

**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.: 12-0024  
Applicant: James Hunley  
Owner: James Hunley  
Location: 2842 Powell Ave.

**REQUEST:**           **The applicant is seeking architectural review and approval to allow a 2-story addition and deck at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow a 2-story addition to the rear of the principal structure to be 3'8" and the chimney to be 1'6" from the east side property line.**

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 2020024

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 2842 Powell ave.      Zoning District \_\_\_\_\_

6. OWNER James Hunley      Phone # \_\_\_\_\_ or Cell # 614-314-9120  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant James Hunley E-mail jhunley@sunsetdev.com      Phone # \_\_\_\_\_ or Cell# 614-314-9120  
Address 2842 Powellave City, State, Zip Bexley, 43209

8. Brief Description of Request and/or Variance Existing side sun porch to be replaced by living structure & to extend into rear yard. existing porch & addition to encroach on side yard set back roughly 4 feet.

9. Valuation of Project \$ to be determined

• APPLICATION REVIEW FEES, (based on valuation of the project):  
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.  
(Re-submittal fee \$50.00)

• VARIANCE REVIEW FEES:  
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE James Hunley      /DATE 4/12/12

Fee: based on valuation	\$	<u>172.50</u>	
Fee: based on variance	\$	<u>100.00</u>	
Other	\$		
TOTAL FEE DUE	\$	<u>272.50</u>	

		<u>\$175,000</u>	
		<u>165,000</u>	<u>100</u>
		<u>16.5</u>	
		<u>82.5</u>	<u>172.5</u>
		<u>90</u>	

\*\*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 2842 Powell ave Zoning District R-6

Lot Width 54 ft Depth 186 ft Total Area 10,044 sq ft

Existing Residence (foot print) 771 sq ft Garage 624 sq ft

Existing Building Height 2 one-story 2 two-story

Proposed Addition (foot print) 828 sq ft 1 one-story 2 two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = ~~5524~~ 3,515 sq ft

Lot to be covered 26.9 % = 2,702 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage .

• **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer Roland James / R.M. James Architects, Inc.

Contractor/Builder owner GC

Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

• **DESCRIPTION OF CHANGES PROPOSED** \_\_\_\_\_

• **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: Black Architectural Dimensional Shingles

• **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: Composite material

3. New Window Manufacturer: Same as existing Replacement windows.  
 4. New Window Style, Material & Color: \_\_\_\_\_

*Anderson by Renewal*

• **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 insulated metal / Style six panel Color matching Red  
French door

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	(X)	Other <u>Fiber Cement</u> <u>hardi plank</u>

• **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: Aluminum Clad

4. Proposed NEW Window Trim: Aluminum Clad

5. Trim: Color(s): white / ~~Black~~ Black

\*\* 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 \_\_\_\_\_

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

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF BEXLEY**  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

Permit Date: 06/04/2012                      APPLICATION NUMBER : 20120024 V

Address: 2842 POWELL AV

Scope of Work: VARIANCE TO SETBACK  
Project: SIDE PORCH CONVERTED TO LIVING SPACE

Owner:            HUNLEY, JAMES  
                      2842 POWELL AV

                      BEXLEY, OH 43209-  
Telephone:    - -

Applicant:  
                      2842 POWELL AV  
                      BEXLEY OH 43209-

Telephone:

An application to request review upon payment of a fee of \$ \$272.50 is hereby granted.

Receipt number: 20120983

Kmetz                      , 6/4/12  
Zoning Officer                      Date

=   =   =   =   =   =   =   =   =   =   =   =   =

Date of Review Meeting: \_\_\_\_\_ Action: \_\_\_ Approved \_\_\_ Denied



CITY OF BEXLEY  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

\*\*\* RECEIPT \*\*\*

APPLICANT:

Receipt #: 20120983 06/04/2012

Application #: 20121242

Lot #: N/A

Address: 2842 POWELL AV

Description: V

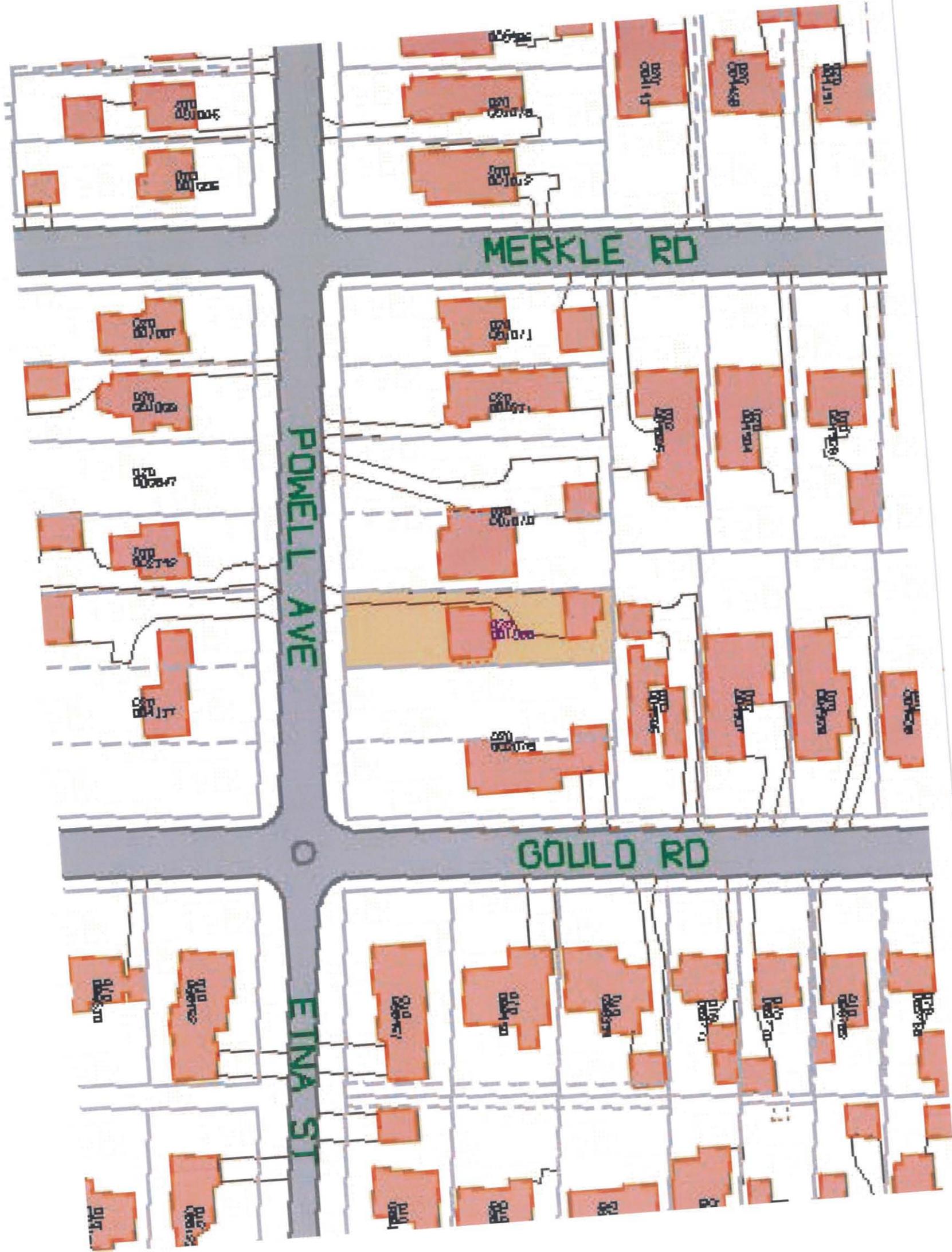
AMOUNT PAID: \$272.50

PAYMENT TYPE: CHK-1059

FEES:	VARIANCE	272.50
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AMOUNT DUE: \$0.00

By: \_\_\_\_\_

















2842 Powell Ave, Bexley, OH

Powell Ave

Google earth

Google earth

