

November 9, 1998

Mr. Carl Rapport  
2523 Sherwood Road  
Bexley, Ohio 43209

Dear Mr. Rapport:

The Board of Zoning Appeals, on October 8, 1999, approved the alternate landscape plans for the screening of a fence along the street (Cassingham) side of your property. We will allow you through the spring of 1999 to complete the plantings, as requested.

Thank you for your cooperation. Please contact me if you have any questions or if I can be of any further assistance.

CITY OF BEXLEY, OHIO



Kathleen M. Rose  
Building Dept. Mgr.

/kmr



Carl S. Rapport  
2523 Sherwood Rd  
Bexley, Oh 43209  
Ph: 235-1905

Dorothy Pritchard  
Service Director  
City of Bexley, Oh

June 24, 1998

Dear Ms. Pritchard:

This letter informing the City of Bexley of changes in our lot plans at 2523 Sherwood Rd. is in response to a May 28 letter of inquiry from the Bexley Bldg. Dept.

We have no plans at the present time to install landscaping *as shown in our lot plans* along the outside of the fence on Cassingham. We plan to install alternative landscaping either in Fall, 1998 or Spring, 1999 as described in the attached *notice of change of lot plans*.

A rationale and description for the changes is attached.

I apologize to the City of Bexley for not yet attending to the matter of providing landscaping along the outside of the fence on Cassingham. However, because of the scope of the landscaping lot improvements we started in the summer of 1996 (which includes to this point the installation of over 200 trees, shrubs and large perennials), I have not yet had the opportunity to "finish the job", so to speak.

I have forwarded a copy of this letter and its attachment to Kathleen Rose for the Building Dept. file.

Please feel free to contact me at 235-1905 if you need more information on this matter.

Cordially,

Carl S. Rapport

attachment

## NOTICE OF CHANGE OF LOT PLANS FOR 2523 SHERWOOD ROAD

Submitted by: Carl S. Rapport  
2523 Sherwood Rd.  
Bexley, Oh 43209  
Phone: 235-1905

The original plan (the first of several) I submitted to the Zoning Board involved the total reworking of our lot beginning in July, 1996. The plan called for deciduous shrubs (rose of sharon, etc.) to be installed in the three foot city right of way outside our privacy fence on Cassingham. In the course of executing our landscaping plan, our landscaping contractor pointed out that the type of plant material (i.e., large deciduous shrubs) specified for outside our privacy fence along Cassingham might present a pedestrian and traffic hazard by eventually encroaching on the sidewalk or impeding sightlines into the alley and CVS parking lot. To avoid this potential problem, we installed instead a grass median in the city right of way along the fence to act as a pedestrian buffer.

We plan to install deciduous shrubs similar to the type we originally planned for Cassingham on the outside of the privacy fence along the alley at the rear of our property. This location should work better for large shrubs and will serve to screen our fence in the direction of Main Street. This area is currently in the process of being re-worked and should be completed no later than Fall, 1998.

We also plan to build with antique paver stones a mowing strip along the base of the fence facing Cassingham. Incorporated into the mowing strip will be a series of pocket gardens (5 to 7 in number, around 1.5 ft deep x 2.5 ft long, spaced 10-12 feet apart). These gardens will be planted out with flowering vines (probably climbing hydrangea and old-fashioned rambling roses) or other *espalier*. This type of landscaping should fulfill our original intention as shown in the submitted plans to provide screening of our privacy fence along Cassingham but will allow more "elbow room" for pedestrians using the sidewalk along Cassingham. This work will be done contemporaneously with or shortly after we complete re-working of the landscaping beds along the alley at the rear of our property as described above.

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).