

SUBSTITUTE ORDINANCE NO. 49-89

BY: Joanne Ranft

An Ordinance to authorize a variance to allow a 43--inch high picket fence AS DESCRIBED BY A DRAWING DATED OCTOBER 24, 1989, WHICH IS ATTACHED TO AND MADE A PART OF THIS ORDINANCE to remain in the front yard setback area at 879 Grandon Avenue (Lot Number 89; Eastlawn Addition), premises owned by Anne Ridgeway.

WHEREAS, Anne Ridgeway has applied for a variance to allow for a picket fence as part of an overall landscape plan for the front yard setback area of the property owned by her at 879 Grandon Avenue; 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 BEXLEY CODE SECTION 1264.14(c) (3); NOW THEREFORE,

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

Section 1. That the application of Anne Ridgeway, dated August 4, 1989, for a variance to authorize and allow a picket fence to remain in the front yard setback area as part of an overall landscaping plan of the premises at 879 Grandon Avenue (Lot Number 89; Eastlawn Addition) AS DESCRIBED BY A DRAWING DATED OCTOBER 24, 1989, WHICH IS ATTACHED TO AND MADE A PART OF THIS ORDINANCE, complies with the requirements of Ordinance No. 42-85 BEXLEY CODE SECTION 1264.14(c) (3) and it is, therefore, 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: Oct 24, 1989


President of Council

Attest: J. W. Karp
Clerk of Council

Approved: Oct 24, 1989


David H. Madison, Mayor

September 12, 1989 - 1st Reading
September 26, 1989 - 2nd Reading
October 10, 1989 - 3rd Reading; Tabled

October 24, 1989 - Removed from table,
Passed

Joseph A. Ridgeway Jr.
879 Grandon

BEFORE



AFTER





City of Bexley, Ohio

2242 EAST MAIN STREET, 43209

235-8694

NOTICE OF PUBLIC MEETING

This is to inform you that a public meeting will be held by the Council of the City of Bexley, Ohio, at 7:00 p.m., Tuesday, October 10, 1989, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 49-89. This Ordinance, if approved, will allow a 43" high picket fence to remain in the front yard setback of 879 Grandon Avenue. All interested parties are invited to attend.

Joseph A. Ridgeway, Jr.
2700 Sherwood Road
Columbus, Ohio 43209

August 4, 1989

Mrs. Joanne Ranft
Council Member
City of Bexley
2242 E. Main Street
Columbus, Ohio 43209

RE: 879 Gordon Avenue
Front Yard Fence

Dear Mrs. Ranft:

My daughter and her husband live at 879 Gordon Avenue. We have been fixing up the property and are in the process of landscaping the front yard. Part of our plan includes a picket fence in the side yard with a portion extending into the front yard.

Immediately after installing the fence, we were notified by the City that the fence was against City Code and it would have to be removed. When we received the notice, we stopped planting additional materials until the matter is resolved.

Attached please find a copy of our landscaping plan. The plan shows the planting area with a picket fence in the side and front yard. This area, especially the fence, was intended to be a transition between our house and the neighbor's to the north. The neighbor's house has much less setback and, therefore, protrudes farther into the front yard than ours. Their house has the effect of a 30-foot wall in our front yard. The fence and planting area will improve the appearance of both properties by creating a transition between the setbacks of the houses.

Attached please also find photographs taken before and after the installation of the fence. The "before" photograph shows the protrusion of the house next door and how it overshadows our front yard. The "after" pictures show the fence and our first planting. With an additional tree, more shrubs, and flowers this will be an attractive area. We feel the fence is an essential part of the plant to make the transition between the two setbacks.

Mrs. Joanne Ranft
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August 4, 1989

We hereby request a Council variance to allow the fence to remain so we may continue with our landscaping plans. We believe the fence and landscaping will enhance the appearance of both our home and that of the neighbor's.

Thank you for your consideration.

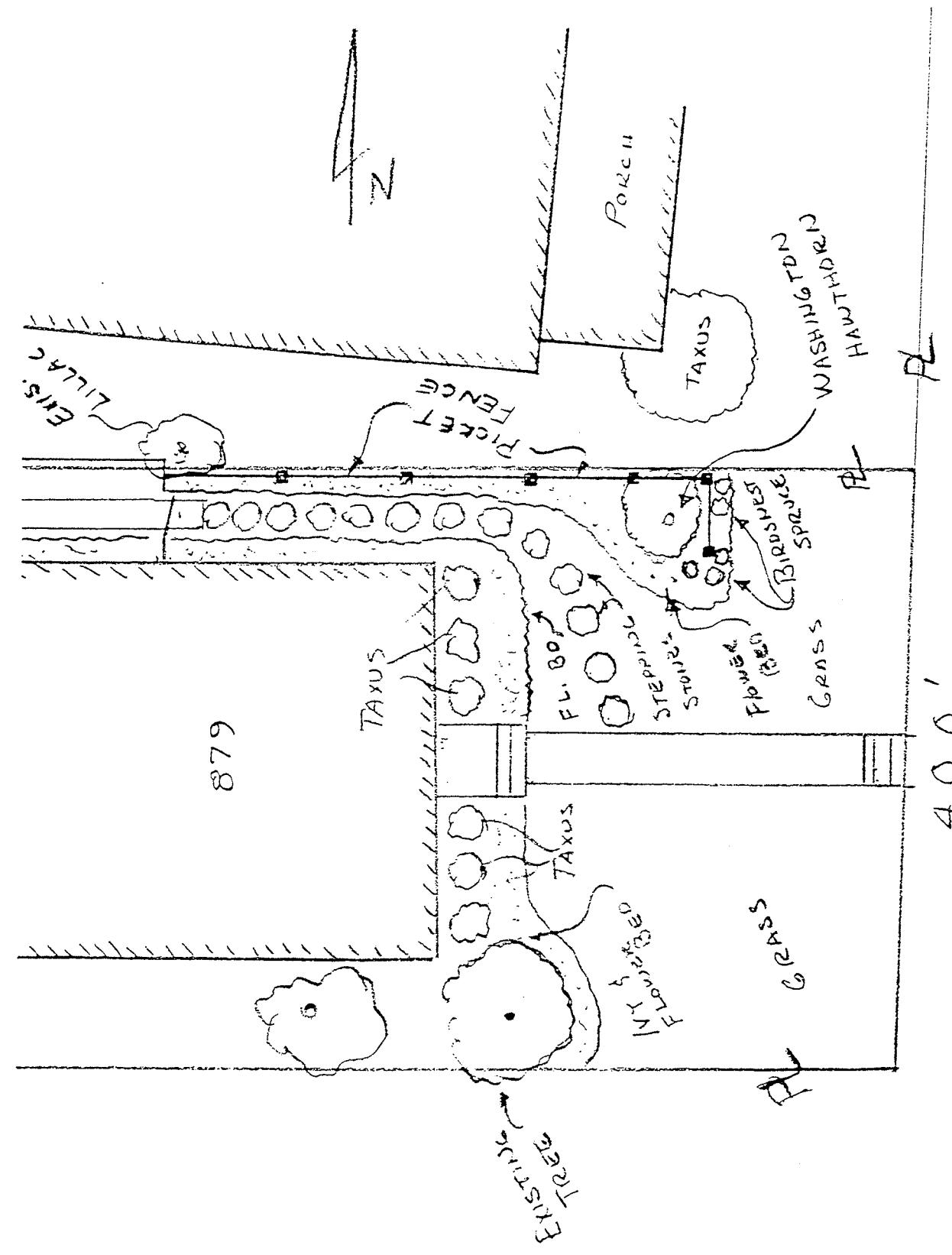
Sincerely,

Joseph A. Ridgeway Jr.
Joseph A. Ridgeway, Jr.

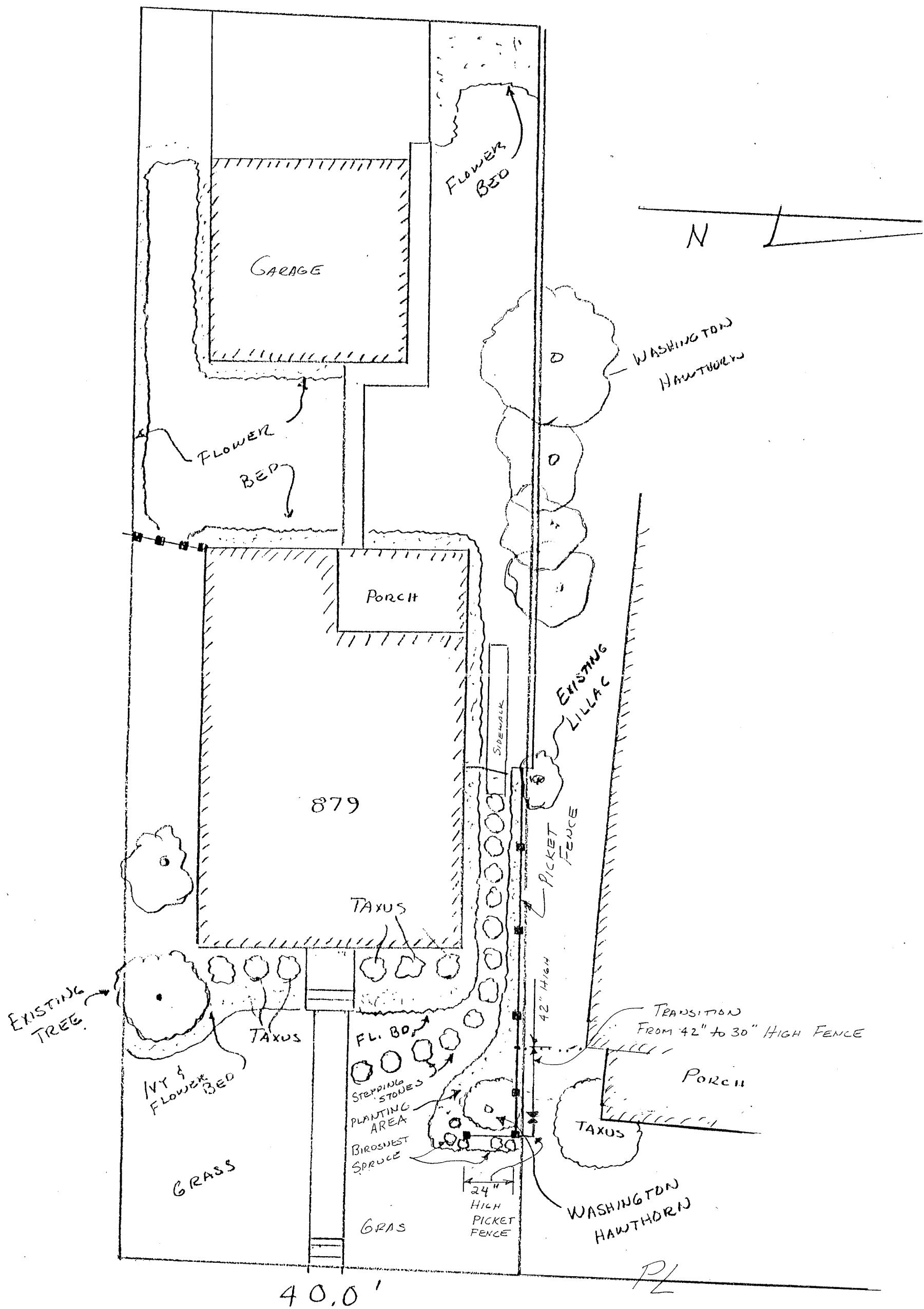
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Enclosures: Landscaping Plan
Photographs

pc: Dorothy Pritchard, City of Bexley



GRANDON AVE.



GRANDON AVE.

Drawing submitted as
part of Ordinance No 49-89
dated October 24, 1989