

ORDINANCE NO. 907

By: Mr. Rokyan

An Ordinance to authorize a variance to extend a six (6) foot high wooden fence for a distance of twenty-nine (29) feet into the front yard setback, along the east side property line, of property located at 272 Ashbourne Road (being Lot 78 and part of Lot 82; in the Stanbery Place subdivision), premises owned by Randall S. Arndt and Jeffrey A. Baker. Proposed fencing would match new adjacent fencing.

Whereas, Randall S. Arndt and Jeffrey A. Baker have applied for a variance to allow for the construction of a 6' high wooden fence to allow it to extend into the front yard towards Ashbourne Place; and,

Whereas, the height of the proposed fence will not exceed six (6) feet when measured from the average existing grade of where the fence is to be constructed; and,

Whereas, the fence is part of an overall landscape plan and would be constructed on the inside of existing landscaping which will lessen the impact of the fence; and,

Whereas, the fence will not create a visibility of safety concern for vehicular and or pedestrian movement; and,

Whereas, it is the unusual configuration of lots in this area that creates the need for the variance. **NOW, THEREFORE,**

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

Section 1. That the application of Randall S. Arndt and Jeffrey A. Baker dated November 22, 2006, for a variance to authorize and allow the construction of a six (6) foot high fence to the rear of owner's residence towards Ashbourne Place as shown on a survey July 24, 1998, for the premises at 272 Ashbourne Road (Being Lot 78 and part of Lot 82 in the Stanbery Place subdivision, Plat Book 13, Page 24), is granted and the location of the fence, as proposed is approved.

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

Passed: 3-13, 2007

Helen Mae Murray
President of Council

Attest: [Signature]
Clerk of Council

Approved: 3/19, 2007

[Signature]
David H. Madison, Mayor

1/23/07 First Reading
2/27/07 Second Reading
3/13/07 Third Reading. Passed

APPLICATION NUMBER 20070012CC
FILING FEE: \$ 40.⁰⁰

CITY OF BEXLEY, OHIO

**APPLICATION TO APPEAR BEFORE
BEXLEY CITY COUNCIL**

1. This application is submitted for: (please check)

Rezoning Lot Split Plat Approval Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

272 Ashbourne Road

3. NAME OF APPLICANT: Randall S. Arndt and Jeffrey A. Baker

ADDRESS: 272 Ashbourne Road

TELEPHONE NUMBER 614-462-2235

4. NAME OF OWNER: Randall S. Arndt and Jeffrey A. Baker

ADDRESS: 272 Ashbourne Road

TELEPHONE NUMBER: 614-462-2235

5. Narrative description of project (attached additional sheets, if necessary.)

Owner has recently installed new fence, landscaping and improvements to rear of Owner's residence. Owner seeks variance to extend six (6) foot tall fence for twenty-five (25) feet towards Ashbourne Place. Proposed fencing would match new adjacent fencing.

6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

Unusual shape and layout of this corner lot requires Owner to seek variance to extend new fence towards Ashbourne Place. Back of neighbor's home is in close proximity to Owner's yard. Unusual lot requires variance for appropriate fencing.

APPLICANT: Randall S Arndt

(Signature) Randall S. Arndt

DATE

11-22-06

(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)




PAID

Kathy Rose - 272 Ashbourne Rd. - fence

From: "Randall Arndt" <rarndt@szd.com>
To: <kmrose@bexley.org>
Date: 12/11/2006 10:36 AM
Subject: 272 Ashbourne Rd. - fence

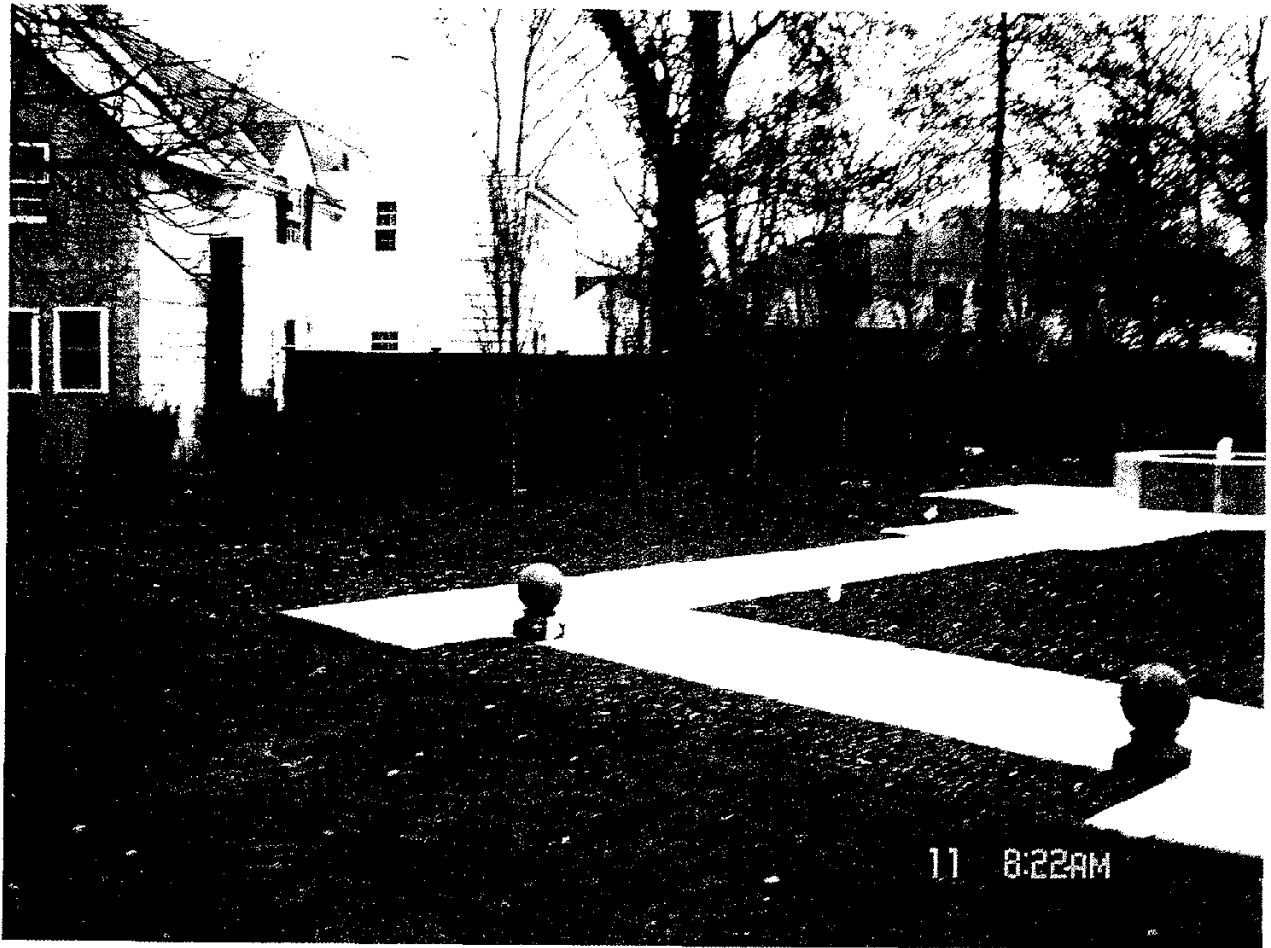
Kathy: Good morning. I am attaching pictures of our new fence, which was installed this past summer. The variance application I filed on 11.21.06 proposes to extend this same fence towards Ashbourne Place. The application states 25' but I would like to amend same to provide for a 29' variance, which would allow 4 additional fence panels to be installed. I will stop by and drop off a check and a copy of my survey showing where the variance applies. Shouls I revise my application to change the distance sought from 25' to 29' or can you make that change for me? Please advise. Thank you. Randy Arndt

| My bio | Website | Download V-Card |
|---|---|-----------------|
|  | Randall S. Arndt Attorney at Law | |
| | 250 West Street Columbus, Ohio 43215 | |
| | Mailing Address: P.O. Box 165030 Columbus, Ohio 43216 | |
| | Voice: 614-462-2235 Fax: 614-224-3143 Email: rarndt@szd.com | |
| | www.SZD.com | |

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Any statements made herein regarding tax matters, including attachments, may not be relied upon by anyone to avoid tax penalties and are not to be used or referred to in any publication or marketing materials.







Juan Garcia

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:
Chicago Title Insurance Company Inc.

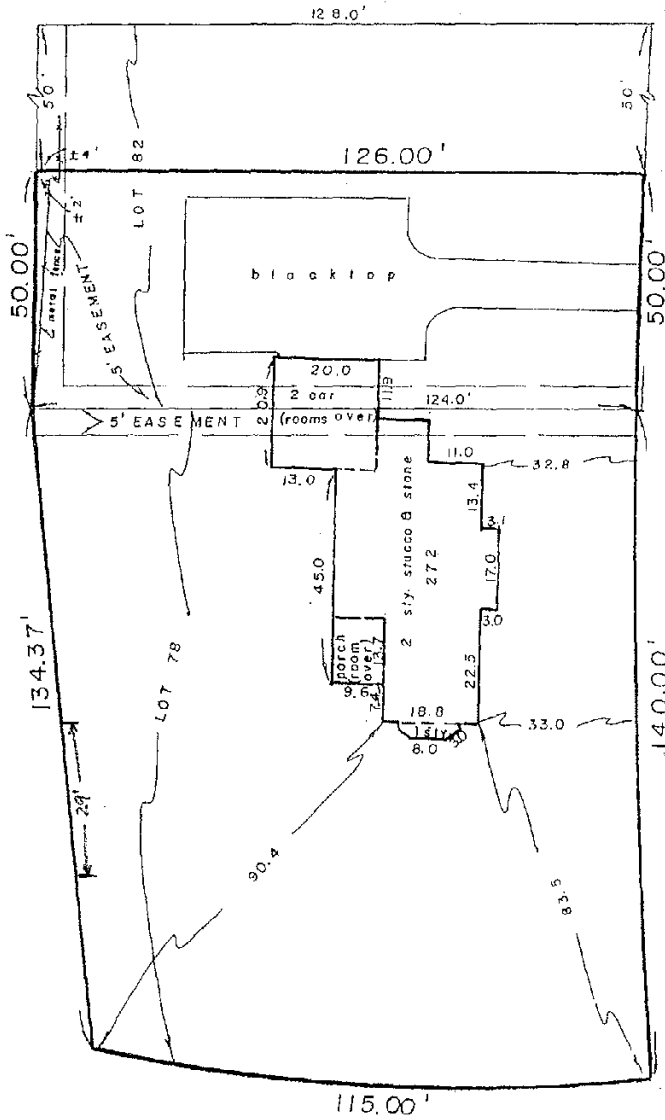
Legal Description: Situated in Ohio, County of Franklin, City of Bexley, Being Lot 78 and part Lot 82 Stanbery Place, Plat Book 13, Page 24

Applicant: Arndt

Posted Address: 272 Ashbourne Road, Bexley, Ohio

Apparent Encroachments: 1) Fences not in conformance with legal description. 2) Garage in Easement.

30' 15' 0' 30'
Scale: 1" = 30'
Date: 7 - 24 - '98



ASHBOURNE ROAD 70'

ASHBOURNE PLACE 55'

I have received a copy of this survey and find the conditions accurate.
Richard S. Lee



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. **THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.**

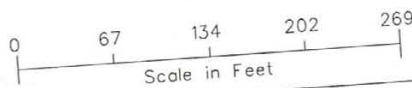
Myers Surveying Co., Inc.
By *Albert J. Myers*
Professional Surveyor

272 Ashbourne Pl.



Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE



15:48
JAN 23, 2007

SAD 4/9
COPY

NOTICE OF PUBLIC MEETING

This is to inform you that a public meeting will be held by the Planning and Development Committee of the City Council of the City of Bexley, Ohio, at 5:30 p.m., Tuesday, February 27, 2007, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 9-07. This Ordinance, if approved; would grant a variance for property located at 272 Ashbourne Place, to permit an extension of a six (6) foot high wooden fence for a distance of twenty-nine (29) feet into the front yard setback, along the east side property line. The proposed fencing would match new adjacent fencing.

All interested persons are invited to attend.

MAILED FEBRUARY, 12, 2007

