



03/29/2021

## BZAP-21-2

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

**Status:** Active

**Date Created:** Jan 28, 2021

### Applicant

Jim Furrow  
allsitedev@aol.com  
6956 East Broad St  
Columbus, Ohio 43213  
6142074862

### Location

471 N PARKVIEW AV  
Bexley, OH 43209

### Owner:

Jay and Jean Schottenstein  
445 N. Parkview Bexley, Ohio 43209

### A.1: Project Information

**Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.**

8 Ft. High Woodland Green Vinyl Coated Chain Link Security Fence at West and North sides of property lines

### Variance or Special Permit



### A.1: Attorney / Agent Information

### A.2: Fee Worksheet

#### Variance Review



#### Variance Review Type

Single Family

#### Zoning Review Type

exceeding height limit

### B: Project Worksheet: Property Information

**Occupancy Type**

Residential

**Use Classification**

Other

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**B: Project Worksheet: Lot Info**

**Width (ft)**

89

**Depth (ft)**

569.14

**Total Area (SF)**

56,559

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**B: Project Worksheet: Primary Structure Info**

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**B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**

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**B: Project Worksheet: Hardscape**

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**B: Project Worksheet: Total Coverage**

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**C.1 Architectural Review Worksheet: Roofing**

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**C.1 Architectural Review Worksheet: Windows**

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**C.1 Architectural Review Worksheet: Doors**

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**C.1 Architectural Review Worksheet: Exterior Trim**

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**C.2 Architectural Review Worksheet: Exterior Wall Finishes**

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**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

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## D: (Staff Only) Tree & Public Gardens Commission Worksheet

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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.**

Increase Fence height from 6ft. to 8 ft. The Schottenstein Family requires additional security in this area. It is becoming an area where the homeless and unsavory characters are congregating along Alum Creek and becoming a safety issue for the family

**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.**

We feel that the granting of this variance will insure a safer outcome for the Schottenstein family and have little impact on the area as these variances were approved in the past and the outcome was predictably safer.

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

This variance for fence height change is not that substantial and has been approved in the past for this area.

**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.**

This green vinyl fence would be in a heavily wooded area along Alum Creek and would not be a detriment to the neighborhood. Not obvious from Parkview Ave. at all.

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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.**

NO

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

No

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

No

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

Justice would be done. We are sure the safety and well being of all Bexley residents is a major concern of this Board. The granting of this variance for this high profile resident is of most importance .

## F.1 Fence Variance Worksheet

### Lot Type

Interior (non-corner) lot

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

The proposed fence is along Alum Creek and proceeds West along the North P/L down the hill along the woods to Alum Creek. The owner already has an 8 Ft fence on the south P/L which will be removed when the proposed fence is erected.

## 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 proposed 8Ft. fence would be attached to the existing 8Ft fence along Alum Creek

**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.**

This fence does exceed 72"

**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 proposed 8Ft. fence is WOODLAND GREEN in color and blends into the existing woodland areas.

**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.**

No street side visibility.

**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.**

No Safety Issues

**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.**

None

**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.**

Complies

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### F.3 Fence Variance Worksheet

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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.**

No

**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**

No

**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.**

No

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

No

**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.**

Yes

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

Yes

### G. Demolition Worksheet

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

No

**Is your property architecturally significant? Please attached supporting documentation. Recomendded sources include a letter of opinion from an architect or expert with historical preservation expertise.**

No

### Attachments

No attachments

### History

Date	Activity
Sep 08 2020 12:57 pm	Jim Furrow started a draft of Record BZAP-21-2
Jan 28 2021 2:42 pm	Jim Furrow altered Record BZAP-21-2, changed ownerPostalCode from "" to "43209"
Jan 28 2021 2:48 pm	Jim Furrow submitted Record BZAP-21-2
Jan 28 2021 2:48 pm	approval step Zoning Officer was assigned to Kathy Rose on Record BZAP-21-2
Jan 28 2021 2:51 pm	completed payment step Payment on Record BZAP-21-2