

**PUBLIC NOTICE
CITY OF BEXLEY BOARD OF ZONING APPEALS**

The Bexley Board of Zoning Appeals will hold a Public Meeting on the following case on Thursday, August 8, 1996, at 7:00PM, 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.

APPLICATION NUMBER: 960042

APPLICANT: Nancy & Carl Rapport

OWNER: Same

LOCATION: 2523 Sherwood Road

*8-8-96
Approved*

REQUEST: The applicant is seeking a variance to Code Section 1262.03 which restricts fences in the side yard of a corner lot to 42" in height, to allow a 72" high fence in the side yard at this location.

A copy of the 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 235-0956.

Please contact the City of Bexley at 235-0956 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed on: 7-26-96



No. 960042

- Conditional Use
- Rezoning
- Variance

BOARD OF ZONING APPEALS
 VARIANCE APPLICATION
 CITY OF BEXLEY

Permit to be issued on the basis of information contained within this application and plans in duplicate drawn to scale showing the plot plan with existing buildings and the proposed additions or changes. Applicant certifies the information submitted to be true and correct.

1. LOCATION: Street 2523 SHERWOOD RD Lot. No. & Addition _____
 Address _____
2. OWNER: CARL & NANCY RAPPOU Phone No. 235-1905
 ADDRESS: same as above
3. APPLICANT: same Phone No. _____
 ADDRESS: _____
4. PRESENT ZONING residential R-6 EXISTING USE residential home
5. PROPOSED USE/NATURE OF VARIANCE To erect a 6' high to 4' high fence close to the edge of lot along Cussingham Rd sidewalk (4' in from existing sidewalk)
6. LOT: Width _____ ft. Depth _____ ft. Total Area _____ sq. ft.
 Residence _____ sq. ft. Garage _____ sq. ft.
 Commercial _____ sq. ft. Proposed Addition _____ sq. ft.
 Other _____
- PERMITTED LOT COVERAGE _____ % = _____ sq. ft. LOT TO BE COVERED _____ % = _____ sq. ft.
7. BUILDING HEIGHTS: Stories _____ ft. No. of off-street parking spaces _____
8. YARD: Front _____ ft. Rear _____ ft. One side _____ ft. Sum of side yards _____ ft.
9. On a separate sheet attach a list of other supplemental requirements or conditions that will be met, or explain any points you feel need clarification.

SIGNATURE [Signature] DATE 6-28-96

Fee: \$ 25⁰⁰

PAID
6/28/96

(FOR OFFICIAL USE ONLY)

Date of Action _____ Approved _____ Denied _____. If denied, list reasons on back.

Carl Rapport
2523 Sherwood Rd.
Bexley, OH 43209
235-1905

Dorothy Pritchard
Service Director
City of Bexley
2242 E. Main St.
Bexley, OH 43209

July 18, 1996

Re: Change in construction detail of garage from frame to block, with exterior finish in stone and stucco to match house (not vinyl or cedar shake as previously approved)

Dear Dorothy:

Attached you will find a letter from our neighbors immediately to the east of our lot indicating their acceptance of a stucco finished garage w/stone facade as part of our variance (application number 960024) for a 24' x 26' garage.

As you will recall, the Board of Zoning Appeals instructed Nancy and I to provide a similar letter when we requested a change from wood shake to vinyl at the June, 1996 BZA meeting.

Sincerely yours,

A handwritten signature in cursive script, appearing to read 'Carl Rapport', with a long horizontal flourish extending to the right.

Carl Rapport

John Plappert
Kathleen K Plappert
2535 Sherwood Rd
Bexley, OH 43209

Dorothy Pritchard
Service Director
City of Bexley
2242 E. Main St.
Bexley, OH 43209

July 18, 1996

Dear Dorothy:

We have reviewed the revised building plans of our neighbors, Carl and Nancy Rapport, at 2523 Sherwood Rd. We find acceptable the substitution of a stucco exterior finish with stone facade (i.e, north wall) instead of the vinyl or cedar shake exterior finishes previously agreed to.

Sincerely yours,



Kathleen Plappert



John Plappert

2523 Sherwood Rd

960042 ✓

2535

2498

2545

2504

2534 Main Street

2503

2524

2532

2491

2532

2516

2538

2500

2548

2490

2484

2540

2550

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

* * * * *
* * * * * VARIANCE APPLICATION * * * * *
* * * * * BOARD OF ZONING APPEALS * * * * *
* * * * *

Permit Date: 06/28/96 APPLICATION NUMBER : 960042 V

Address: 2523 SHERWOOD RD

Scope of Work: VARIANCE FOR FENCE
Project: FENCE VARIANCE

Owner: RAPPORT NANCY S & CARL S
2523 SHERWOOD RD

COLUMBUS, H 43209

Telephone:

Applicant:

Telephone:

An application to request review upon payment of
a fee of \$ 25.00 is hereby granted. Receipt number: 960616

Owner/Agent: CAROL RAPPORT

Chief Building Official: _____
City of Bexley

applicant audit file packet
* *

Date of Review Meeting: 8/8/96 Action: Approved Denied

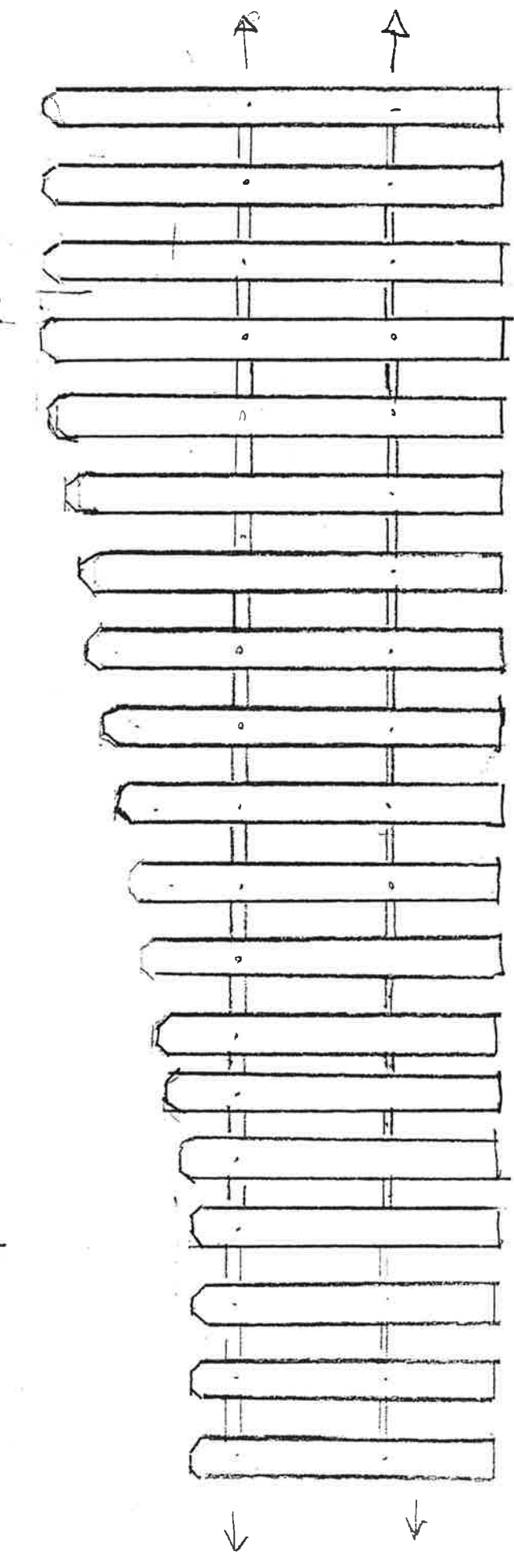
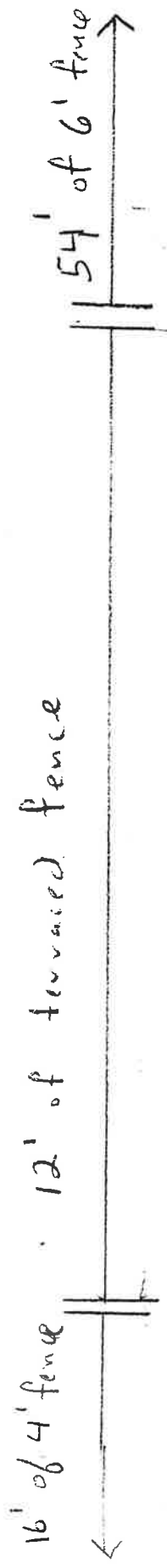
PAID
6/28/96

Carl S. Rapport
2523 Sherwood Rd
Bexley, OH 43209
235-1905

Request for a fence variance to locate a 6' to 4' high fence near the edge of the lot at **2523 SHERWOOD RD.** (Carl and Nancy Rapport-owners).

- 1) Fence greater than 42' allowable height requested in order to allow for greater privacy and security as part of a lot improvement project--see attached landscaping plan
- 2) At corner of alley and Cassingham existing 6' high solid wood dog ear picket fence to be shortened 4' in length and brought at an angle to join new fence in order to improve existing sight lines past corner of lot.
- 3) New fence to be located 4' in from existing sidewalk
- 4) New fence along Cassingham to match construction style of existing fence; however, open board design rather than closed board (that is, larger gaps between boards)--see attached detail
- 5) New fence to be 6' in height at corner of alley and Cassingham and end at 4' in height at NW corner of house with terraced section joining the two elevations--see attached detail
- 6) Hedge to be installed along street side of new fence--flowering deciduous such as rose of sharon and/or evergreen such as arborvitae

16' of 4' high
54' of 6' high
1/2" slip down



Detail of proposed wood fence along Cassingham
for 2523 SHERWOOD RD LOT IMPROVEMENT

Submitted at
Bd Meeting 8-8-96

Nancy and Carl Rapport
2523 Sherwood Rd

ADDENDUM TO APPLICATION FOR FENCE VARIANCE

8/08/96

Explanation of reworking of 6' privacy fence along alley

Sketch is attached

6' WOOD STOCKADE PRIVACY FENCE ALONG THE ALLEY IS BEING REWORKED TO INCLUDE SANDSTONE LANDSCAPING ROCK TO PROTECT FENCE, NEW GARAGE, AND YARD FROM TRAFFIC.

- 1) At alley at the rear of property, garage is setback 4'9" off property line. Sandstone Rock between alley and garage is set at property line, with a profile 20" above alley grade.
- 2) Once past the garage, sandstone rock is set back 2'6" from property line, aligned with garage corner, with a profile 14" above alley grade.
- 3) Privacy fence will abut corner of garage (4'6" setback) and run down the north side of sandstone block (i.e., sandstone block will be visible from alley rather than yard).
- 4) The sandstone block with privacy fence along the alley will jog 45 degrees to join the new fence being applied for to run along the sidewalk along Cassingham.
- 5) The 45 degree jog takes place 20 feet off the corner of Cassingham and the alley, improving the line of sight into the alley and Revco parking lot (**before reworking, the 6' privacy fence along alley ran to within 3' of sidewalk impeding the sightline**)
- 6) The sandstone will be set off by low profile plantings (examples would be creeping juniper, creeping flock, English ivy, etc. Final plant selection to be made by landscape designer.
- 7) The newly opened area at the corner of Cassingham and the alley will be planted with low profile shrubs (24" or less-example would be dwarf barberry-and some hardy perennials to discourage pedestrians from straying off sidewalk).