

**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 13<sup>th</sup>, 2014, 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.: 14-002
- Applicant: Ian Garriott
- Owner: Same
- Location: 935 Montrose Ave.
- Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1262.03(b) which restricts fences along the street side property line of a corner lot, to 42" in height, to allow an existing 42" high picket fence to be replaced with a 72" high board on board style 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 03-06-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014002V

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 935 MONTROSE AVE.      Zoning District 2501 BEXLEY CSD

6. OWNER IAN AND CHERIE GARRIOTT      Phone # \_\_\_\_\_ or Cell # 604-832-9729

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

SGARRIOTT@COLUMBUS.TT.COM

7. Applicant IAN GARRIOTT E-mail \_\_\_\_\_ Phone # \_\_\_\_\_ or Cell# 604-832-9729

Address 935 MONTROSE AVE /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance

ALLOW A 6 FOOT HIGH COMPOSITE FENCE IN THE SIDE YARD.

9. Valuation of Project \$ 4,000.00

• **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** [Signature] /DATE 02/06/14

Fee: based on valuation      \$ \_\_\_\_\_  
Fee: based on variance      \$ \_\_\_\_\_  
Other      \$ \_\_\_\_\_  
**TOTAL FEE DUE**      \$ \_\_\_\_\_

\*\*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 935 MONTROSE AVE. Zoning District 2501 BEXLEY CSD  
Lot Width 43 ft Depth 131 ft Total Area 5663 sq ft  
Existing Residence (foot print) 885 sq ft Garage 528 sq ft  
Existing Building Height \_\_\_\_\_ one-story 26' 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 6 FOOT COMPOSITE, SHADOWBOX STYLE, FENCE IN THE SIDE YARD, ALONG CHARLES STREET. IF APPROVED, IT WILL REPLACE EXISTING 42 INCH HIGH FENCE.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

\* SEE ATTACHED LETTER

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: \_\_\_\_\_

THE APPLICANT IS SEEKING A SPECIAL PERMIT IN ACCORDANCE WITH BEXLEY CODE SECTION 1262.03(B), TO ALLOW A 6 FOOT HIGH COMPOSITE FENCE IN THE SIDE YARD, ALONG CHARLES STREET. IF APPROVED, IT WILL REPLACE THE EXISTING 42 INCH HIGH FENCE.

**REASONS FOR SIX FOOT FENCE;**

- 1) WE HAVE A 9 YEAR OLD SON AND ARE CONCERNED WITH HIS SAFETY WHILE HE IS IN THE YARD. HE ENJOYS THE OUTSIDE AND SPENDS PLENTY OF TIME PLAYING BALL WITH OUR DOG. THERE IS A CONSIDERABLE AMOUNT OF FOOT AND VEHICLE TRAFFIC ALONG CHARLES STREET.
- 2) THE OVERALL SECURITY OF OUR HOME. WITHIN THE LAST TWO YEARS THERE HAS BEEN THREE BREAK-INS ALONG CHARLES STREET. A 6 FOOT FENCE WOULD HELP DETER WOULD BE CRIMINALS.
- 3) OUR 9 MONTH OLD PUPPY IS GETTING MORE ADVENTUROUS EVERY DAY. HE IS CURRENTLY MAKING ATTEMPTS TO JUMP THE 42 INCH FENCE, WE ARE AFRAID THAT SOON HE WILL BE ABLE TO SCALE THE FENCE AND POTENTIALLY HARM ANOTHER DOG. A 6 FOOT FENCE WOULD KEPT HIM AT BAY.

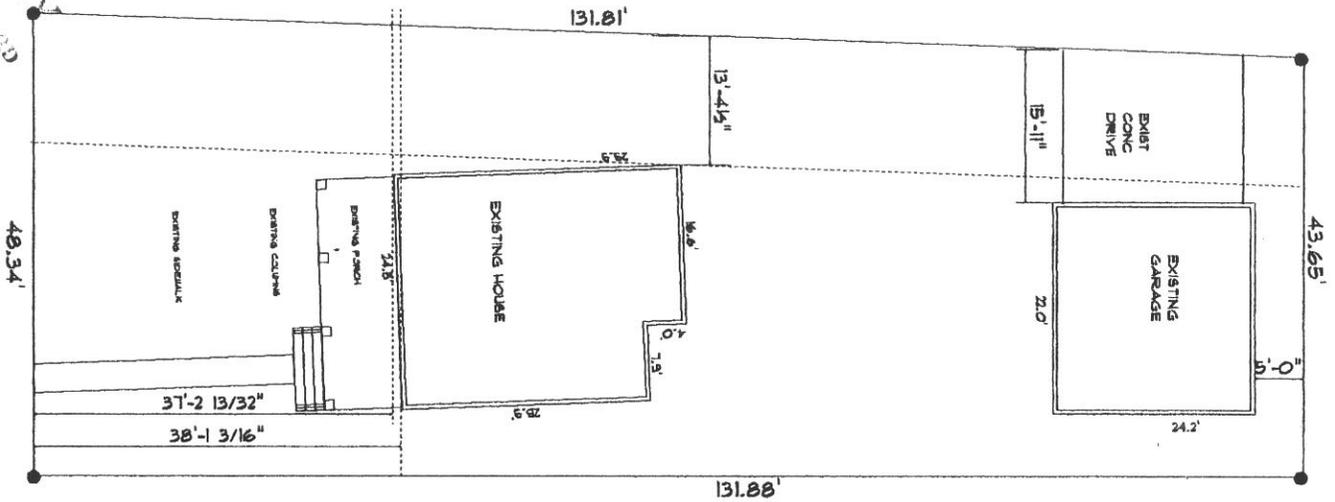
**REASONS FOR REPLACEMENT AND MATERIAL TYPE;**

- 1) THE CURRENT 42 INCH FENCE IS IN DISREPAIR.
- 2) SINCE THERE ARE NO SIDE-WALKS ALONG OUR PART OF CHARLES STREET, DOGS TEND TO WALK UP AND URINATE ON OUR CURRENT FENCE. COMPOSITE MATERIAL WILL LAST LONGER TO THIS KIND OF EXPOSURE. LANDSCAPING WITH MULCH AND ORNAMENTAL GRASSES ALONG BORDER SHOULD ALSO ACT AS A DETERRENT.
- 3) THE SHADOWBOX STYLE "GOOD NEIGHBOR" FENCE WILL MATCH THE CURRENT 6 FOOT SHARED FENCE ON THE NORTH SIDE.

CITY OF BEXLEY  
 ARCHITECTURAL REVIEW BOARD  
 RECORD OF ACTION

DATE: 5-15-07  
 SITE PLAN 1" = 20'-0"

MONTROSE AVENUE



GENERAL APPROVAL SET - NOT FOR CONSTRUCTION

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DATE: 5-15-07

AN EXTERIOR  
 REMODEL FOR  
**GARRIOTT  
 RESIDENCE**

935 MONTROSE AVE.  
 BEXLEY, OH 43209

JEANNE



CABRAL  
 ARCHITECTS

2939 Bexley Park Road  
 Columbus, OH 43209-2236  
 614-239-9484  
 614-239-6993 FAX  
 e-mail: [jeannecabral@aol.com](mailto:jeannecabral@aol.com)  
 web: [www.jeannecabral.com](http://www.jeannecabral.com)

# 935 Montrose Ave.

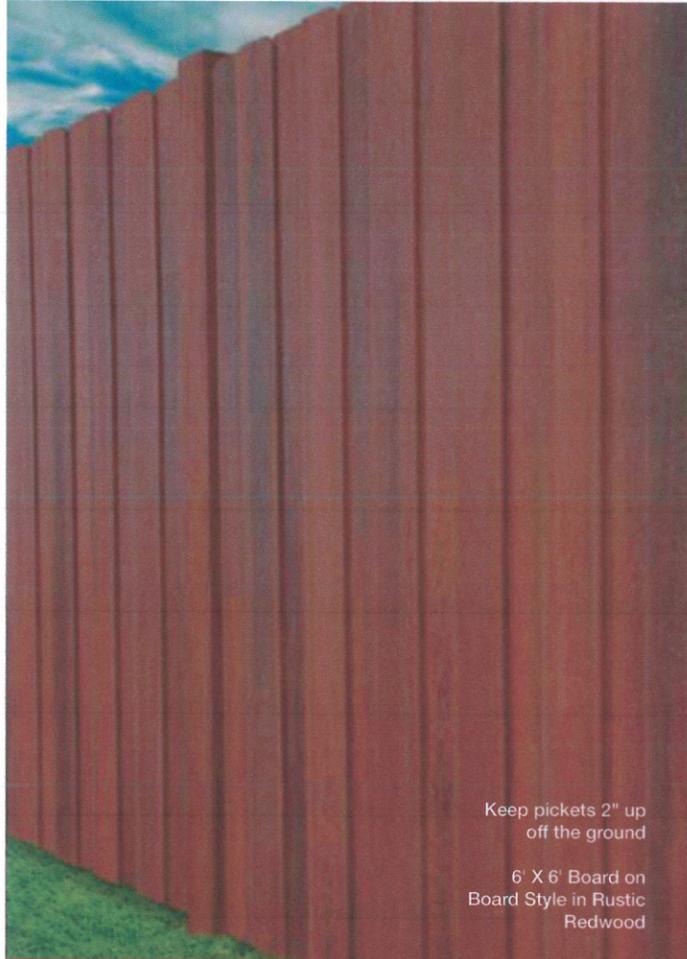


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Keep pickets 2" up  
off the ground

6' X 6' Board on  
Board Style in Rustic  
Redwood

WoodShades Composite Fence



WDS-0004-LIT 4/12



## Composite Fencing

- The look and feel of wood
- Heavy embossing, multi-chromatic colors
- Ultra low maintenance
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- Resistant to splitting, decay and infestation
- Traditional mortised post system
- Easy installation
- Contains over 75% recycled material
- Available in Rustic Redwood, Rustic Cedar and Rustic Barnwood
- Use WoodShades 6' X 6' system of pickets, rails and posts to build Shadowbox, Board on Board or Traditional Dogear style
- Ranch Rail available in rails and posts
- Gothic Spaced Picket available in pre-built sections or individual components
- Gate System available for 6' H X 6' L system
- Limited Prorated Warranty

**Note: Actual color of products may vary from pictures shown here and elsewhere.**



Lowe's has installation solutions for your fence needs. Visit your local Lowe's for more details or call to schedule an in-home consultation with a Lowe's Project Specialist.

For necessary installation instructions, visit us on line at [www.woodshadesfencing.com](http://www.woodshadesfencing.com) or call 800-215-2740 for a hard copy.



6' X 6' Shadowbox Style in Rustic Cedar



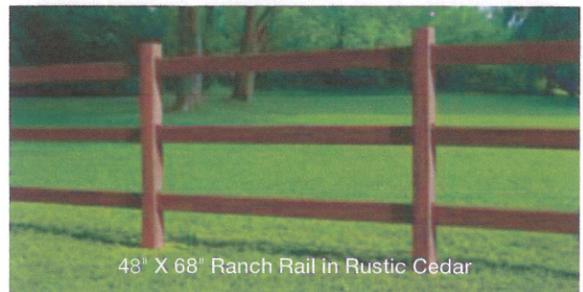
6' X 6' Board on Board Style in Rustic Barnwood



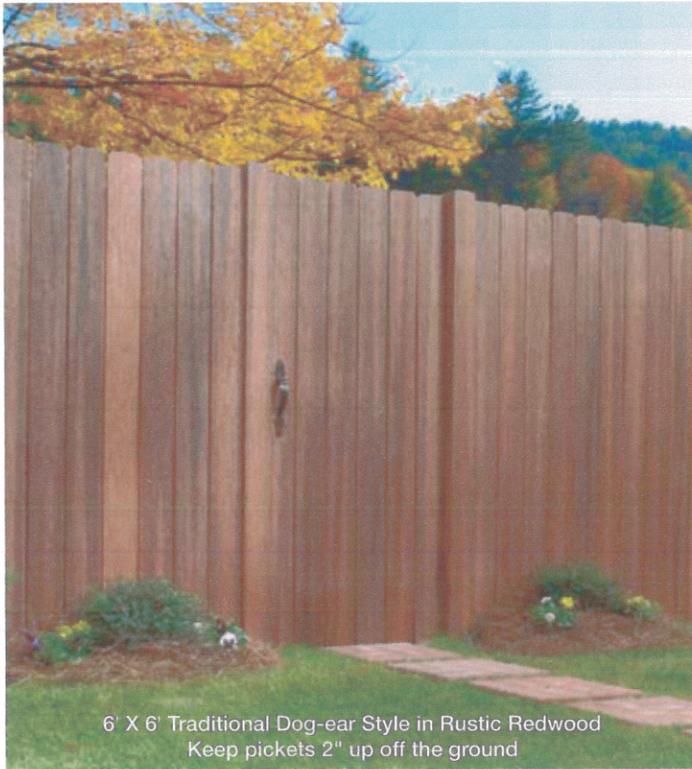
6' X 6' Traditional Dog-ear Style in Rustic Redwood



42' X 68" Gothic Spaced Picket Style in Rustic Barnwood



43' X 68" Ranch Rail in Rustic Cedar



## 6' x 6' Traditional Dogear, Shadowbox or Board on Board Style Fencing Components

**Dog-ear Fence Pickets**  
7/16" X 4 3/4" X 69"

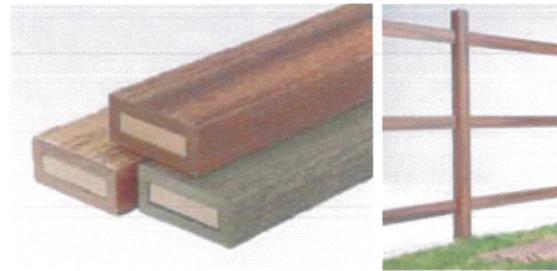


For necessary installation instructions, visit us on line at [www.woodshadesfencing.com](http://www.woodshadesfencing.com) or call 800-215-2740 for a hard copy.



**Pickets**

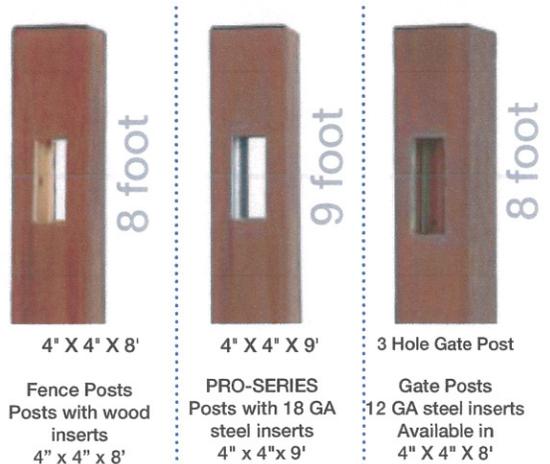
7/16" x 4 3/4" - 69"



**Cross Rails**

1 1/2" x 3 3/4" x 71 1/2"

Note: Cross Rails and Posts ship with wood or steel inserts already inside and secured.



Please note, when it comes to steel, the lower the gauge, the thicker and stronger the steel - thus 12 gauge is thicker and stronger than 18 gauge. 12 gauge is necessary for gate posts.

935 MONTROSE AVE

\* LANDSCAPE PLAN \*

GARAGE

HOUSE

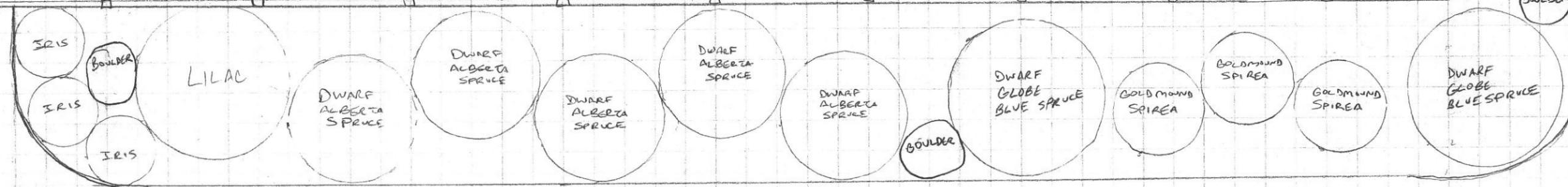
GATE

13'

13'

13'

54'



DRIVEWAY

16'

(FENCE TO CHARLES)

CHARLES ST.