



BZAP-25-22

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

Status: Active

Submitted On: 5/7/2025





Primary Location

2529 E BROAD ST
Bexley, OH 43209

Owner

MARCEL BISCHOFF & MELISSA
SALGUREO ROTTIER
E. BROAD ST 2529 BEXLEY, OH
43209

Applicant

 Melissa Rottier
 615-810-6402
 melissarottier@hotmail.com
 2529 E Broad St
Bexley, OH 43209

A.1: Attorney / Agent Information

Agent Name*

Melissa Rottier

Agent Address

2529 E Broad St

Agent Email*

melissarottier@hotmail.com

Agent Phone*

615-810-6402

Property Owner Name*

Marcel Bischoff

Property Owner Email*

mrclbschff@gmail.com

Property Owner Address*

2529 E Broad St

Property Owner Phone number

6159435661

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

Brief Project Description*

Build a 42 inches height ornamental fence around the property. Has been approved before under **BZAP-23-16**

Zoning Information

1) What is the nature of your request ? *

—

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

Do you have another request or need to vary from a different section of the code?*

—

 Variance or Special Permit



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?*

—

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



 Variance Review Type*

Fences or Special Permits

Special Permit or variance for Fence

☐

 Zoning Review Type*


exceeding height limit

Zoning variance for accessory structure

☐

Architectural Review

☐

 Estimated Valuation of Project*

12000

Sign Review and Architectural Review for Commercial Projects

☐

 Review Type

Fences and Walls

Rezoning of property

☐

Appeal of Zoning Officer determination to BZAP

☐

Appeal from ARB or TPGC

☐

Lot Coverage Information

Occupancy Type*

Residential

 Zoning District

R-3

Zoning District* 

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Lot Width (ft)

67.55

Lot Depth (ft)

160

Total sq. ft. area of lot

10840

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2700

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

Proposed New Primary Structure or Residence (SF)

2700

Total (footprint) square foot of all structures combined

2700

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

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type

Ridge Height

Proposed New Structure (SF)

—

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

Is this replacing an existing garage and/or accessory structure?

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

—

Total overall lot coverage (% of lot)

—

C.1 Architectural Review Worksheet: Roofing

Roofing

☐

Structure

—

Existing Roof Type

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

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Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

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

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?

—

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

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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

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Landscape Architect/Designer

Architect/Designer Phone

Architect/Designer E-mail

Project Description

I have read and understand the above criteria

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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 would like to fence the front and the side of the property with a 42 inches in height fence. The main reason is safety concerns since we have 2 kids ages 4 and 1.5 and the house is located between 2 very busy streets

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. *

Yes. Yes, the house can still be used but the safety concerns will always exist.

2. Is the variance substantial? Please describe. *

No it's just a fence

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. *

No. Surrounding houses all have the same fence we are requesting to be approved

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. Looking at the houses around it seems a fence 42 inches in height was allowed

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

No. Safety concerns will only be minimized by a fence

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

Yes. The ornamental fence would not obstruct visibility and is the only way to minimize the risks of 2 small kids living by 2 main streets

F.1 Fence Variance Worksheet

Lot Type*

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

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?*

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.*

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.*

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.*

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.*

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. *

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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.*

Yes

The fence and/or wall shall have a minimum of 50% transparency.*

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

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G. Demolition Worksheet

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

—

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

H: Rezoning Worksheet

Existing Zoning

Proposed Zoning

Reason for rezoning request

Project description

I: Conditional Use Worksheet

The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.

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The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.

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The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

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The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.

—

The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.

—

The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

—

The use is in character and keeping and compatible with the adjacent structures and uses.

—

Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Yes

—

Please provide a narrative for how you meet the above criteria.

J: Home Occupation Worksheet

Business Name

Business Description

No person other than members of the family residing on the premises shall be engaged in such occupation.

—

The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

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There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.

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There shall be no sales in connection with a home occupation.

—

No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.

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Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.

—

Please provide a narrative for how you meet the above criteria.

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? *

05/22/2025

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