

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, October 11th, 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.: 12-0054
Applicant: H Design Build
Owner: Jon O’Nan
Location: 124 Ashbourne Place

REQUEST: The applicant is seeking a variance from Bexley Code Section 1260.04 which limits, on through lots, no structure or accessory use shall be permitted within twenty feet of the rear lot line, to allow the applicant to replace an existing chain link with a 6’ high wooden fence along the rear (east) property line.

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 10-04-2012



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120054

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:

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation 6 sq.' / height of structure

5. LOCATION 124 Ashborne Zoning District _____

6. OWNER Jon O'nan Phone # _____ or Cell # (614) 403-2640

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

7. Applicant H design Build E-mail Joeybrunetto@mac.com Phone # 614 332 3496 or Cell# _____

Address 70 N Cassingham / City, State, Zip Bexley, Oh 43209

8. Brief Description of Request and/or Variance Replace old chain link fence with 6" Cedar privacy fence

9. Valuation of Project \$ 5000

• **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** [Signature] / DATE Sept. 21, 2012

Fee: based on valuation \$ _____
Fee: based on variance \$ 50.00
Other \$ _____
TOTAL FEE DUE \$ _____

**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 124 Ashborne Ave Zoning District Bexley
Lot Width 90 ft Depth 165.5 ft Total Area 14895 sq ft
Existing Residence (foot print) 1752 sq ft Garage Attached to house 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 Replace back chain link fence with a six foot cedar fence.

• 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

- Existing Roof Type:
 ___ Slate ___ Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt Shingle
 ___ Architectural Dimensional Shingles ___ EPDM (rubber) Roofing ___ Metal
- New Shingle Manufacturer: _____
- New Roofing Type, Style & Color: _____

I am proposing to add a cedar 6 foot fence across the back of my property replacing the old chain link fence that is currently there. My motive to replace is due to multiple circumstances:

1. My existing fence is damaged from a tree hitting it
2. The chain link fence doesn't fit the mould for the community with both neighbors on the north and south of me having wood/rod iron fences
3. I have children and pets and want to help contain them and my family to my backyard
4. The noise coming from Cassidy is also a concern.

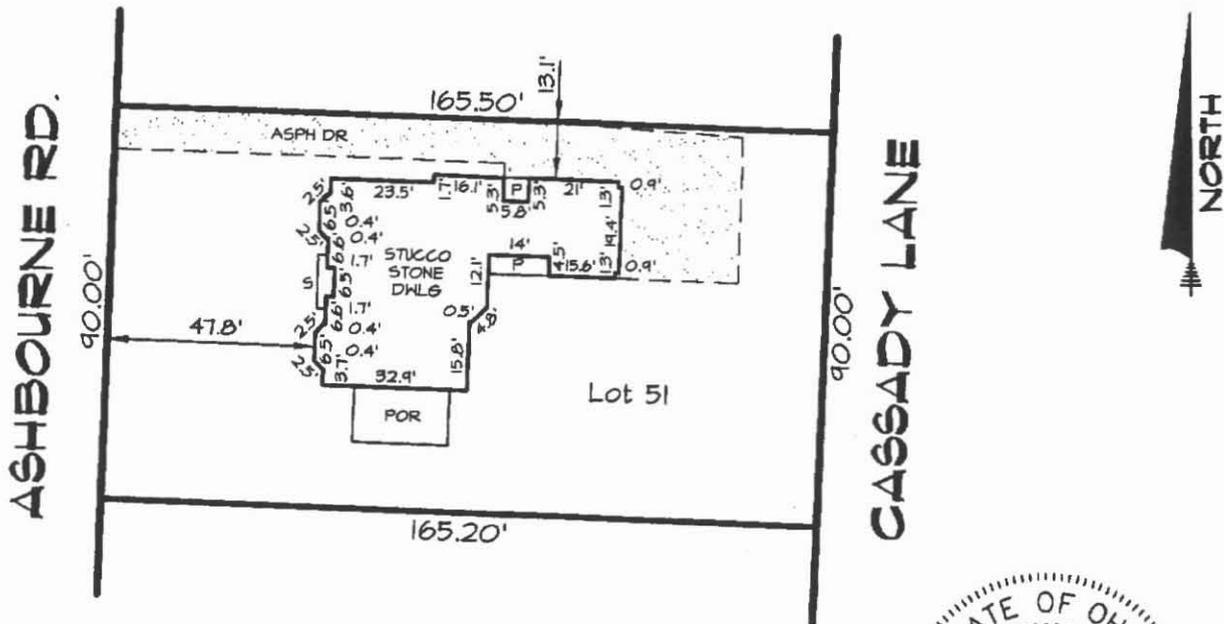
My plan is to add the cedar fence across the back of the property as well as down the side of my driveway connecting to the house. We will have a driveway gate and one main gate off side of property as well. The style of fence is going to be trimmed and capped. You can see the style of fence I am proposing in picture number 5. Again the fence will be constructed of cedar.



CAMPBELL &
ASSOCIATES, INC.
Surveying • Engineering

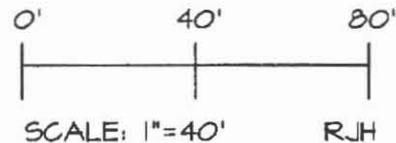
614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



I/WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

Jon and Sarah Onan
BUYER/OWNER



Address 124 Ashbourne Road

Allotment: Stanbery

State of Ohio, County of Franklin

Plat Book: 13 Page 24

City of Bexley

Client Order No. 1851590

New Owner Jon and Sarah Onan

Date June 1, 2012

C & A Order No.
CO117603

Present Owner Bill Heer

This is to certify to **WCS Lending and/or First American Title**

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

James P. Yurkschatt
James P. Yurkschatt - Reg. Surveyor No. 7809

Property Report

Generated on 09/25/12 at 09:44:34 AM

Parcel ID
020-001587-00

Map Routing No
020-L022 -005-00

Card No
1

Location
124 ASHBOURNE RD

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Property Report

Generated on 09/25/12 at 09:43:29 AM

Parcel ID
020-001587-00

Map Routing No
020-L022 -005-00

Card No
1

Location
124 ASHBOURNE RD

GIS

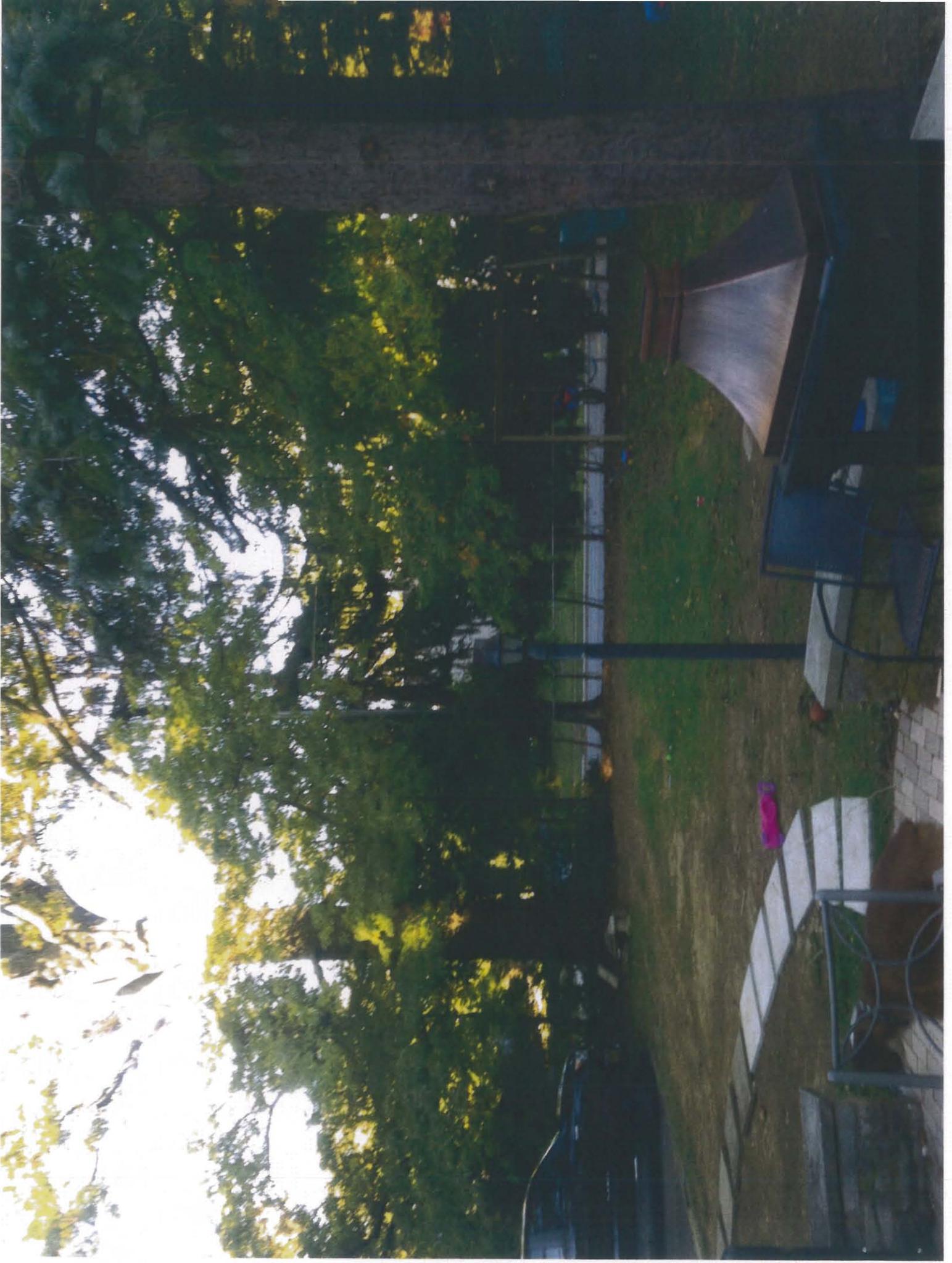


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3





5

