

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 9th, 2015, 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.: 15- 024
- Applicant: Eron Ranft
- Owner: Eron & Cara Ranft
- Location: 233 S. Remington Rd.

Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1262.03 (b) (1)-(4), which limits fences on the street side of a corner lot to 42" in height, to allow a 6' high fence to be located 2.5' north of the south side property line along Elm Avenue.

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.

Mailed by: 06-25-2015



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015024

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 233 S. Remington Rd. Zoning District _____

6. OWNER Eron & Cara Ranft Phone # _____ or Cell # 614-226-8898

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

7. Applicant Eron Ranft E-mail eron@medicalbuildersplus.com Phone # _____ or Cell# 614-226-8898

Address 233 S. Remington Rd. /City, State, Zip Bexley, Ohio 43209

8. Brief Description of Request and/or Variance I want to move existing 6' fence, 8 feet closer to the sidewalk, on the South side of my house. I also want to extend the existing 6' fence 20 feet West to meet a 4' fence that runs 20 feet North to the new garage I am currently building. There will still be approx. 6'-7" between my fence and the sidewalk.

9. Valuation of Project \$ 5,000.00

• 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 Eron C. Ranft /DATE 6/9/2015

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 65.00

**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 _____

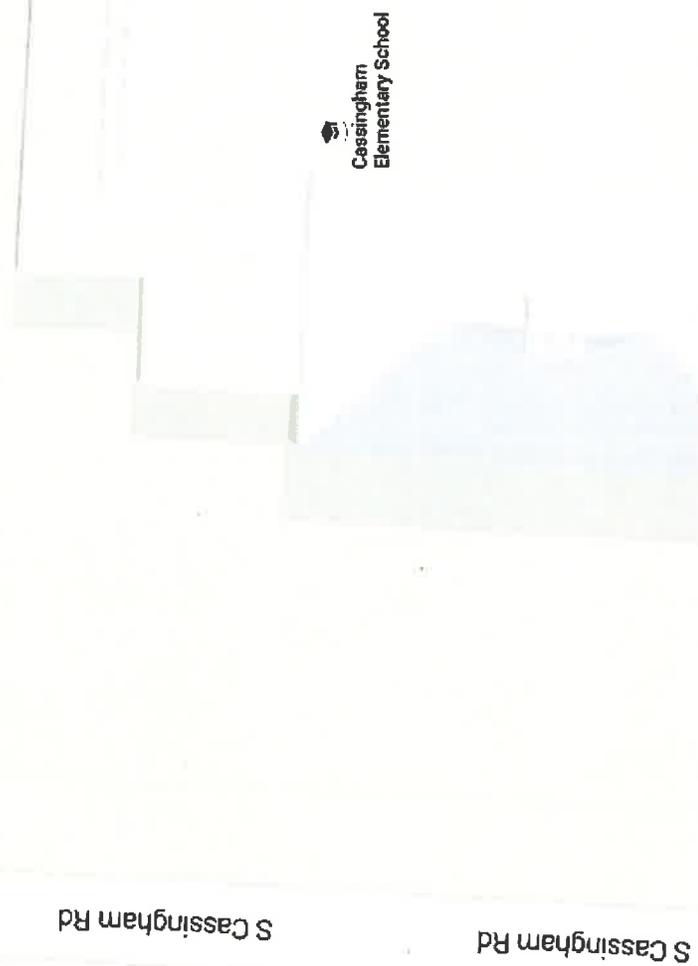
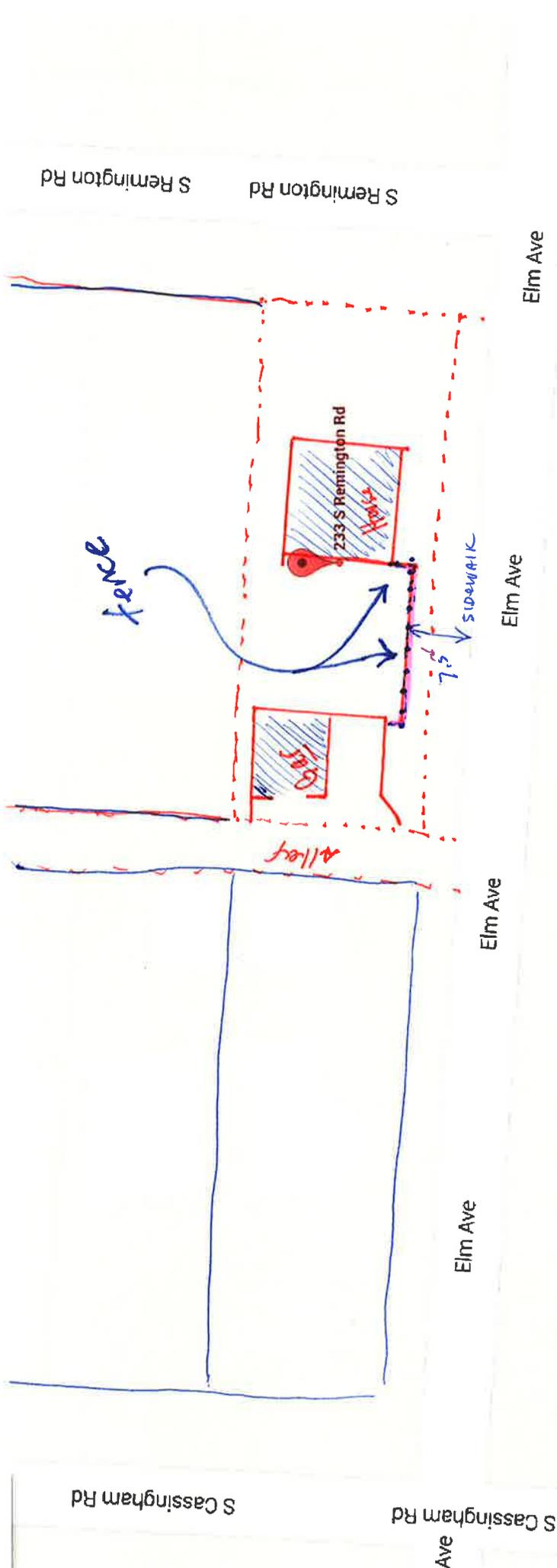
To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

legal1	zipcode
2279 ASTOR AVE	43209
222 S CASSINGHAM 45	43209
224 S REMINGTON RD	43209
221 S REMINGTON RD	43209
127 REMINGTON	43209
210 S CASSINGHAM	43209
218 S REMINGTON RD	43209
204 S CASSINGHAM RD	43209
233 S REMINGTON RD	43209
215 S REMINGTON RD	43209
226 S CASSINGHAM LOT	43209
227 S REMINGTON CT	43209
216 S CASSINGHAM RD	43209
348 S CASSINGHAM	43209

233 S. Remington

3



233 S. Remington Rd, Ranft Fence

I want to move my existing 6' fence approx. 7' south, towards the sidewalk. There will be approx. 7.5' of grass between the fence and the sidewalk. In the picture marked "A" the yellow caution tape shows where the new fence would be located. I want to have grass and some sort of shrubbery located along the fence to break up the profile. I welcome a suggestion from the City Arborist. Also in Picture "A", you can see that the house directly across the street has a 6' fence that is located directly on the sidewalk, my fence would be set back approx. 7.5'.





A



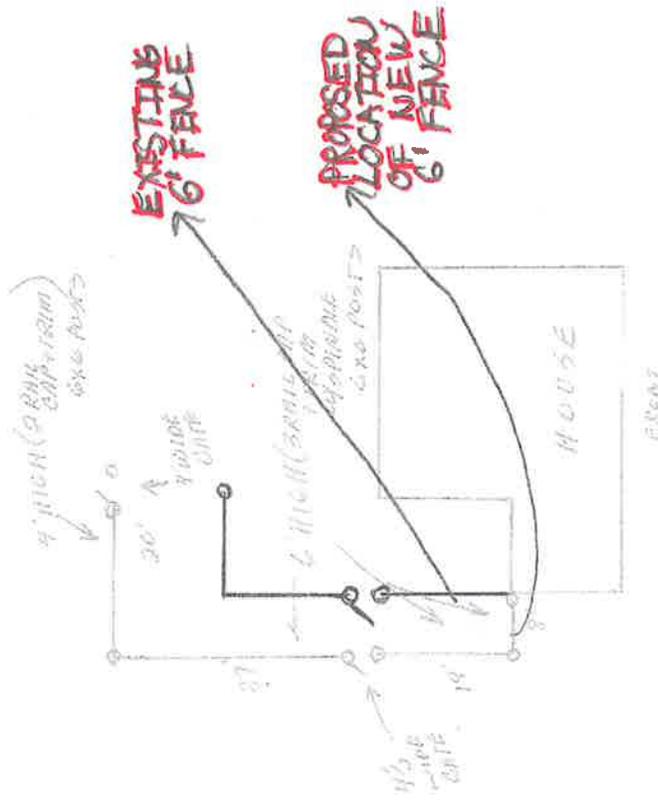
Ranft House aerial photo

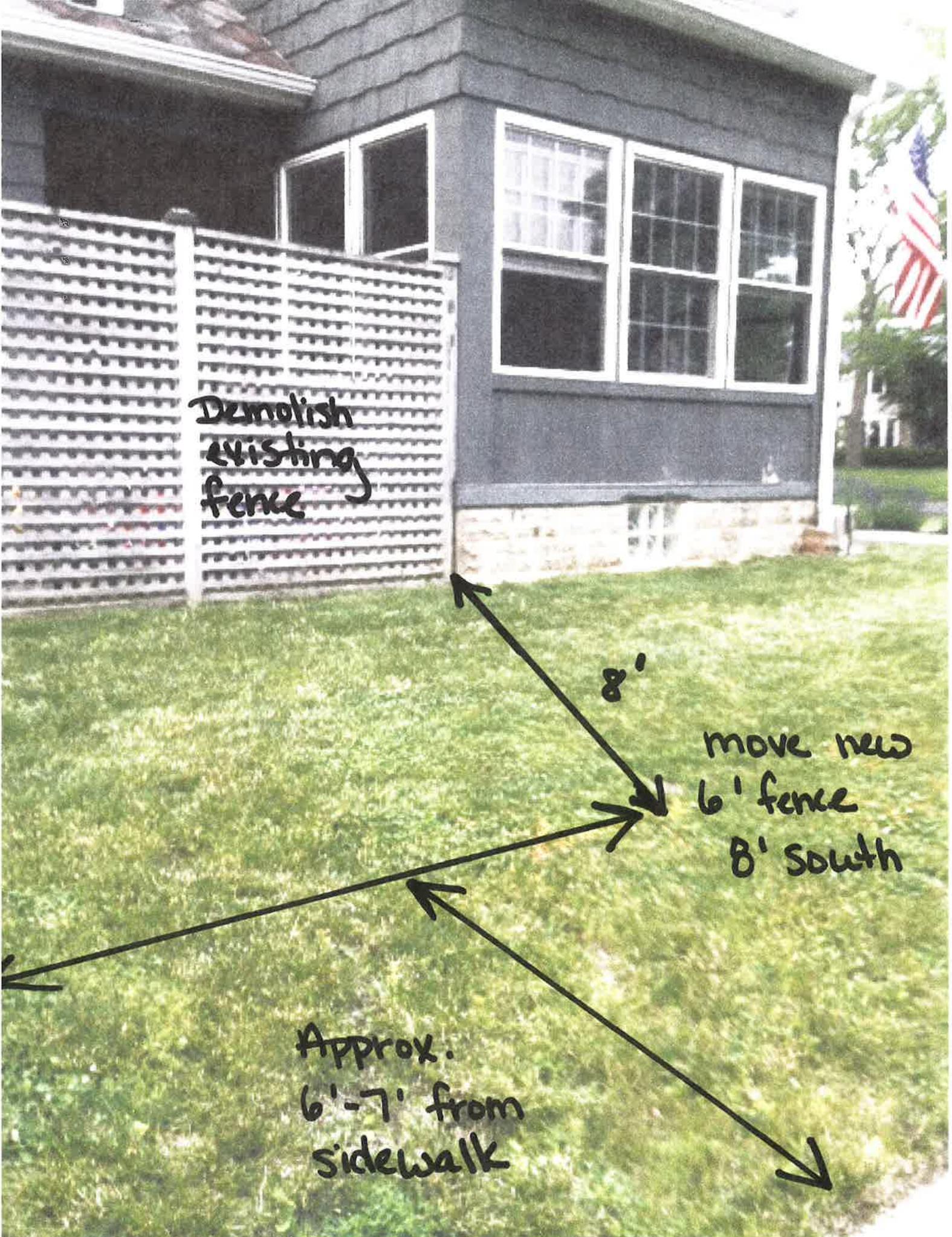


my existing
6' Fence

neighbors
6' Fence

5000 RAVEN
 233 S. BENTON BLVD.
 BEXLEY OHIO 44017
 414 226 8848





Demolish
existing
fence

8'

move new
6' fence
8' south

Approx.
6'-7' from
sidewalk

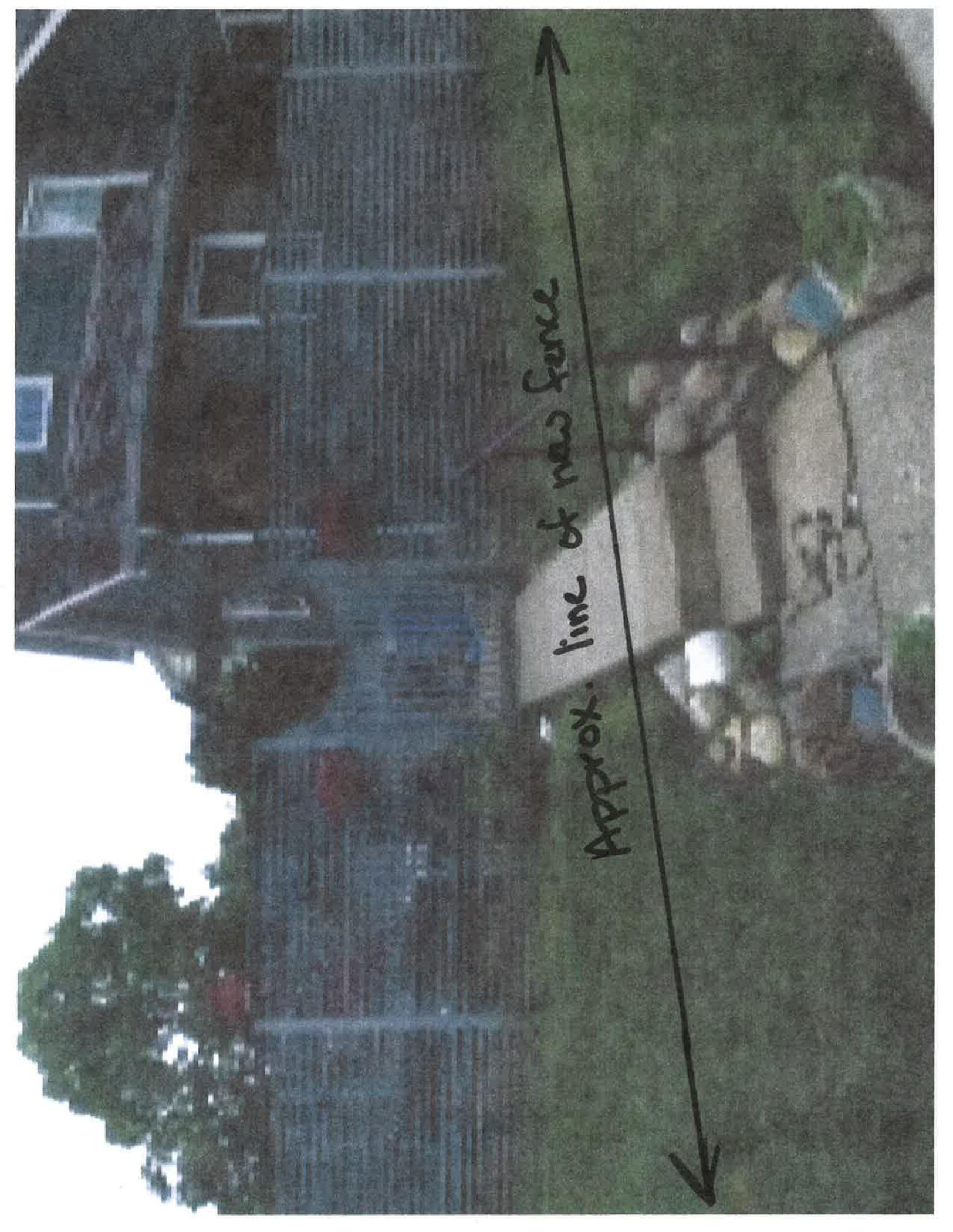
Existing
1" Fence

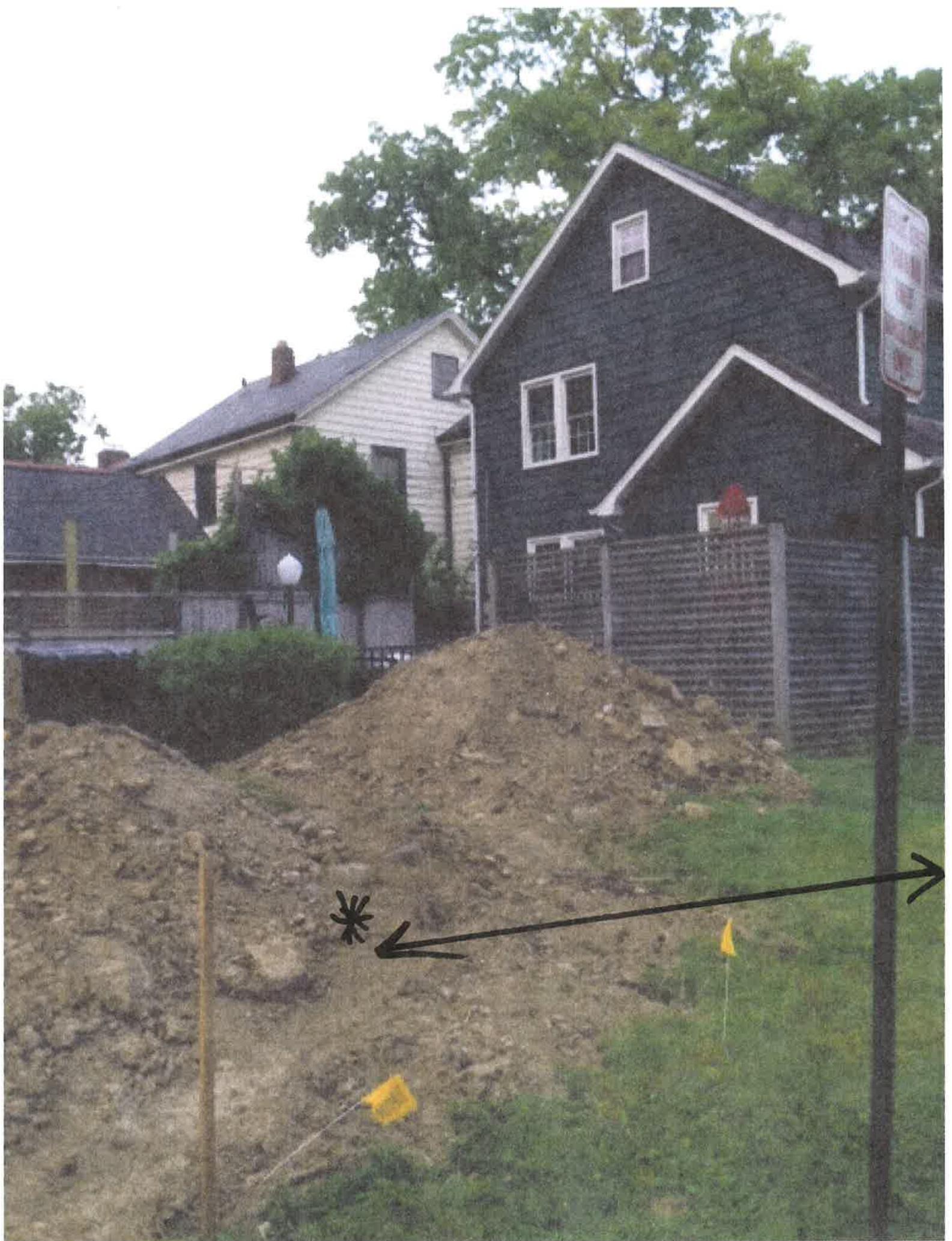


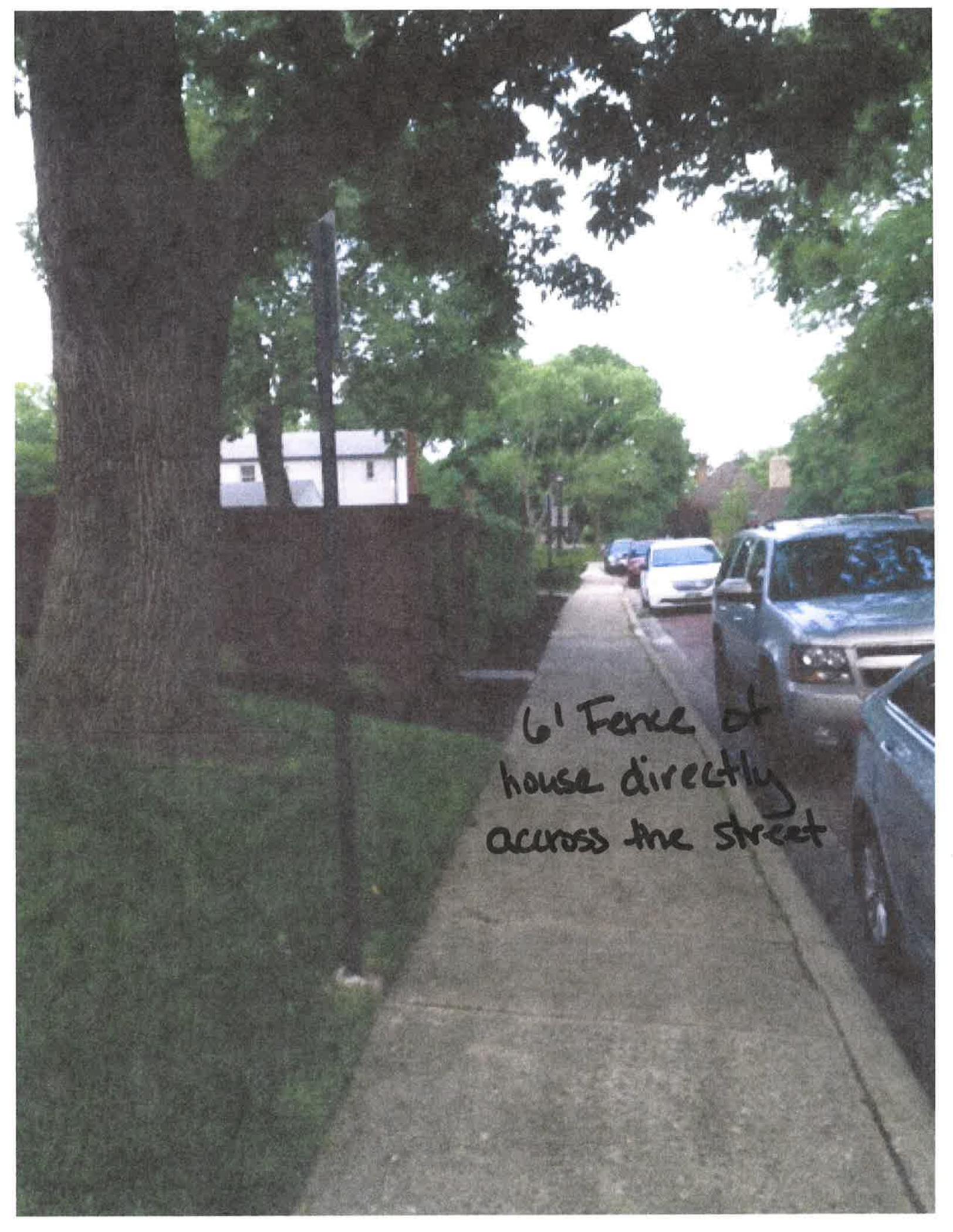


Demolish existing
fence

Approx. line of new fence





A photograph of a residential street. On the left, a large tree trunk is visible in the foreground. A concrete sidewalk runs along the left side of the road. To the right of the sidewalk, several cars are parked along the curb. In the background, a white house is partially visible behind a dark fence. The sky is bright and overcast. Handwritten text in black ink is overlaid on the lower right portion of the image.

6' Fence of
house directly
across the street