

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

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, **June 14th, 2012**, at 7:00 P. M., 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 No.: 11-0026  
Applicant: Joe Chay  
Owner: Joe Chay  
Location: 2738 E. Broad St.

**REQUEST:** The applicant is seeking Architectural Review to allow a 2<sup>nd</sup> floor deck and 2<sup>nd</sup> floor door, which were added to the front (south side) of the principal structure, to remain. **(Please Note: This application was tabled at the August 11, 2011 Board meeting.)**

A copy of this 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 559-4240.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 06-07-2012

**CITY OF BEXLEY**  
**Board of Zoning Appeals**

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**Decision**

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The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on August 11, 2011.

Application No.: 11-0026  
Applicant: Joe Chay  
Owner: Joe Chay  
Location: 2738 E. Broad St.

**REQUEST:** The applicant is seeking Architectural Review to allow a to allow a 2<sup>nd</sup> floor deck and 2<sup>nd</sup> floor door, which were recently added to the front (south side) of the principal structure , to remain.

**MOTION:** The Applicant agreed to table the application for 2738 E. Broad St.

**Action:** Tabled

Staff Certification:

Recorded in the Official Journal this  
11<sup>th</sup> day of August, 2011



Karen Bokor  
Residential Design Consultant



Kathy Rose  
Zoning Officer

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

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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 No.: 11-0026  
Applicant: Joe Chay  
Owner: Joe Chay  
Location: 2738 E. Broad St.

**REQUEST:**           **The applicant is seeking Architectural Review and approval to allow a 2<sup>nd</sup> floor deck and 2<sup>nd</sup> floor door, which were recently added to the front (south side) of the principal structure , to remain.**

A copy of this 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 559-4240.

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Mailed by 08-04-2011

ORIGINAL



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20110024  
✓

1. Architectural Review for:

Addition       Alteration       New Structure ( \_\_\_\_\_ )  
 Demolition of a Principal Structure       Demolition of Garage

2. Variance For:

Principal Structure     Garage     Fence     Other

3. Variance To:

Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

4. Conditional Use For: \_\_\_\_\_ Home Occupation    \_\_\_\_\_ sq.' / height of structure

5. LOCATION 2738 E. BROAD ST.

Zoning District \_\_\_\_\_  
(614) 390-2060    (614) 327-0700

6. OWNER JOE CHAY

Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant JOE CHAY E-mail chaymail@gmail.com Phone # (614) 390-2060 or Cell# (614) 327 0700

Address 2738 E. BROAD /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance DECK

9. Valuation of Project \$ 2,000

• APPLICATION REVIEW FEES, (based on valuation of the project):  
\$90.00 – up to the first \$10,000 valuation. And \$6.00 for each additional \$10,000 valuation w/\$600 cap.  
(Re-submittal fee \$40)

• VARIANCE REVIEW FEES:  
Single Family \$65.00; Fences or Special Permit \$50.00; All others \$90.00

• SIGNATURE \_\_\_\_\_ /DATE 7/21/11

Fee: based on valuation \$ 65.00  
Fee: based on variance \$ \_\_\_\_\_  
Other \$ \_\_\_\_\_  
TOTAL FEE DUE \$ 65.00

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**PAID**  
# 643  
\$65.00

\*\*Be advised, if the Board decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees.

• **LOT INFORMATION**

Address 2738 E. BROAD ST Zoning District \_\_\_\_\_  
Lot Width \_\_\_\_\_ ft Depth \_\_\_\_\_ ft Total Area \_\_\_\_\_ sq ft  
Existing Residence (foot print) 2940 sq ft Garage \_\_\_\_\_ sq ft  
Existing Building Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story  
Proposed Addition (foot print) 180 sq ft \_\_\_\_\_ one-story \_\_\_\_\_ two-story  
Permitted Lot Coverage \_\_\_\_\_ % = \_\_\_\_\_ sq ft  
Lot to be covered \_\_\_\_\_ % = \_\_\_\_\_ sq ft

Please submit a site plan, which gives the setback from all existing structures to front, side and rear property lines. Also indicate the setback from proposed structures.

• **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer \_\_\_\_\_  
Contractor/Builder \_\_\_\_\_  
Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

• **DESCRIPTION OF CHANGES PROPOSED** ADD DECK ON SECOND LEVEL ABOVE ENTRY ROOM.

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**  
\_\_\_\_\_

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

- **ROOFING**     House Only /     Garage Only /     House & Garage
- 1. Existing Roof Type:  
    \_\_\_ Slate    \_\_\_ Clay Tile    \_\_\_ Wood Shake    \_\_\_ Standard 3-Tab Asphalt Shingle  
    \_\_\_ Architectural Dimensional Shingles    \_\_\_ EPDM (rubber) Roofing    \_\_\_ Metal
- 2. New Shingle Manufacturer: \_\_\_\_\_
- 3. New Roofing Type, Style & Color: \_\_\_\_\_

• **WINDOWS**

1. Existing Window Style:
  - Casement       Double Hung       Horizontal Sliding       Awning
  - Fixed       Exterior Storm       Other: \_\_\_\_\_
2. Existing Window Materials:
  - Wood       Vinyl       Vinyl Clad Wood       Aluminum Clad Wood
  - Aluminum       Metal       Other: \_\_\_\_\_
3. New Window Manufacturer: \_\_\_\_\_
4. New Window Style, Material & Color: \_\_\_\_\_

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

1. Entrance Door Type
  - Wood       Insulated Metal       Fiberglass
  - Sidelights       Transom Window
2. Garage Door Type
  - Wood       Insulated Metal       Fiberglass
3. Door Finish
  - Stained       Painted

Proposed Door Type \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	( )	Other _____

• **EXTERIOR TRIM**

1. Existing Door Trim:
  - Cedar       Redwood       Pine       Vinyl
  - Wood composite       Aluminum Clad       Molding
  - Standard lumber Profile       Other: \_\_\_\_\_
2. Existing Window Trim:
  - Cedar       Redwood       Pine       Vinyl
  - Wood composite       Aluminum Clad       Molding
  - Standard lumber Profile       Other: \_\_\_\_\_
3. Proposed NEW Door Trim: \_\_\_\_\_
4. Proposed NEW Window Trim: \_\_\_\_\_





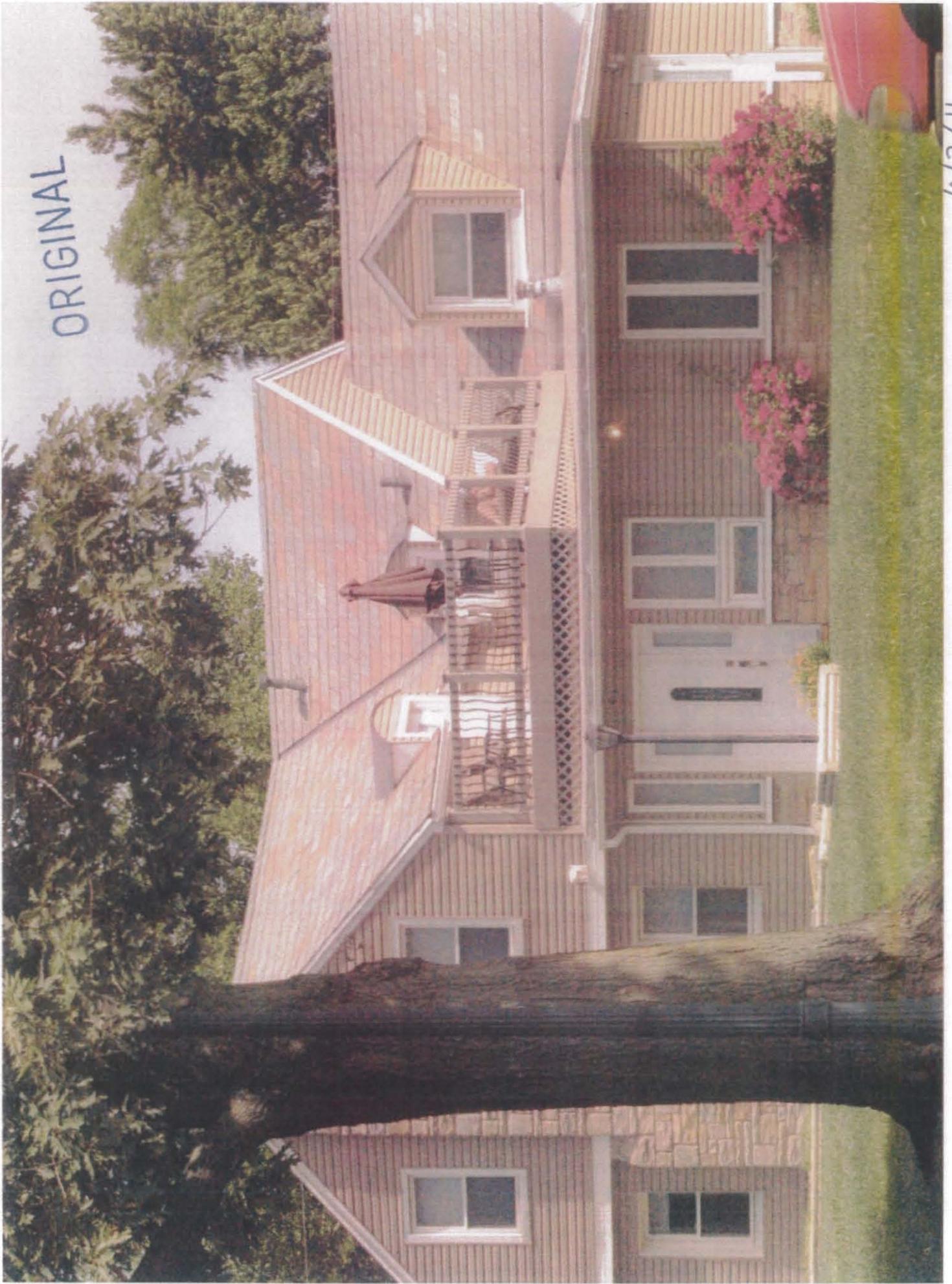
020-000112-00 06/18/2010

2010

6'8"  
5'7"

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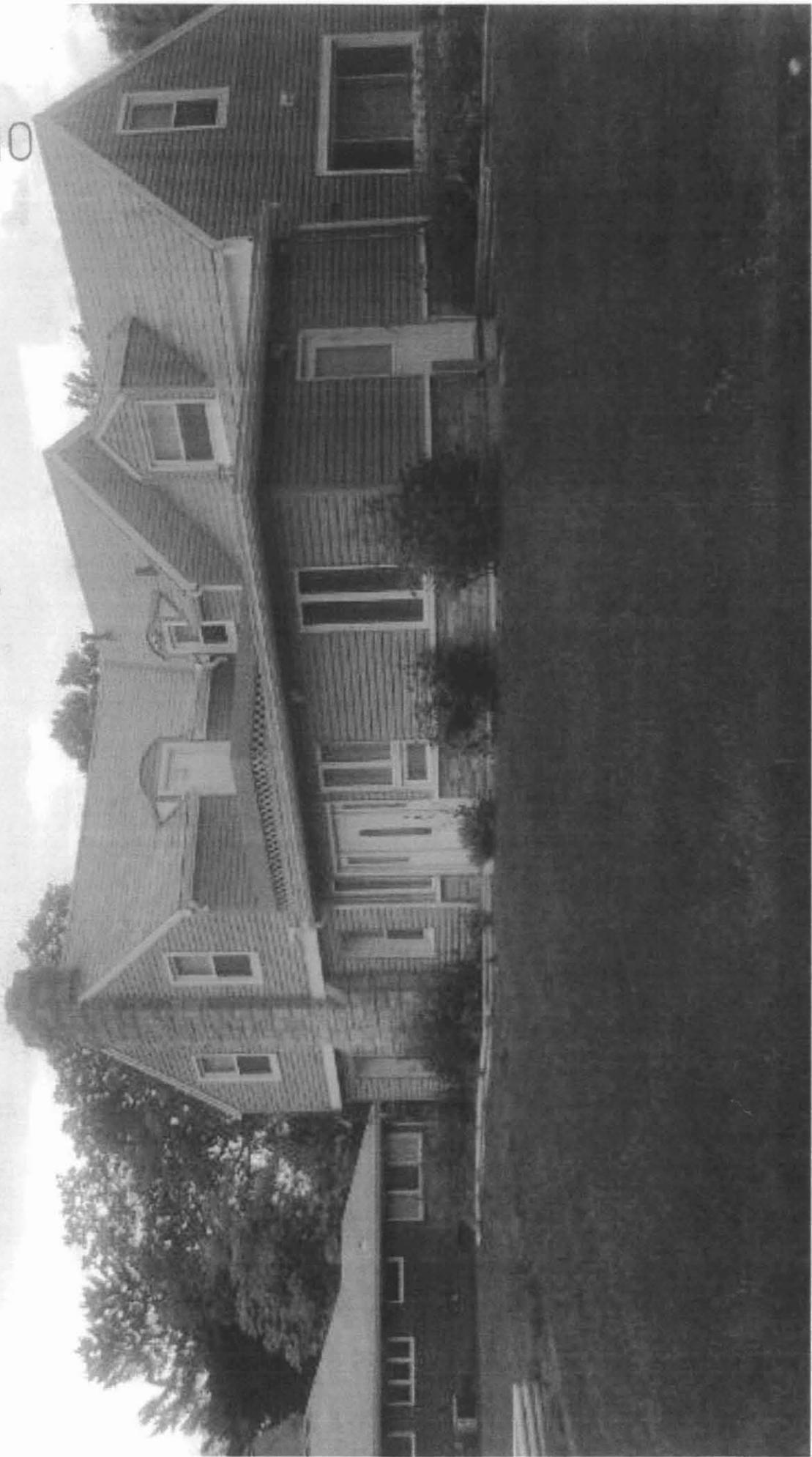
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6/2/11

5/24/11

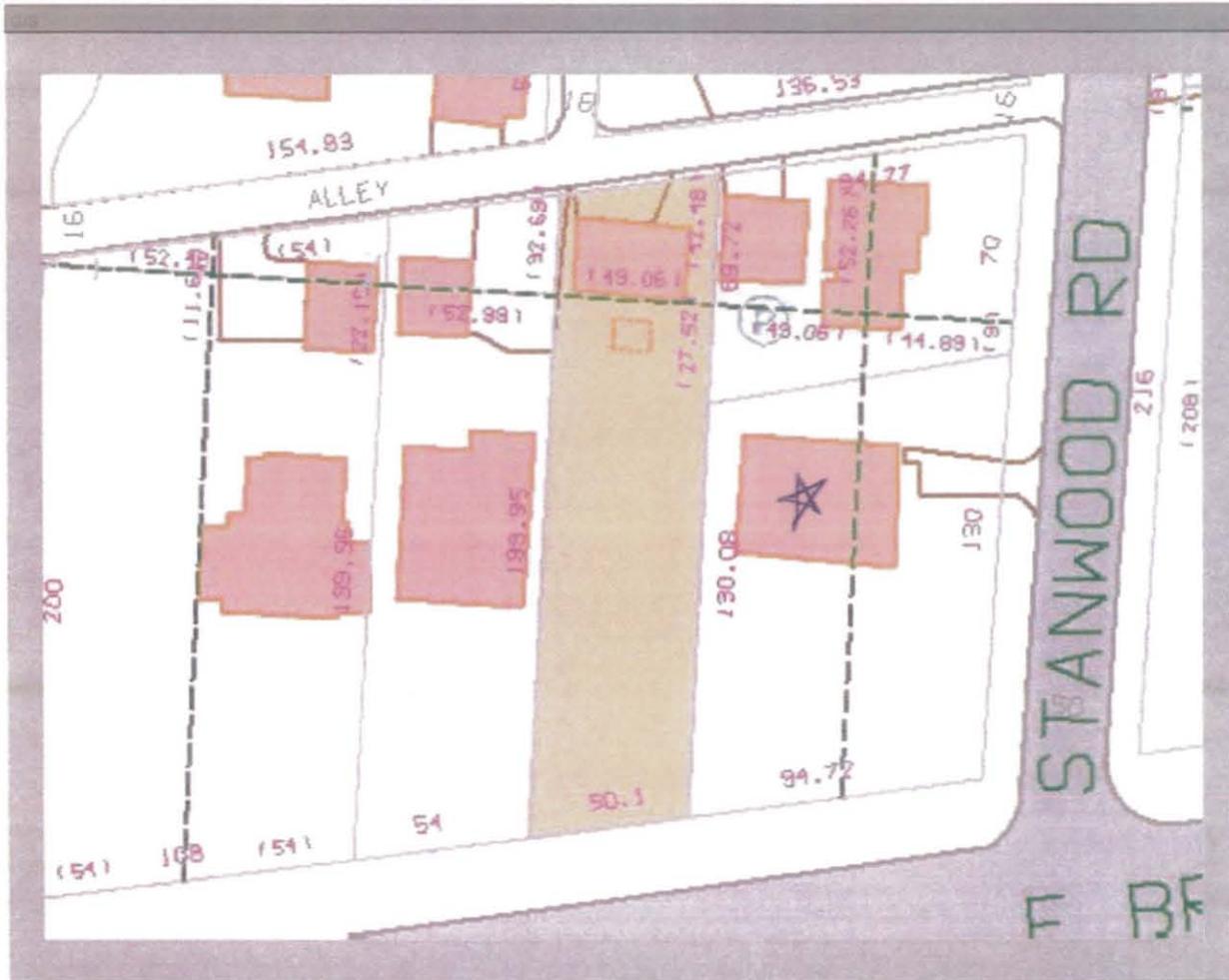
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**Property Report**

Generated on 06/03/11 at 12:22:20 PM

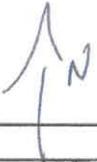
Parcel ID **020-002366-00**      Map Routing No **020-N010 -088-00**      Card No **1**      Location **00000 E BROAD ST**



This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

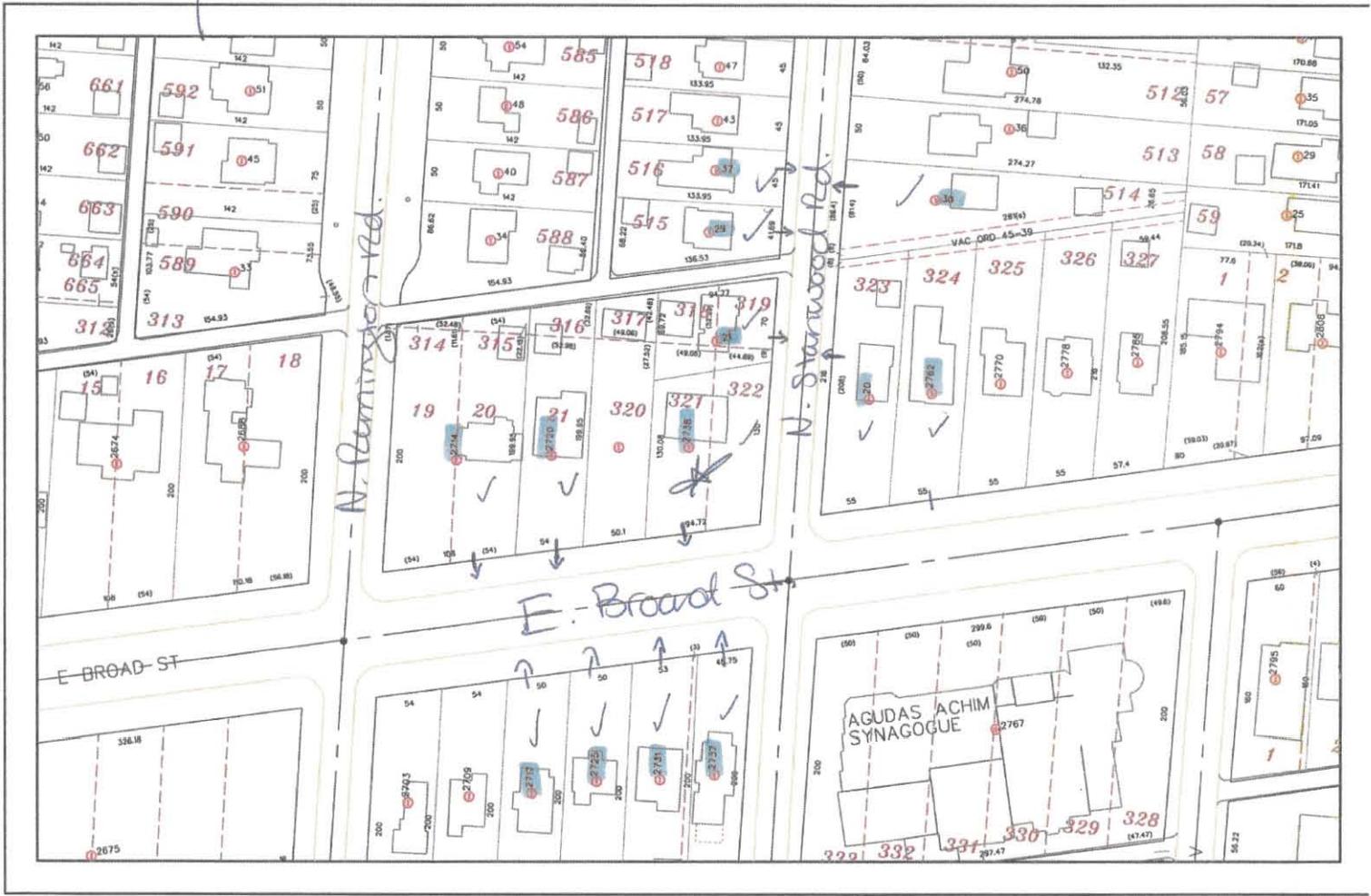
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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2738 E. Broad St.

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**NOTICE OF VIOLATION**

05/26/2011

JOE CHAY,  
2738 BROAD ST E  
BEXLEY, OHIO 43209

614-327-0700

**Re: 2738 BROAD ST E**

Dear JOE CHAY,

The purpose of this letter is to bring to your attention violations that were found while conducting property maintenance inspections in your neighborhood on 05/26/2011. We have found the following concerns pertaining to your property:

**1. 1412.04(C) Correction must be completed by: 06/02/2011**

*NO OWNER OR ANY OTHER PERSON SHALL PROCEED WITH THE CONSTRUCTION, ERECTION, ALTERATION OR EQUIPMENT OF ANY BUILDING OR STRUCTURE TO WHICH THE OHIO BUILDING CODE IS APPLICABLE WITHOUT COMPLYING WITH THIS CHAPTER AND THE PLAN AND SPECIFICATION SUBMISSION AND PROCESSING REQUIREMENTS OF THE MUNICIPALITY, AND UNTIL PLANS OR DRAWINGS, SPECIFICATIONS AND DATA HAVE BEEN APPROVED, OR THE INDUSTRIALIZED UNIT HAS BEEN INSPECTED AT THE POINT OF ORIGIN.*

**WORK DONE TO DATE ON THIS PROPERTY HAS BEEN DONE WITHOUT A PERMIT OR APPROVAL. CEASE ALL WORK. THE WORK DONE MUST BE SUBMITTED FOR REVIEW TO THE CITY OF BEXLEY BUILDING DEPARTMENT, AND BASED ON FINDINGS OF THAT REVIEW, POSSIBLE REMOVAL.**

It is the intent of the Building and Property Maintenance Code to protect property values and to maintain the character and appearance of our neighborhoods. Your compliance will help keep Bexley the beautiful community it has always been. Should you wish to appeal any item listed in this letter, you may contact the Code Enforcement Department at City Hall and fill out an application within seven (7) days from the date such notice was delivered, posted or otherwise received. Thank you for your cooperation.

If you do not understand these items or have questions about this letter, please call **614-559-4247**.

Sincerely,  
CITY OF BEXLEY

David W. Hays  
Code Enforcement Officer

ORIGINAL



**NOTICE OF VIOLATION**  
**SECOND NOTICE**

07/05/2011

JOE CHAY,  
2738 E BROAD ST  
COLUMBUS, OH 43209-

**Re: 2738 BROAD ST E**

Dear JOE CHAY,

As you are aware, in accordance with Chapter 1490.15 of the Bexley Building and Property Maintenance Code, a Notice of Violation was issued on 5/26/2011. The property was re-inspected on 07/05/2011 and found to still be in non-compliance. This is a twenty-four (24) hour notice to seek resolution before further proceedings commence.

Please review the following violation(s) and correction date(s) as originally stated:

**1. 1412.04(C) Correction must be completed by: 06/02/2011**

*NO OWNER OR ANY OTHER PERSON SHALL PROCEED WITH THE CONSTRUCTION, ERECTION, ALTERATION OR EQUIPMENT OF ANY BUILDING OR STRUCTURE TO WHICH THE OHIO BUILDING CODE IS APPLICABLE WITHOUT COMPLYING WITH THIS CHAPTER AND THE PLAN AND SPECIFICATION SUBMISSION AND PROCESSING REQUIREMENTS OF THE MUNICIPALITY, AND UNTIL PLANS OR DRAWINGS, SPECIFICATIONS AND DATA HAVE BEEN APPROVED, OR THE INDUSTRIALIZED UNIT HAS BEEN INSPECTED AT THE POINT OF ORIGIN.*

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As the City prefers to gain compliance and not to seek a legal remedy, I hope that you will take this opportunity to contact me so that we may resolve this situation. I can be contacted at 614-559-4247, Monday through Friday, 8:00am to 4:30pm.

Sincerely,  
CITY OF BEXLEY

David W. Hays  
Code Enforcement Officer

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7067	POST SLV MILDG 4	6	Post Base Cove Moulding - White	Railing Post
160835		6	4" x 4" - 48" Composite Post Sleeve - White	Railing Post
100437	CAP BEVEL 4	6	Bevel Post Cap - White	Railing Post
160692		5	Value Rail Bracket 4 pack - White	RailingOrTrim

**Disclaimer:** This quote is an estimate and is valid until Saturday May 21, 2011. Lowe's Price Guarantee is applicable to individual material items only. Lowe's Price Guarantee does not apply to the total design package as a whole as quantities within different designs may vary.

**Warning:** This may not be a final design plan. Variations in building codes, specific architectural considerations, or site conditions may require changes to this design. You are responsible for the final structure, code verification, material usage, and structural safety of this design. Be sure to check and verify the design with your architect, engineer and building inspector.

Lowe's is a supplier of materials only. Lowe's does not engage in the practice of engineering, architecture, or general contracting. Lowe's does not assume any responsibility for design, engineering, or construction; for quantities or sizing of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship. Always refer to information on fastener packaging for use with pressure treated lumber.

**Note:** It is recommended that joist that meet on top of beams should be spliced with gussets. The gussets should be 2- by wood the same width at the joist and overlap by 6 inches on each side. These gussets should be held in place with 12 16d galvanized nails.

#### Handling Precautions for Pressure-Treated Wood

**Disposal:** Dispose of treated wood by ordinary trash collection. Treated wood should not be burned in open fires, stoves, fireplaces, or residential boilers because toxic chemicals may be produced as part of the smoke and ashes. Treated wood from commercial or industrial use (e.g., construction sites) must be disposed of in accordance with state and Federal regulations, which may include burning only in commercial or industrial incinerators or boilers. Always refer to information on fastener packaging for use with pressure treated lumber.

**Operating Conditions:** Avoid frequent or prolonged inhalation of sawdust from treated wood. When sawing, sanding and machining treated wood, wear a dust mask. Whenever possible, these operations should be performed outdoors to avoid indoor accumulations of airborne sawdust from treated wood. (Lowe's in-store saws are equipped with a vacuum to minimize airborne sawdust).

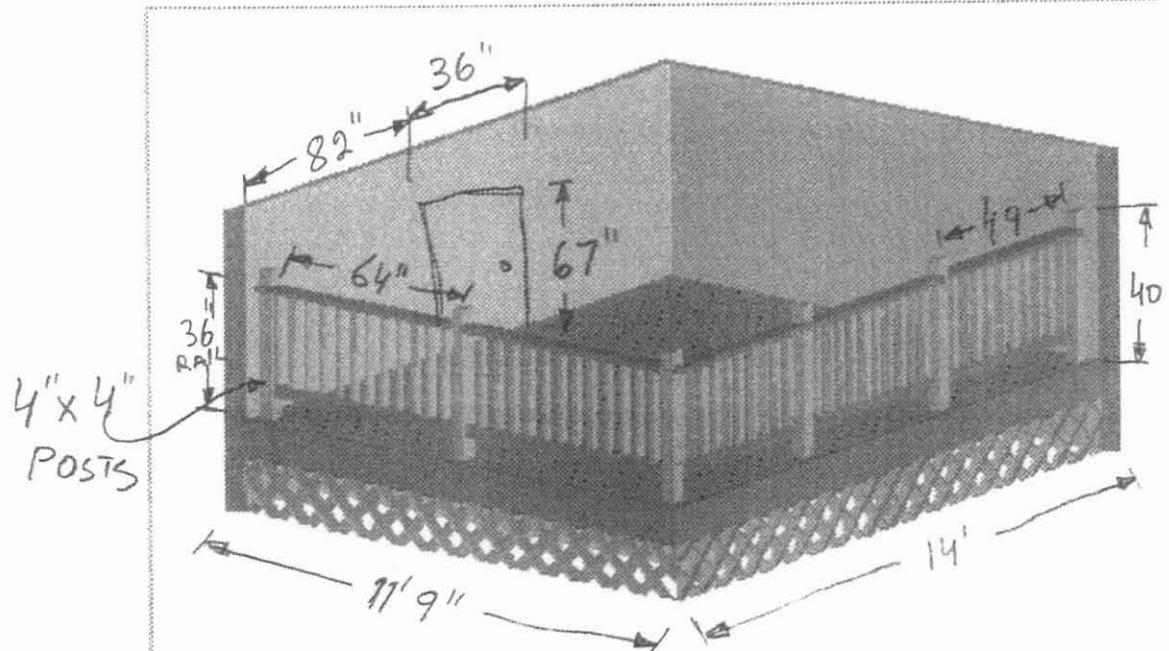
**Protection:** When power-sawing and machining, wear goggles to protect eyes from flying particles.

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201596	6	4X4X8 ACQ .40 TOP CHOICE TREATED	Railing Post
160535	5	6' Value Rail Kit with Squared Balusters - White	Top Rail

**Other Materials**

Item #	Model #	Qty	Description	Usage
108719		6	ABA44Z 4X4 POST BASE Z MAX COATED	Footing to Post
10385		10	CONCRETE MIX 80# QUIKRETE	Footing to Post
10748		6	RFB#4X5 1/2X5 RETROFIT BOLT	Footing to Post
69262		1	NAIL COMMON GALV 5 LB 10 D	Footing to Post
63449		72	GALV ROUND WASHER 1/2"	PstBmOrRailPst
67357		36	GALV CARRIAGE BOLT 1/2 X 8	PstBmOrRailPst
67342		36	GALV 1/2 HEX NUT	PstBmOrRailPst
98843		4	PT Lattice Cap	Skirting
-1		30	Unknown DK_LT_CH_PT1	Skirting
69138		4	NAIL COMMON GALV 1LB 8D	Skirting
90575		44	HURRICANE TIE	Joist Framing
125380		2	1LB. N8D HOT-DIP GALVINIZED NAIL	Joist Framing
115180		8	H2.5AZ REVERSIBLE HURR CLIP ZMAX	Joist Framing
108802		22	LUS210Z ZMAX 2X10 JOIST HANGER	Joist Framing
124475		1	5LB N10D HOT-DIP GALVINIZED NAIL	Joist Framing
87727		4	L70Z 7" ANGLE ZMAX	Joist Framing
31581		3	5# box 2-1/4" STAINLESS STEEL DECK SCREW	Deck Planking
67365		54	GALV LAG SCREW 1/2 X 6	PostBmOrLedge



Below are the Specifications and Materials that you have selected for your deck:

Overview	Number of Levels: 1	Footer Depth: 36"
	Total Square Feet: 180	Live Load: 122 psf
		Dead Load: 10 psf

Component	Size	Wood Type
Joists	2 x 10	Top Choice Treated
Beams	2 x 10	Top Choice Treated
Posts	4 x 4	Top Choice Treated
Decking	5 4 x 6	Grey ChoiceDek
Railing		Severe Weatherã,,c
Bench		None
Lattice	4 x 8	Treated

Footer Depth	36"	Live Load	122 psf
		Dead Load	10 psf

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May 3, 2012

Mr. Joe Chay  
2738 E Broad Street  
Columbus, OH 43209

## Structural Assessment Report

Property: 2738 E Broad Street, Columbus, OH 43209

Dear Mr. Chay,

At your request, I performed a structural assessment of the recently constructed wood deck that was built on top of the existing low slope roof over the one-story portion of your home. The purpose of the assessment was to determine if the existing roof structure is adequate to support the additional loading associated with the presence of the new deck structure. The following paragraphs describe the findings and conclusions of the site visit.

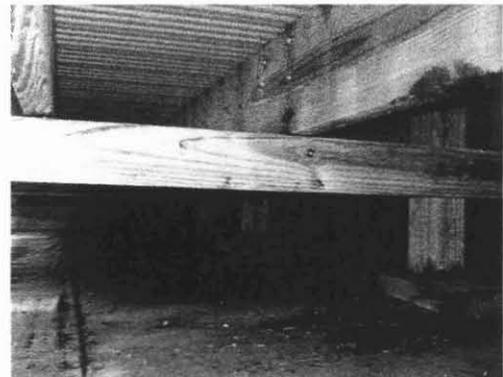
**Site Observations:** The new wood deck is constructed from 2x8 pressure treated joists spaced at 16" on center supporting 2x composite decking. The 2x8 joists are supported by a series of 4x4 posts and double 2x4 cross beams. The posts form a rectangular array (grid) that effectively distributes the load evenly over the surface of the roof. Each post bears on a treated 2x6 plates that performs as a footing to protect the roof membrane from puncture.

An access hole was cut in the existing drywall ceiling to directly observe the roof framing which consists of 2x6 roof rafters paired with 2x6 ceiling joists spaced at 16" on center. Assuming standard number 2 grade lumber, the existing roof framing system has enough capacity to resist the additional dead and live loads associated with the deck. Loading criteria was based on the requirements of the 2011 Ohio Building Code for roof live loads and snow loads.

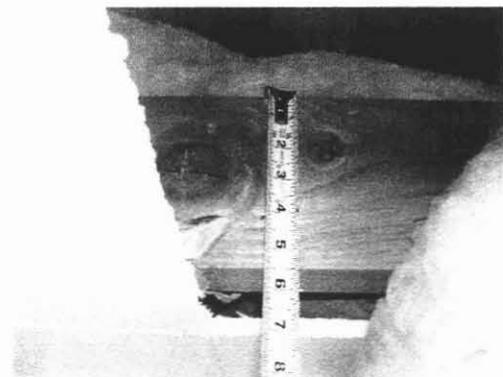
**Conclusions:** The construction of the new wood deck meets engineering criteria and is structurally sound. The existing roof framing that supports this new deck has enough reserve capacity to support the additional weight of the deck.



Picture 1 – Overall View of Deck



Picture 2 – View of Grid System of Deck Support Posts



Picture 3 – 2x6 Roof and Ceiling Joists Visible Thru Opening

If you have any questions concerning this report, please contact me at 614-732-8088.

Sincerely,



Christopher P. Sekol, PE, SE  
Senior Structural Engineer  
Select Structural Solutions, LLC

