



CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-25-2 Landscape Renovation

Project Address: 49 S. Parkview Ave.

Reviewed by: Walter Reins
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Date: 06-09-25

	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	Existing City trees indicated on plan	X			
3e	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

4g

- The portion of the property for which this review applies (across front of home and throughout front yard landscape) currently contains mature landscaping with numerous evergreen hedges, some deciduous plant material, and a mix of deciduous and evergreen trees. The current landscape also frames the front of the home, with a concentration of plantings on the south and north ends of the yard.
- (2) City trees, Acer (maple) spp., exist in the lawn strip in front of the home, adjacent to the street. Both trees are showing signs of significant decline throughout their canopies, with visible thinning of canopies and tip dieback/decline.
- The proposed Landscape Plan consists of a variety of site and size appropriate plant material. Proposed smaller trees for the south end of the property make use of the existing understory conditions that are present, adding/replacing canopy in a way that will not compete with the existing mature trees located on the neighboring property to the south, immediately adjacent to the proposed landscape. Plantings on the north end of the plan make use of the space available while providing visual screening to the proposed parking space along the driveway without compromising the view of the home.
- Per phone conversation on 6/6/25 with Steven Maravich, RLA for this project, an existing hedge across the front of the home located along the east side of the existing walkway in front of the home, is to be retained in the new landscape plan. Steven also expressed the intent with the new landscape to retain the “framed” appearance of the home, highlighting and accentuating the home into the overall aesthetic of the property when viewed from the street. Also mentioned during the phone conversation was the desire/willingness on the part of the homeowner to contribute monetarily to larger trees being planted in the lawn strip as part of this project as well as continuing the proposed irrigation into the lawn strip if the City is in agreement with removal and replacement of the existing, declining trees.
- Recommend approval of landscape plan as submitted, with possible amendments pertaining to street tree removal and replacement, and installation of irrigation in lawn strip, pending TPGC discussion.