

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, **July 12th, 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.: 12-0031
Applicant: Dan Shaffer
Owner: Dan & Marian Shaffer
Location: 686 Vernon Rd.

REQUEST: **The applicant is seeking architectural review to allow a new deck at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which limits lot coverage to 35%, to allow the lot coverage to be 41.4%. If approved, the deck will replace the two existing stoops at the rear (east) and (north) side of the home.**

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 07-05-2012

To the Board:

Our reason for seeking a variance is to adjoin the stoops that service the rear entrances to our home into a deck. The deck's footprint will mostly cover the paved walkway that connects these two stoops, which has been made redundant by the recently built walkway to our garage. The remainder of the area the deck will cover was previously used as a planting bed, which has been relocated alongside the previously mentioned garage walkway. Thus the actual net lawn loss will be close to zero. Our purpose is to unite these two largely unused structures into more usable outdoor space.

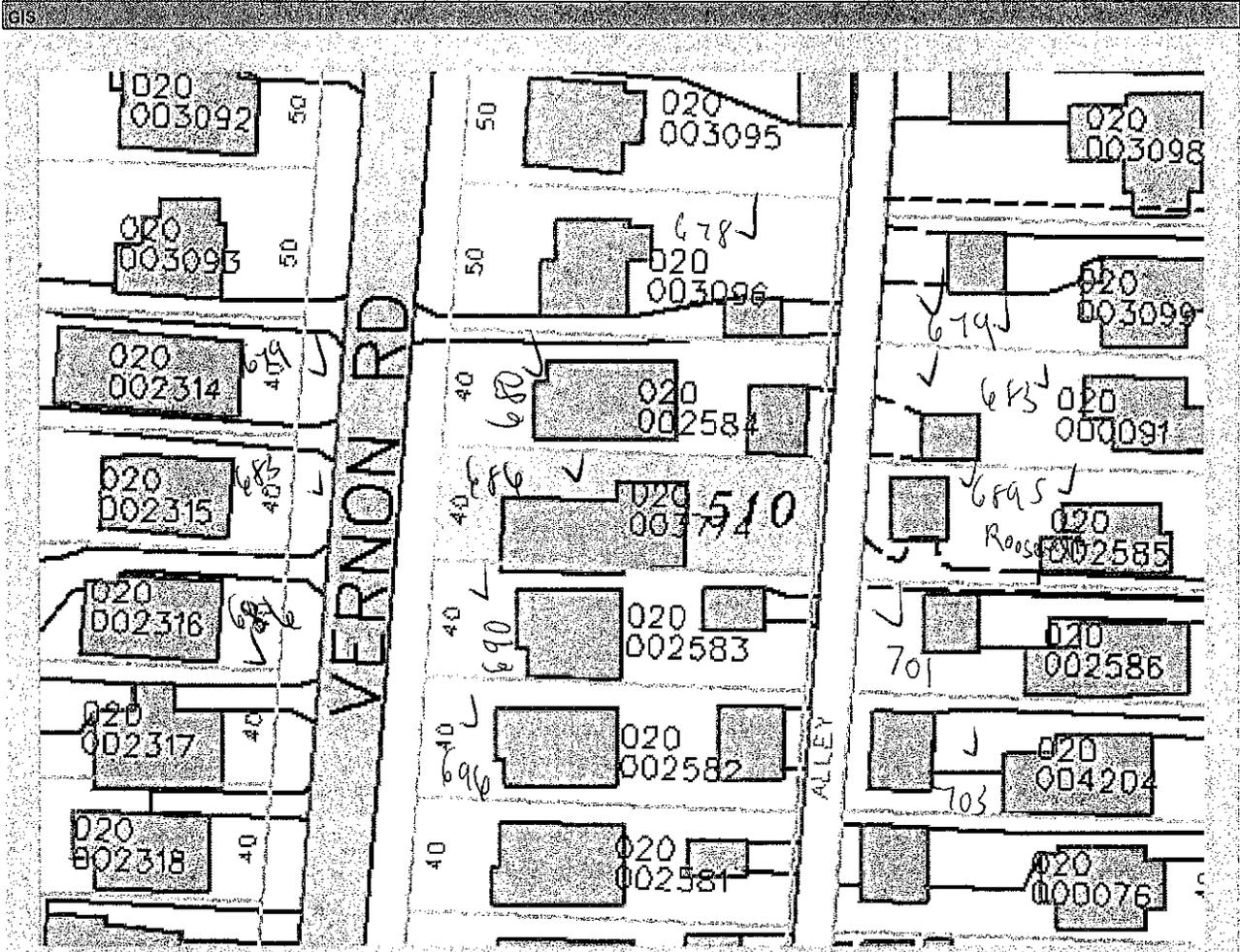
Regards,

Dan Shaffer

Property Report

Generated on: 06/26/12 at 01:38:08 PM

Parcel ID: **020-003774-00**
 Map Routing No: **020-N024 -036-00**
 Card No: **1**
 Location: **686 VERNON RD**



Disclaimer

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.

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CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

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 686 Vernon Rd. Zoning District R-6

6. OWNER Dan & Marion Shaffer Phone # 614-446-5519 or Cell # _____

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

7. Applicant Dan Shaffer E-mail dshaffer79@msn.com Phone # _____ or Cell# 614-446-5519
Address _____ /City, State, Zip _____

8. Brief Description of Request and/or Variance DECK

9. Valuation of Project \$ 6000

- 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 Dan Shaffer /DATE 6/13/2012

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 686 Vernon Rd. Zoning District R-6
Lot Width 40 ft Depth 135 ft Total Area 5400 sq ft
Existing Residence (foot print) 1501 sq ft Garage 576 sq ft
Existing Building Height _____ one-story _____ two-story
Proposed Addition (foot print) 160 sq ft Deck one-story _____ two-story
Proposed Garage _____ sq.ft. _____ one-story _____ two-story
Permitted Lot Coverage 35 % = 1890 sq ft
Lot to be covered 46.7 % = 2237 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 Cedar Craft
Contractor/Builder Cedar Craft
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: _____

• **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
<u>Existing</u>	<u>Proposed</u>		
()	()	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: _____

5. Trim: Color(s): _____

**** Do the proposed changes affect the overhangs? _____**

• **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: _____


Clarence E. Mingo, II
 Franklin County Auditor

Property Report

Generated on 09/15/11 at 09:41:27 AM

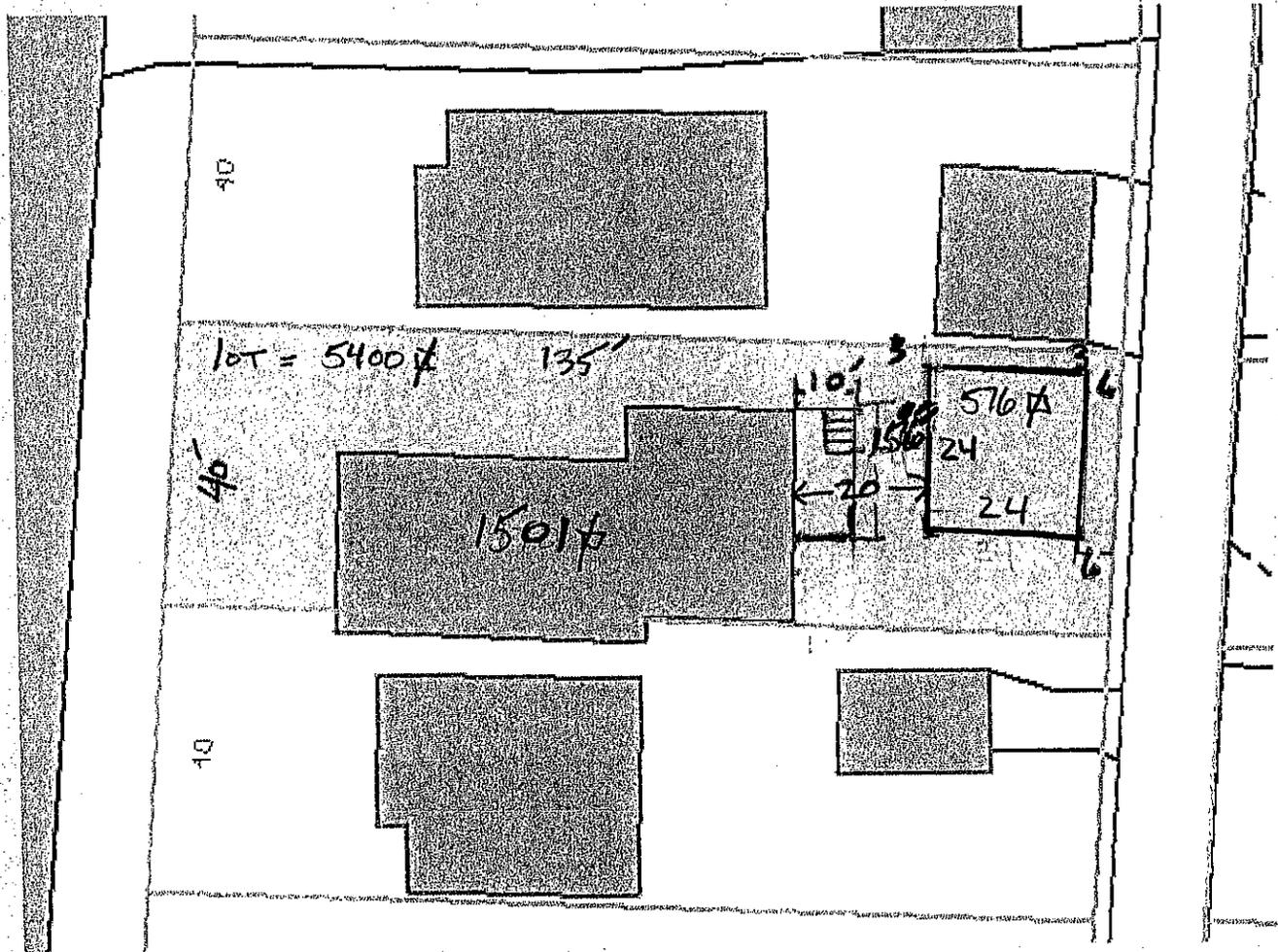
Parcel ID
020-003774-00

Map Routing No
020-N024 -036-00

Card No
1

Location
686 VERNON RD

GIS



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