

**PUBLIC NOTICE**  
**CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD**  
**BOARD OF ZONING APPEALS**

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, July 12th, 2012, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

Application No.: 12-0032  
Applicant: Michael & Heidi Levey  
Owner: Michael and Heidi Levey  
Location: 2533 Bryden Rd.

**REQUEST:** The applicant is seeking a variance to Bexley Code Section 1262.03(b) which limits a fence in the side yard setback as it faces a public street to 42" in height. The applicant would like to replace the existing 5'6" - 4'6" concaving cedar fence and gates with a 5' high black aluminum ornamental fence and gates in the same location as the existing fence. The fence is currently 2' back from the (west) side property line along S. Cassingham and 1.5' back from the south property line along the alley.

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 07-05-2012

Michael & Heidi Levey  
2533 Bryden Road  
Bexley, Ohio 43209  
[packofsix@gmail.com](mailto:packofsix@gmail.com) 614-314-0566

6-20-12

Board of Zoning Appeals  
City of Bexley City Hall  
2242 East Main Street  
Bexley, OH 43209

Re: **2533 Bryden Road - Variance request for replacement of fence**

Dear BZA Members:

Thank you for considering this variance application to replace our existing 20 year old fence.

We have lived in our Bryden Road home for 22 years, and have loved the property. We have always enjoyed having a corner location in central Bexley and have invested significantly over the years in our property. We recognize that it is time to invest again.

1. **Historical Placement of fence:** Twenty years ago we asked for a similar variance to install the current white painted scalloped wood fence, which we need to replace. The old fence is rotting and the price to repair and paint is no longer cost effective. See attached pictures. Current fence has 5 1/2' posts with 6" slats that range from 5' down to 4 1/2' in a scalloped concave pattern between posts. The fence encloses our entire backyard from the front edges of both sides of our home, down Cassingham side, along the entire alley/driveway (southside) of our property and a short distance down the west side of our property butting into a privacy fence with our neighbors.
2. **Safety:** Over the years, our fence helped to keep our dog and toys, such as soccer balls out of the road. There have been no safety concerns with visibility of the old fence and the new fence being requested will allow for even greater visibility through the spindles, to see the sidewalk & road when driving out of the alley.
3. **Aesthetics:** A Landscape plan was completed with the original fence variance in 1993, the landscaping has been and will be maintained with new fencing. See attached photos. You might remember seeing our beautiful purple iris every spring.
4. **Comparative Basis For Variance:** One block north of us, at the SE and SW corner of Bexley Park and Cassingham there are 6' privacy fences that run our neighbors Cassingham Road & alley property lines. Both appear closer to the sidewalk than our fence line will be. I can see both from out my front window.
5. Our request is for a variance to replace the old peeling & rotting cedar fence with a new 60" Black Ornamental aluminum fence: Residential quality, Style: Ascot 3 - Channel with standard 2"x 2" inch posts, standard flat post caps and standard spindles are just under 3" apart. We are replacing all 4 gates: 3 pedestrian gates (2 with decorative arched tops & 1 flat top located off driveway) and one 10' flat top gate (also off driveway) to allow easier access into the backyard for mowing, etc... See attached brochure pictures and a sample quote from a fence company.

Please contact us if you need additional information or to answer any questions.

Sincerely,

  
Michael and Heidi Levey



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number \_\_\_\_\_

### 1. Architectural Review for:

\_\_\_\_ Addition      \_\_\_\_ Alteration      \_\_\_\_ New Structure (\_\_\_\_)  
\_\_\_\_ Demolition of a Principal Structure      \_\_\_\_ Demolition of Garage

### 2. Variance For:

\_\_\_\_ Principal Structure      \_\_\_\_ Garage       Fence      \_\_\_\_ Other

### 3. Variance To: Replace current backyard fence.

\_\_\_\_ Front Yard Setback      \_\_\_\_ Side Yard Setback      \_\_\_\_ Rear Yard Setback      \_\_\_\_ lot coverage

### 4. Conditional Use For: \_\_\_\_\_ Home Occupation      \_\_\_\_ sq.' / height of structure

### 5. LOCATION \_\_\_\_\_ Zoning District \_\_\_\_\_

### 6. OWNER \_\_\_\_\_ Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

### 7. Applicant Michael & Heidi Levey E-mail packofsix@gmail.com Phone # 614-561-2360 or Cell # 614-314-0566 Address 2533 Beyden Rd / City, State, Zip Bexley, Oh 43209

### 8. Brief Description of Request and/or Variance To replace old cedar fence + gates (5 1/2' concaving to 4 1/2') with 5' black aluminum ornamental fence & gates in same location as old fence

### 9. Valuation of Project \$ ~\$10,000

- APPLICATION REVIEW FEES, (based on valuation of the project):  
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.  
(Re-submittal fee \$50.00)

- VARIANCE REVIEW FEES:  
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

### • SIGNATURE Heidi Levey / DATE 6.20.12

Fee: based on valuation	\$ <u>90.00</u>
Fee: based on variance	\$ <u>65.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>155.00</u></b>

**\*\*Be advised, if the Board decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees.**

**• LOT INFORMATION**

Address 2533 Bryden Road Zoning District \_\_\_\_\_

Lot Width 100 ft Depth 137.50 ft Total Area 13700 sq ft

Existing Residence (foot print) 1800 sq ft Garage 537 sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story

**Proposed Addition** (foot print) \_\_\_\_\_ sq ft \_\_\_\_\_ one-story \_\_\_\_\_ two-story

**Proposed Garage** \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage \_\_\_\_\_ % = \_\_\_\_\_ sq ft

Lot to be covered \_\_\_\_\_ % = \_\_\_\_\_ sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage .

**• ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer \_\_\_\_\_

Contractor/Builder \_\_\_\_\_

Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

**• DESCRIPTION OF CHANGES PROPOSED** \_\_\_\_\_

**• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

**• ROOFING**  House Only /  Garage Only /  House & Garage

1. Existing Roof Type:

Slate  Clay Tile  Wood Shake  Standard 3-Tab Asphalt Shingle

Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal

2. New Shingle Manufacturer: \_\_\_\_\_

3. New Roofing Type, Style & Color: \_\_\_\_\_

N/A

• **WINDOWS**

- Existing Window Style:
  - Casement     Double Hung     Horizontal Sliding     Awning
  - Fixed     Exterior Storm     Other: \_\_\_\_\_
- Existing Window Materials:
  - Wood     Vinyl     Vinyl Clad Wood     Aluminum Clad Wood
  - Aluminum     Metal     Other: \_\_\_\_\_
- New Window Manufacturer: \_\_\_\_\_
- New Window Style, Material & Color: \_\_\_\_\_

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type     Wood     Insulated Metal     Fiberglass
  - Sidelights     Transom Window
- Garage Door Type     Wood     Insulated Metal     Fiberglass
- Door Finish     Stained     Painted

Proposed Door Type \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	( )	Other _____

• **EXTERIOR TRIM**

- Existing Door Trim:
  - Cedar     Redwood     Pine     Vinyl
  - Wood composite     Aluminum Clad     Molding
  - Standard lumber Profile     Other: \_\_\_\_\_
- Existing Window Trim:
  - Cedar     Redwood     Pine     Vinyl
  - Wood composite     Aluminum Clad     Molding
  - Standard lumber Profile     Other: \_\_\_\_\_
- Proposed NEW Door Trim: \_\_\_\_\_

4. Proposed NEW Window Trim: \_\_\_\_\_

5. Trim: Color(s): \_\_\_\_\_

**\*\* Do the proposed changes affect the overhangs? \_\_\_\_\_**

N/A

• **DECKS**

EXISTING:

1. Existing Decking Materials  
\_\_\_\_ Cedar    \_\_\_\_ Pressure-treated wood    \_\_\_\_ Wood/Plastic Composite  
\_\_\_\_ Other \_\_\_\_\_

2. Existing Railing Materials  
\_\_\_\_ Cedar    \_\_\_\_ Pressure-treated wood    \_\_\_\_ Wood/Plastic Composite  
\_\_\_\_ Other \_\_\_\_\_

PROPOSED:

3. Proposed Decking Materials  
\_\_\_\_ Cedar    \_\_\_\_ Pressure-treated wood    \_\_\_\_ Wood/Plastic Composite  
\_\_\_\_ Other \_\_\_\_\_

4. Proposed Railing Materials  
5. Existing Railing Materials  
\_\_\_\_ Cedar    \_\_\_\_ Pressure-treated wood    \_\_\_\_ Wood/Plastic Composite  
\_\_\_\_ Other \_\_\_\_\_

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

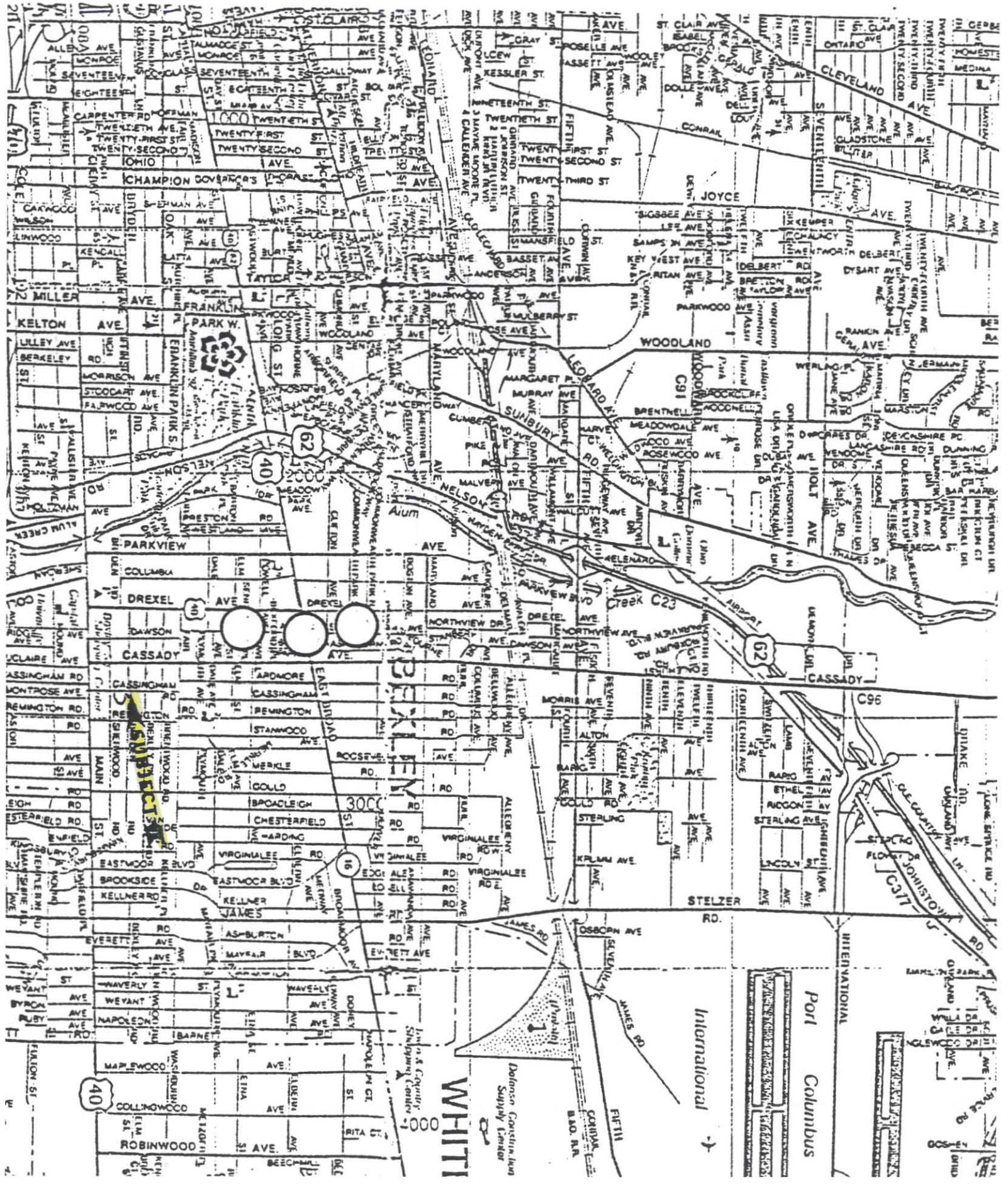
Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**WHITI**

Dorson Construction  
Supply Center

International

Port Columbus

INTERNATIONAL

PORT COLUMBUS

40

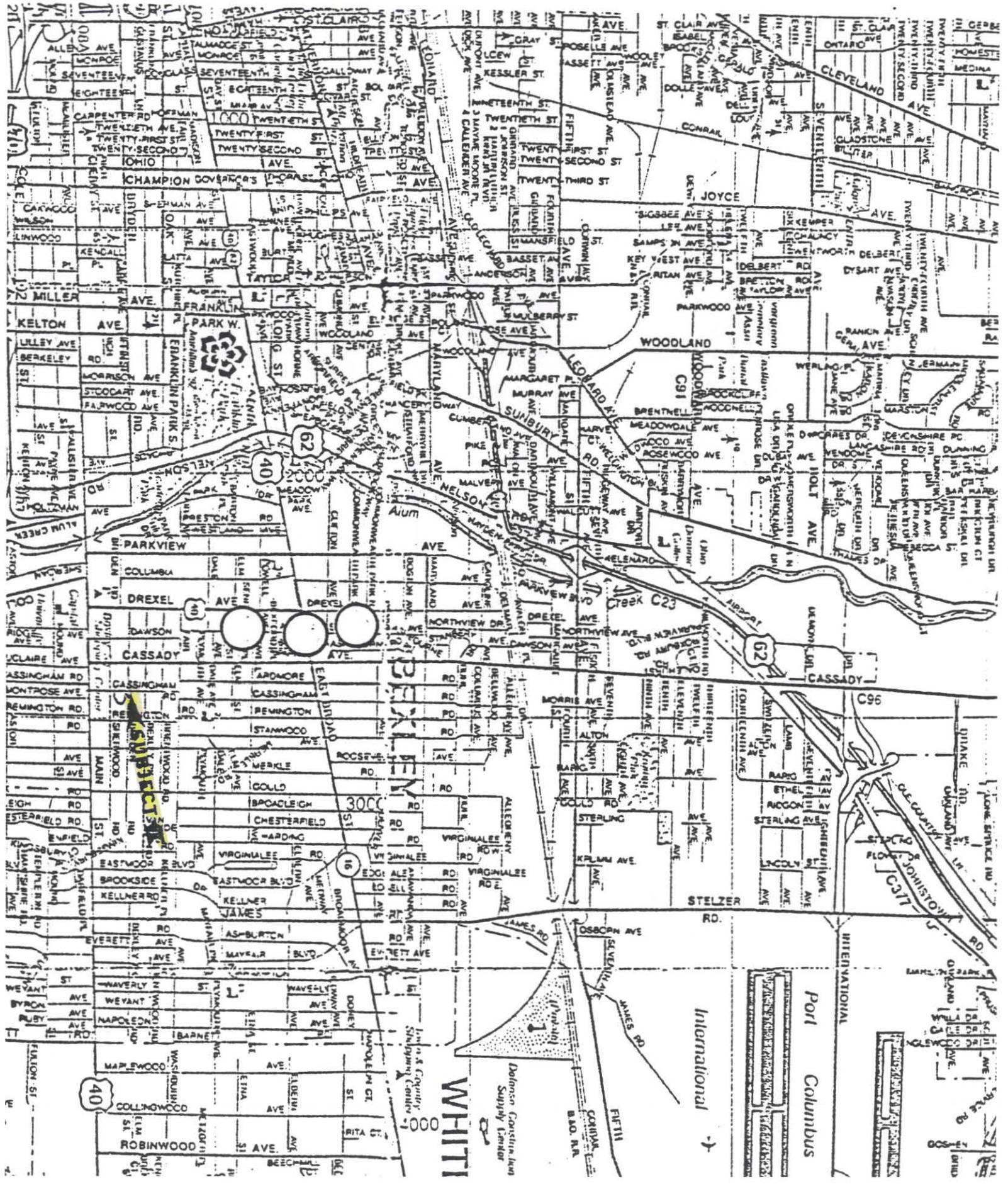
62

62

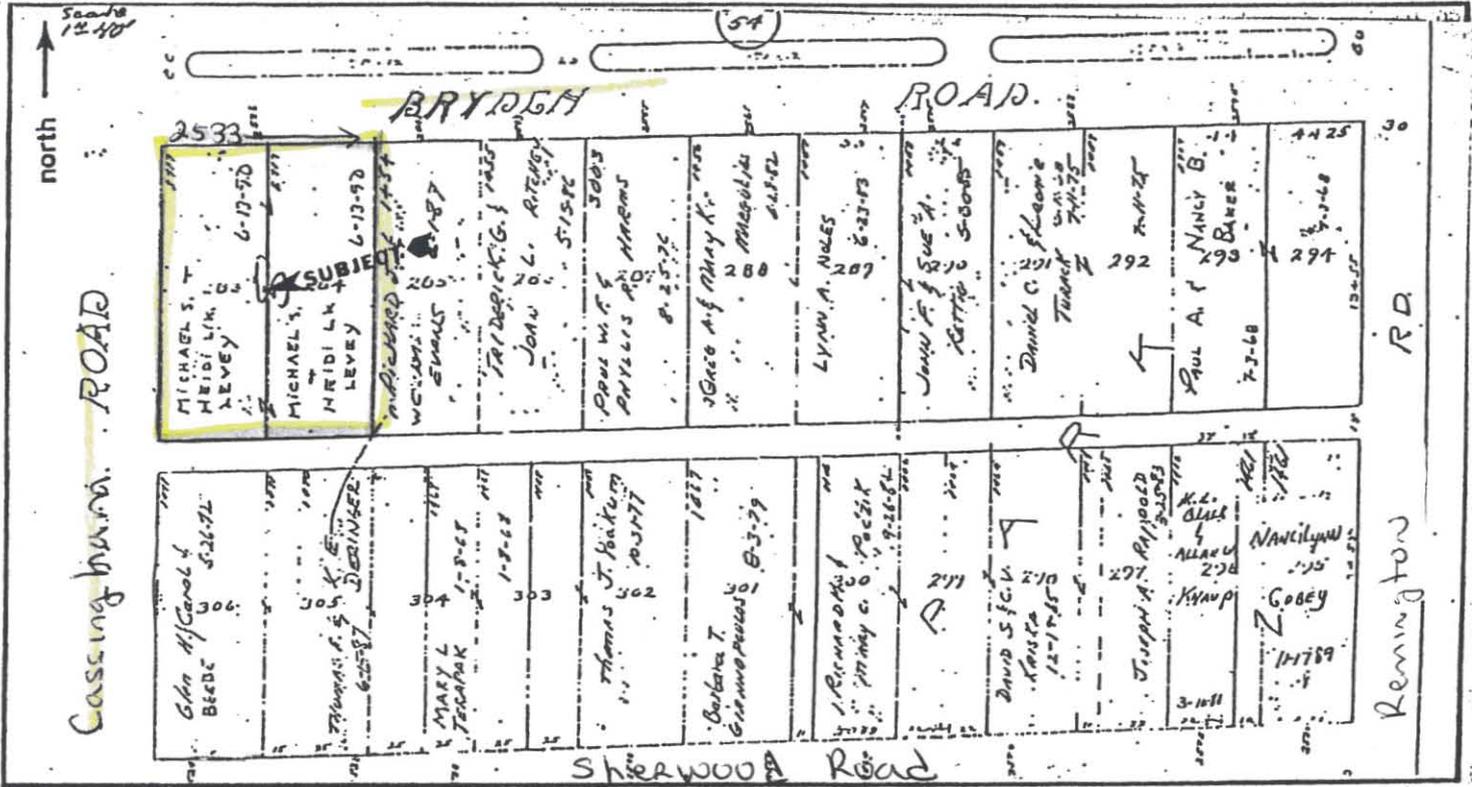
3000

16

40



LOCATION MAP [\*SUBJECT PROPERTY]



OVER FOR PHOTO ATTACHMENTS

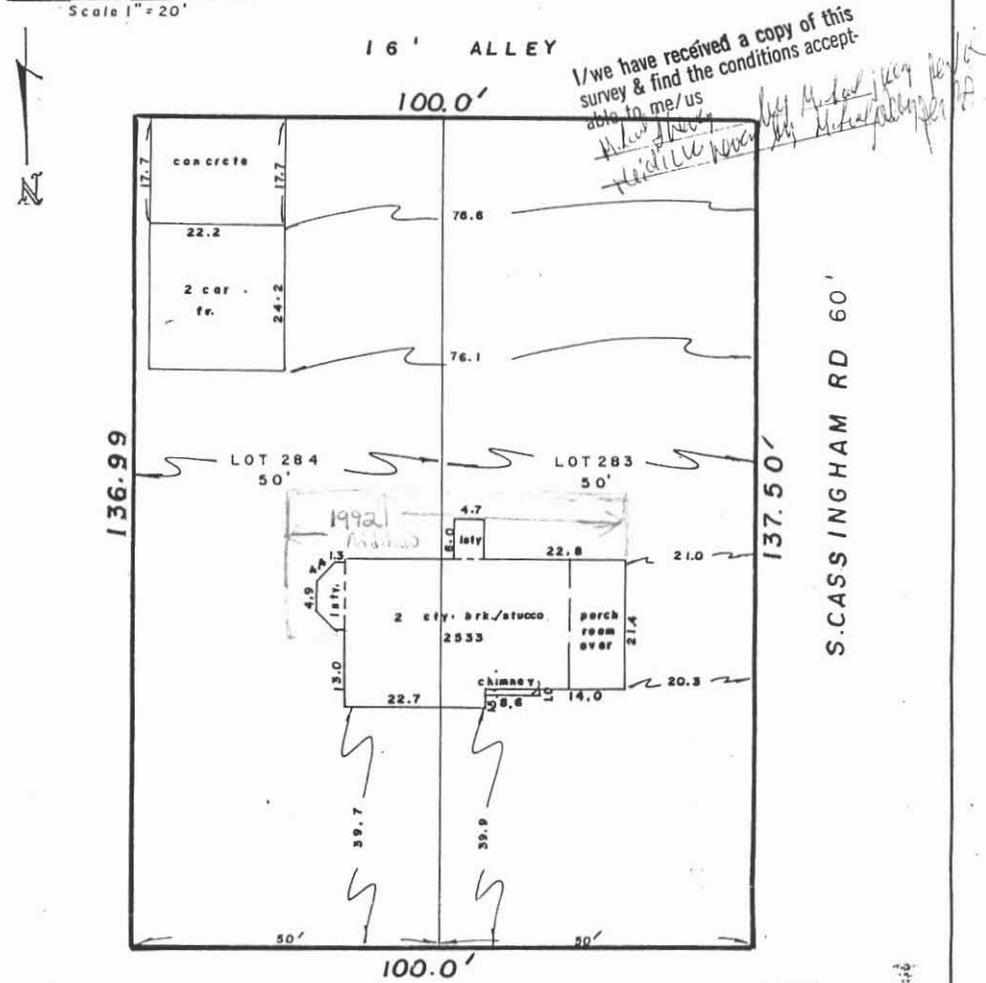
**MYERS SURVEYING Co.**  
 2740 East Main Street, Columbus 43209 (Bexley), Ohio

LOTS 283, 284 BEXLEY PARK ADDN. BEXLEY, OHIO  
 FOR  
 CHICAGO TITLE INS. CO.  
 AND/OR  
 BANCOHIO MORTGAGE CO.

P.B. 11 Page 35  
 20' 10' 0' 20'  
 Scale 1" = 20'

Flood Zone "C" as per  
 F.I.R.M. 390168 0005B

Franklin Co. Rec. Office  
 5-19-90



*I/we have received a copy of this survey & find the conditions acceptable to me/us*  
*Handwritten signatures and notes*

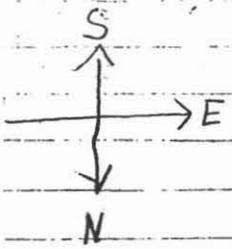
*Handwritten signatures*  
**BRYDEN RD. 80'**  
 NOT TO BE USED TO ERECT FENCES

We hereby certify that the foregoing Mortgage Location Survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

STATE OF OHIO  
 ALBERT J. MYERS  
 6579  
 REGISTERED PROFESSIONAL SURVEYOR  
 MYERS SURVEYING, CO.  
 BY *Albert J. Myers*  
 Registered Surveyor

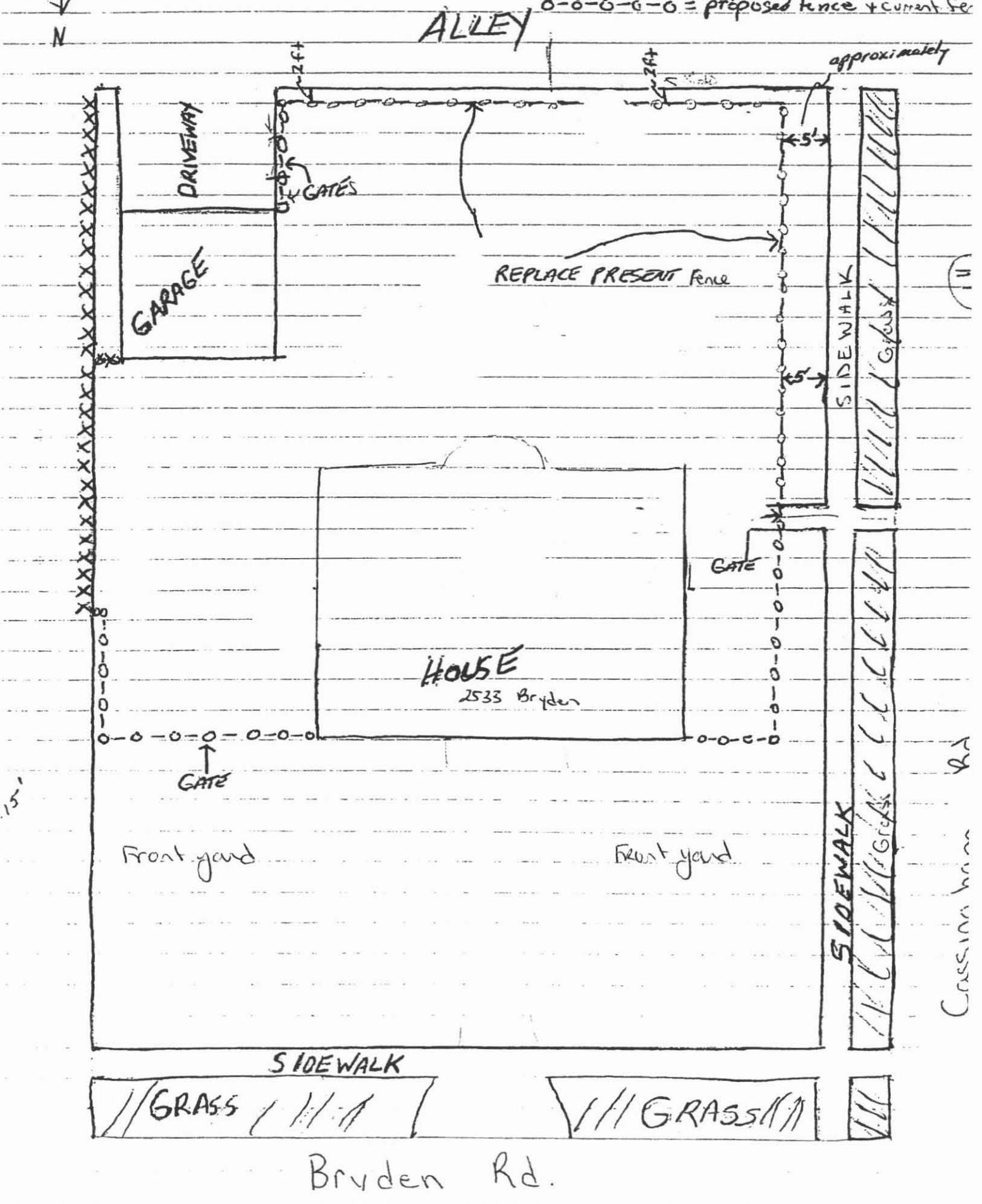
# DETAILED SITE PLAN

Heiss + Miller Levey



1" = 15'

XXXXXXXXXX = Privacy fence with neighbors  
O-O-O-O-O = proposed fence + current fence





# City of Bexley, Ohio

BUILDING DEPARTMENT  
2242 EAST MAIN STREET, 43209

235-0956

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DAVID H. MADISON, MAYOR

March 16, 1993

Dr. & Mrs. Levey  
2533 Bryden Road  
Bexley, Ohio 43209

Dear Dr. & Mrs. Levey:

On March 11, 1993, the Bexley Board of Zoning Appeals considered the revised landscape plan you had submitted for your property, 2533 Bryden Road, as part of variance request No. 629. The request was unanimously approved. The Board was very pleased with your efforts to improve your property.

If you have any questions please call me at 235-8694.  
Thank you.

Very truly yours,

CITY OF BEXLEY, OHIO

  
Dorothy Pritchard  
Service Director

cc: Board of Zoning Appeals Members

Request for  
Fence Replacement  
Review.



2533 Bayden Road

2533 Bayden Road

2533 Bayden Road  
Fence Variance Request  
East side of property  
along Cassingham Road



2555 Bryden Rd  
Alley View



2535 Bayden Rd  
Alley view off  
driveway



Garage

Driveway

2533 Bryden Rd  
inside side yard  
views



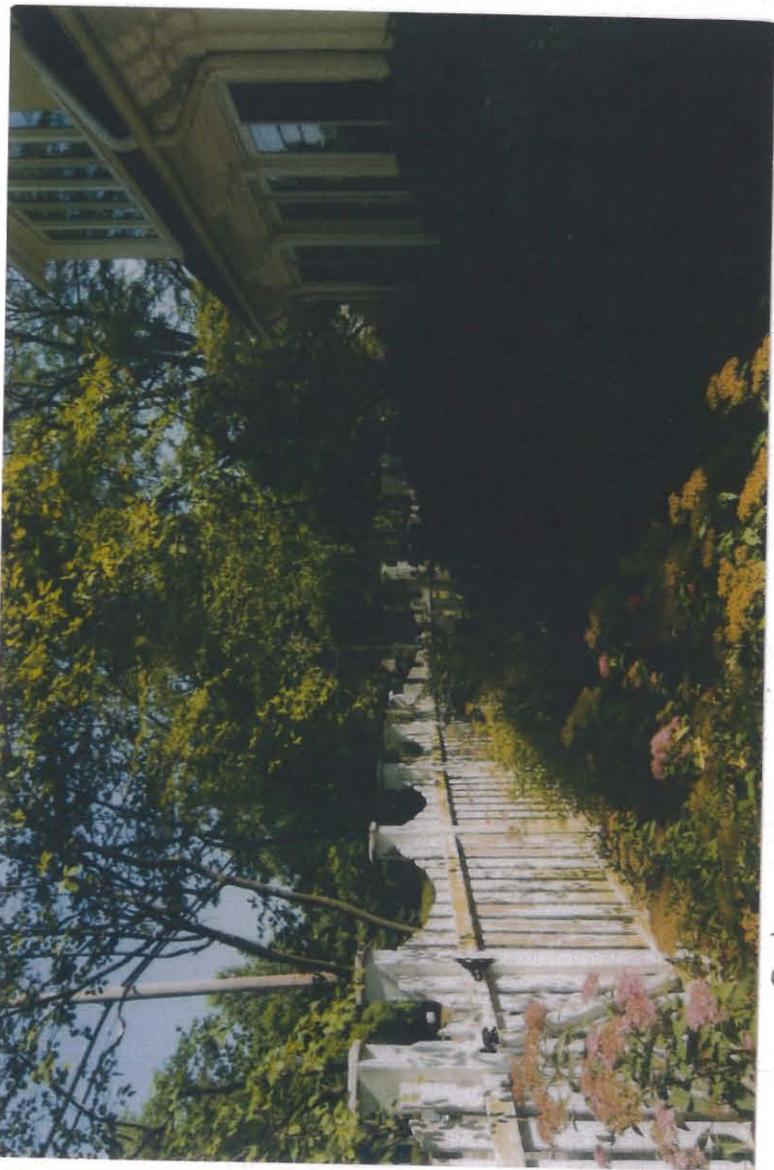
inside yard. Front gate to Bryden ↑

privacy fence with neighbor  
will NOT be changing.



along East side of house inside side yard

2533 Bryden Rd  
Inside property views



side yard inside ↑  
along Cassingham Rd side ↗



2533 Bayden Rd  
Inside backyard -  
views.



Looking south from house  
into back yard.



Garage →



elegance

versatility

durability

security

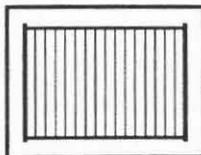
peace of mind...



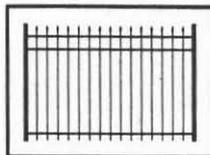
*Lasting  
Beauty*

# THE ALUMI-GUARD ADVANTAGE

## styles



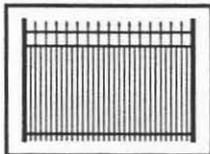
ASCOT 2-CHANNEL



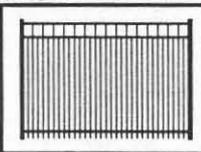
BELMONT



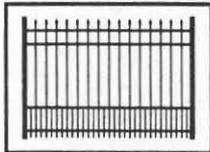
ASCOT 3-CHANNEL



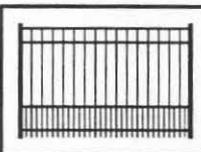
BELMONT ROYALE



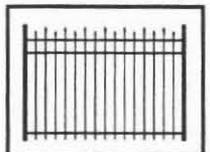
ASCOT ROYALE



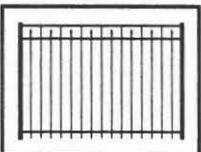
BELMONT PUPPY-PICKET



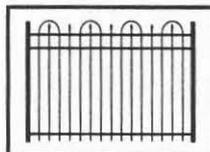
ASCOT PUPPY-PICKET



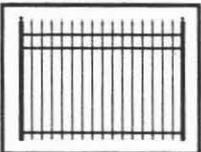
HAMILTON



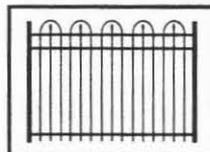
CANTERBURY



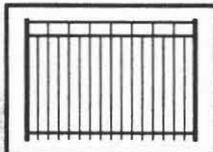
NEWCASTLE I



VICTORIA



NEWCASTLE II



FAIRMOUNT

## Adornments

Standard Post Cap

Ball Post Cap

Quad Finial

Triad Finial

Fleur-de-lis



## Grad

RESIDENTIAL

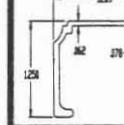
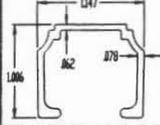
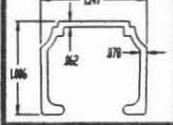
GUARDIAN

COMMER

CHANNEL

CHANNEL

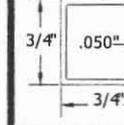
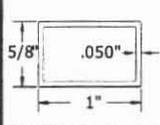
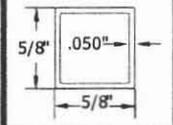
CHANNEL



PICKET

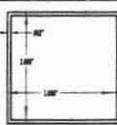
PICKET

PICKET

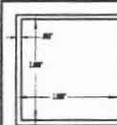


## line posts

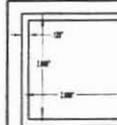
## Posts



2" x 2" x .062"



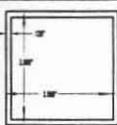
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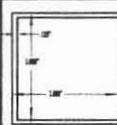
2" x 2" x .125"



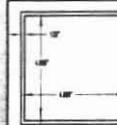
2.5" x 2.5" x .125"



2.5" x 2.5" x .125"



3" x 3" x .125"

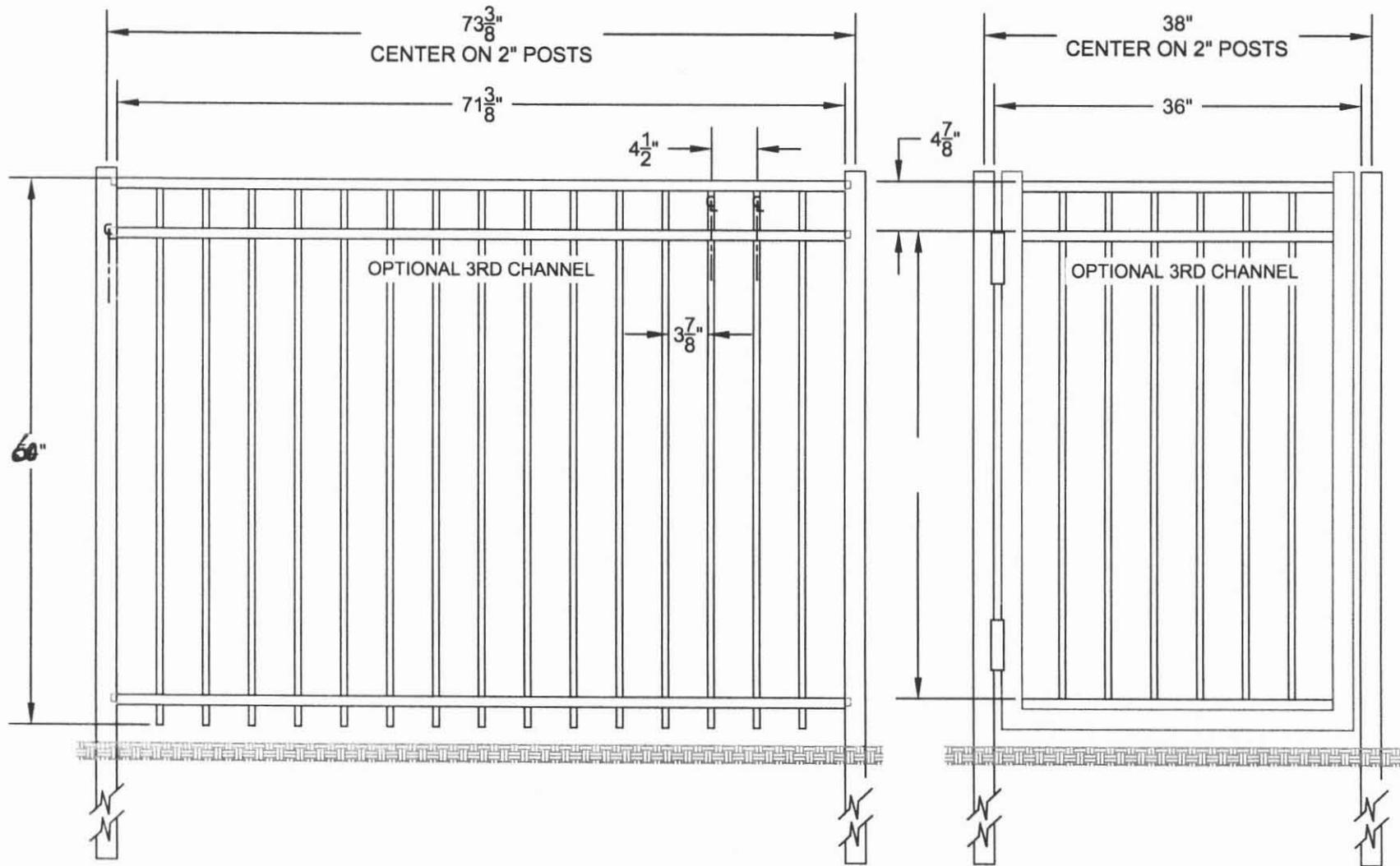


4" x 4" x .125"



6" x 6" x .125"

## End Posts



<b>ALUMI-GUARD</b>		TITLE	
ORNAMENTAL ALUMINUM FENCING		RESIDENTIAL ASCOT 54"	
DATE: 2/5/08	SCALE: NTS	DRAWING NO	SHEET
DRAWN BY: DR	CHKD BY: LP	RA543S	XX
			REV
			--

# LANNIS FENCE SYSTEMS

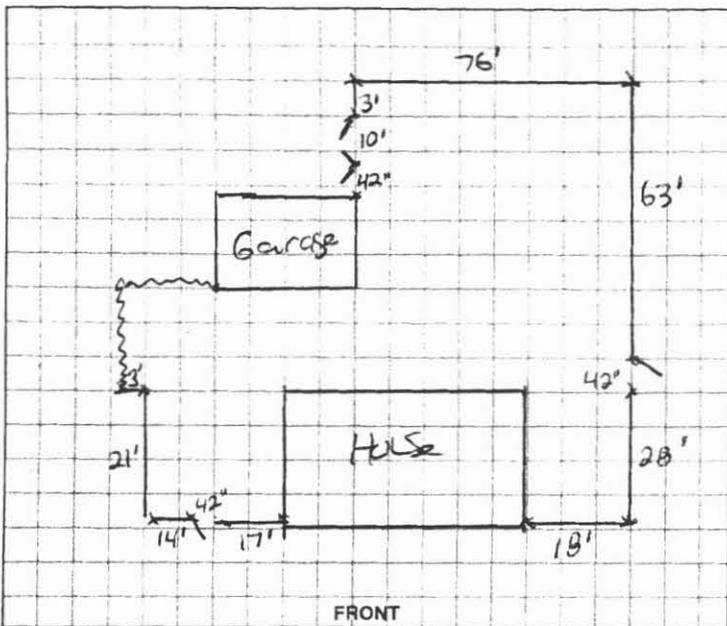
999 Bonham Ave. Columbus, OH 43211

Columbus (614) 237-7628  
Fax (614) 237-0533

Job number O R C P
Former customer <input type="checkbox"/>

Purchaser Mike + Heidi Levey Phone-Home 561-2360 Work \_\_\_\_\_  
Address 2533 Bryker Rd City and State Bexley, OH Zip Code 43209  
Job at \_\_\_\_\_ Date 6-13-12

I/We hereby agree to purchase from Lannis Fence Systems ( Seller ), and the Seller hereby agrees to furnish the Materials and Labor - Materials only ( cross out one ) pursuant to the specifications and sketch and according to the price and conditions as stated below



GAUGE	HEIGHT				
	36"	42"	48"	60"	72"
11 1/2 ga					
9 ga					
9 ga Green Vinyl					

STEEL POSTS					
Nom. O.D.	2"	2 1/2"	3"	4"	
END/CORNER					
GATE					
Nom. O.D.	1 5/8"	2"	2 1/2"	Jr. 24	Sr-H
LINE					

	Nom. O.D.		TENSION WIRE
	1 3/8"	1 5/8"	
TOP RAIL			
MIDDLE RAIL			<input checked="" type="checkbox"/>
BOTTOM			

BARBED WIRE \_\_\_\_\_ Strands

GATES		
Type	Size	Quantity
WALK		
DOUBLE DRIVE		

Lot to be surveyed NO Building permit required YES  
Pins are apparent USE EXISTING Tear out old fence YES Haul away YES-wood  
Job is staked EXISTING Keep top straight \_\_\_\_\_ Follow contour of ground ✓  
Plot plan attached LINE Underground cables: Phone ✓ Electric ✓ Gas ✓

**Special Job Instructions:**

- 1- call before starting.
- 2- Fence will be Alumi-Guard Ornamental Aluminum 60" - Black - Ascot 3 channel - Residential
- 3- 1 42" wide gate (single) with flat top.
- 3- 3-42" wide gates and one 10' double gate. Single gates will be Ascot #3 style, flat top double gate.
- 4- tear out & haul away old wood fence.

**CONTRACT.** Unless otherwise specified, fence will be erected approximately three inches inside lot lines. Purchaser assumes full responsibility for the determination of lot lines by locating creditable survey pins, furnishing a plot plan which will be assumed to be correct, or by staking lot lines. Unless otherwise specified, Purchaser agrees to clear the fence line of all obstructions. Any underlying obstructions necessitating drilling will be charged for additional cost involved. The Seller is not liable for damage to buried telephone, electric or gas lines, unless their locations are staked by the Purchaser or utility companies.

Purchaser assumes full responsibility for compliance with any and all restrictions whether by deed or otherwise.

All wood fencing is subject to natural seasoning checks which in no way impair the life of the fence and are not to be construed as defects.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

If I/we prohibit the Seller from fulfilling the terms of this contract, I/we agree to pay to the Seller at its option a sum of money equal to all incurred costs, commissions and labor paid, special materials purchased, and a fair and equitable profit.

This contract shall not be binding upon the Seller until accepted in writing by an officer of the Seller. Moreover, no addition or alteration of this contract shall be binding on the Seller unless the same be in writing and accepted by the Seller in like manner.

The Purchaser hereby certifies that he has read this agreement; that there is no understanding between the parties, verbal or otherwise, than that contained in this agreement; that no statements, promises, commitments or representations not contained in this agreement have been made by the Seller or by any of its agents.

I/We hereby acknowledge receipt of a true copy of this instrument. In witness whereof, the Purchaser, has hereunto signed his name this day of \_\_\_\_\_, 20\_\_\_\_

TOTAL PRICE	\$ 8966
Discount	\$
NET PURCHASE PRICE	\$ 8966
Down Payment	\$ 3000
UNPAID BALANCE	\$ 5966
payable as follows:	
CREDIT CARD <input type="checkbox"/>	- 75.00 <u>HL</u>
CASH ON COMPLETION <input type="checkbox"/>	

\_\_\_\_\_, 20\_\_\_\_  
x \_\_\_\_\_ Purchaser  
x \_\_\_\_\_ Purchaser

Lannis Steel  
Accepted this 13th day of June, 2012  
Salesman  
**LANNIS FENCE SYSTEMS**

ORIGINAL