

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.: 12-0025
Applicant: Albert Unetic
Owner: Colby & Lindsay Karn
Location: 80 N. Parkview

REQUEST: **The applicant is seeking architectural review and approval, to allow two dormers to be added to the west (front) elevation of the principal structure.**

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 20120025

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 80 N. Parkview Zoning District _____

6. OWNER Colby / Lindsay Kern 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 Albert Urolic E-mail aurolic@creation Ohio.com Phone # 614.443.1966 or Cell# _____

Address 910 Mohawk /City, State, Zip Cols. Oh. 43206

8. Brief Description of Request and/or Variance arch. review of two dormers added to west elevation

9. Valuation of Project \$ 12,000

• **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** _____ /DATE 5.18.2012

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

**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 80 H. Parkview Zoning District _____

Lot Width 70 ft Depth 250 ft Total Area 17,500 sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story _____ two-story

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

Proposed Garage _____ sq.ft. _____ one-story _____ two-story

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ sq ft

NA.

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 Albert Urolic - Architect

Contractor/Builder Arcadian Design/Build.

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED add dormers to west elevation

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

to provide light ingress to two windowless bedrooms.

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

- Existing Roof Type:
 - Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 - Architectural Dimensional Shingles EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: match existing

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: wood / alum clad casement - white

NA. • **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 _____
<input checked="" type="checkbox"/>	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>white painted board + batten.</u>
()	()	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: painted wood.

3. Proposed NEW Door Trim: _____

4. Proposed NEW Window Trim: Painted wood.

5. Trim: Color(s): white

** Do the proposed changes affect the overhangs? _____

• **DECKS**

NA.

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 _____

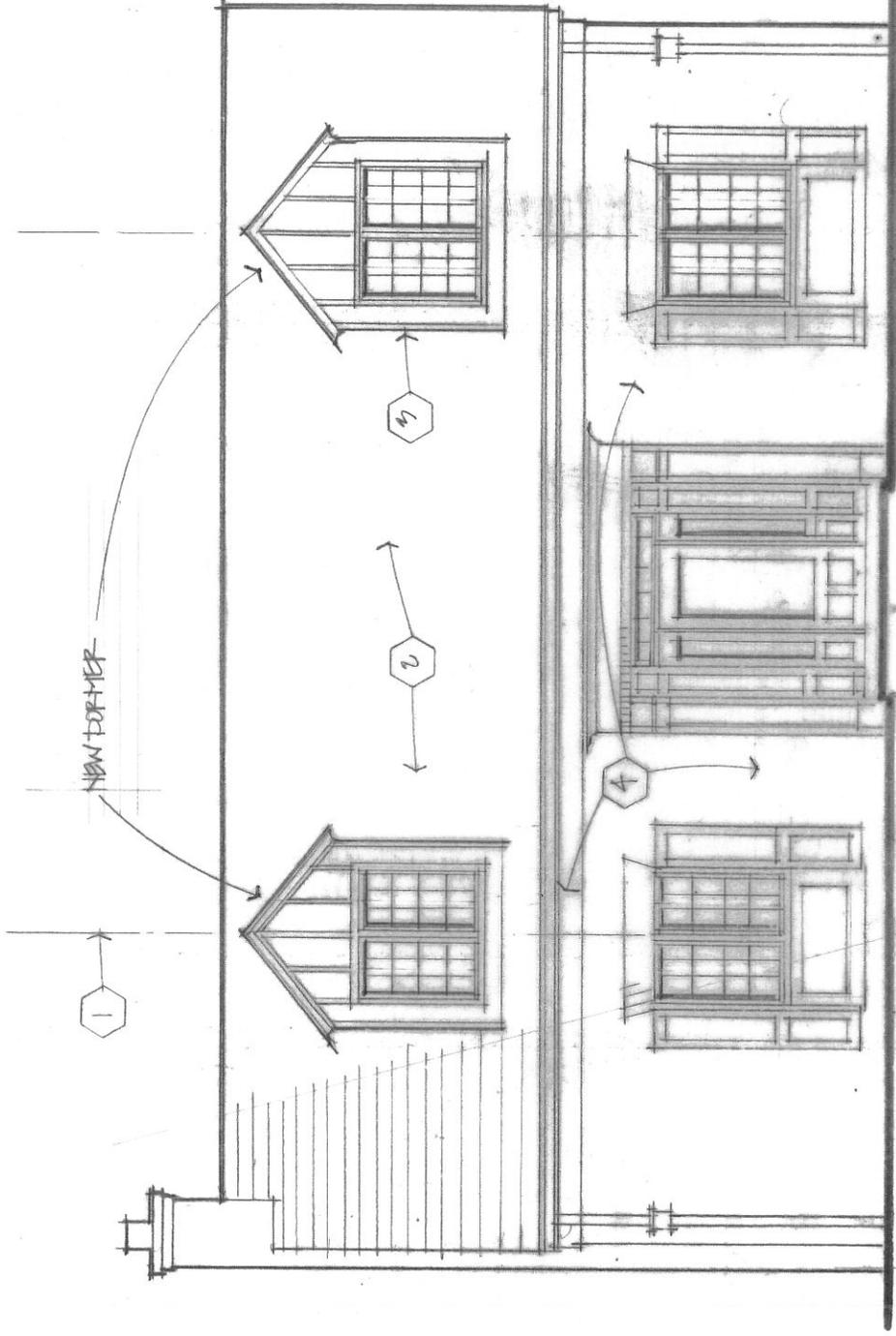
4. Proposed Railing Materials
5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



General

The project involves the addition of two dormers to two existing windowless rooms on the second floor. The windows are sized to meet egress requirements for sleeping rooms.

Coded Notes 

1. Center new dormers on existing windows below
2. Existing asphalt shingle roof to remain - dormer roof to match
3. Dormer exterior to match existing - painted wood board and batten
4. Existing construction to remain unaltered

10/13

KARIN RESIDENCE

20 H PARKVIEW

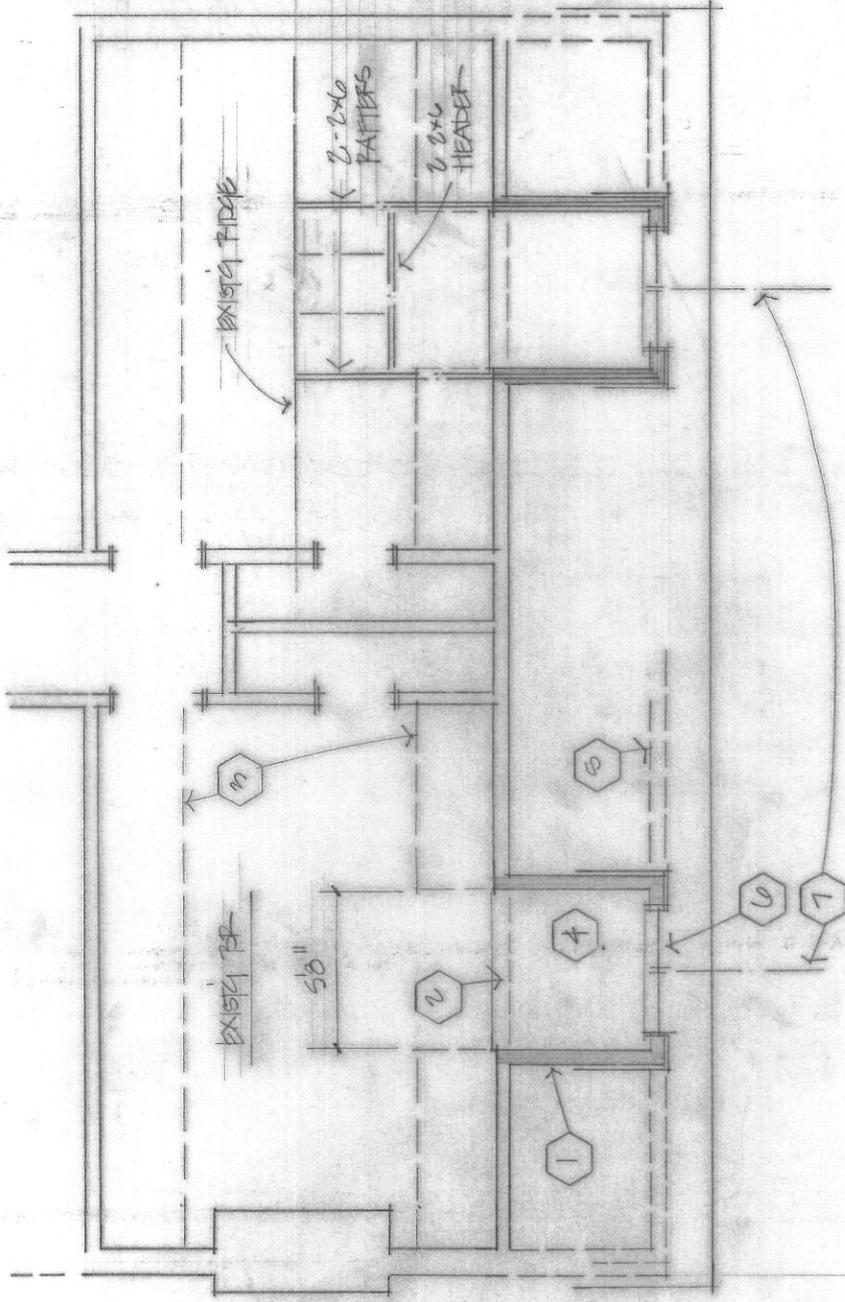
ARCADIAN

5.10.2012

WEST ELEVATION

Coded Notes 

1. Dormer sidewalls of 2x4 construction 1/2" drywall interior, 5/8" plywood ext. sheathing house wrap under painted wood board and batten insulate full wall cavity
2. Remove existing kneewall section
3. Ceiling break line
4. New window seat, cap w/ wood flooring to match existing
5. Existing kneewall rafter bearing
6. New double casement window, white aluminum clad exterior w/ grid to match existing
7. Dormers to be centered on windows below



2 OF 3

PARTIAL SECOND FLOOR PLAN

1/4" = 10"

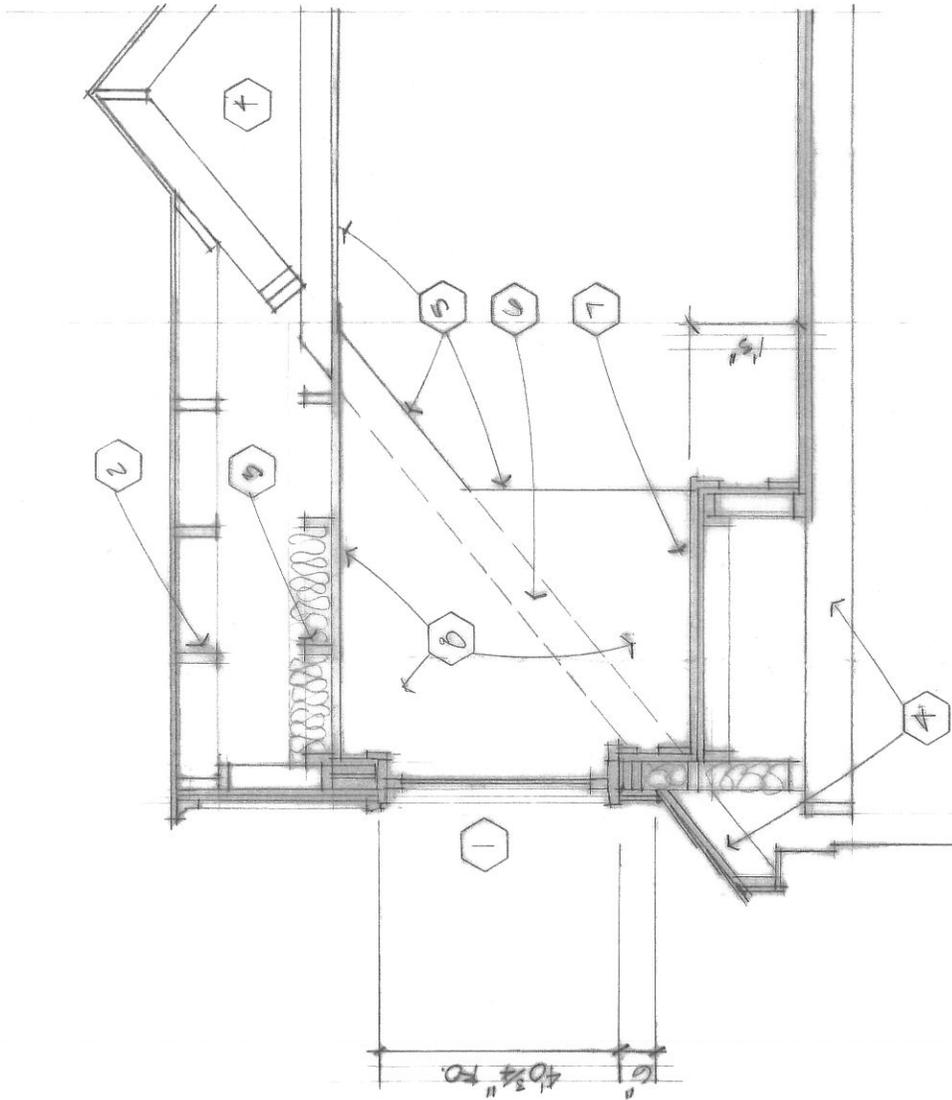
KATH RESIDENCE

20 H PARKVIEW

ARCADIAN

Coded Notes 

1. New double casement window, white aluminum clad exterior w/ grid to match existing
2. New 2x6 dormer rafters
3. New 2x4 ceiling joists
4. Existing construction
5. Line of existing room section
6. Existing 2x6 rafters, beyond
7. New window seat, cap w/ wood flooring to match existing
8. New 1/2" drywall, paint to match



DORMER SECTION

1/8" = 1'-0"

30F3

KARH RESIDENCE

20 H. PARKVIEW

ARCADIAN



IMG_0734



IMG_0738



IMG_0739



MAP(GIS)

Map Routing Number
020-L026 -007-00

Owner
KARN COLBY J KARN LINDSEY N

Location
80 PARKVIEW AV

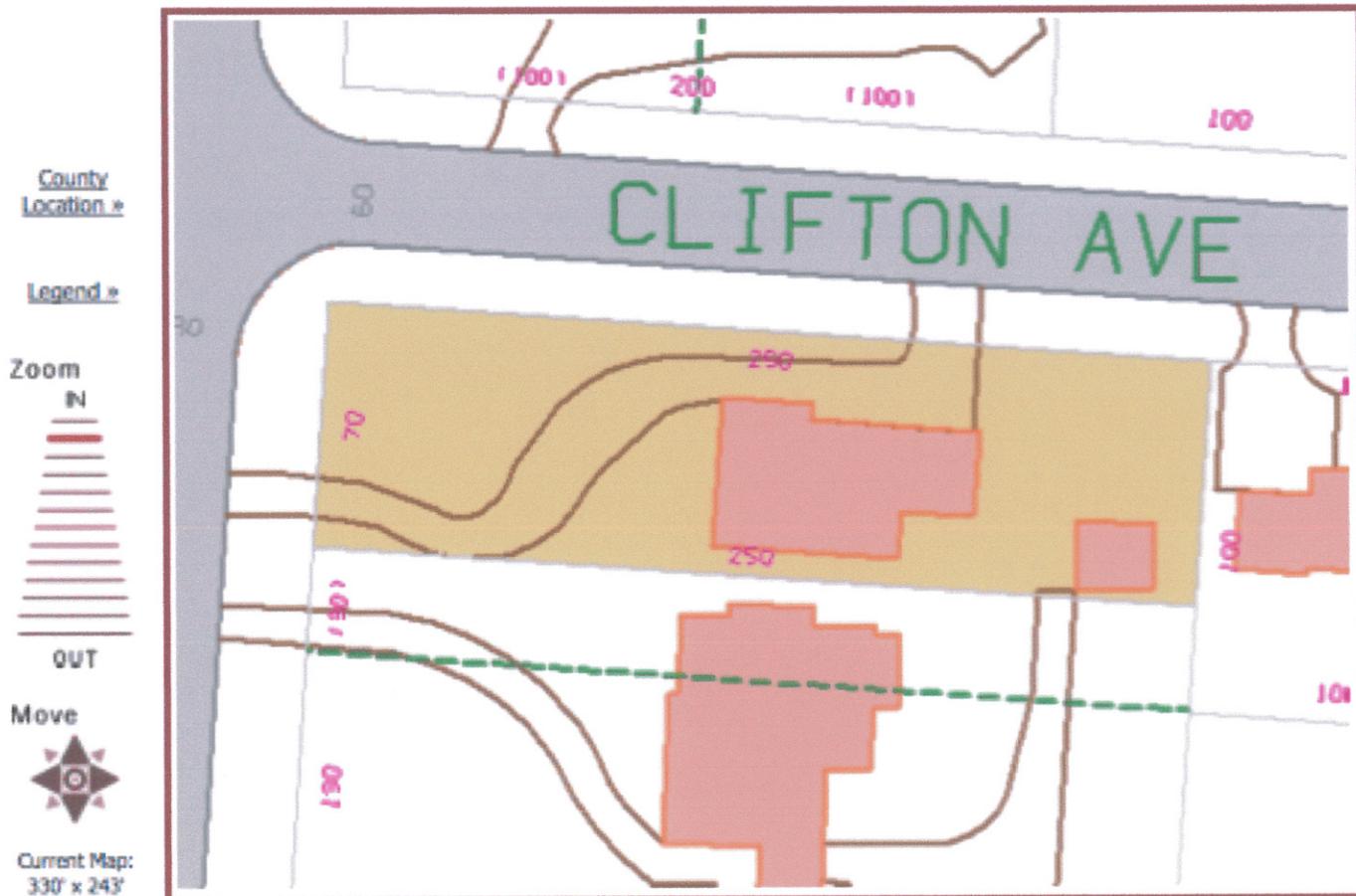


Image Date: Thu May 10 12:00:24 2012

Ortho Photographs taken in 2009