

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.: 12-0026
Applicant: Brian Zingelmann
Owner: Mary Roth
Location: 881 Montrose

REQUEST: The applicant is seeking architectural review to allow a new covered front porch over the existing concrete stoop and steps.

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 and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120026

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 881 MONTROSE AVENUE Zoning District _____

6. OWNER MARY ROTH 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 BRIAN ZINGELMANNE E-mail BZINGANS@AOL.COM Phone # 262-7565 or Cell# _____

Address 261 GARDEN ROAD /City, State, Zip COLUMBUS, OHIO 43214

8. Brief Description of Request and/or Variance

CONSTRUCT NEW COVERED FRONT PORCH OVER EXISTING CONCRETE STOOP AND STEPS.

9. Valuation of Project \$ < \$10,000.

• **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 MAY 21 2012

Fee: based on valuation \$ 90.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 90.00

**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 881 MONTROSE AVENUE Zoning District R-6

Lot Width 40.0 ft Depth 132.51 (AVG) Total Area 5300 sq ft

Existing Residence (foot print) 1044 sq ft Garage 550 sq ft

Existing Building Height one-story two-story

Proposed Addition (foot print) N/A sq ft _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 1855 sq ft

Lot to be covered 30 % = 1594 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 BRIAN ZINGELMANN, ARCHITECT

Contractor/Builder JOE SNIDERMAN, S&G BUILDERS

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED _____

NEW PORCH CONSTRUCTION ON EXISTING FRONT STOOP

• 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: TO BE DETERMINED

3. New Roofing Type, Style & Color: TO MATCH EXISTING ROOF

• **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: _____

N/A

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 _____

N/A

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
X	X	Vinyl Siding <u>TO BE DETERMINED, COLOR AND PATTERN TO MATCH EXISTING SIDING.</u>
()	()	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: _____

5. Trim: Color(s): WHITE, TO MATCH EXISTING

** Do the proposed changes affect the overhangs? NO.

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

PROPOSED:

3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

4. Proposed Railing Materials

5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

N/A



----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

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:
AmeriTitle, Inc. and/or Charter First Mortgage Banc

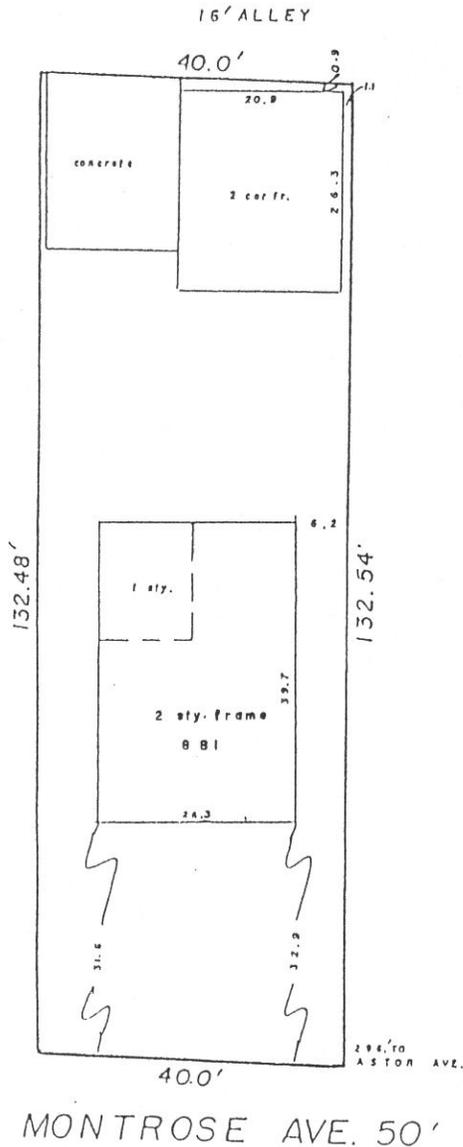
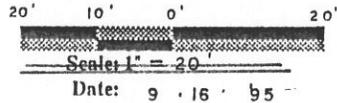
Legal Description: Situated in Ohio, County of Franklin, City of Bexley, Being Lot 206 Bexley Plaza Addition, Plat Book 10,
 Page 68

Applicant: Jeffrey D. Roth

Posted Address: 881 Montrose Ave., Bexley, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M.390168 0260G.

Apparent Encroachments: 1) None



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

Myers Order No. - 1-09/11/95 | Rec. | Field *ANDY* | DWG | Ltr. | ck. *1/2*

39'-5" O.A.L., NEW & EX.

15'-5"

24'-0"

26'-0" O.A.W., NEW & EX.

EXISTING
2 - STORY
ADDITION

EXISTING
2 - STORY
HOUSE

EXISTING
1 - STORY
ADDITION

(3) EX. WINDOWS

EX. DOOR

EX. 2 - STORY HOUSE

EX. CONC. STOOP

NEW PORCH ROOF

(2) NEW COLUMNS

EX. CONC. STEP

EX. CONC. SIDEWALK

DN.
1R

DN.
2R

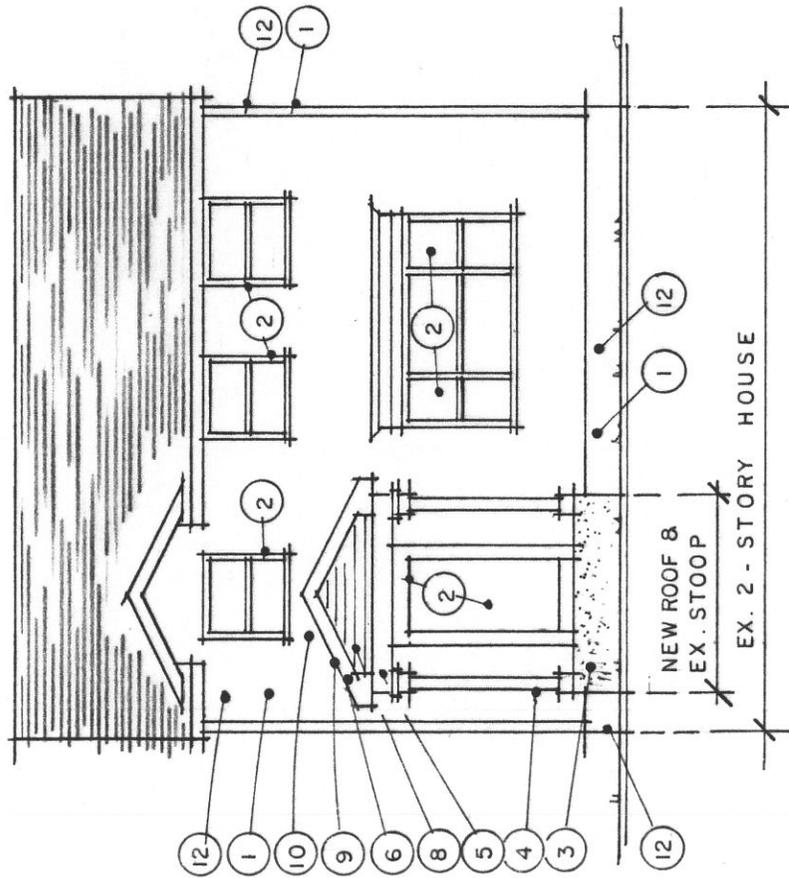


FLOOR PLAN

SCALE : 3/16" = 1'-0"

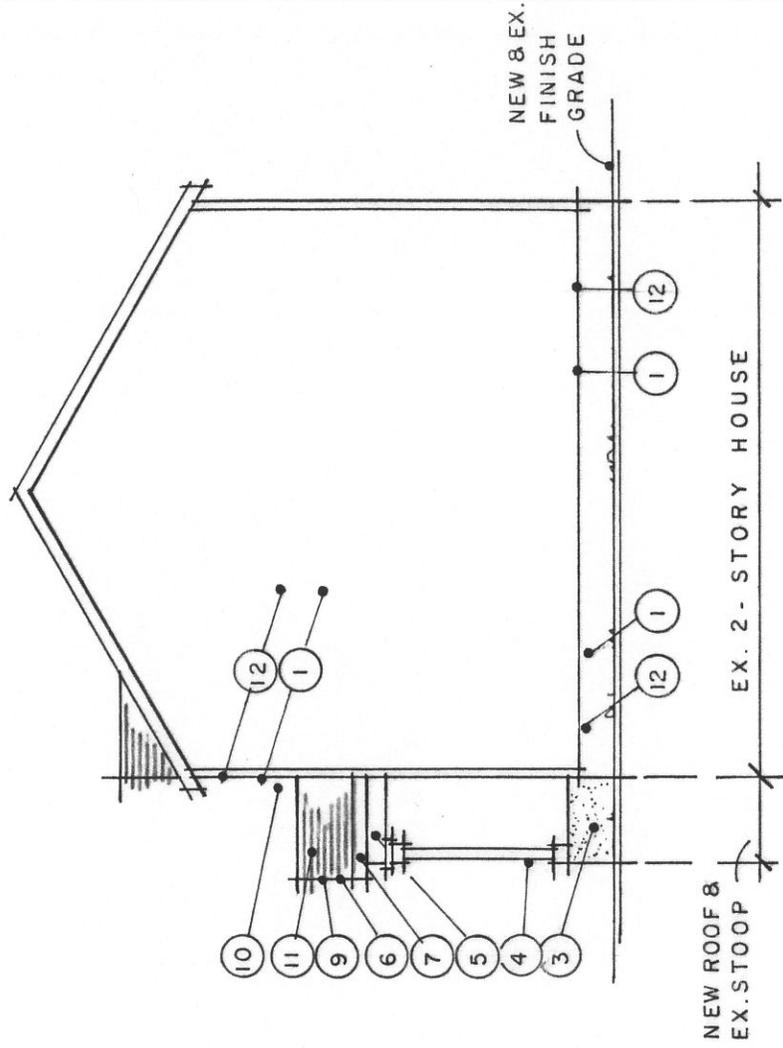
Material Notes:

1. Existing house construction.
2. Existing door or window.
3. Existing concrete stoop.
4. New wood column, see details.
5. New wood beam, see details.
6. 1x6 rake trim, aluminum wrap.
7. 1x6 fascia trim, aluminum wrap.
8. Vinyl siding, to match existing.
9. Prefinished aluminum drip edge.
10. Prefinished aluminum step flashing.
11. Asphalt shingle roof, to match existing.
12. Restore all disturbed areas of existing house.



FRONT ELEVATION

1/8 " = 1' - 0 "



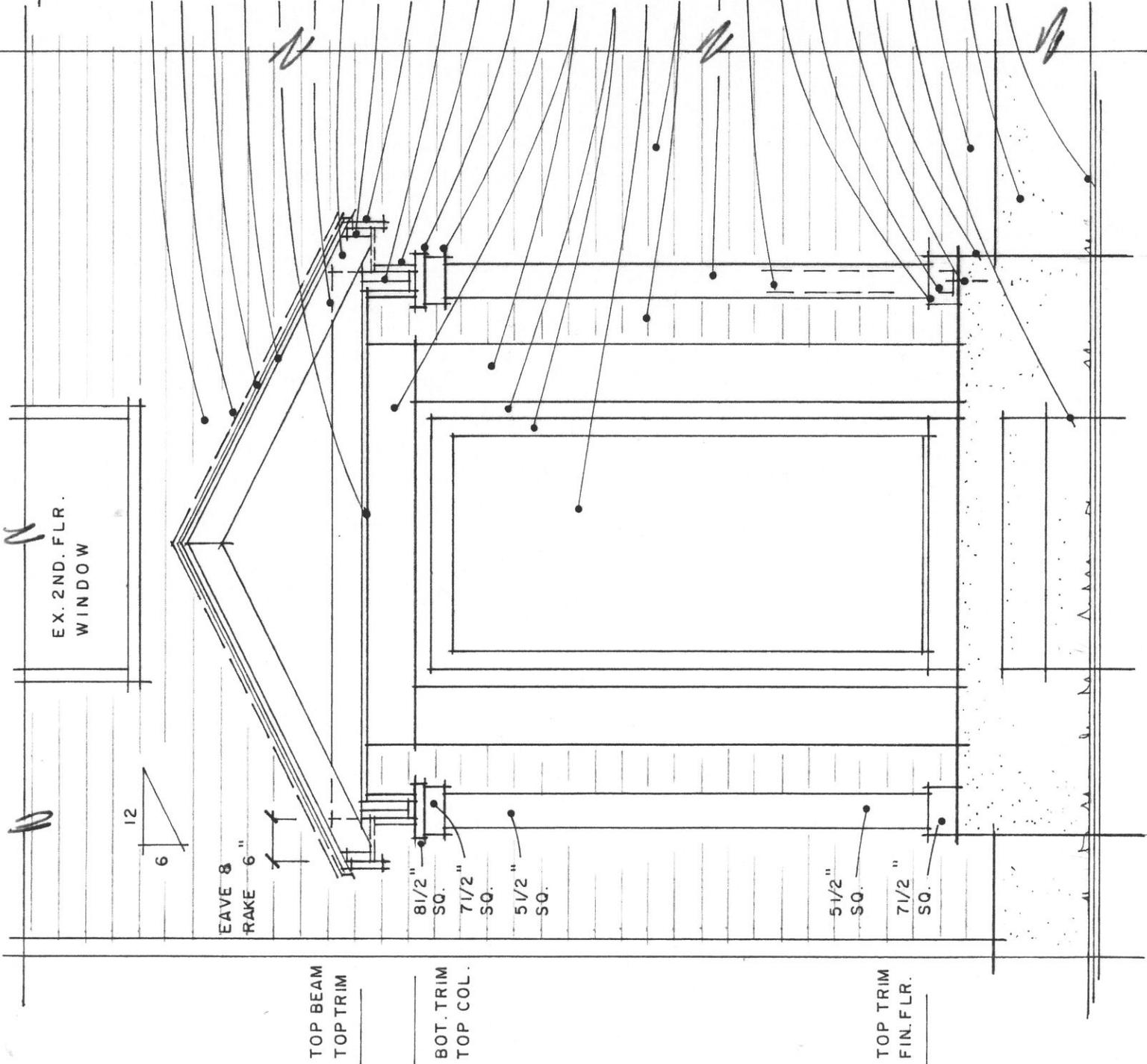
SIDE ELEVATION

1/8 " = 1' - 0 "

SECTION

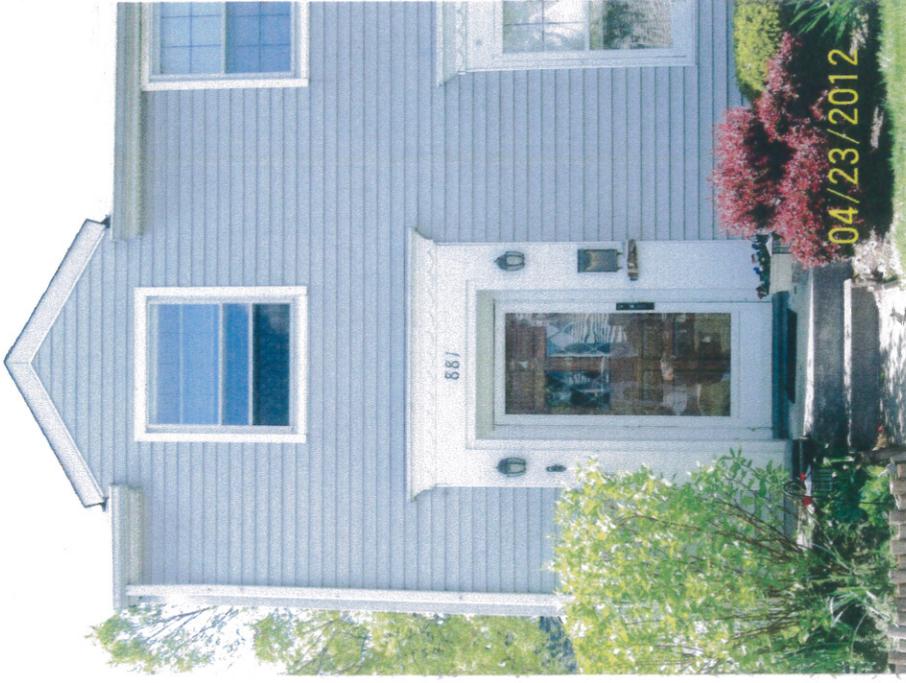
SCALE: 1/2" = 1'-0"

- STEP FLASHING @ WALL
- ASPHALT SHINGLES
- 15# ROOFING FELT
- 7/16" WAFERWOOD ROOF SHTH'G.
- BEAD & GROOVE CEILING & SOFFIT
- CLG. JOIST; 2x6, 16" o.c.
- RAFTERS; 2x6, 16" o.c.
- 2x4 BLOCKING
- 1x6 RAKE & FASCIA
- WOOD BEAM (2) 2x8
- 5/4 BEAM TRIM (3 SIDES)
- 1 1/2" T. x 8 1/2" SQ. CAP
- 5/4 x 4 COL. TRIM
- EX. DOOR SURROUND TRIM
- EX. DOOR FRAME
- EX. FRONT DOOR
- EX. VINYL SIDING
- 5/4 COLUMN WPAP (4 SIDES)
- 4x4 WOOD COLUMN
- 5/4 x 6 BASE TRIM
- SIMPSON ABU44 POST BASE
- 1/2" Ø x 6" EPOXY ANCHOR BOLT
- EX. CONC. STOOP
- EX. CONC. STEP & WALK
- EX. VINYL SIDING
- EX. HOUSE FNDN.
- EX. FINISH GRADE





FRONT ELEVATION



ENTRY DETAILS

THE ROTH RESIDENCE 881 MONTROSE AVENUE BEXLEY, OHIO