

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, June 12, 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.

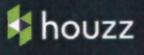
- a. Application No.: 14- 021
- Applicant: Juliet Bullock
- Owner: Andrew Rowe
- Location: 464 N. Parkview Avenue
- Request: The applicant is seeking architectural review and approval to allow a 6' wooden fence in line with the front of the principal structure as part of a courtyard enclosure. The applicant is also seeking a variance from Bexley Code Section 1256.04(b) which requires: No spaces or aisles shall be located in the required front yard, to allow a screened parking space to be located in front of the principal structure.

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 06-05-2014

11:47 PM









grass power
system

BEAMS



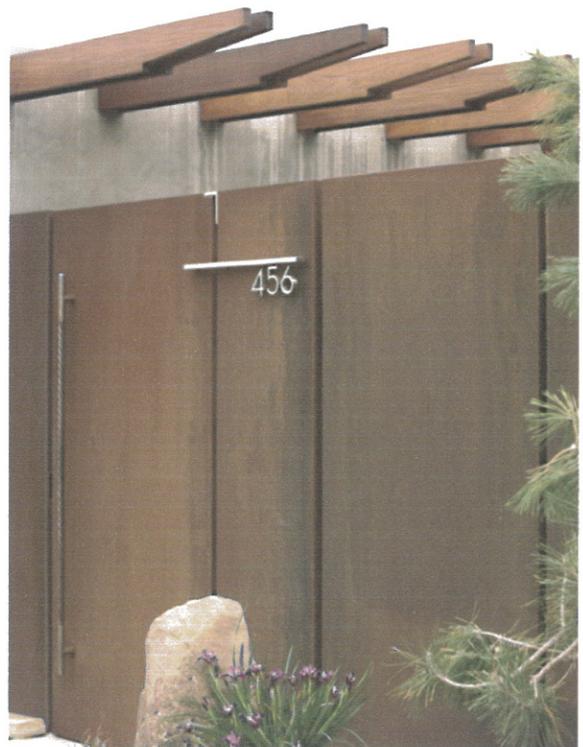
WALKWAY



PLANTER



SIDING



HOUSE NUMBERS



GARAGE DOOR

- 
- (a) The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood as identified in the Bexley Neighborhood Stabilization Plan.
 - (b) The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.
 - (c) A landscaping plan shall be filed with the application indicating how such fencing and/or wall is to be integrated with existing front yard landscaping.
 - (d) The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.
 - (e) No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence unless the applicant can justify the appropriateness of this material in the design and landscape plan.

(Ord. 78-90. Passed 11-27-90.)

1262.03 SIDE AND REAR YARD RESTRICTIONS.

No person shall erect any fence or wall in any residential zoning district, unless and until such fence or wall is located within a Planned Unit Residential District and is part of the detailed development plan approved by Council pursuant to Section 1264.21 or meets the following requirements:

- (a) Interior Lots. No fence, wall or combination thereof shall exceed seventy-two inches in height as measured from the average grade of that portion of the lot in the rear or side yard. No side yard fence shall extend beyond the front set-back line of the house. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height restriction. Any fence or wall erected along the front set back line, side or rear property lines must have the finished and not the structural side facing the adjacent property, or street. Interior lots having rear lot lines coincident with alley right of way shall be permitted to place the structural side of the fence facing the alley right of way.
- (b) Corner Lots. No fence, wall or combination thereof shall exceed forty-two inches in height in the side yard set-back area as it faces a public or private street. Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property alley or street. Fencing or walls exceeding forty-two inches in height, but in no case higher than seventy-two inches, as measured from the average grade, may be allowed with a special permit from the Board of Zoning Appeals. The Board shall consider the following criteria in reviewing such applications:

| | <u>Use</u> | <u>Required Off-Street Parking Spaces</u> |
|-----|---|---|
| (d) | Special commercial uses with unique parking characteristics, e.g. hotel, theater or bowling alley | Based on approved formula or substantiated user estimates, but in no case less than one space per 500 square feet of floor area |
| (e) | Retail sales, service or office uses, not classified above | One space per 250 square feet of floor area |
| (f) | Public and quasipublic uses | Based on approved formula or substantiated user estimates, but in no case less than one space for each five persons sixteen years old or over the establishment is designed to serve. |

Notwithstanding the foregoing, the minimum number of parking spaces for uses within the Mixed Use Commercial District shall be determined in accordance with the Main Street Guidelines as adopted from time to time by the Main Street Redevelopment Commission and approved by Council. In the event that provisions of the Main Street Guidelines relating to off-street parking cease to be in effect or are unenforceable for any reason, parking in this District shall be subject to the provisions set forth above.
(Ord. 65-02. Passed 9-24-02.)

1256.03 COMPUTING THE NUMBER OF SPACES.

Required off-street parking spaces shall be calculated in accordance with the following provisions:

- (a) Where two or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements.
- (b) The parking spaces required shall be to the next highest whole number where a fractional space of more than one-half results in computation. Fractions of one-half or less shall be disregarded.
- (c) Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement, acceptable to the City, is filed with the application for environmental or plan review and approved under Section 1222.04 or Section 1224.04.
(Ord. 65-02. Passed 9-24-02.)

1256.04 LOCATION OF OFF-STREET PARKING.

Required off-street parking spaces shall be located subject to the following provisions:

- (a) Spaces shall be located on the same lot as the structure or use served, except as permitted in the MUC District by the Main Street Guidelines.
- (b) No spaces or aisles shall be located in the required front yard in an R-1, R-2, R-3, R-6, R-12, R-24 or OS District.
- (c) In the OC District, no spaces or aisles shall be located in front of the principal building or use.

CHAPTER 1262
Fences and Walls

| | | | |
|---------|----------------------------------|---------|-----------------------|
| 1262.01 | Intent. | 1262.04 | Prohibited fences. |
| 1262.02 | Front yard restrictions. | 1262.05 | Variances. |
| 1262.03 | Side and rear yard restrictions. | 1262.06 | Permit required; fee. |
| | | 1262.99 | Penalty. |

CROSS REFERENCES

Fencing motor vehicle and recreation vehicle storage –
see P. & Z. 1260.14

Private swimming pool fences – see BLDG. & HOUS. 1464.04,
1464.11

1262.01 INTENT.

It is hereby declared to be the intent of this chapter to regulate the placement of fencing, walls or any combination thereof within the front, side and rear yards of any property within residential zoning districts. It is further the purpose of this chapter to maintain clear visibility of vehicular and pedestrian traffic on adjacent streets, alleys and sidewalks that may otherwise be affected by fencing and/or wall locations and heights; to maintain an orderly appearance and reduce any negative impact upon other properties where such fencing or walls are directly visible from and adjacent to public streets; and, therefore, to regulate the location, height and material composition of fences, landscaping and overall general fence characteristics.

(Ord. 25-89. Passed 1-13-89.)

1262.02 FRONT YARD RESTRICTIONS.

No person shall erect any fence or wall in any residential zoning district, between the front yard setback line and the street, except that fences or walls which do not comply with this section may be allowed if approved as part of a detailed development plan for a Planned Unit Residential District by Council pursuant to Section 1264.21; and except that decorative landscaping walls and fences which do not exceed twenty-four inches in height above ground level may be allowed after review in accordance with subsections (a) to (e) hereof, and issuance of a permit by the Building Department; and except that decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning Appeals. Fences and walls above forty-two inches in height or any fence or wall located on a City right of way may be allowed with a variance from Council. The Board and Council shall consider the following criteria in reviewing such applications:



464 n. Parkview

Proximity Report Results

2688903/8696288
The selection distance was **75 feet**.
The selected parcel was **020-003485**.

To view a table showing the **7 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

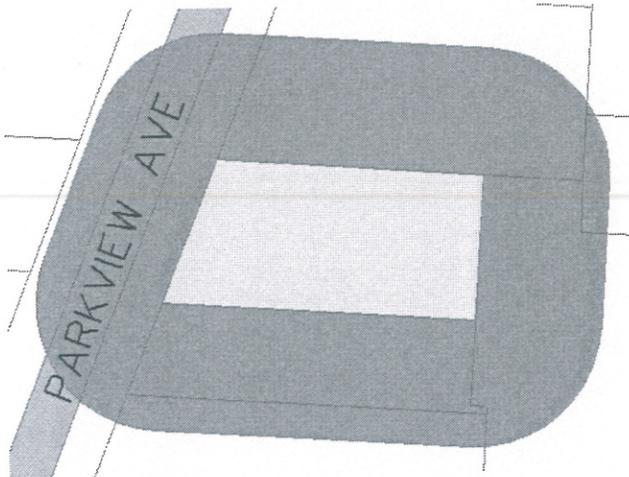


Image Date: Mon Jun 2 10:54:08 2014

Proximity Parcels

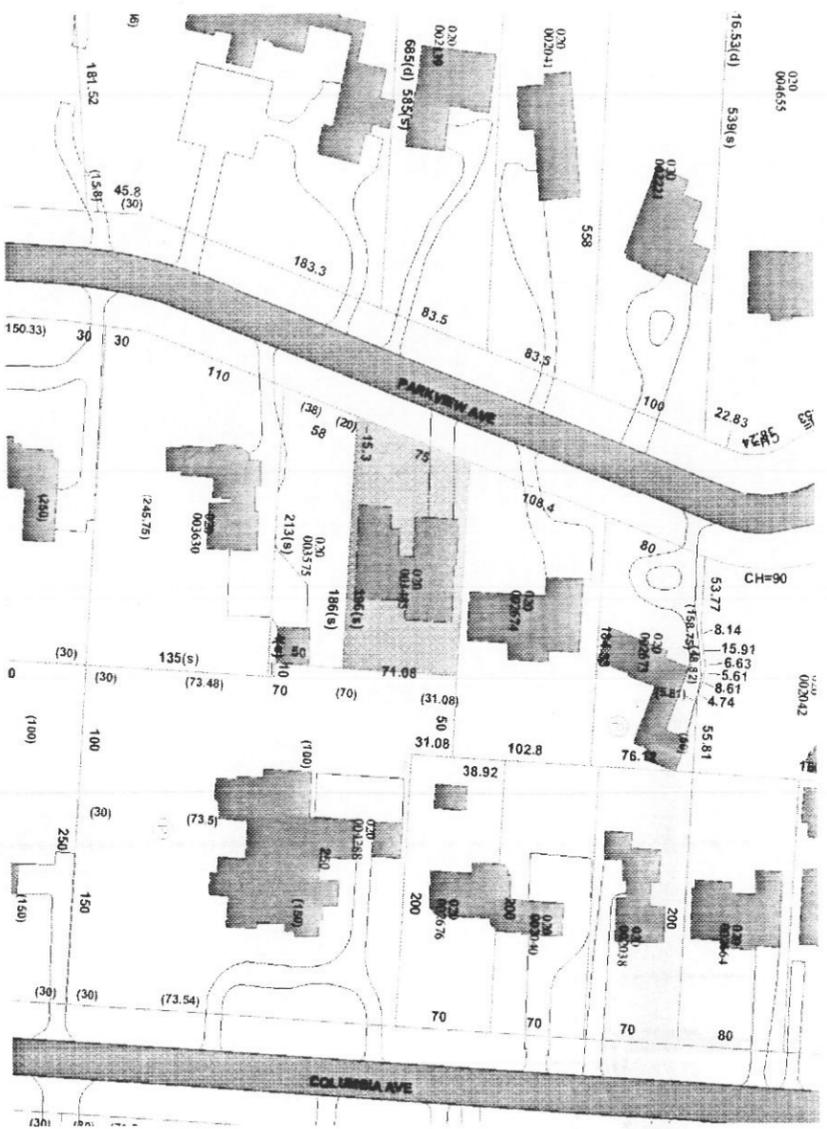
Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

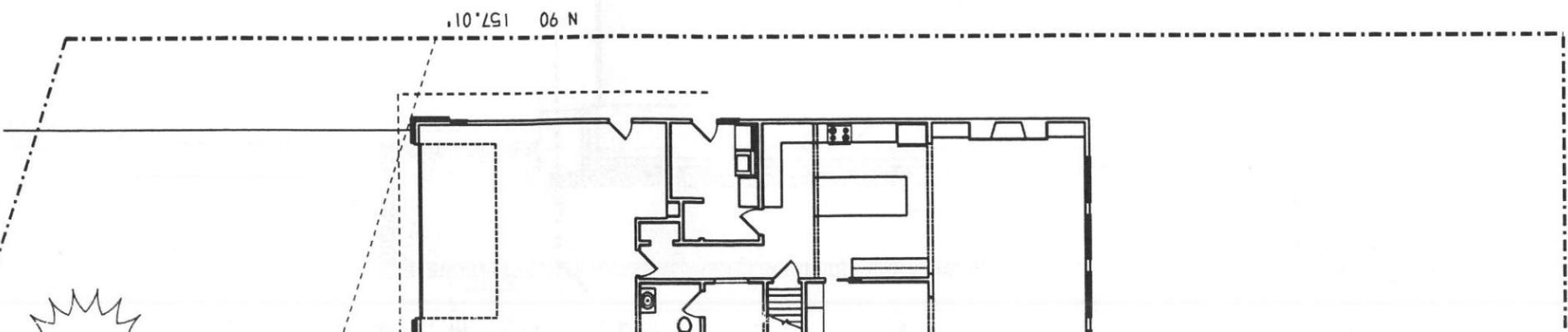
You can then Paste the report into another application.

| Parcel | Owner Name | Address |
|------------|--------------------------------|----------------|
| 020-004288 | 435 N COLUMBIA LLC | 435 N COLUMBIA |
| 020-002674 | DEPEW JUDSON LEE DEPEW KARLY C | 476 N PARKVIEW |
| 020-003630 | DOMICILE VENTURES LLC | 444 N PARKVIEW |
| 020-003575 | DOMICILE VENTURES LLC | N PARKVIEW |
| 020-002040 | HIGGINS JENNY L | 465 N COLUMBIA |
| 020-002676 | HIGGINS JENNY L | 465 N COLUMBIA |
| 020-003485 | ROWE ANDREW F TR | 464 N PARKVIEW |





VICINITY
PLAN
NO SCALE

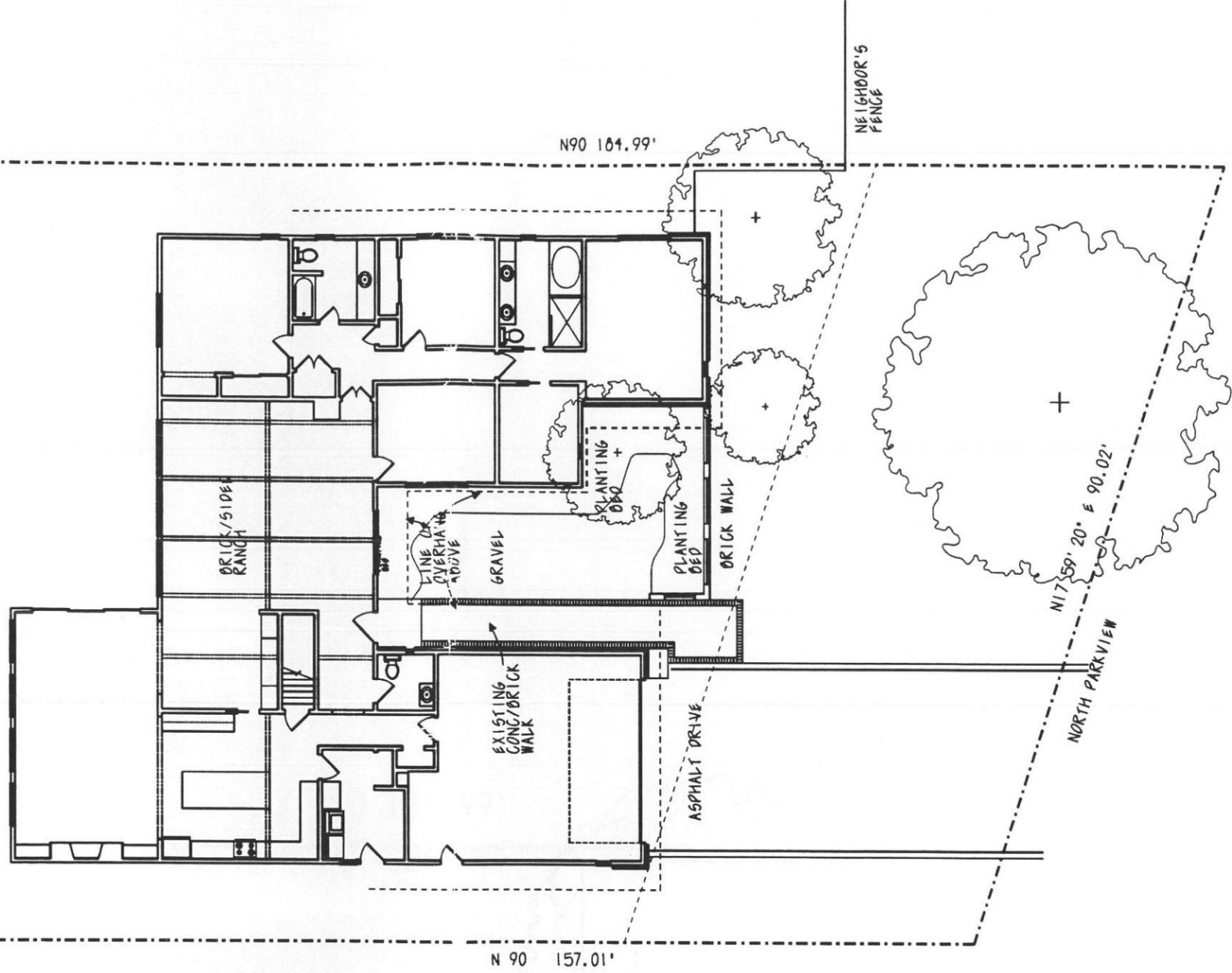


PROPOSED
SITE PLAN
SCALE: 1/16" = 1'



5 00' 07' 09" ± 05.62

05.62



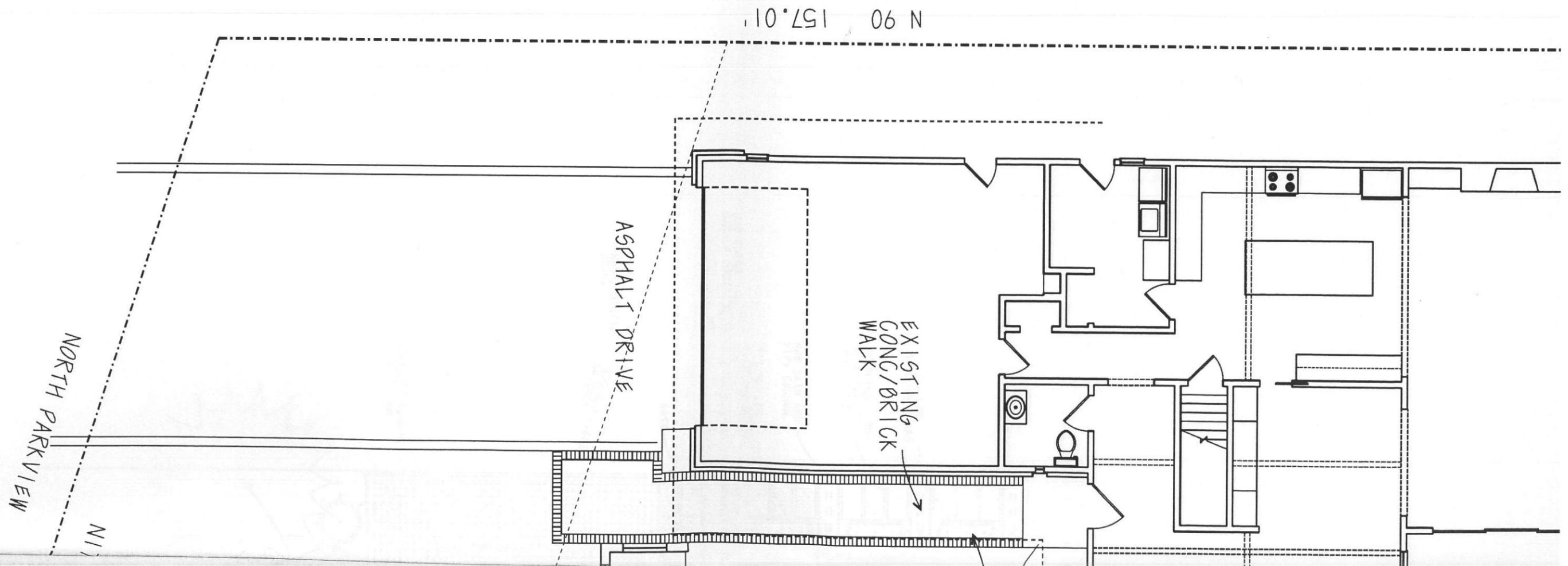
**ASBUILT
SITE PLAN**

SCALE: 1/16" = 1'-0"



BEXLEY SUBMISSION
5/23/14

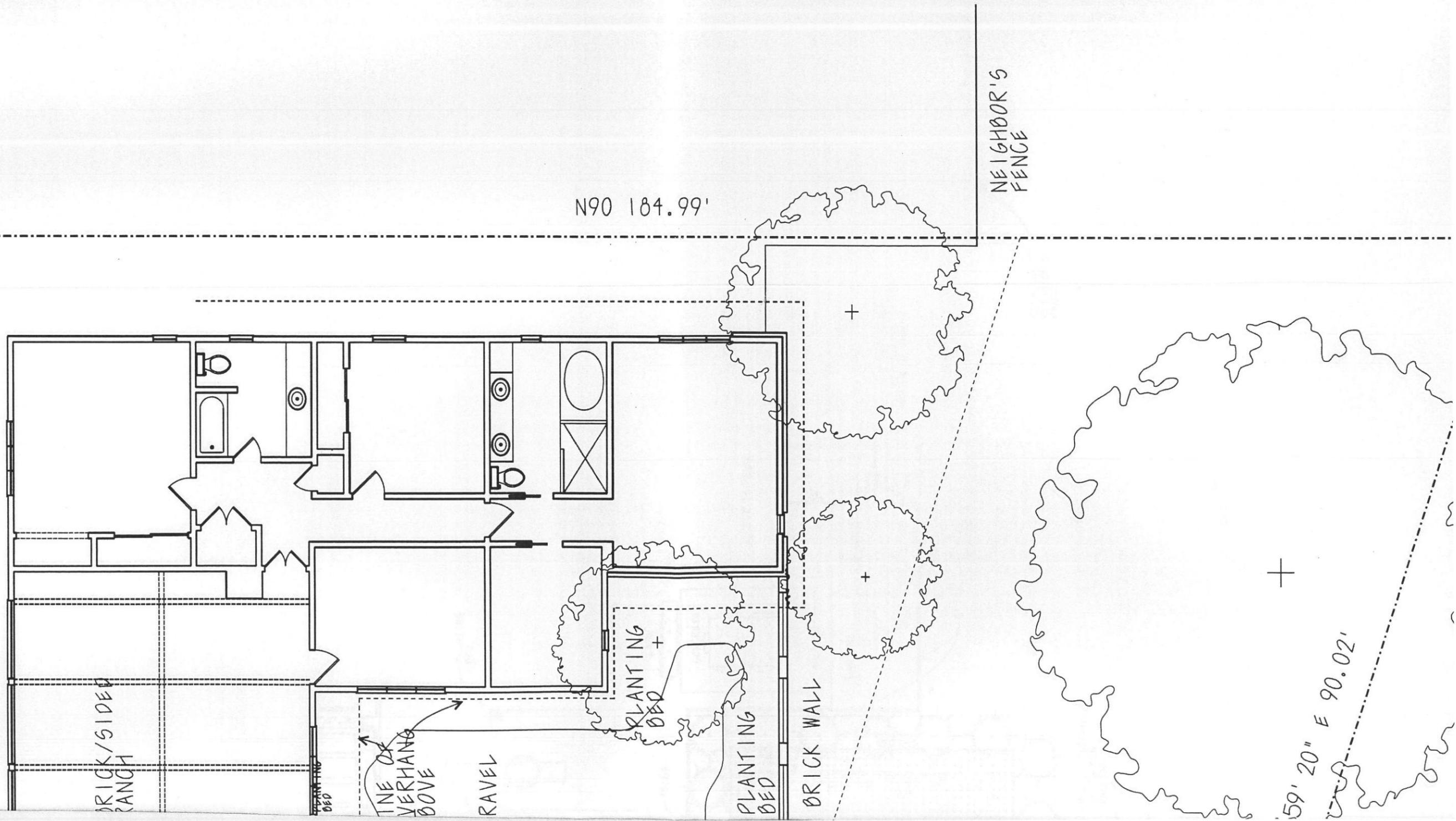
DEHANN ROWE RESIDENCE
464 PARKVIEW
BEXLEY OHIO



ASBULLT
FLOOR PLAN

SCALE: 1/8" = 1'-0"

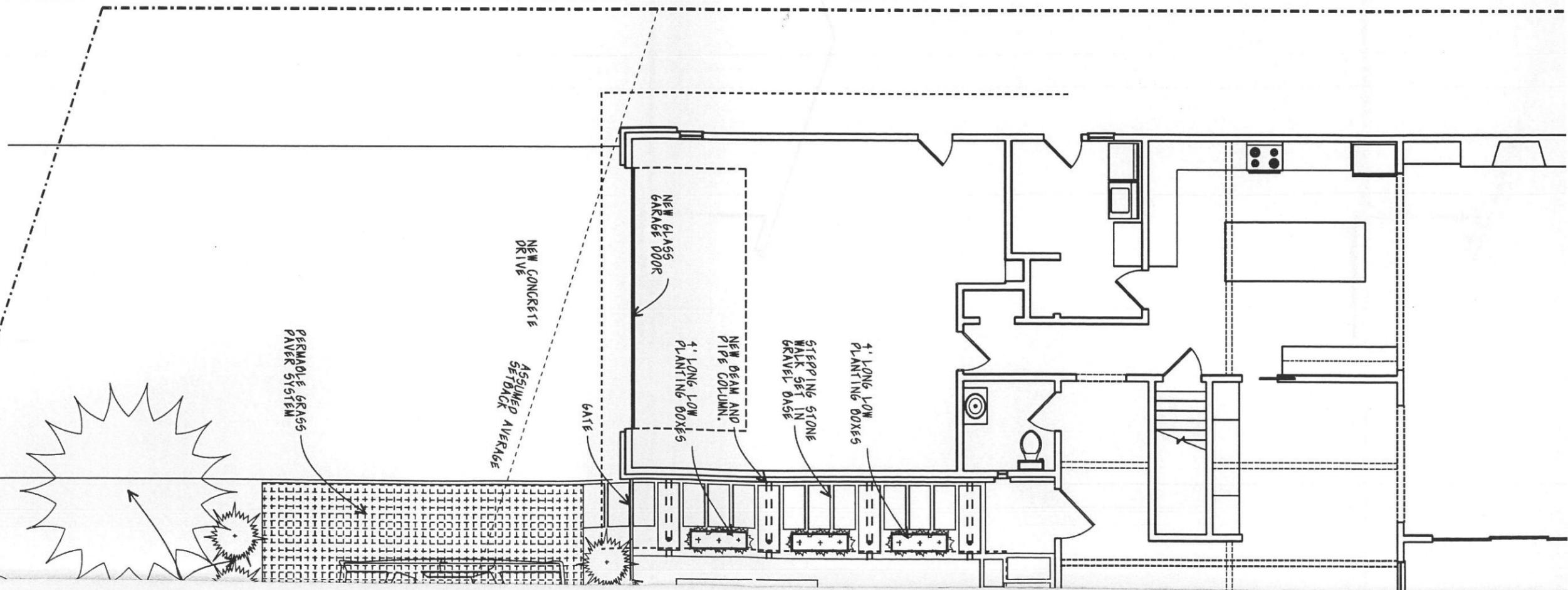




**PROPOSED
FLOOR PLAN**
SCALE: 1/8" = 1'-0"



NORTH PARK VIEW



N 90 157.01'

NEW GLASS
GARAGE DOOR

4' LONG LOW
PLANTING BOXES

NEW BEAM AND
PIPE COLUMN.

STEPPING STONE
WALK SET IN
GRAVEL BASE

4' LONG LOW
PLANTING BOXES

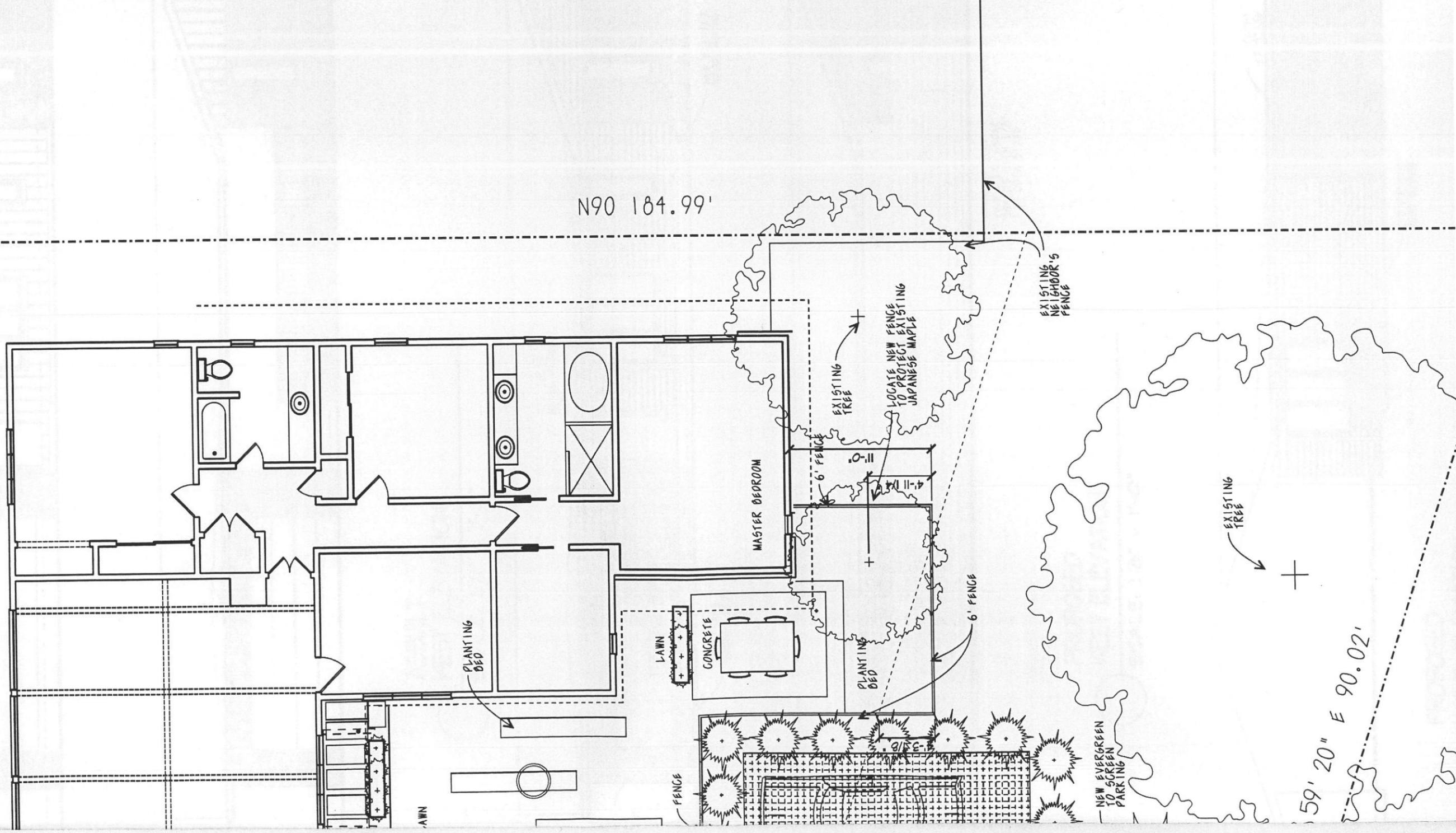
NEW CONCRETE
DRIVE

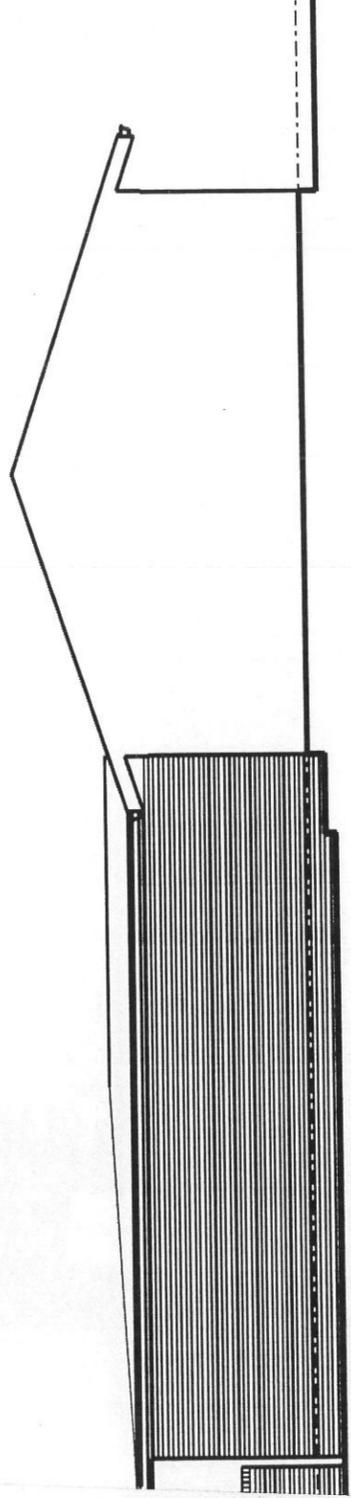
ASSUMED
SETBACK AVERAGE

GATE

PERMEABLE GRASS
PAVER SYSTEM

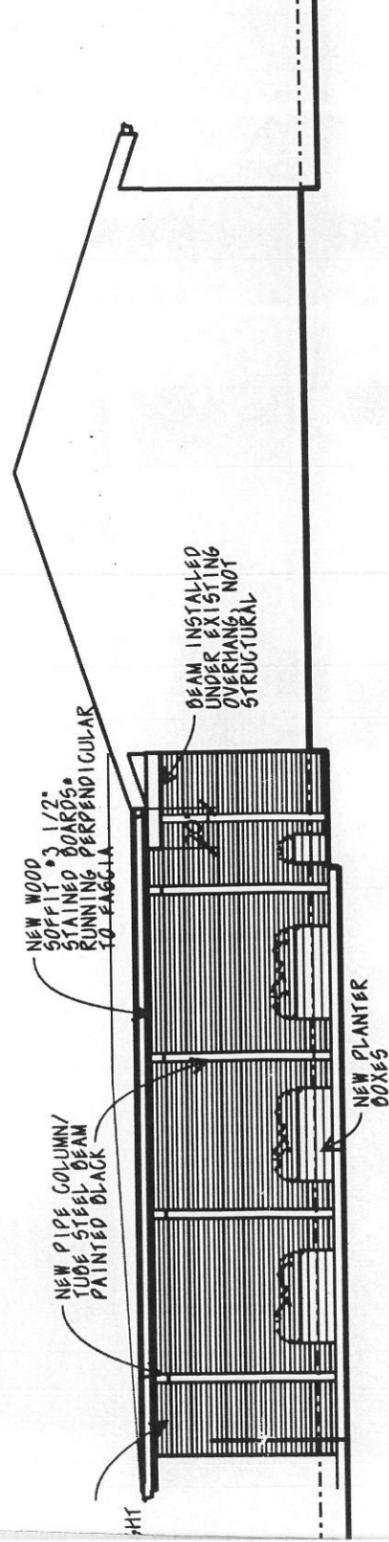
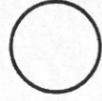
N 17





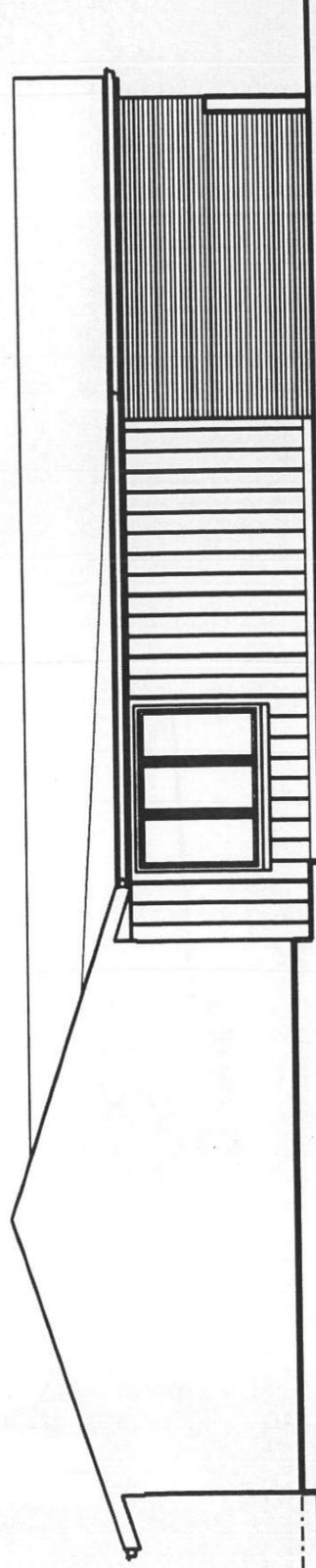
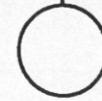
ASBUILT
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

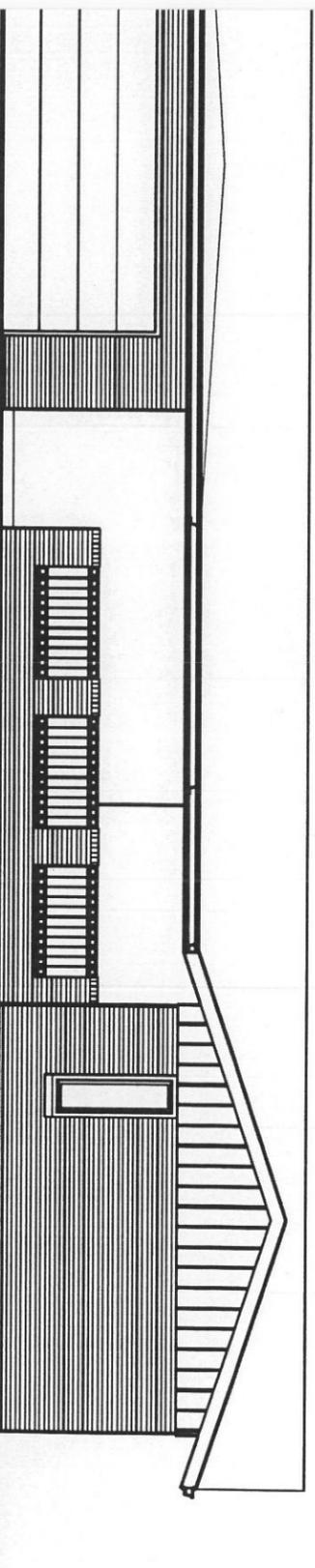
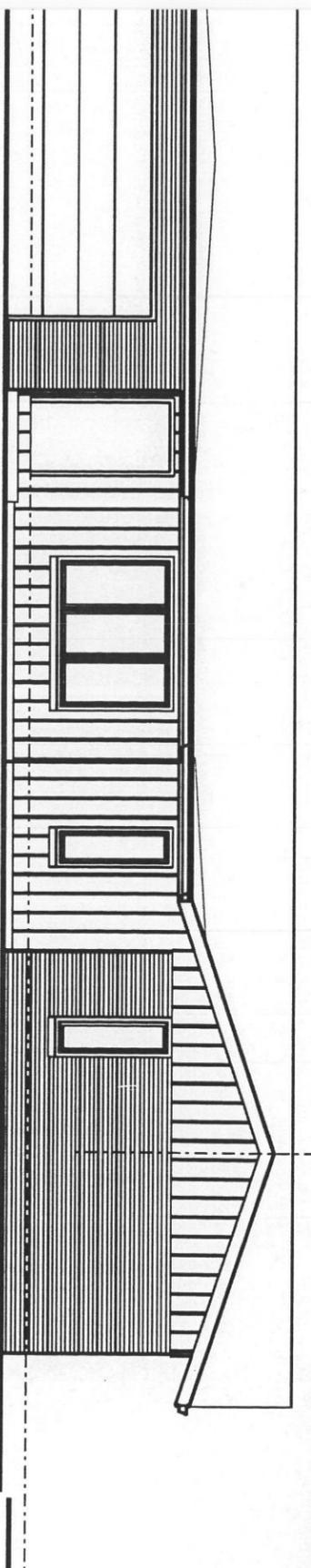


ASBUILT
NORTH ELEVATION



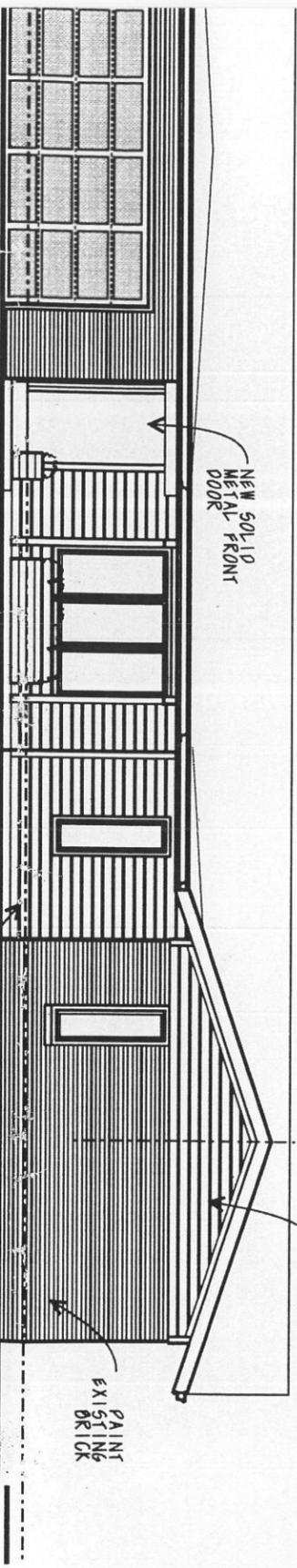
PAINT
EXISTING
BRICK LIGHT
GRAY

PAINT

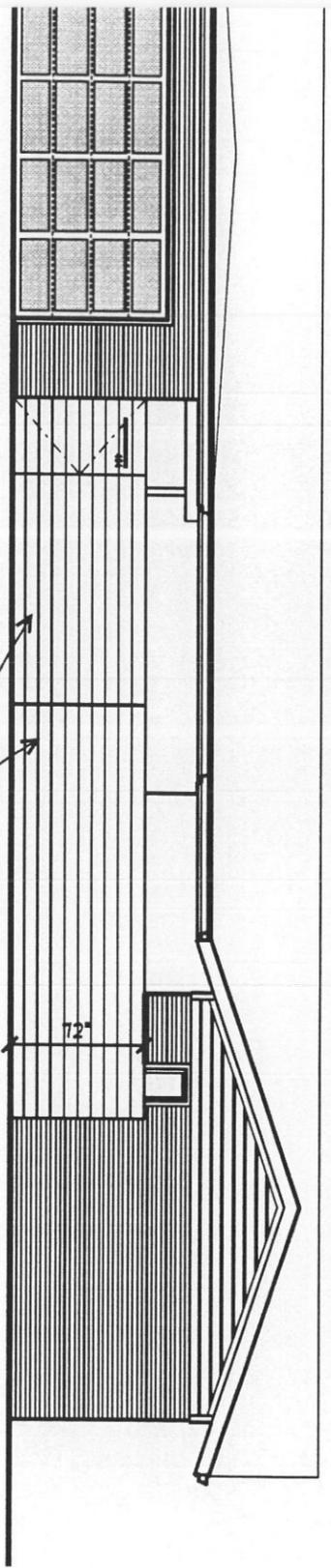


ASBUILT
WEST ELEVATION

SCALE: 1/8" = 1'-0"

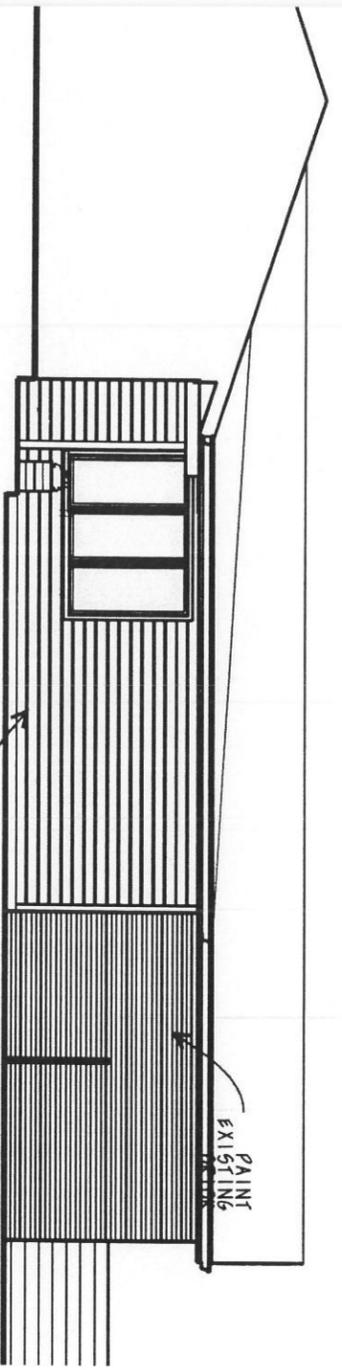


NEW GLASS
GARAGE DOOR



PROPOSED
WEST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED
WEST ELEVATION

SCALE: 1/8" = 1'-0"

BEXLEY SUBMISSION
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