

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, **March 14, 2013**, 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.: 13-0007
Applicant: Sara Sorce
Owner: Sara Sorce
Location: 170 Ashbourne Road

REQUEST: The applicant is seeking a variance from Bexley Code Section 1260.04 which states that on through lots, no structure or accessory use shall be permitted within twenty feet of the rear lot line. The applicant would like to construct a 6' high fence along the (east) rear property line parallel to Cassady and connect it to the existing fence that is located on the (south) side 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 03-07-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2013-0007V

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 _____ sq.' / height of structure

5. LOCATION 170 Ashbourne Road Zoning District _____

6. OWNER Sara Sorce Phone # _____ or Cell # 614-668-6537
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Sara Sorce E-mail sara.sorce@gmail.com Phone # _____ or Cell # 614-668-6537
Address 170 Ashbourne Road City, State, Zip Bexley, Ohio 43209

8. Brief Description of Request and/or Variance 6' high fence - Western Red Cedar - built on pressure treated posts - proposed placement to be at east property line.

9. Valuation of Project \$ 2,975.00

- 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 X Sara Sorce /DATE 2/14/13

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

PAID

****Be advised, if the Board or Staff 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. (Ord. 54-11)**

• LOT INFORMATION

Address 170 Ashbourne Road Zoning District _____

Lot Width 90' ft Depth 166.7 ft Total Area _____ sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story _____ two-story

Proposed Addition (foot print) _____ sq ft Height _____ one-story _____ two-story

Proposed Garage _____ sq.ft. Height _____ 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 proposed 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 Lee's Fencing Company

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED See attached narrative

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

See attached narrative

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: _____

Sara Sorce
170 Ashbourne Road
Bexley, Ohio 43209

City of Bexley
Board of Zoning Appeals
2242 E. Main Street
Bexley, Ohio 43209

Dear Board Members, we are applying for a zoning variance to allow a 6' high wooden fence to be placed within the rear yard set back. We wish to have the fence placed along the property line which borders the Cassady Avenue Right of Way so as to maximize our rear yard area.

Currently there is a chain link fence that has gaps which our dog can get through and run out into traffic on Cassady. The new fence would close the yard off from Cassady establishing a much safer yard for our family. Additionally, the new fence would also provide privacy from the busy street, abate noise from the traffic, and we believe it will be much more aesthetically pleasing than the current chain link fence. Please note that the fence we are planning will match that of our neighbors to the north. (see attached photos)

Respectfully submitted,
Sara Sorce

Property Report

Generated on 02/19/13 at 07:58:31 AM

Parcel ID
020-001583-00

Map Routing No
020-L022 -002-00

Card No
1

Location
170 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.

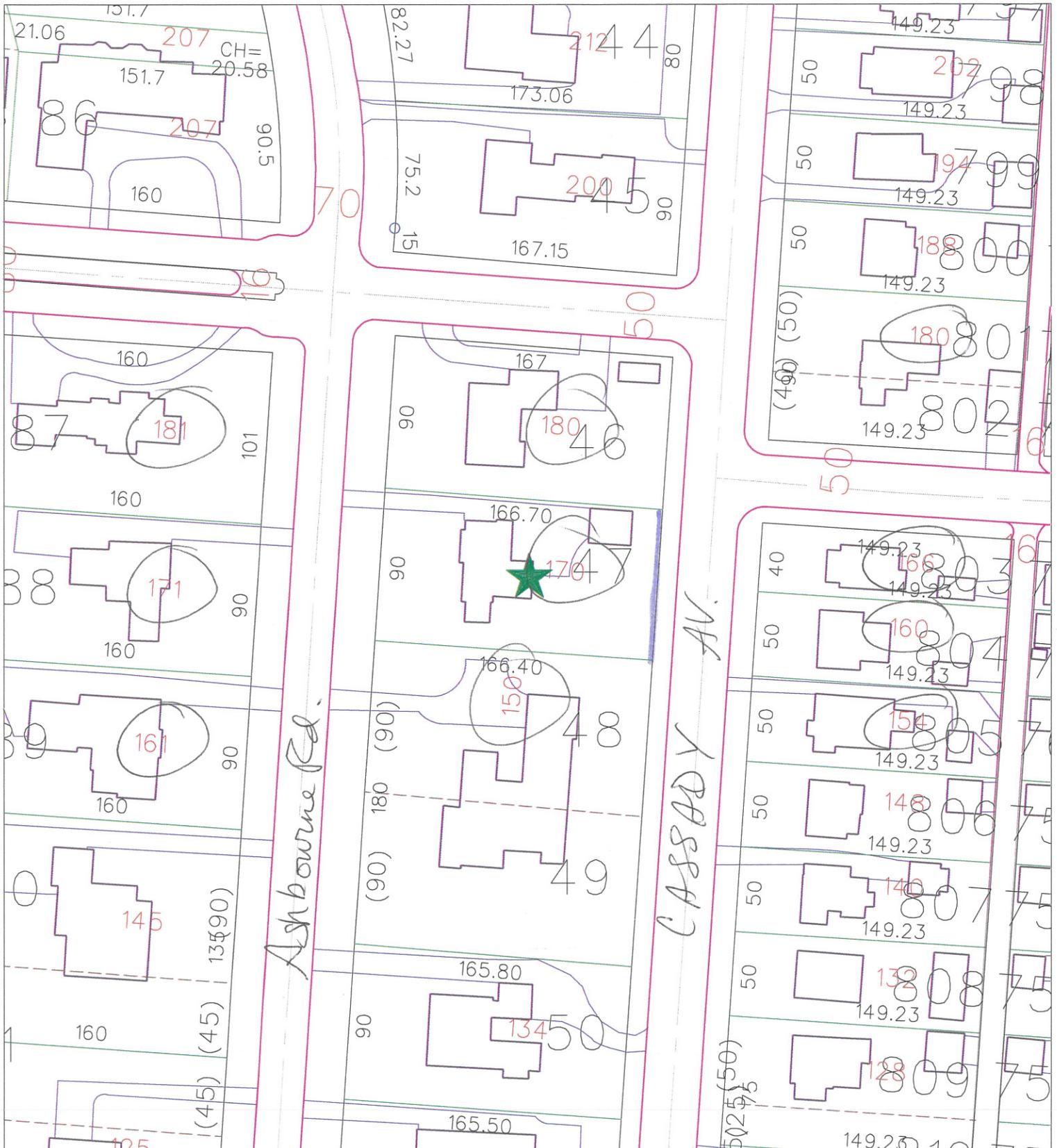






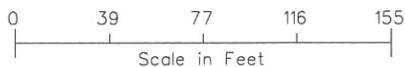


170 Ashbourne Rd.



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MapVUE



10:48
MAR 1, 2013