

ORDINANCE NO. / 6 -00

By: Mark Masser

An Ordinance to authorize a variance to allow four stucco columns with lighting, approximately 30' of fencing and two gates to be constructed in the front yard setback area at 277 North Parkview Avenue, property owned by Steve and Kim Germain.

WHEREAS, Steve and Kim Germain have applied for a variance to allow the construction of four stucco columns with lighting, and approximately 30' of fencing, and two gates as part of a private drive owned by them at 277 North Parkview Avenue; and,

WHEREAS, the stucco columns, fencing and gates are consistent with the neighborhood and other columns previously approved by City Council; and,

WHEREAS, the approval of the variance would not be detrimental to the character of the surrounding residential neighborhood and complies with the requirements of Ordinance No. 42-85. NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That the application of Steve and Kim Germain, dated 2-18-00, for a variance to authorize and allow the construction of four stucco columns with lighting, approximately 30' of fencing and two gates in the front yard setback area as part of an overall landscape plan of the premises at 277 North Parkview Avenue, complies with the requirements of Ordinance No. 42-85 and it is, therefore, granted and the location of the stucco columns, fencing and gates are approved.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2000

\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_

Approved: \_\_\_\_\_, 2000

\_\_\_\_\_  
David H. Madison, Mayor

*2/22/00 first reading  
3/14/00 second reading*

**STEVE & KIM GERMAIN**  
166 Stanbery Avenue  
Bexley, Ohio 43209

February 16, 2000

Ms. Dorothy Pritchard  
Service Director  
City of Bexley  
2242 East Main St.  
Bexley, Ohio 43209

Re: Variance Request for Columns  
277 North Parkview Avenue

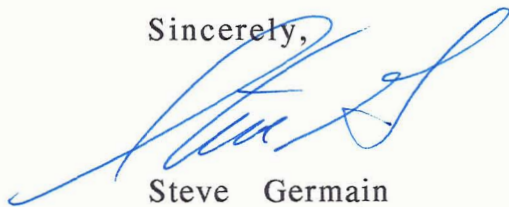
Dear Dorothy:

We have asked Kinman Associates, Inc. to request a variance on our behalf for the columns planned at our new home.

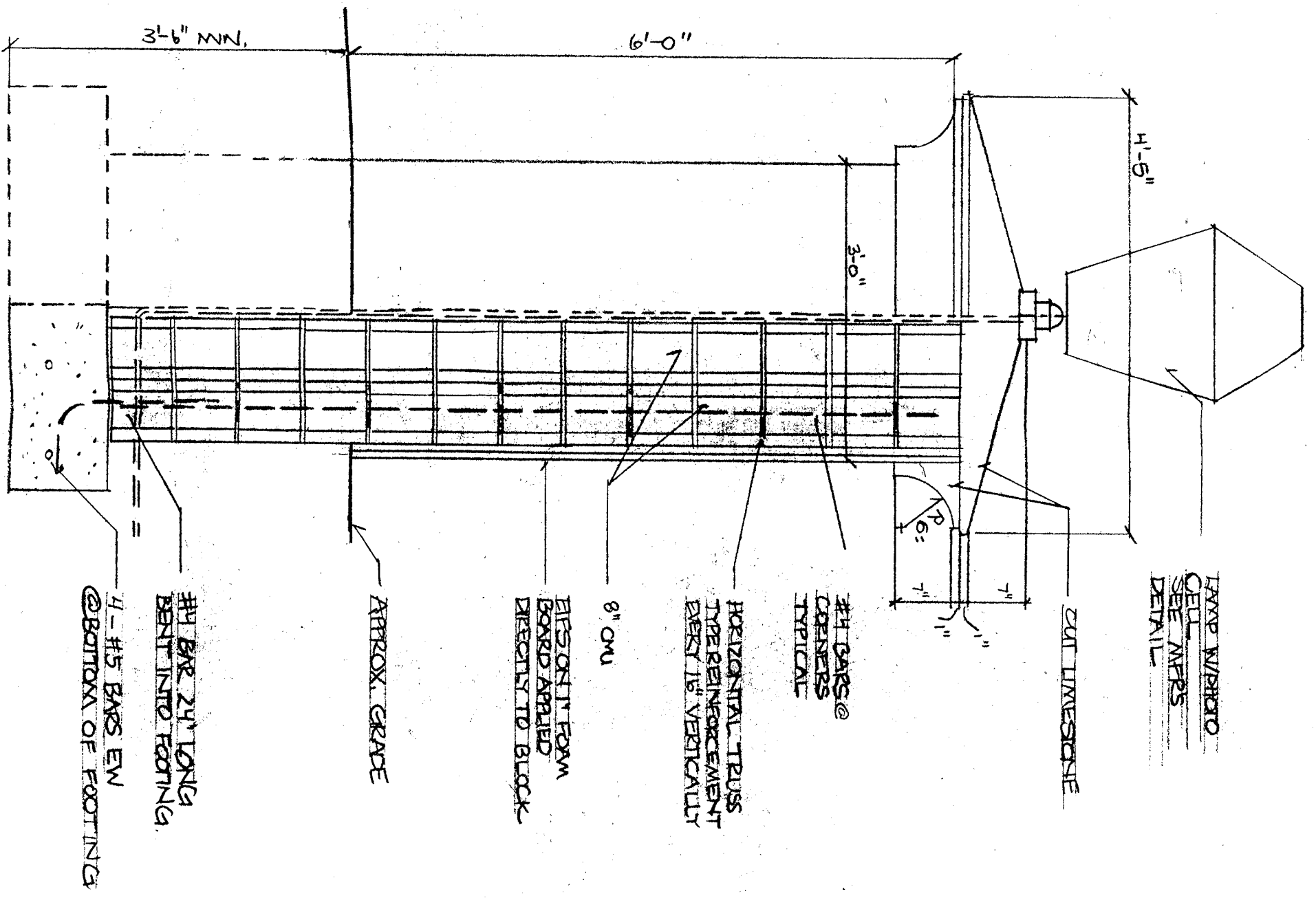
We have reviewed the application and documentation and are giving our approval.

Thank you for your help.

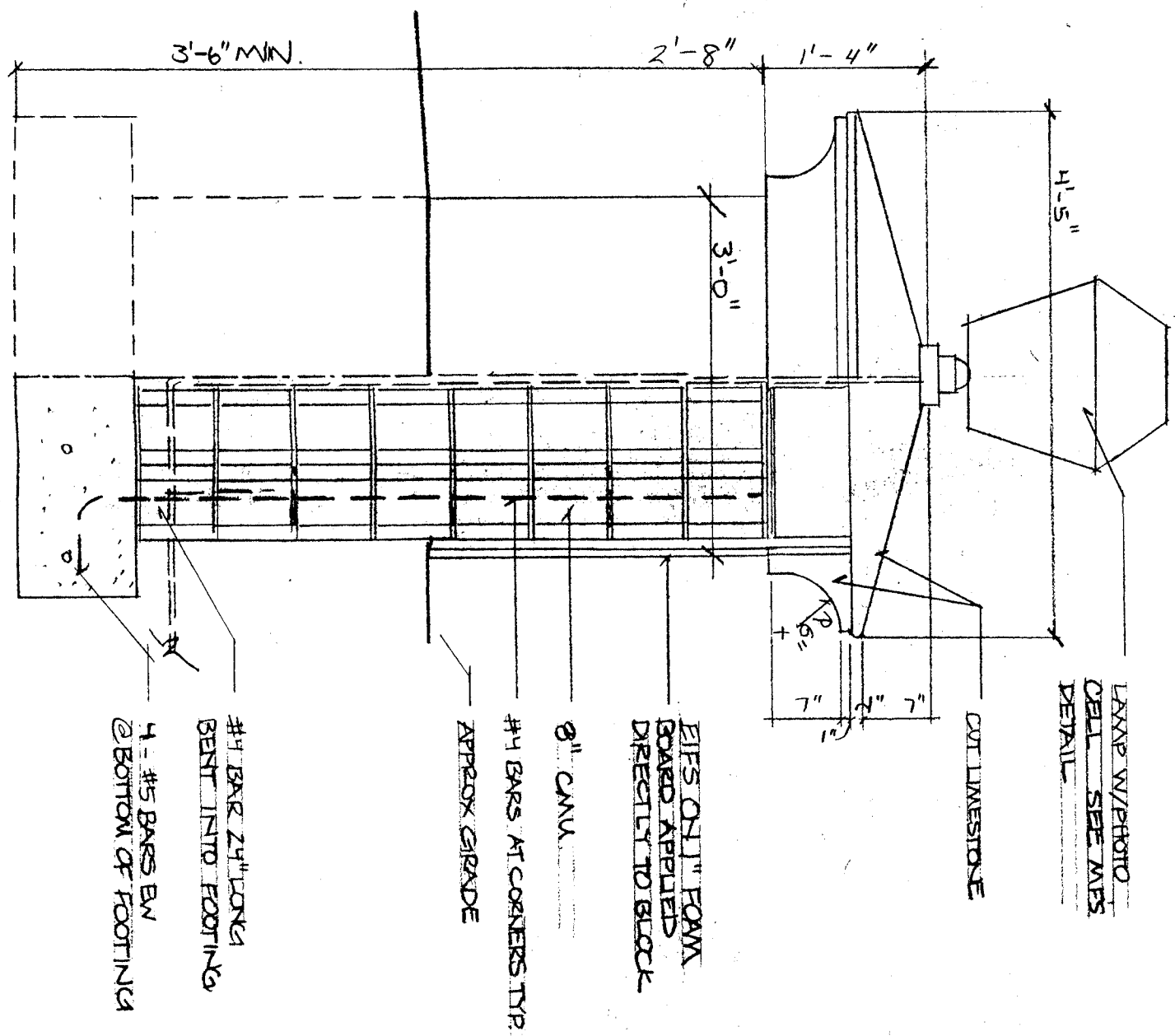
Sincerely,



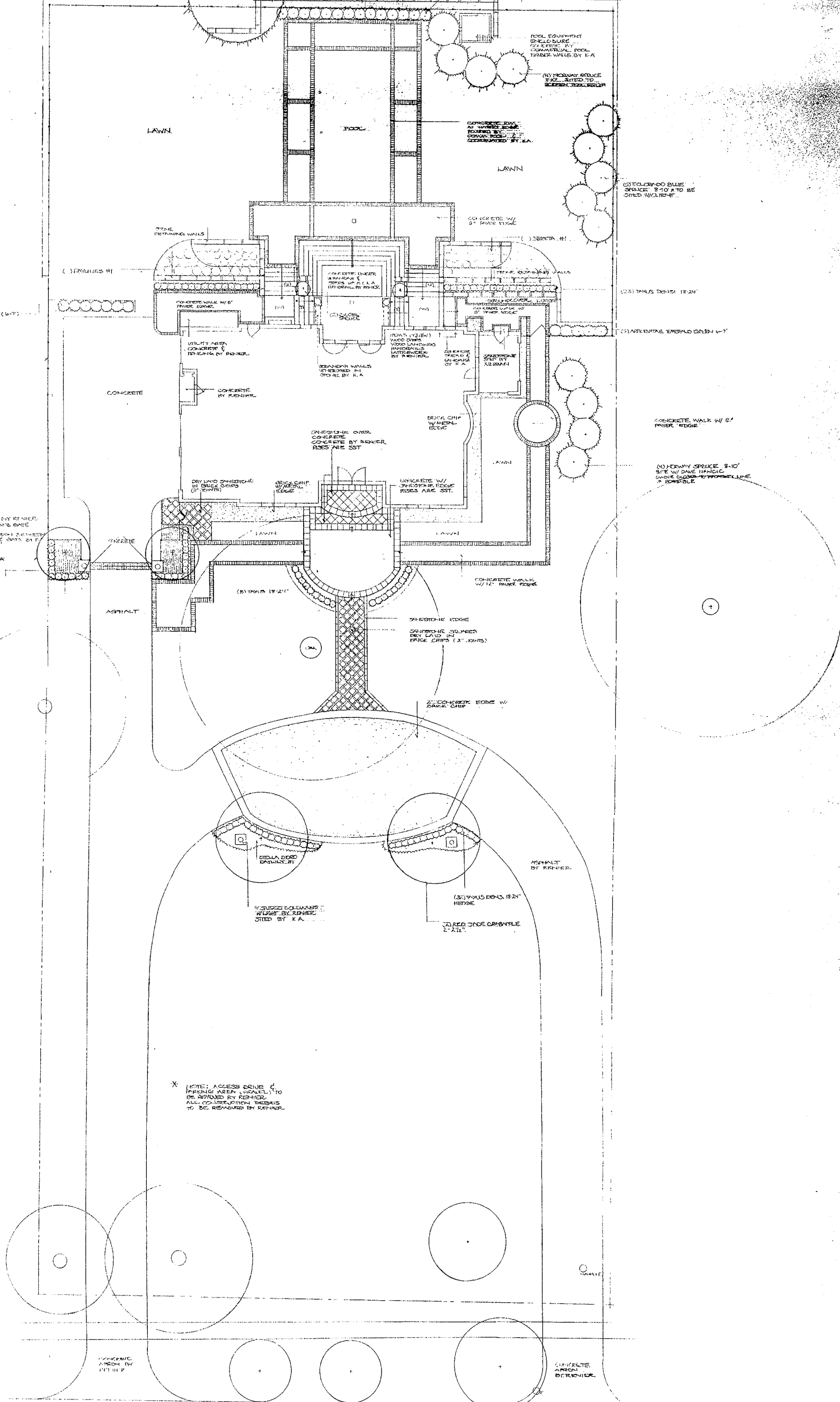
Steve Germain



COLUMN A DETAIL



COLUMN B DETAIL



POOL EQUIPMENT ENCLOSURE  
 2" THICK BY COMMERCIAL POOL TRADER WALLS BY E.A.

NO FURNY SPACE 8'-10" SITE W/ DUNE PANIC W/ ONE SLOPE TO PROTECT LINE IN BOWTIE

CONCRETE W/ 2" FIBER FIBRE

CONCRETE OVER CONCRETE BY REINER ROSES ARE SST

CONCRETE W/ 2" FIBER FIBRE

CONCRETE W/ 2" FIBER FIBRE

CONCRETE W/ 2" FIBER FIBRE

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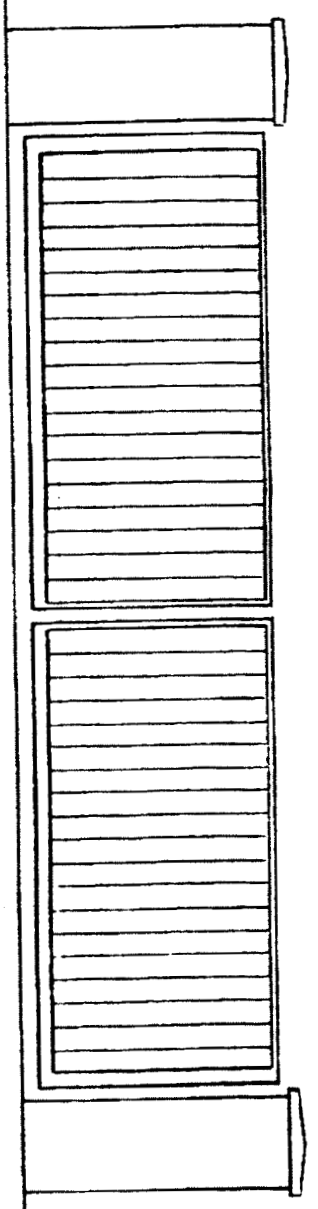
CONCRETE W/ 2" FIBER FIBRE

\* NOTE: ACCESS DRIVE & PARKING AREA (SHOWN) TO BE REMOVED BY REINER. ALL CONSTRUCTION DEBRIS TO BE REMOVED BY REINER.



THE GREEN ASSOCIATES  
 Conceptual Site Planning & Landscape Architecture

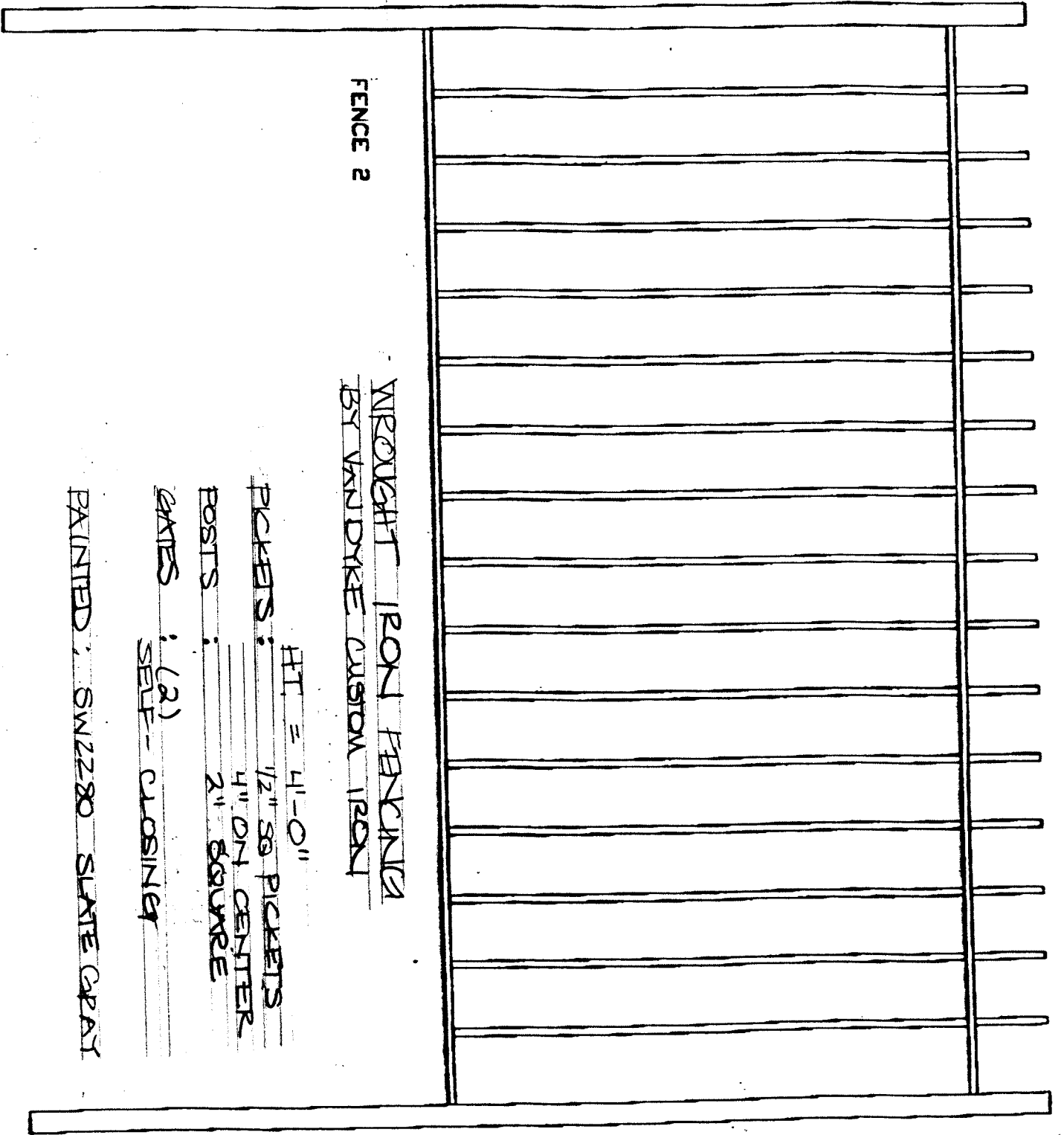
VEHICLE GATE STYLE



NOT TO SCALE

HT OF GATE : 5'-0"  
POSTS : 4" & TO BE SET IN MASONRY  
COLUMNS  
POKETS : 4" O.C.  
GATE WIDTH : 216'-0"  
PAINTED : SW2280 OLIVE GRAY PAINT  
FABRICATED BY: VAN DYKE CUSTOM IRON

NOT TO SCALE



FENCE 2

WROUGHT IRON FENCING  
BY VANDYKE CUSTOM IRON

HT = 4'-0"

PICKETS : 1/2" SQ PICKETS

POSTS : 4" DN CENTER

2" SQUARE

2XES : (2)

SELF-CLOSING

PAINTED : SWIZZRO SLATE GRAY



**Handforged Iron**

**Torino 8034**  
 Forged iron hanging lantern  
 shown in iron rust  
 also available in blacksmith  
 23 1/2"H x 14"W  
 3-40 watt C bulbs  
 9' of wire, 6' of chain

**Cabo 8024**  
 Forged iron hanging lantern  
 shown in iron rust  
 also available in blacksmith  
 25 1/2"H x 12 1/2"W  
 3-40 watt C bulbs  
 9' of wire, 6' of chain



8034

8024



8013

8033



8943

8933

**Cabo 8013**  
 Forged iron post lantern  
 shown in blacksmith  
 also available  
 in iron rust  
 20"H x 10"W  
 3-40 watt C bulbs

*BLACK FINISH*  
**Torino 8033**  
 Forged iron post lantern  
 shown in iron rust  
 also available  
 in blacksmith  
 23"H x 14"W - COLUMNS  
 3-40 watt C bulbs B

**La Jolla 8943**  
 Forged iron post lantern  
 shown in iron rust  
 also available  
 in blacksmith  
 26"H x 12"W  
 3-40 watt C bulbs

**Santa Barbara 8933**  
 Forged iron post lantern  
 shown in iron rust  
 also available  
 in blacksmith  
 27 1/2"H x 12 1/2"W  
 3-40 watt C bulbs

33" fixture - COLUMNS A



**KINMAN**  
ASSOCIATES

**COLUMN HEIGHT VARIANCE REQUEST**

**THE GERMAIN RESIDENCE**

277 NORTH PARKVIEW AVE.

BEXLEY, OHIO 43209

February 15, 2000

There are two pair of columns planned for the Germain residence. We will refer to them on our master plan as Pair A and Pair B.

Pair A are located near the residence garage. These columns have been designed to be 6'8" height in total (includes cap). We are requesting a variance at this height as these columns will be housing a vehicle gate system and will require additional structural support. The actual vehicle gate height is 5' and we feel 6'+ columns are appropriate to the gate's height. Additionally, these columns are in scale proportionally to the columns on the residence at the front door and also proportionate in height to existing columns in the immediate neighborhood. There will be light fixtures installed on these columns. Please see light fixture detail.

Pair B are located in the brick chip auto court area. These columns are being designed at 48" in height. Lighting is planned for these columns as well. These columns have been planned to provide additional lighting in the Germain's auto court which is in an area that is remote from the front door. Please see light fixture detail.

\*\*We understand that this variance process requires three readings of the information and that time-wise this puts us at the end of March for a decision. We would appreciate it (if it's at all possible) that the process be fast-tracked. We are under a May 1st deadline and must have this entire project done. We must also secure a fence permit and await your decision to go forward with that.

Thank you for your consideration in this matter.

THE NATURAL EXTENSION OF ARCHITECTURE

7300 INDUSTRIAL PARKWAY • P.O. BOX 1129 • DUBLIN, OH 43017-1129  
TEL 614.764.8733 • FAX 614.793.0104