

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, November 14th, 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.: 13-0071
- Applicant: Jason & Jessica Kahan
- Owner: Same
- Location: 2721 Sherwood Rd.
- Request: The applicant is seeking a variance from Bexley Code Section 1262.03(a) which restricts fences along the rear property line to 72" in height, to allow an existing 72" high wooden fence to be replaced with a 84" high fence.

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 11-07-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2013 0071 ✓

1. Architectural Review for:

Addition Alteration New Structure (Fence)
 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 2721 SHERWOOD RD Zoning District _____

6. OWNER JASON AND JESSICA KAHAN Phone # 237-0232 or Cell # _____

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

7. Applicant JASON AND JESSICA KAHAN E-mail JKAHAN516@GMAIL.COM Phone # 237-0232 or Cell# _____

Address 2721 SHERWOOD RD / City, State, Zip BEXLEY OH 43209

8. Brief Description of Request and/or Variance I AM REQUESTING A VARIANCE TO CONSTRUCT A 7' FENCE AT THE REAR OF MY PROPERTY FOR BOTH PRIVACY AND SAFETY. AS MY NEIGHBOR HAS JUST DONE THE SAME THING, THIS WILL ALSO PROVIDE A MORE UNIFORM LOOK ON THE BUSINESS

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 10/22/13

Fee: based on valuation	\$	<u>—</u>
Fee: based on variance	\$	<u>65</u>
Other	\$	<u>—</u>
TOTAL FEE DUE	\$	<u>65</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 _____ Zoning District _____

Lot Width _____ ft Depth _____ 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 _____

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: _____

• **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		Manufacture, Style, Color
Existing	Proposed	
()	()	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: _____

10/24/13

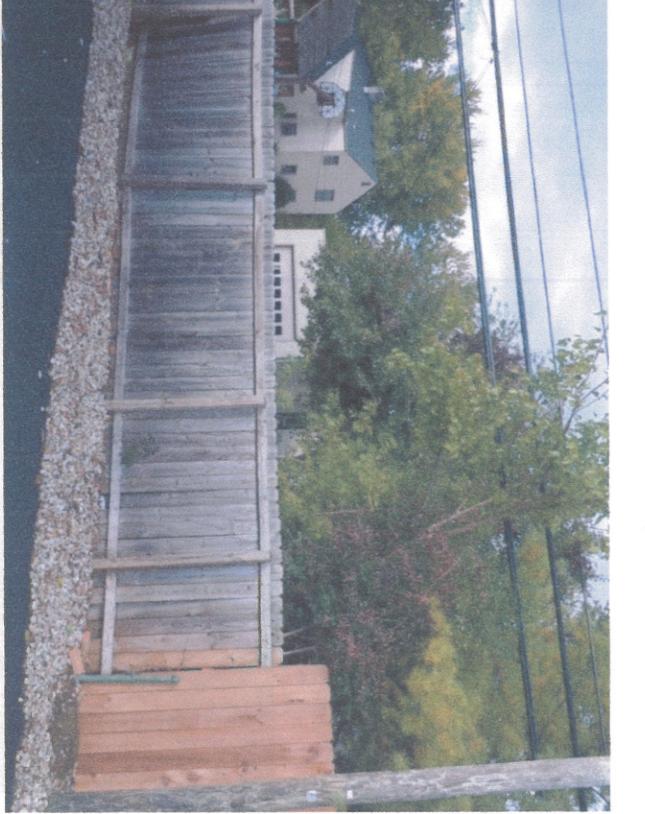
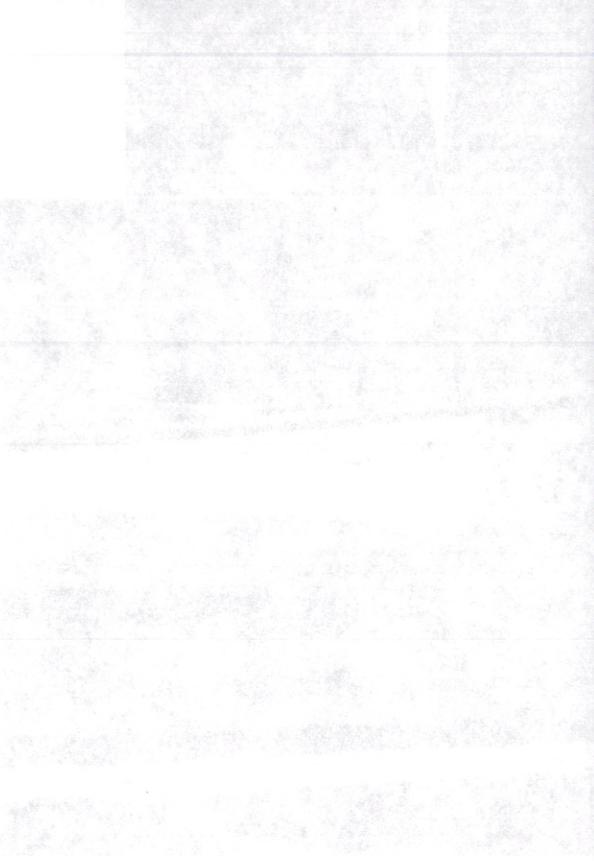
We are requesting a variance to place a fence at the rear of our property, at the proposed height of 7 feet. Due to recent landscaping at Johnsons, our fence has started to fall apart and the need for a replacement has become apparent.

Our next door neighbor was recently granted this same variance, and neither business has any objections to this proposed fence. We feel that for safety, privacy and for a neater and more uniform look, a 7 foot fence is appropriate.

The photographs provided show views from both sides of the fence. The damage from landscaping rocks is also highlighted. Our neighbors new 7 foot fence (which we would tie into) can also be seen.

Thank you,

Jason and Jessica Kahan





October 22, 2013

To Whom It May Concern:

RE: Jason Kahan
2721 Sherwood Rd.

WesBanco Bank approves of the erecting of a 7" privacy fence on the property of Jason Kahan. Mr. Kahan's property is located at the rear of the bank.

If you have any questions, please feel free to contact me at 614-235-2133.

Regards,

A handwritten signature in blue ink that reads 'Laura Fuller'.

Laura Fuller
Banking Center Manager
Bexley East Banking Center

WesBanco Bank, Inc.
Columbus Region
5680 North Hamilton Rd.
Columbus, OH 43230-30747
Voice: (614) 939-2104
Fax: (614) 939-1792



2728 EAST MAIN STREET COLUMBUS, OHIO 43209 (614) 231-0014

October 22, 2013

To Whom It May Concern,

This letter is to inform you of our approval for a Seven-Foot high fence to the north of our property to be installed by Jason Kahan at 2721 Sherwood Road. He has requested the additional height so help deter the noise from our location and East Main Street. We understand his concern and have no issues with the variance request.

If you have any questions, please do not hesitate to contact me.

Regards,

Matt Wilcoxon
Vice- President / Sales