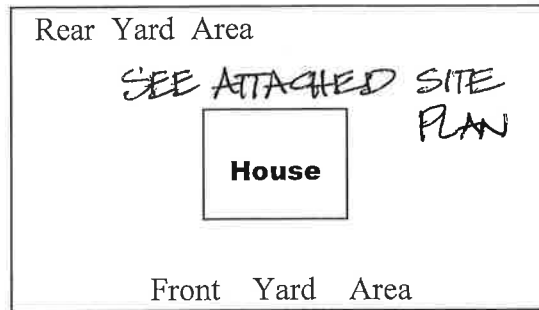
(614) 559-4240

Permit # _____

effective 1/1/11

APPLICATION FOR FENCE PERMIT

Please DRAW location of proposed fence below. (The large square represents the property line.)



1. Address of where the fence will be installed : 2399 COMMONWEALTH PARK SOUTH
 Owner: KARL & WHITNEY SCHNEIDER Phone # 1-614-506-0860

2. Is this a corner lot? No: _____ Yes: X Through Lot? No: _____ Yes: _____

3. Type of Fence: Wood Vinyl Chain link Other _____

4. Height: 6'-0"

5. Is there an ALLEY in the rear of property? NO

6. Contractor: BETLEY VISTAIN BUILDERS

Address: 1580 FISHINGER ROAD Phone # 614-565-8214
COLUMBUS, OHIO 43221

Issuance of a fence permit does not indicate City approval of property line location. It is recommended that an iron pin survey, in accordance with Ohio administrative code section 4733-37, be conducted prior to installing any fence. Owner hereby agrees to comply with all applicable Bexley Code Requirements including the following:

1. No fences are permitted between the front building line and the street.
2. No fence shall be of a height greater than 72" (6 feet) above existing undisturbed grade.
3. If side lot line abuts on street, the fence cannot exceed 48" (4feet) above existing undisturbed grade unless said fence complies with side yard setback requirements.
4. Finished side of fence must face neighboring property or street. (Exception: Interior lots having rear lot lines adjacent to alley right-of-way shall be permitted to place the structural side of the fence facing the alley right-of-way.)

Fee: \$50.00

(** All work done prior to permit shall result in a triple fee penalty being assessed)

WALT BETLEY

Applicant Signature [Signature] /Date 3.21.19 // Approved: _____ /Date: _____



PROPOSED FENCE AT
TENNIS COURT / RIGHT OF WAY

2399 COMMONWEALTH PARK SOUTH

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Special Permit

Property & Project Information:

Property Address:

2399 COMMONWEALTH PARK SOUTH

Brief Project Description:

Applicant Information:

Applicant Name:

KARL SCHNEIDER (614) 606.0860

Applicant Address:

9 SESSIONS DR. BEXLEY OH 43109

Applicant Email & Phone:

KSCHNEIDER@CONTINENTAL-REALESTATE.COM

Property Owner Information:

Owner Name:

KARL SCHNEIDER WHITNEY LOCKS

Owner Address:

2399 COMMONWEALTH BEXLEY OH 43109

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

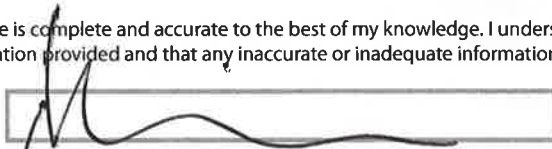
Completed Worksheets:

- Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet C)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:



Date:

4.9.19

Owner Signature:



Date:

4.9.19

Agent Signature:

Date:

Internal Use:

Application #:

2019 005

Board Referrals:

- ARB BZAP City Council Tree Commission

Staff Signature:

Date:



Fence Variance Worksheet

Background & Requirements

This worksheet is required to be reviewed and completed by property owners wishing to apply for a variance from the City's fence regulations. Fence regulations are outlined in the summary below. Please check next to the regulation you are seeking a variance from.

Please attach a narrative to this worksheet that provides a description of how you plan to meet the pertinent outlined variance criteria

- Side and Rear Yard Restrictions for Interior Lots (non-corner lots):**
 - **Height Limitations:** Maximum height of 72" (6') as measured from the average grade of that portion of the lot in the rear or side yard. 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 restriction.
 - **Front Set-back Lines:** No side yard fence shall extend beyond the front set-back line or the existing front building façade, whichever is greater.
 - **Finish Side Rules:** Any fence or wall erected along the front set back line, side or rear property lines must have the finished and not the structural side facing the adjacent property, or street. Interior lots having rear lot lines coincident with alley right-of-way shall be permitted to place the structural side of the fence facing the alley right of way. Chain link, wire mesh or other similar material allowed only along interior lot lines and along rear lot lines coincident with alley right-of-way.
- Side and Rear Yard Restrictions for Corner Lots:**
 - **Height Limitations:** No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street.
 - **Special Permits for Taller Fencing:** Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications.

Side and Rear Yard Restrictions for Corner Lots: Criteria 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?

EXHIBIT ATTACHED

Side and Rear Yard Restrictions for Corner Lots: Criteria 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.

EXHIBIT ATTACHED

Fence Variance Worksheet (Continued)

Side and Rear Yard Restrictions for Corner Lots: Criteria 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.

Side and Rear Yard Restrictions for Corner Lots: Criteria 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.

Side and Rear Yard Restrictions for Corner Lots: Criteria 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.

Side and Rear Yard Restrictions for Corner Lots: Criteria 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.

Side and Rear Yard Restrictions for Corner Lots: Criteria 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.

Exhibit for 2399 Commonwealth Park South- Fence Variance Worksheet

Description- Seeking variance to install a 6' (72 inches) height, wood fence along eastern boundary of 2399 Commonwealth Park South facing Drexel Avenue. Bexley zoning code allows for a 4' (48 inch) with corner lot homes in the side yard setback area as it faces a public street. Proposed fence design is a component of an overall landscape design.

Compatibility- Criteria 1

Proposed fence is compatible with other properties in the neighborhood. Attached is a list (including pictures) of corner lot homes with 6' high fences in side yards. Proposed design is taken from original blueprints of 2399 Commonwealth Park, designed by Howell and Thomas Architects. Design is documented (attached in package) but was not implemented in 1924. Howell and Thomas architects have designed many homes in Bexley. The color will be dark green, and the fence is part of the overall landscape plan. The shade of green was selected because it matches the original trim color of the house. Overall, we feel the design is historically accurate to overall architecture of 2399 Commonwealth and in keeping with neighborhood as many of surrounding homes are designed by Howell and Thomas architects.

Criteria 2

Fence will not exceed 72'. See design

Criteria 3

Transparency- Design will not include any transparent material. As mentioned above, this design was chosen because it was designed by the original architect of the home, Howell and Thomas. It should also be mentioned there are many houses in Bexley that currently have 6', corner lot/side yard fences with no transparent material. See list/pictures in this package. The fence will blend and is an integral piece of the landscape plan.

Criteria 4

Screening- The fence is an integral piece of the landscape plan and will blend in naturally with the dark green color chosen for the design. The overall landscape design will consist of evergreen plant material to screen the fence the entire calendar year. Elevation attached

Criteria 5

The fence will not impede or cause any safety issues for pedestrians or cars.

Criteria 6

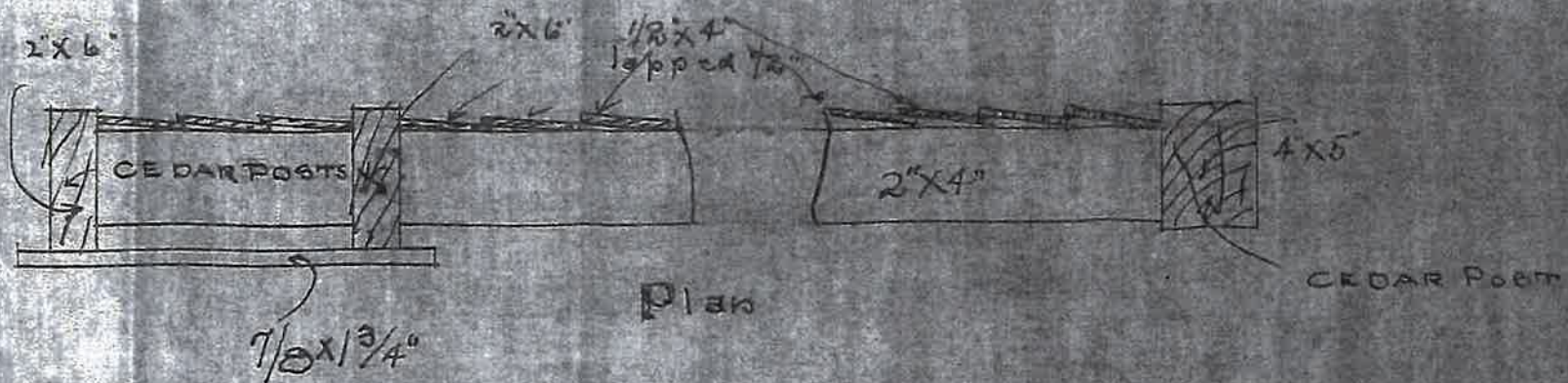
Fence will 100% wood construction. No chain-link, wire mesh, or similar material will be used on this project.

Criteria 7

Finished Side – Both sides of the fence will hide any structural elements for the fence.



ORIGINAL FENCE DESIGN - HOWELL & THOMAS
- FOUND IN ORIGINAL 2399 COMMONWEALTH
BLUEPRINTS IN CLEVELAND PUBLIC LIBRARY



DETAIL of FENCE Scale 1/2" = 1 ft

4/8/2019

Precedence for Bexley corner lot homes that have solid fences that are 72" in height

1. N Drexel Ave & Caroline Ave
2. Northview and Delmar
3. N Drexel Ave & Denver
4. S Columbia & Powell Ave
5. S Columbia & Dale Ave
6. Dawson & Seneca Park Place
7. Brentwood & S Cassady
8. Dawson & Elm Avenue
9. Fair Ave & S Cassady
10. Dawson and Bexford Place
11. Broad St & Dawson
12. N Parkview and Maryland Ave.













CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION

Findings of Fact & Record of Decision:

Owner/Project Name:	Private Residence
Project Address/Location:	2399 Commonwealth Park South
Date of Tree Commission Hearing:	5/15/19

Decision:

Approved

Approved with Conditions

Denied

Approval Conditions:

Landscape in right-of-way approved as presented.

Staff Signature

5/15/19

Date



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: Private Residence
 Project Address: 2399 Commonwealth Park South
 Reviewed by: Elena Andrews
elena@designspruce.com
 626-676-3330
 Date: 4-22-19; Revised 4-24-19

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

Comments <i>(Italicized comments are from previous review)</i>	
3a	<i>Please provide a few existing conditions photographs for reference.</i> Provided.
3b	<i>Please provide an overall site plan for context. This can be an existing architectural site plan that ideally shows the intersection of Drexel and Commonwealth South for context.</i> Provided.
4a	Will the area be irrigated?









DREXEL BORDER

Description	Quantity	Size
TREES		
1. Magnolia grandiflora 'Edith Bogue' - Southern Magnolia	3	8-10'
2. Cupressus x leylandii - Leyland Cypress	17	8'
SHRUBS		
3. Ilex opaca 'Greenleaf' - American Holly	12	8-10'
4. Viburnum carlesii 'Compactum' - Dwarf Koreanspice Viburnum	6	18-24"
5. Taxus x media 'Densiformis' - Yew	6	24-30"
GROUNDCOVER		
6. Vinca minor - Myrtle	60	Flats

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