

By: Mr. John Rohyans

An Ordinance to authorize a variance to allow a 6' high white Princeton Picket style fence which will replace the existing fence constructed in the front yard setback area along Stanbery Avenue side of 55 Stanbery Avenue ( Lot 8 ; Block 5; Stanbery Place), premises owned by Charles K. & Norma J. Loving

Whereas, Charles K. & Norma J. Loving have applied for a variance to allow the construction of a 6 foot high white Princeton Picket style fence in the front yard setback of the property owned by them at 55 Stanbery Avenue, and,

Whereas, the fence is compatible with other properties in the neighborhood as identified in the Bexley Neighborhood stabilization Plan, and,

Whereas, the height of the proposed fence will not exceed 6 feet when measured from the average existing grade of where the fence is to be constructed, and,

Whereas, the fence would be constructed on the inside of existing landscaping which will lessen the impact of the fence, and,

Whereas, the fence will not create a visibility of safety concern for vehicular and or pedestrian movement, and,

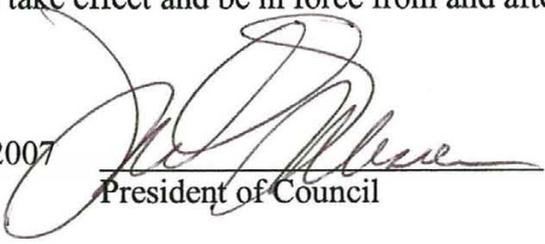
Whereas, it is the unusual configuration of lots in this area that causes inconsistency in the location of required front yards, and therefore the need for this variance. **NOW, THEREFORE,**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

Section 1. That the application of Charles K. and Norma J. Loving, dated March 19, 2007, for a variance to authorize and allow the construction of a 6 foot high white Princeton Picket style fence in the front yard setback, as shown on a site plan dated March 16, 2007, for the premises located at 55 North Stanbery Avenue (Lot 8; Block 5; Stanbery Place Subdivision), complies with the requirements of Ordinance No. 78-90 and is granted and the location of the fence, as proposed, is approved.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 4-24, 2007

  
President of Council

Attest:   
Clerk of Council

Approved: 4/24, 2007

  
David H. Madison

3-27-07 First Reading  
4-10-07 Second Reading  
4-24-07 Third Reading. Passed

APPLICATION NUMBER 20070014 cc  
FILING FEE: \$ 40.00

**CITY OF BEXLEY, OHIO**

**APPLICATION TO APPEAR BEFORE  
BEXLEY CITY COUNCIL**

1. This application is submitted for: (please check)

( ) Rezoning ( ) Lot Split ( ) Plat Approval ( ) Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

55 STANBERRY AVE., BEXLEY, OHIO

3. NAME OF APPLICANT: CHARLES K. & NORMA J. LOVING

ADDRESS: SAME - 55 STANBERRY AVE.

TELEPHONE NUMBER 614-252-9876

4. NAME OF OWNER: SAME - CHARLES K. & NORMA J. LOVING

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: 614-252-9876

5. Narrative description of project (attached additional sheets, if necessary.)

CONSTRUCT NEW FENCE TO REPLACE CURRENT  
FENCE ON EXACTLY SAME LINE AND POSITION  
AS CURRENT DETERIORATED FENCE. HEIGHT  
RESTRICTION COMPLIES WITH.

6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

APPLICANT: Charles K. Loving DATE 3-19-07  
(Signature)

(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)

\*\*\*\*\* CITY OF BEXLEY \*\*\*\*\*  
2242 E. MAIN STREET  
BEXLEY, OHIO 43209

\*\*\*\*\* CITY COUNCIL REVIEW \*\*\*\*\*  
\*\*\*\*\*

Permit Date: 03/20/2007 App. No.: 20070014 CC

Address: 55 STANBERY AV

Scope of Work: RESIDENTIAL REVIEW  
Project: FENCE

Owner: LOVING CHARLES K            NORMA J  
55 STANBERY AV  
BEXLEY OH 43215-

Telephone: - -

Applicant: OWNER  
55 STANBERY AV  
BEXLEY, BDBAST 43215-

Telephone: - -

An application to request review upon payment of a fee  
of \$ \$40.00 is hereby granted. Receipt number: 20072630

Owner/Agent: OWNER

Chief Building Official: D. Longford Date: 3/20/07

applicant audit file packet/Dorothy

\*\*\*\*\*

Date of Review Meeting: \_\_\_\_\_

□

**Mr. Charles K. Loving**  
55 Stanbery Avenue, Bexley OH 43209

Mayor David Madison  
Ms. Dorothy Pritchard, Bexley Service Director  
Ms. Kathy Rose, manager, Bexley Building Department

Dear Bexley City Officials:

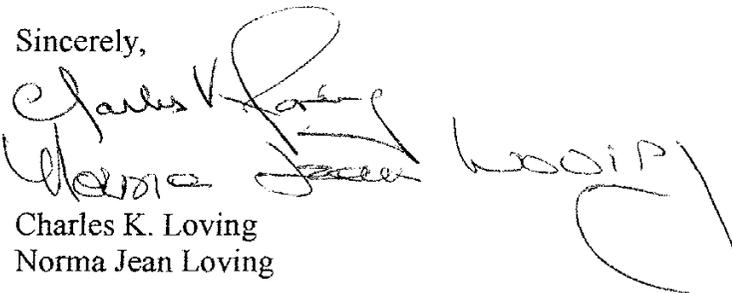
March 15, 2007

I send this letter to request permission to construct a new fence along the north property line of our home at 55 Stanbery Avenue, Bexley. Please know that the present fence was in place when we purchased the property in 1974 and the proposed fence follows exactly the present placement. I have included prints of the proposed fence design for your review which I trust you find attractive. The height of the fence complies with the six foot requirement. I have also attached photos of the existing fence as well as a plot plan illustrating the present fences location in relation to both the Loving home as well as Mrs. Elizabeth Custer's home at 77 Stanbery Ave., adjacent to the north.

I am pleased to inform you that Mrs. Custer is highly supportive of this request since it replaces a dilapidated eyesore and aligns exactly with the present fences location between our properties. It clearly enhances the value of our homes. Also, the fence is somewhat obscured from street view because of a row of shrubs that were in place in front of the fence when we purchased the property.

We would deeply appreciate approval of this request at your earliest convenience since it is our hope to complete installation before potential construction damage to spring growth in our adjacent garden.

Sincerely,



Charles K. Loving  
Norma Jean Loving

Mayor David Madison  
Ms. Dorothy Prichard, Bexley Service Director  
Ms. Kathy Rose, Manager, Bexley Building Department

Dear Bexley City Officials:

March 15, 2007

I own the property at 77 Stanbery Avenue, Bexley immediately north of Charles and Norma Loving's property at 55 Stanbery Avenue and between which a fence exists that was installed prior to the Loving's purchase in 1974. Please know that I am highly supportive and appreciative of the Loving's effort to oversee a new fence installation since it replaces a rotting eyesore that has collapsed in several sections. A new fence certainly enhances our properties value. Mr. Loving has assured me that the proposed fence follows the exact line of the existing fence and does not exceed at any point its current placement.

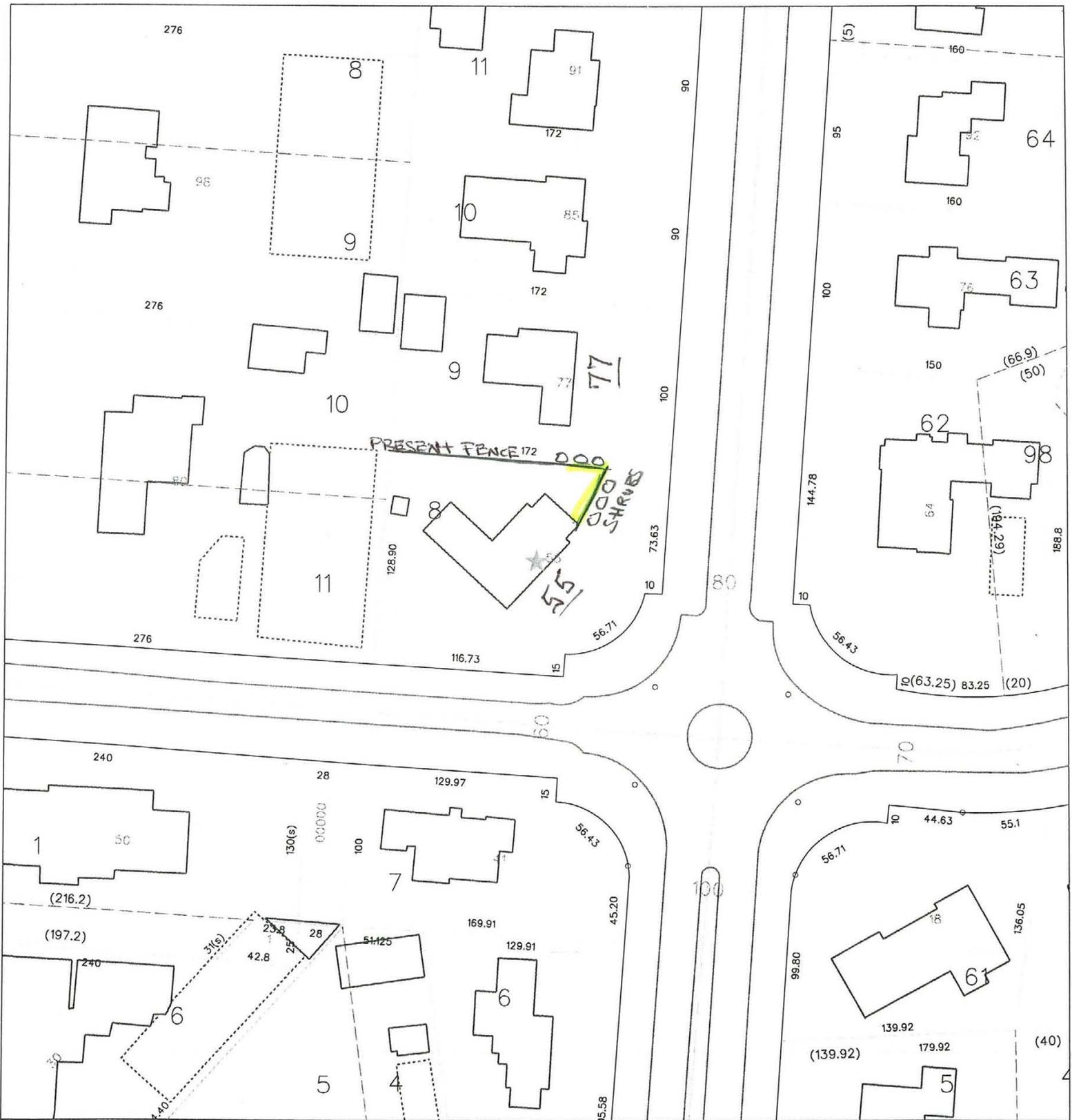
The Lovings and myself have been friendly neighbors for over thirty years and I would very much appreciate your expedited approval of their request since I enjoy the privacy the fence provides. The fence also contains my large dog.

Sincerely,

*Elizabeth Custer*

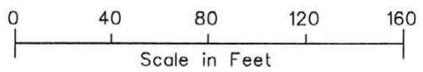
Mrs. Elizabeth Custer

3-16-07

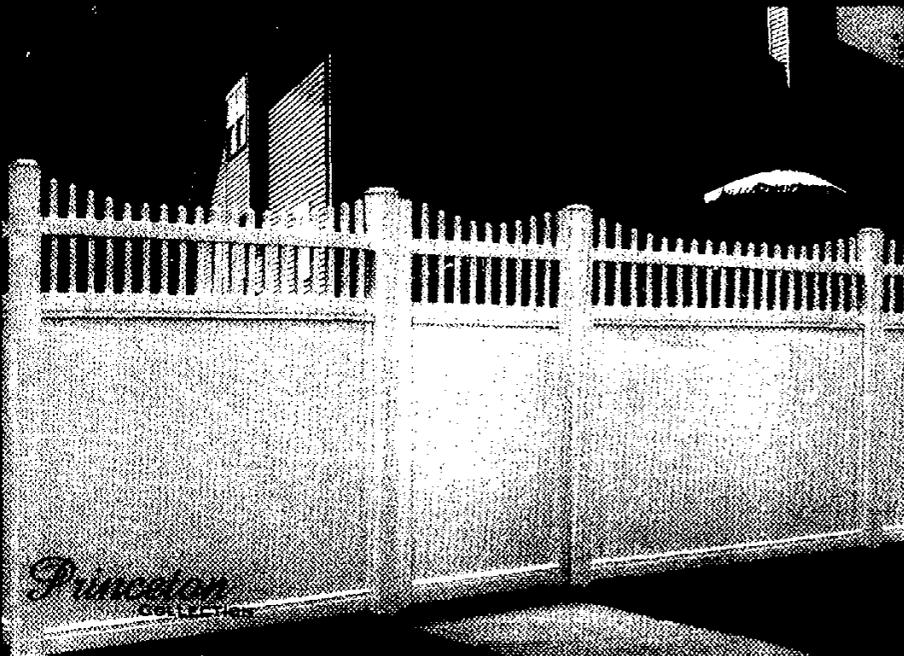


Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

# MapVUE



MAR 19, 2007 15:20



# 6 x 6 Princeton Picket

73002274

Tongue & groove privacy boards  
 Actual size: 70" H x 67<sup>3</sup>/<sub>4</sub>" W  
 Posts sold separately

## Gate Hinge and Latch



Gate Hinge  
#73002181



Gate Latch  
#73002183

Princeton Picket  
Gate  
73002003

Actual size:  
71<sup>1</sup>/<sub>2</sub>" H x 41" W

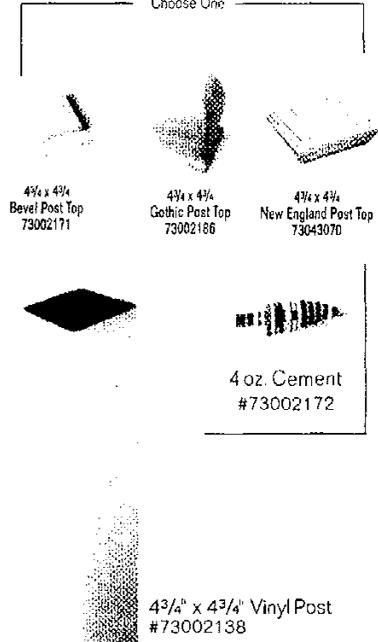
Hinges, latches and posts  
sold separately

SOS#	Description	Model No.	Lowe's Everyday Low Price
88995	6 x 6 Princeton Picket Panel	73002274	114.57
189324	6 x 3 <sup>1</sup> / <sub>2</sub> Princeton Picket Gate	73002003	118.33
88995	4 <sup>3</sup> / <sub>4</sub> " x 4 <sup>3</sup> / <sub>4</sub> " -98 Vinyl Post	73002138	27.76
189324	4 <sup>3</sup> / <sub>4</sub> " x 4 <sup>3</sup> / <sub>4</sub> " Bevel Post Top	73002171	3.96
189324	4 <sup>3</sup> / <sub>4</sub> " x 4 <sup>3</sup> / <sub>4</sub> " Gothic Post Top	73002186	6.71
189324	4 <sup>3</sup> / <sub>4</sub> " x 4 <sup>3</sup> / <sub>4</sub> " New England Post Top	73043070	9.99
189324	1 <sup>1</sup> / <sub>2</sub> " x 2 <sup>3</sup> / <sub>4</sub> " Rail Bracket	73002164	1.58
189324	4 oz. Tube Vinyl Adhesive	73002172	6.31
189324	60 pc. Bag of #4 Screws	73002173	6.90
189324	Gate Hinge White	73002181	14.13
189324	Gate Latch White	73002183	15.84



## Posts, Caps, and Brackets

Choose One



4<sup>3</sup>/<sub>4</sub>" x 4<sup>3</sup>/<sub>4</sub>"  
Bevel Post Top  
#73002171

4<sup>3</sup>/<sub>4</sub>" x 4<sup>3</sup>/<sub>4</sub>"  
Gothic Post Top  
#73002186

4<sup>3</sup>/<sub>4</sub>" x 4<sup>3</sup>/<sub>4</sub>"  
New England Post Top  
#73043070

4 oz. Cement  
#73002172

4<sup>3</sup>/<sub>4</sub>" x 4<sup>3</sup>/<sub>4</sub>" Vinyl Post  
#73002138



Rail Hanger  
Brackets  
#73002164



3/4" Screws  
#73002173

**SPECIAL**

**PRE-BUILT Vinyl Fencing**

For further information, see page 12  
 For installation information, see page 23 & 24

**NOTICE OF PUBLIC MEETING**

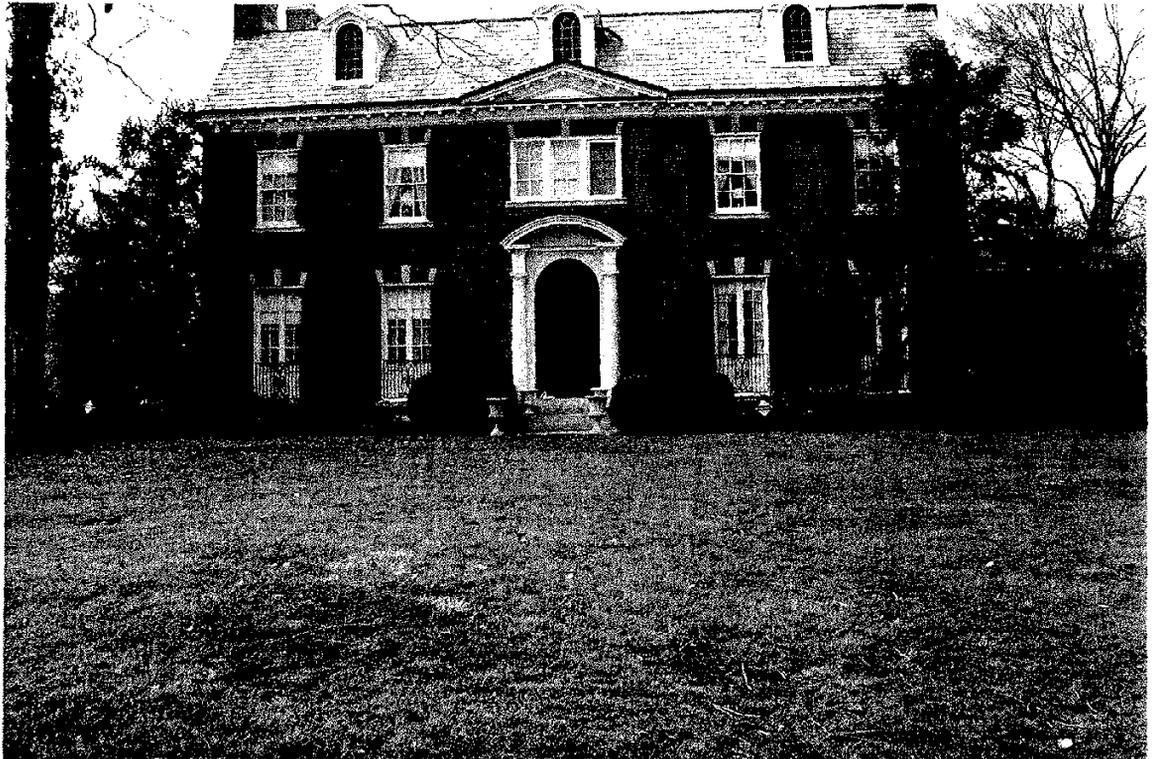
This is to inform you that a public meeting will be held by the Planning and Development Committee of the City Council of the City of Bexley, Ohio, at 5:30 p.m., Tuesday, April 24, 2007, at Bexley City Hall, 2242 East Main Street, to consider the adoption of Ordinance No. 32-07. Ordinance 32-07, would, if approved, allow the replacement of the existing front yard fence at 55 Stanbery Avenue.

All interested persons are invited to attend.

Mailed April 13, 2007



55 STANBURY AVE



FENCE FROM STREET



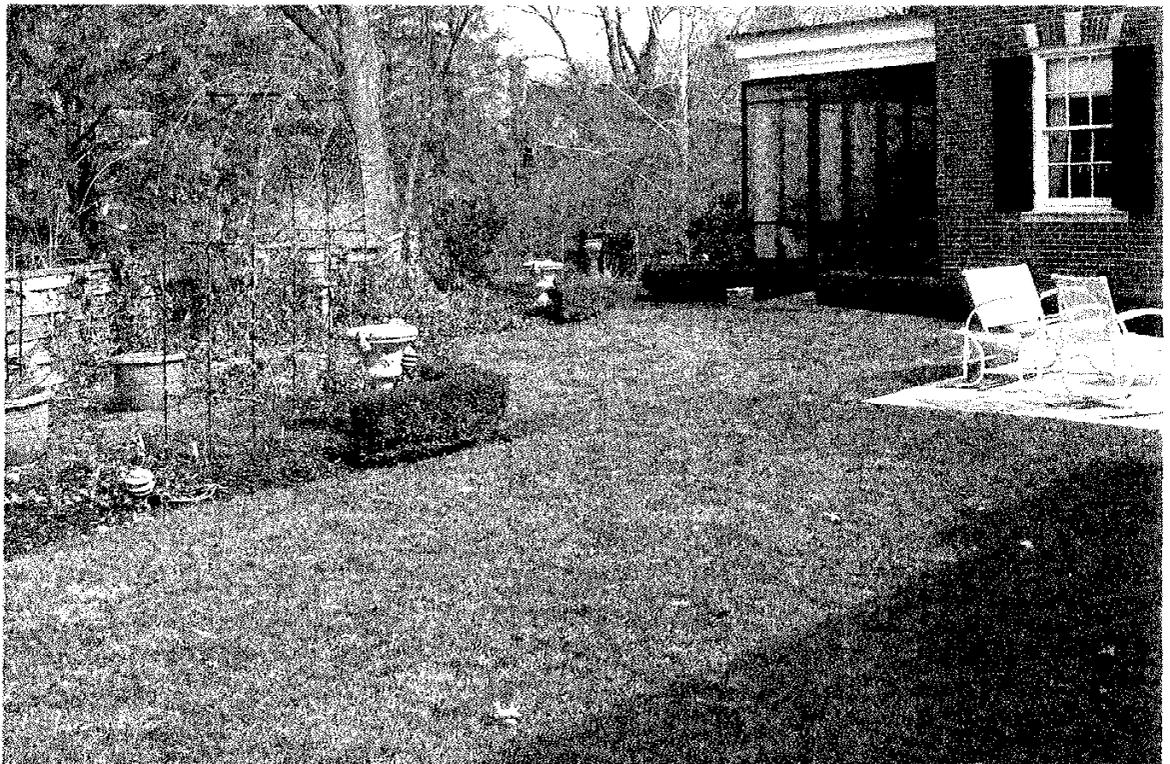
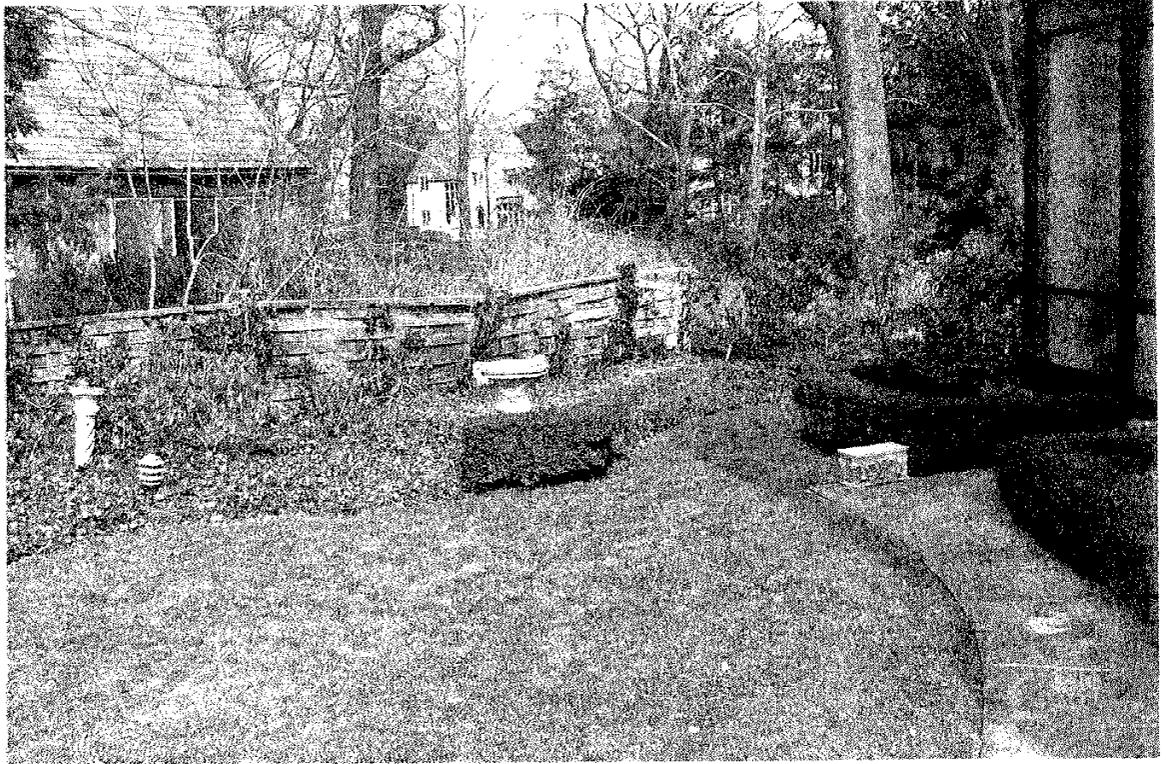
FENCE, FRONT YARD VIEW



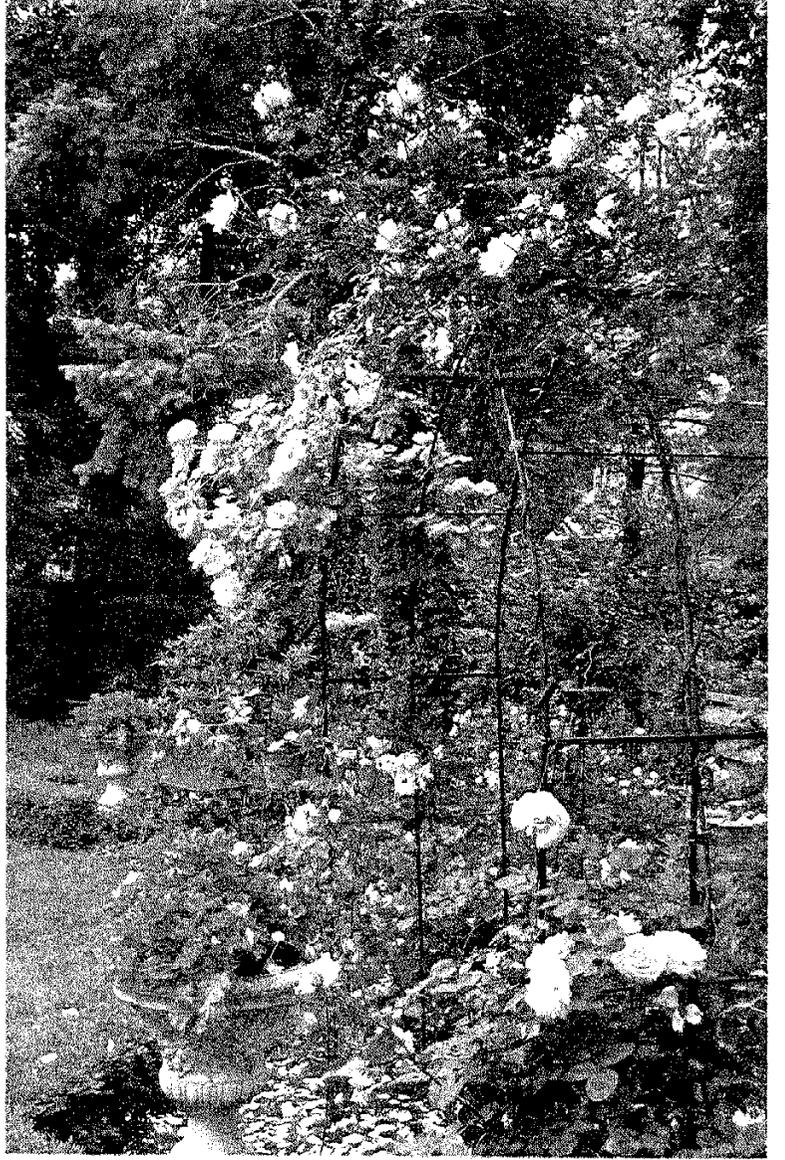
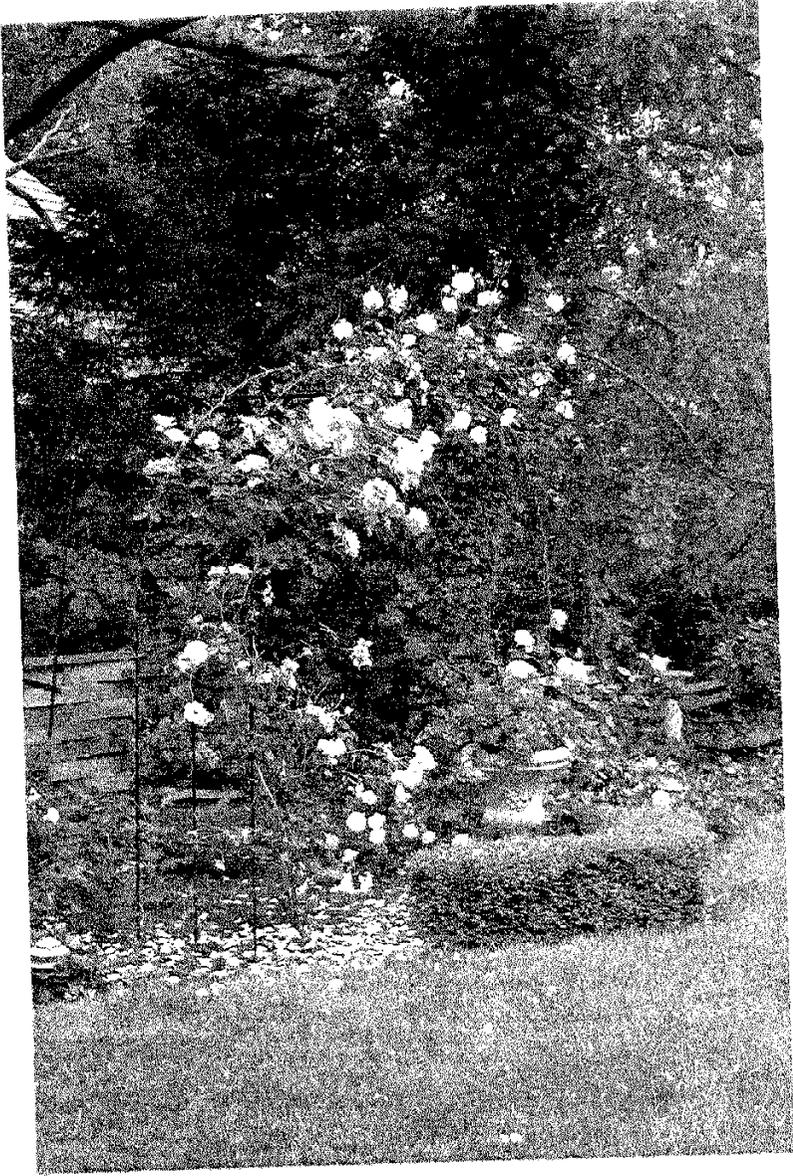
FENCE FROM BACK YARD



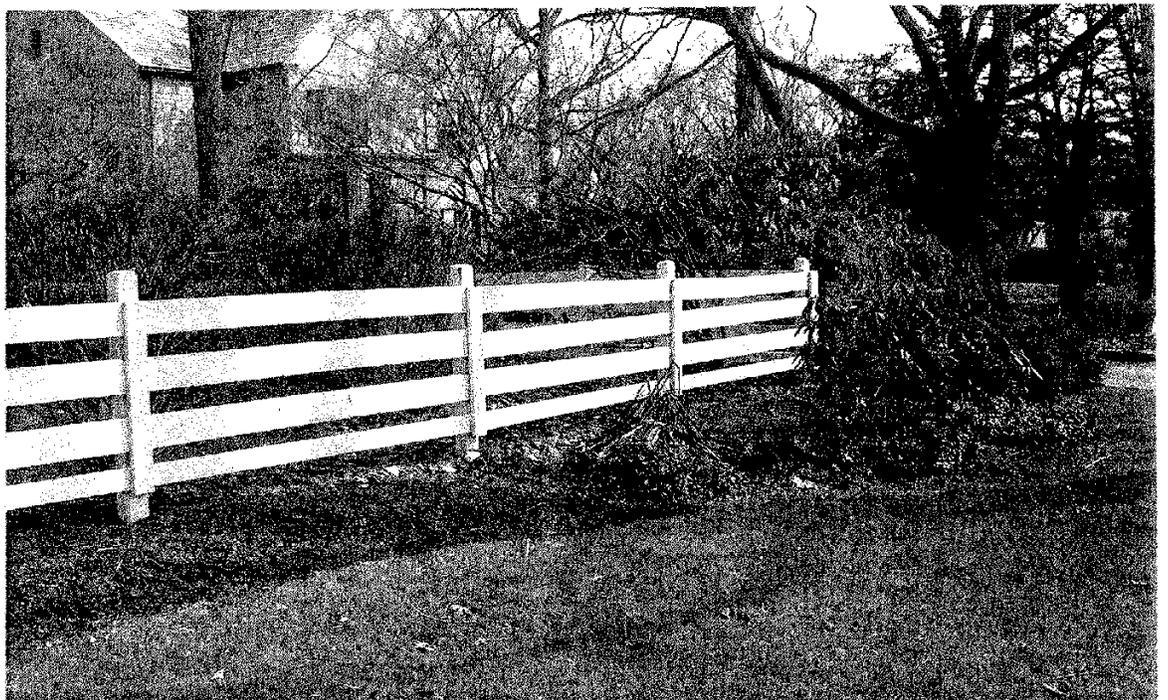
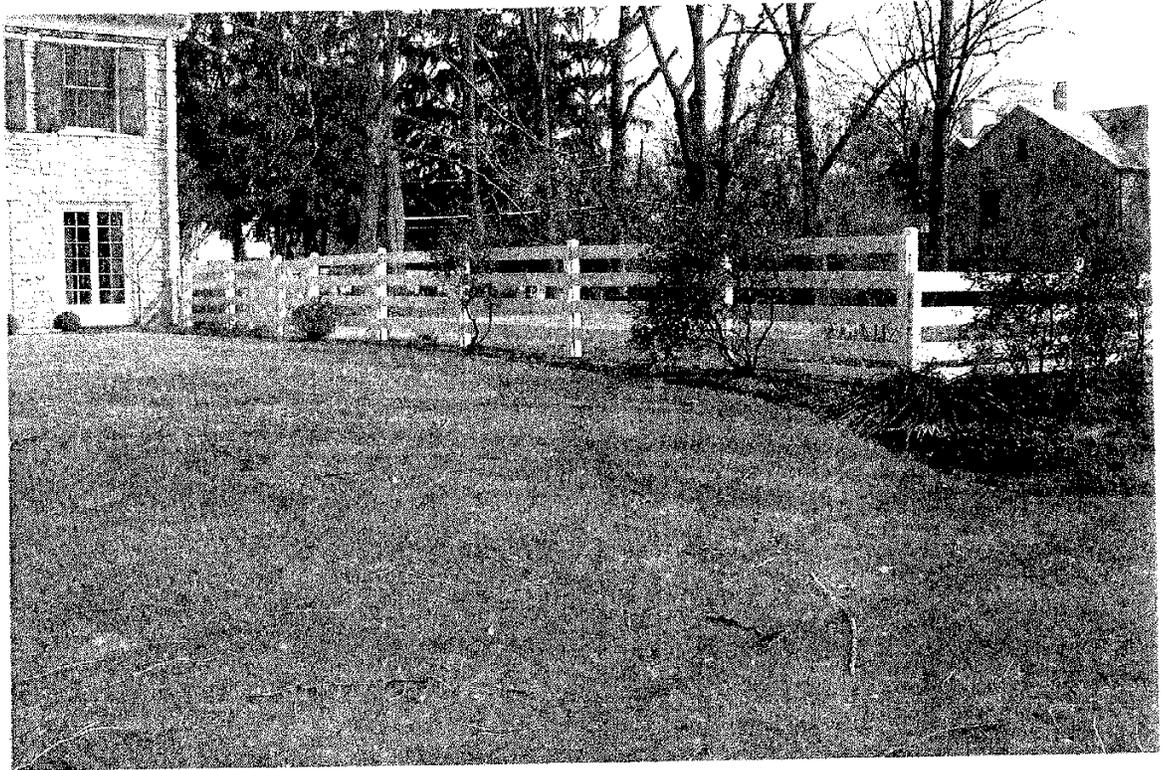
FENCE, NORTH VIEW



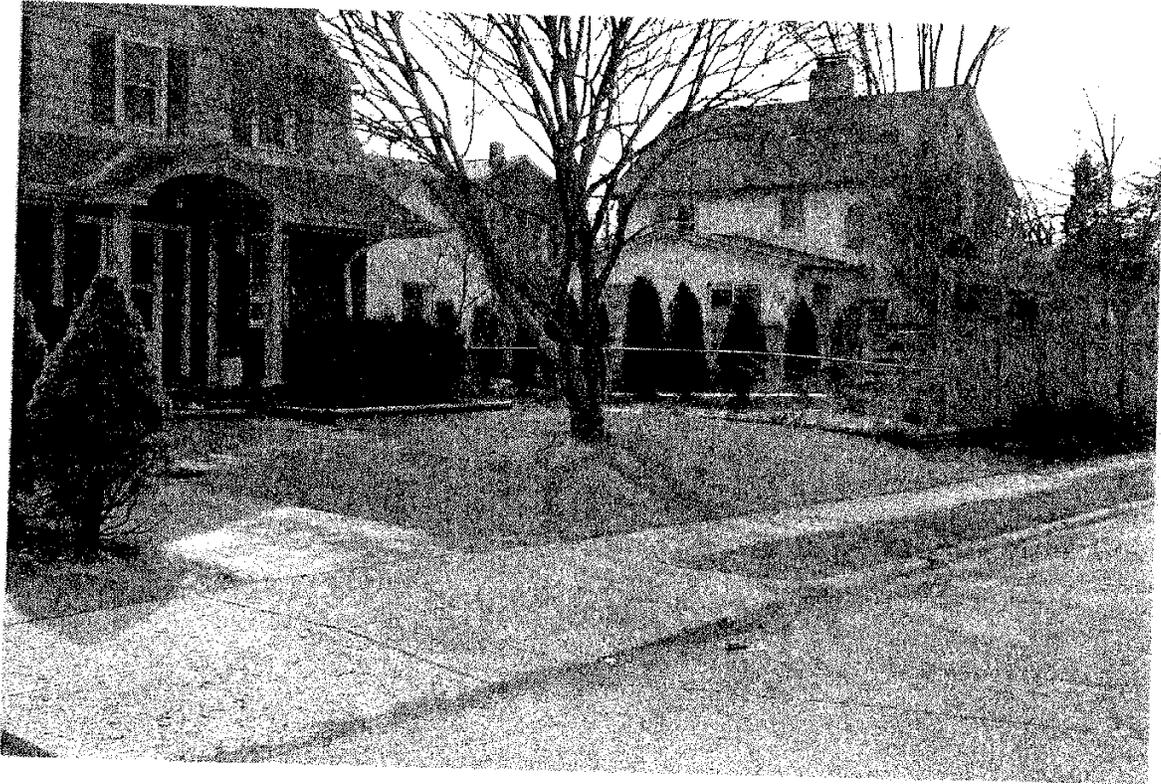
Black Yucca IN Bloom



DR. KLAGES, 244 STRAWBERRY AVE.



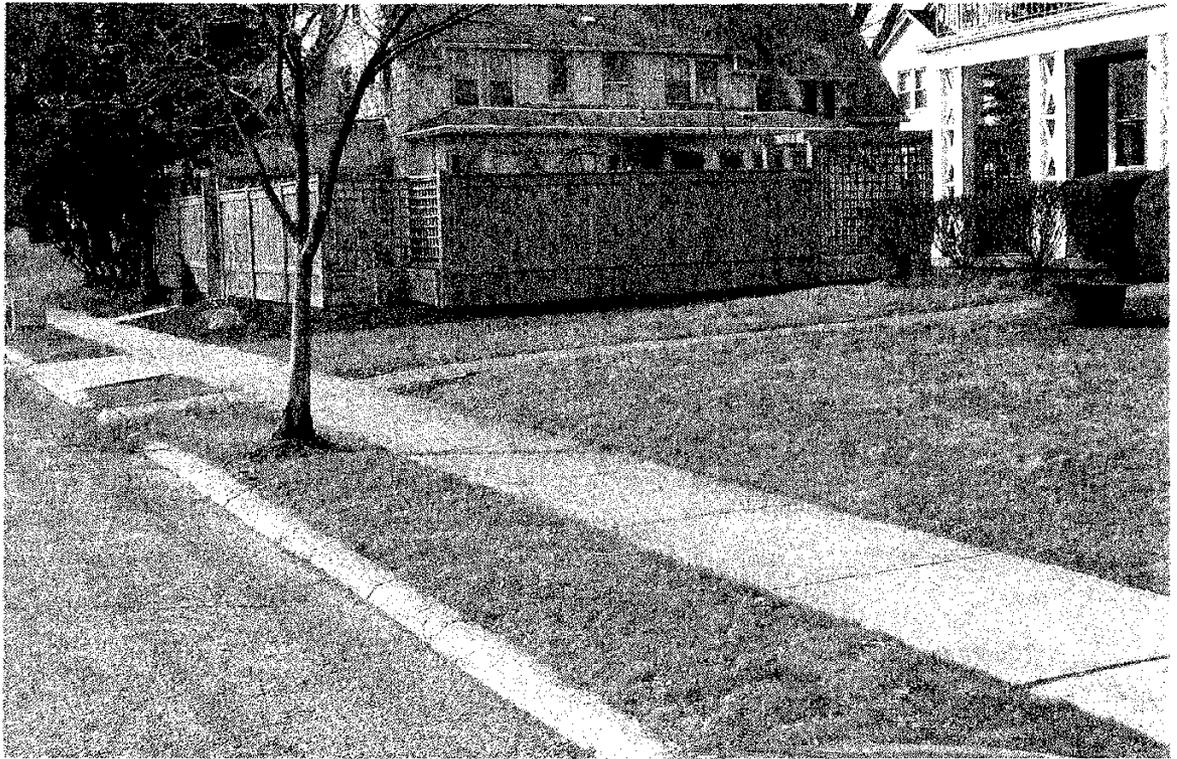
SE CORNER DAWSON & BEXFORD



SE CORNER DAWSON & BEXFORD



NE CORNER DAWSON & BEXFORD



207-221 Asth Bourne

