

**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, July 10, 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- 028
- Applicant: Nature view Exteriors LLC
- Owner: Keith Kerns
- Location: 363 Westland Ave.
- Request: The applicant is seeking a variance from Bexley Code Section 1225.102(a), which allows Fences and Walls that provide adequate surface water flow through, under or around as determined by Franklin County Soil and Water Conservation District, are permitted. The applicant would like to install a solid wood fence along the north and south property lines and along the rear (west) property line, parallel to Alum Creek and within the Riparian setback.

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 07-03-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014028

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 363 Westland ave      Zoning District \_\_\_\_\_

6. OWNER Keith Kerns      Phone # 614-517-7921 or Cell # \_\_\_\_\_

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

7. Applicant NatureViewExt E-mail oneil.chuck@yahoo.com Phone # 614-357-8667 or Cell# \_\_\_\_\_

Address 12964 Cleveland rd / City, State, Zip Pataskala OH 43062

8. Brief Description of Request and/or Variance Fence in a Flood Plain

9. Valuation of Project \$ \_\_\_\_\_

- 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 7-3-14

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

\*\*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)

• **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: \_\_\_\_\_

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# Property Report

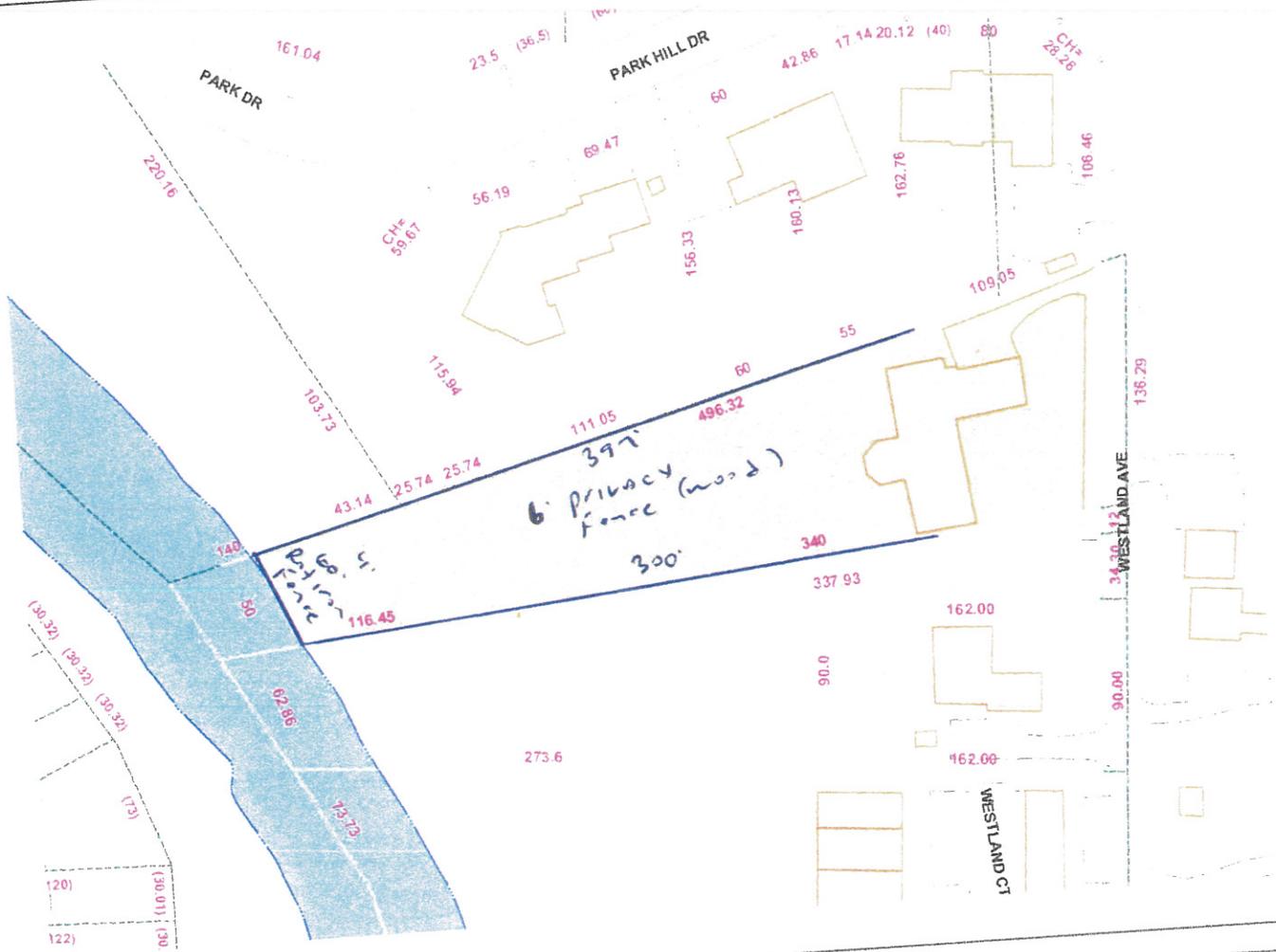
Parcel ID  
**020-003777-00**

Map Routing No  
**020-L047 -021-00**

Card No  
**1**

Location  
**363 WESTLAND AV**

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.

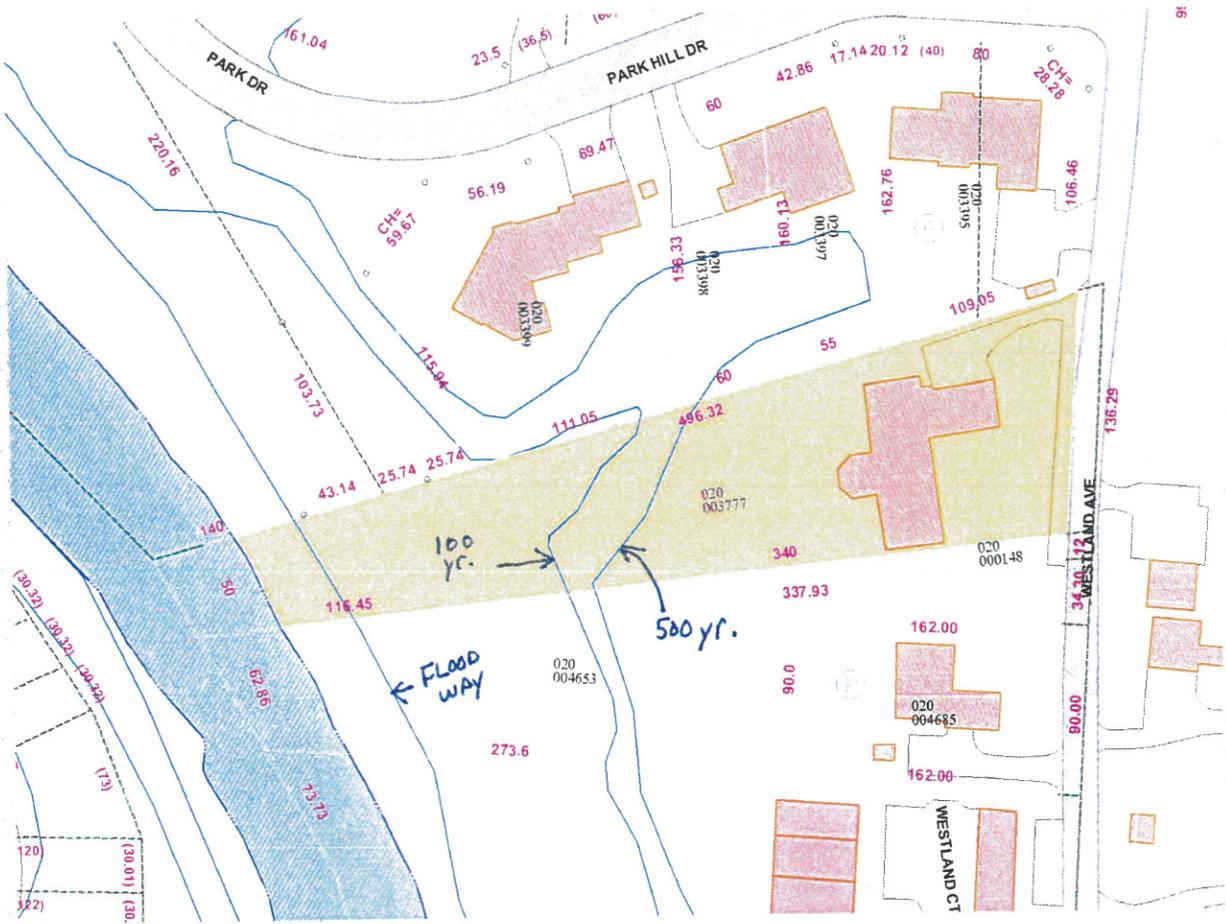
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

**Property Report**

Generated on 05/27/14 at 02:51:42 PM

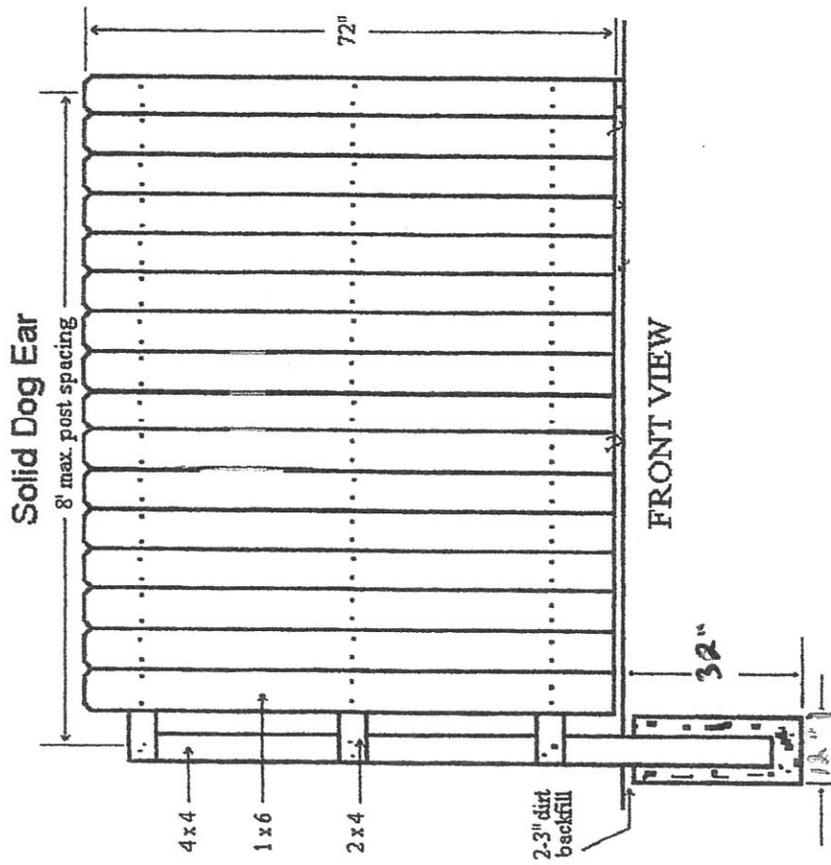
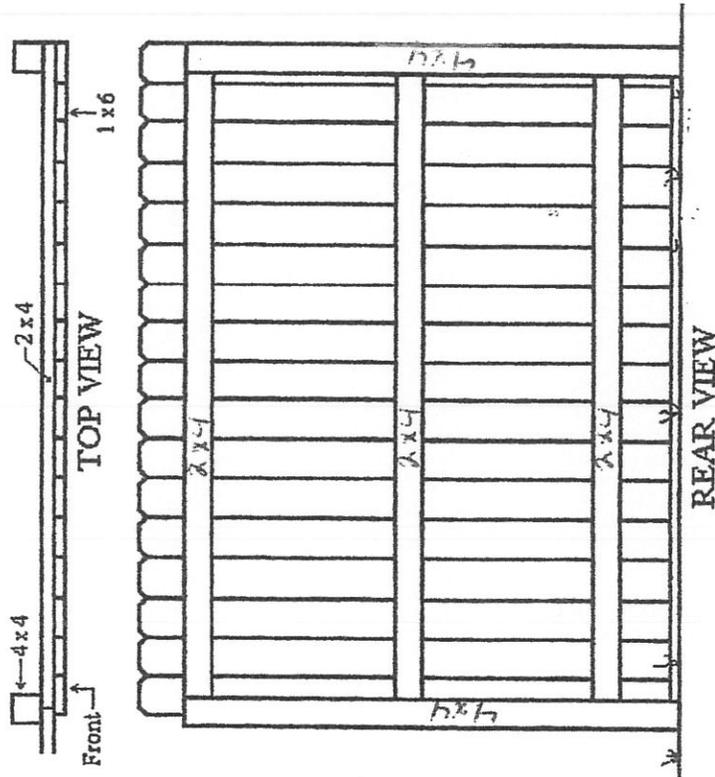
Parcel ID: **020-003777-00**      Map Routing No: **020-L047 -021-00**      Card No: **1**      Location: **363 WESTLAND AV**

GIS

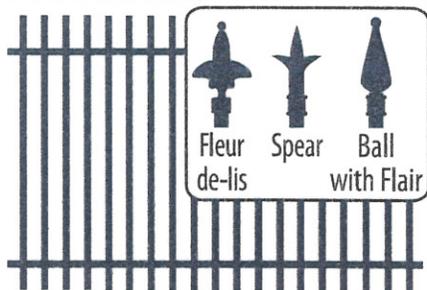


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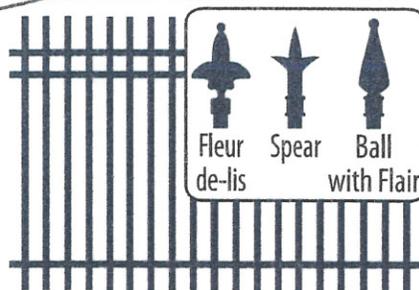


## Estate F 2 rail, finial-ready style.



Estate style with finial top options is one of the more ornate styles offered by Monumental Iron Works. The three distinctively ornate finials, Fleur-de-lis, Spear, and Ball with Flair add old world charm and dignity to any property. Finials are sold separately.

## Estate G 3 rail, finial-ready style.



## Estate K 2 rail, flat top style.



Estate style with flat top is the most contemporary and classic look offered in the Estate series.

## Estate L 3 rail, flat top style.



363 Westland

### Proximity Report Results

3959045/6955565

The selection distance was **200 feet**.

The selected parcel was **020-003777**.

To view a table showing the **20 parcels** within the displayed proximity, scroll down.

[Get Report](#)

[Print Window](#)

[Back to Proximity Report](#)

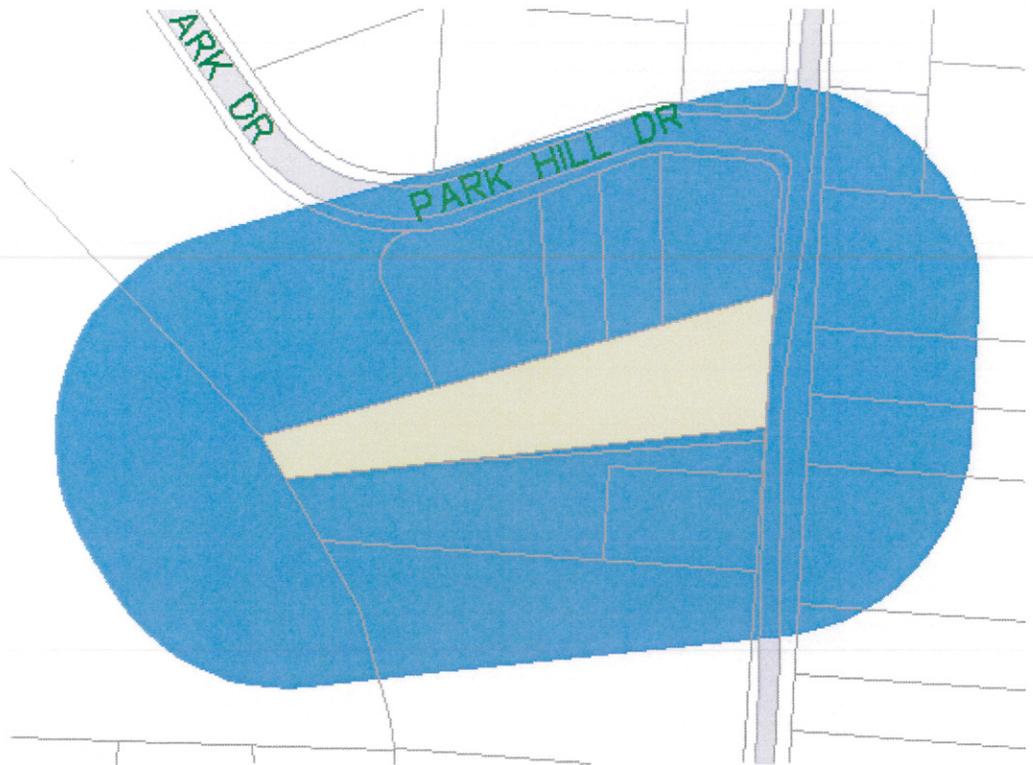


Image Date: Mon Jun 30 17:00:49 2014

### Proximity Parcels

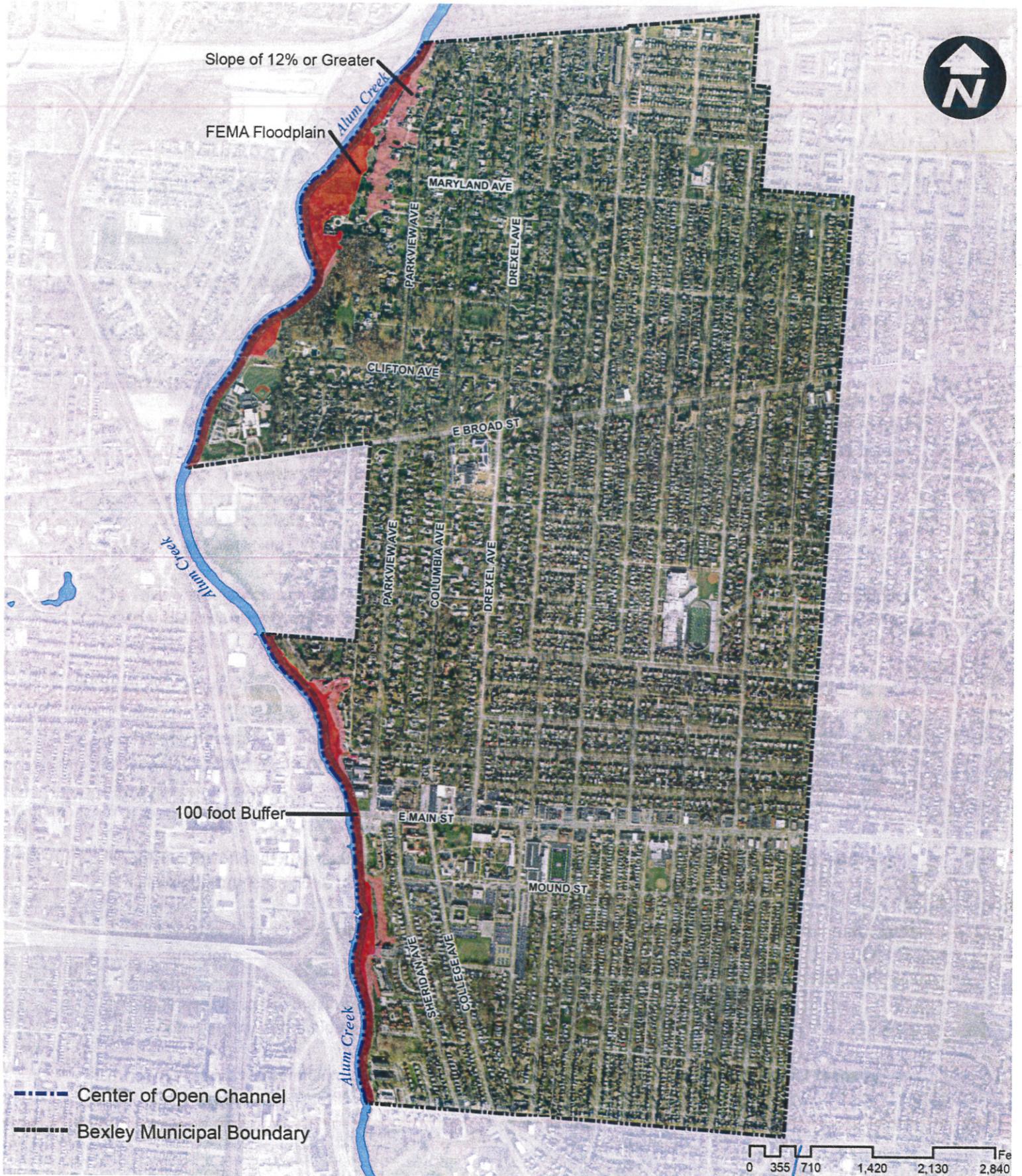
**Hint:** To copy this report to another program:

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
020-002789	ADLER BRENT H ADLER DANA C	375 S PARKVIEW
020-004653	BOLON DAVID D TR BOLON JILL L TR	WESTLAND
020-004685	BOLON DAVID D TR BOLON JILL L TR	379 WESTLAND
020-000560	BUTSKO STEPHEN A & KATHERINE C	387 PARKVIEW
020-002036	CINI GREGORY R CINI LISA M	353 S PARKVIEW
010-008432	CITY OF COLUMBUS OHIO	S NELSON
020-003617	HALLIDAY PETER B HALLIDAY JANET	00331 S PARKVIEW
020-003777	KERNS KEITH R KERNS MARY JO J	363 WESTLAND
020-000148	KERNS KEITH R KERNS MARY JO J	WESTLAND
020-003395	LAMBRIX ASHLEY LAMBRIX CHRISTOPHER	2111 PARK HILL
020-002168	LAZARUS MARY K TR	2075 FAIR
020-001225	LAZARUS MARY K TR	2094 PARK HILL
020-004234	LEUKART BRETTON J LEUKART RAYE LINN	311 WESTLAND
020-000559	NIEDECKEN JOSEPH H NIEDECKEN BROOKE	399 S PARKVIEW
020-004214	PASCHALL CHARLES B III & ANN M	332 WESTLAND
020-003399	SCHOTTENSTEIN GARY L & TERRI S	2077 PARK HILL
020-000819	STEIN BENJAMIN @(2)	365 S PARKVIEW
020-003398	WOBST LEIGH A	2095 PARK HILL
020-003397	WOBST LEIGH A	2095 PARK HILL
020-003790	YEE KENNETH	407 WESTLAND

# Bexley Riparian Setbacks



Applicants or property owners are further encouraged to seek assistance from Franklin County Soil and Water Conservation District for advice on maintaining these important ecological functions. Franklin County Soil and Water Conservation District can also provide information regarding best management practices in herbicide application techniques for controlling invasive species and noxious weeds in accordance with Ohio DNR and other applicable state and federal regulations.

- e) Changes, alterations, or improvements outlined in Section 1225.101 may be reviewed by a qualified employee or agent of the City. The qualified employee or agent may review and approve plans, without further review and approval by the overseeing Board or Commission, with respect to changes, alterations, or improvements as provided for in this subsection. The staff may decline to review an application and submit it to the appropriate Board or Commission for its review, and an applicant whose plans have been reviewed by the staff may, upon request, have the plans reviewed by the appropriate Board or Commission.
- f) See additional exceptions to prohibited uses at 1225.112.

**1225.102 – Permitted Uses Requiring a Zoning Certificate** - The following permitted uses require a zoning certificate as provided for in Section 1264.07 through 1264.11 of Bexley Code.

- a) Fences and walls. Fences and walls that provide adequate surface water flow through, under or around, as determined by Franklin County Soil and Water Conservation District, are permitted.
- b) Paved or otherwise improved trails. Construction of paved or otherwise improved trails in the riparian setback to further passive recreational uses is permitted with a development plan approved by the Board or Commission

Construction of paved or otherwise improved trails must meet the following development standards:

- 1) Paved trail surfaces must be improved with a pervious or semi-pervious material.
- 2) Trail width is a maximum of 12 feet
- 3) Clearing width is a maximum of 20 feet
- 4) Trails that become damaged due to natural erosion:
  - a. May not be repaired, and
  - b. Must be moved upland or removed altogether and stabilized.
- c) Crossings. Crossings through riparian setbacks with roads, driveways, easements, bridges, culverts, utility service lines, or other means may be permitted provided such crossings minimize disturbance in riparian setbacks. Mitigation of crossings may be required by state and federal agencies.

A certificate of zoning compliance for a new crossing will only be issued when one or more of the following findings is made by the Board or Commission:

- 1) The parcel has no other existing access;
- 2) The crossing is necessary for public health or safety;