

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 9, 2016, 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.: 16-043
- Applicant: Ethan McGory / Oakland Nursery
- Owner: Rhome Ruanphae
- Location: 167 S. Columbia Ave.
- Request: The applicant is seeking a Special Permit in accordance with Bexley Code Section 1262.03(b) which limits fences on the street side of a corner lot to 42" in height, to allow a 6' high black aluminum fence along the south side property line parallel to 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 05-26-16



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2016043

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 167 SOUTH COLUMBIA Zoning District R-3

6. OWNER RHOME RUANPHAE Phone # 64-216-2127 or Cell # _____

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

7. Applicant ETHAN MCGORY E-mail MCGORY,4 Phone # 64-545 or Cell # 614-361-4688
ETHAN@OAKLANDNURSERY.COM
Address 1156 OAKLAND PARK / City, State, Zip COLUMBUS, OH 43224

8. Brief Description of Request and/or Variance REQUEST FOR 6' FENCE IN SIDE YARD AS PART OF PROJECT INCLUDING POOL IN BACKYARD. FENCE TO BE SCREENED W/LANDSCAPING.

9. Valuation of Project \$ ~11,000

• 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 3/25/16

Fee: based on valuation \$ _____
Fee: based on variance \$ 65.00
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)

• LOT INFORMATION

Address 167 SOUTH COLUMBIA Zoning District R-3

Lot Width 101 ft Depth 255 ft Total Area 25,755 sq ft

Existing Residence (foot print) 2100 sq ft Garage (ATTACHED) sq ft
INCLUDED IN RESIDENCE

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 ETHAN MCGORY@OAKLAND NURSERY

Contractor/Builder THE FENCE GUY - KEITH PICKENS

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
<u>Existing</u>	<u>Proposed</u>	
()	()	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: _____

4/14/15

To Whom it may concern

This letter confirms that Ethan McGory of Oakland Nursery Company has permission to represent Rhome Ruanphae/Sondra Ruanphae at any and all required Bexley Review Board meetings as it pertains to development of outdoor space on the property at 167 South Columbia Ave, Bexley, OH 43209.

Please contact us at 614-216-2127 or rhomer@ymail.com for any further questions.

Thank you.

Rhome Ruanphae

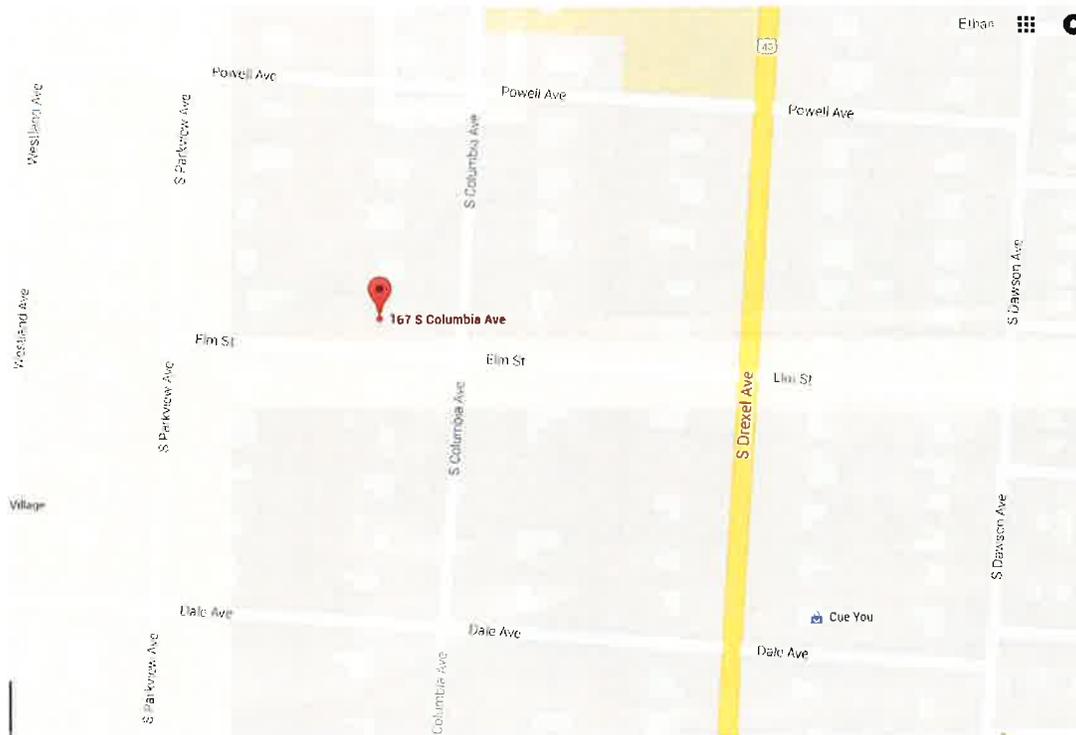
A handwritten signature in black ink, appearing to read 'Rhomer', written over the printed name 'Rhome Ruanphae'.

Proposed Fence and Landscaping for 167 South Columbia Ave.

Project Overview

Rhome and Sunny Ruanphae at 167 South Columbia are applying for a variance to the Bexley side yard fence set back in order to put a 6' black aluminum fence in the side yard (See Chapter 1264.03 Codified Ordinances of Bexley). The Ruanphaes are installing a pool in the backyard, and a 4' fence is required, but they would like to install a 6' fence to better suit the landscaping they are installing, and to provide privacy for the pool area. The fence will be screened by landscaping. The neighboring property across the alley has a 6' wall around the property, and the proposed fence at 167 South Columbia will be in keeping with the character of the neighborhood.

Please direct all questions to Ethan McGory w/ Oakland Nursery: 614-545-4568, ethan@oaklandnursery.com



Vicinity Map



Existing Property

Proposed Fence and Landscaping for 167 South Columbia Ave.



Proposed Planting: Hornbeam Hedge w/ liriope – to be pruned to 6'