

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, August 8th, 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.

- a. Application No.: 13-0048
- Applicant: Aaron Haupt – Paul Peterson Co.
- Owner: Barbara Levy
- Location: 235 S. Drexel
- Request: The applicant is seeking a variance from Bexley Code Section 1262.03(b) which restricts fences on the street of a corner lot to 42" in height, to allow an existing 72" high nonconforming fence to be replaced.

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 08-01-2013



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 X 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 _____ Zoning District _____

6. OWNER BARBARA LEVY Phone # 252-1818 or Cell # 378-1367

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

ARROW HAUPT FOR

7. Applicant PAUL PETERSON CO E-mail pp@ppco.net Phone # 486-4375 or Cell# 679-3456

Address 950 DUBLIN ROAD /City, State, Zip COLUMBUS OH 43216

8. Brief Description of Request and/or Variance TO DEMO EXISTING 6' HIGH WOOD FENCE PANELS. TO REPLACE WITH NEW 6' HIGH WOOD PANELS IN SAME FOOTPRINT

9. Valuation of Project \$ 6,396.00

• 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 _____ /DATE _____

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>50.00</u>

**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 235 South Drexel Zoning District _____

Lot Width 101 ft Depth 250 ft Total Area 25,250 sq ft

Existing Residence (foot print) 2842 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 N/A % = A 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 _____

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

Paul Peterson Company

♦ GUARD RAIL ♦ FENCING ♦ HIGHWAY SIGNAGE ♦ TRAFFIC CONTROL

950 Dublin Road ♦ P.O. Box 1510 ♦ Columbus, Ohio 43216-1510
614/486-4375 ♦ Fax 614/486-5517 ♦ www.ppco.net



7-26-13
City of Bexley
Board of Zoning Appeals

RE: 235 South Drexel and 226 South Columbia Fence Variance

Both of the abovementioned properties have 20+ year-old existing 6' high wood privacy fence. Barbara Levy, owner of the Drexel address hired us to refurbish the aging fence, and the west neighbor, Rhonda Murnane, owner of the Columbia address (adjacent property) also hired to perform the same work.

The scope of our proposal is to remove the fence panels shown on the drawing and photos, re-using about 85% of the existing posts (replacing only the loose damaged posts), then to install new fence panels. The proposed fence would remain in the same footprint as the existing fence.

On 6-25-13, Paul Peterson Company submitted a 2013 contractor registration, and a fence permit for each property. The fence permits were delayed and after several inquiries, I was contacted by Bexley zoning officer Kathy Rose, stating that the proposed fence is non-compliant.

Both residents are attempting to improve the quality and beauty of the properties with this proposed fence project. I am requesting approval from the zoning board to grant permission to move forward with this fence work.

Respectfully,

A handwritten signature in black ink that reads 'Aaron Haupt'.

Aaron Haupt
Paul Peterson Company
950 Dublin Road
Columbus, OH 43216
614-486-4375
aaronh@ppco.net

• **WINDOWS**

1. Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
2. Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
3. New Window Manufacturer: _____
4. New Window Style, Material & Color: _____

• **DOORS**

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

1. Entrance Door Type
 - Wood Insulated Metal Fiberglass
 - Sidelights Transom Window
 2. Garage Door Type
 - Wood Insulated Metal Fiberglass
 3. Door Finish
 - Stained Painted
- Proposed Door Type _____ / Style _____ Color _____

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM**

1. Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
2. Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
3. Proposed NEW Door Trim: _____

4. Proposed NEW Window Trim: _____

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? _____

• **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 _____

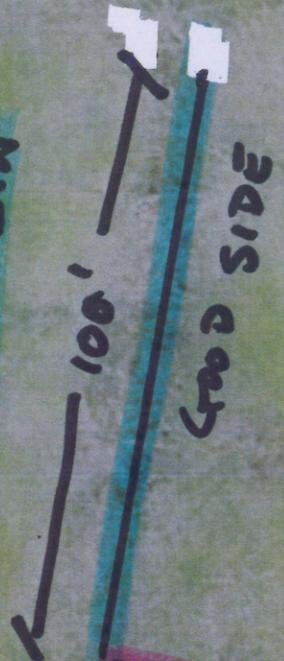
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

MURKANE
226 SOUTH
COLUMBIA



NORTH ←

2 PERMITS
SAME
FENCE ON
BOTH PROPERTIES

2352
MUNOS
DREYER
LEVY



DREYER

LEVY 235 S. DREXEL

EAST
LINE





LEVY
235 S. DREXEL

SOUTH 4
LINE



MURKIN

226 SOUTH

COLUMBIA





Paul Peterson Company

950 Dublin Road
Columbus, Ohio 43215
(614) 486-4375
(614) 486-5517 FAX
www.ppco.net

DATE: _____

CUSTOMER: LEVY - MURNAWE

CONTACT: _____

PHONE: _____

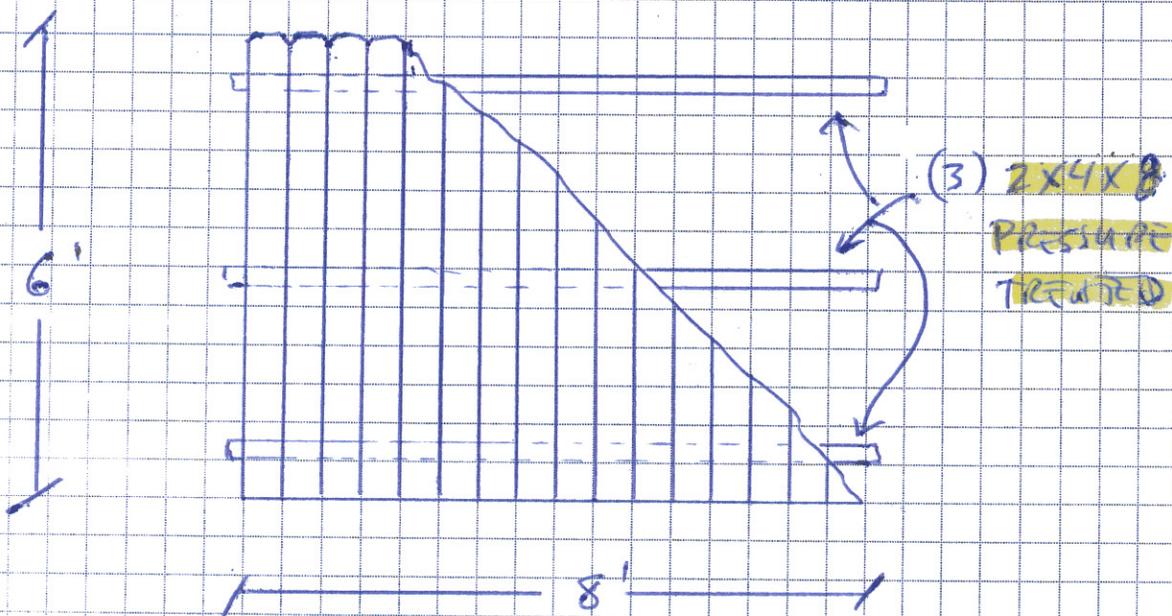
FAX: _____

Email: _____

JOB: _____

FENCE PANEL SPECIFICATION

(16 PER PANEL) 6' H DOG EARED, X FULL 6" WIDE
X 1 1/16" THICK, PRESSURE TREATED



235 S. Drexel



Clarence E. Mingo, II
Franklin County Auditor

Interactive Map

Generated on: 07/31/13 12:06:40 PM

Parcel ID
020-002159

Map Routing No.
L044 01200

Location
235 S DREXEL AV



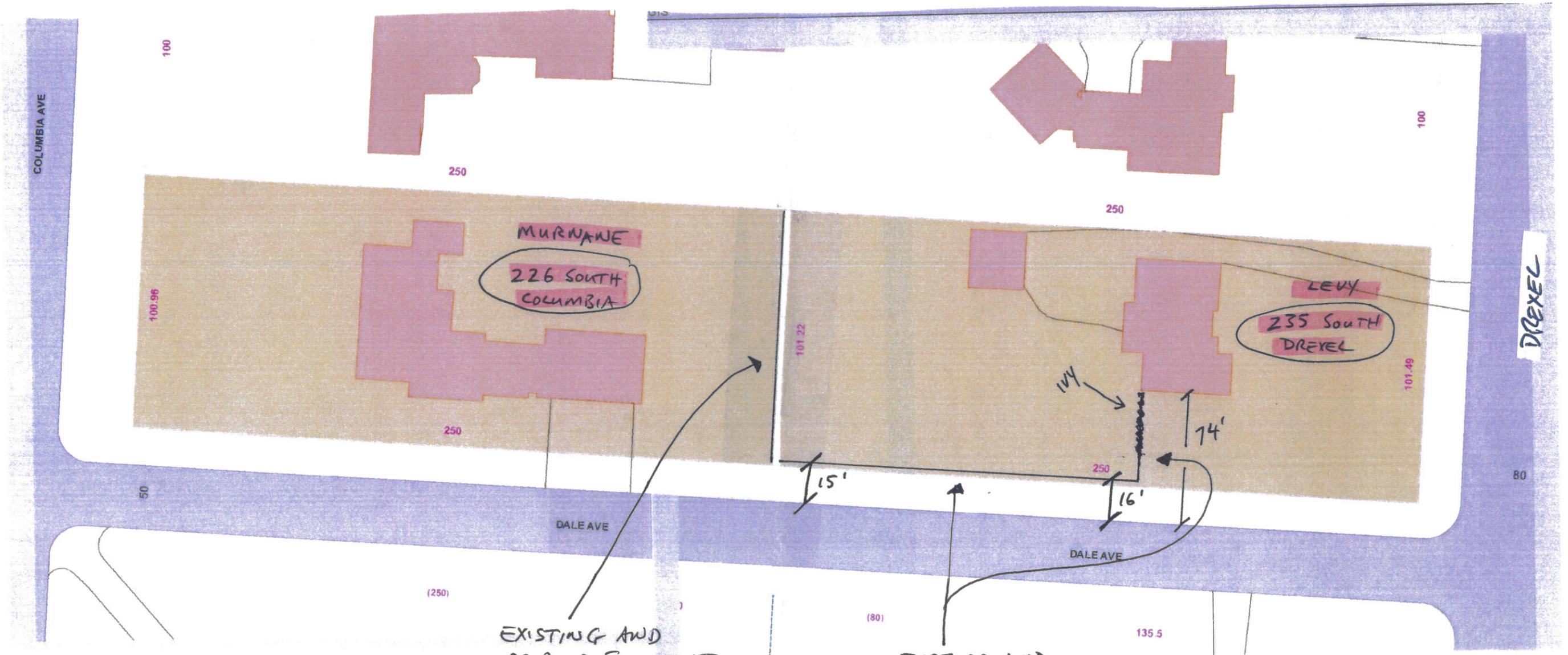
0 32 64 96 128 160 ft

Parcel Information		
Owner Name: LEVY BARBARA R	Appraised Total: \$487500	Last Transferred: 03/01/2007
Calc Acreage: 0.574	Sale Price: \$0.00	Annual Taxes: \$11347.82

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.

↑
NORTH



EXISTING AND PROPOSED FENCE LINE
6' H WOOD PRIVACY

EXISTING AND PROPOSED FENCE LINE
6' H WOOD PRIVACY