

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.: 12-0035
Applicant: Michael Garcia
Owner: Michael Garcia
Location: 2625 Fair Avenue

REQUEST: The applicant is seeking a variance from Bexley Code Section 1260.07(e), which states an accessory use or structure shall be permitted in the rear yard but shall be at least three feet from all property and right-of-way lines, provided that ample yard space is left open for the entrance and use of fire protection equipment, to allow the shed constructed as part of a fence along the west side property line, 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.

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



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2020035

1. Architectural Review for:

Addition Alteration New Structure (SHED)
 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: Storage Shed Home Occupation 83" sq.' / height of structure

5. LOCATION Side of House Zoning District _____

6. OWNER MICHAEL GARCIA Phone # 235 1605 or Cell # 614-531-1245
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant MICHAEL GARCIA E-mail garcia6@mac.com Phone # 235 1605 or Cell# 614-5311245
Address 2625 FAIR AVE City, State, Zip 43209

8. Brief Description of Request and/or Variance _____

9. Valuation of Project \$ 600⁰⁰

• 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 [Signature] /DATE 6/

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 50

**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 2625 Fain Ave Zoning District _____

Lot Width 57.87 ft Depth 134.55 ft Total Area 7754 sq ft

Existing Residence (foot print) 1955 sq ft Garage _____ sq ft

Existing Building Height _____ one-story _____ two-story

Proposed Addition (foot print) 25 sq ft ^{approx} _____ one-story _____ two-story

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

Permitted Lot Coverage 35 % = 2713 sq ft

Lot to be covered 25 % = 1980 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 _____

Contractor/Builder _____

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
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: _____

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 _____

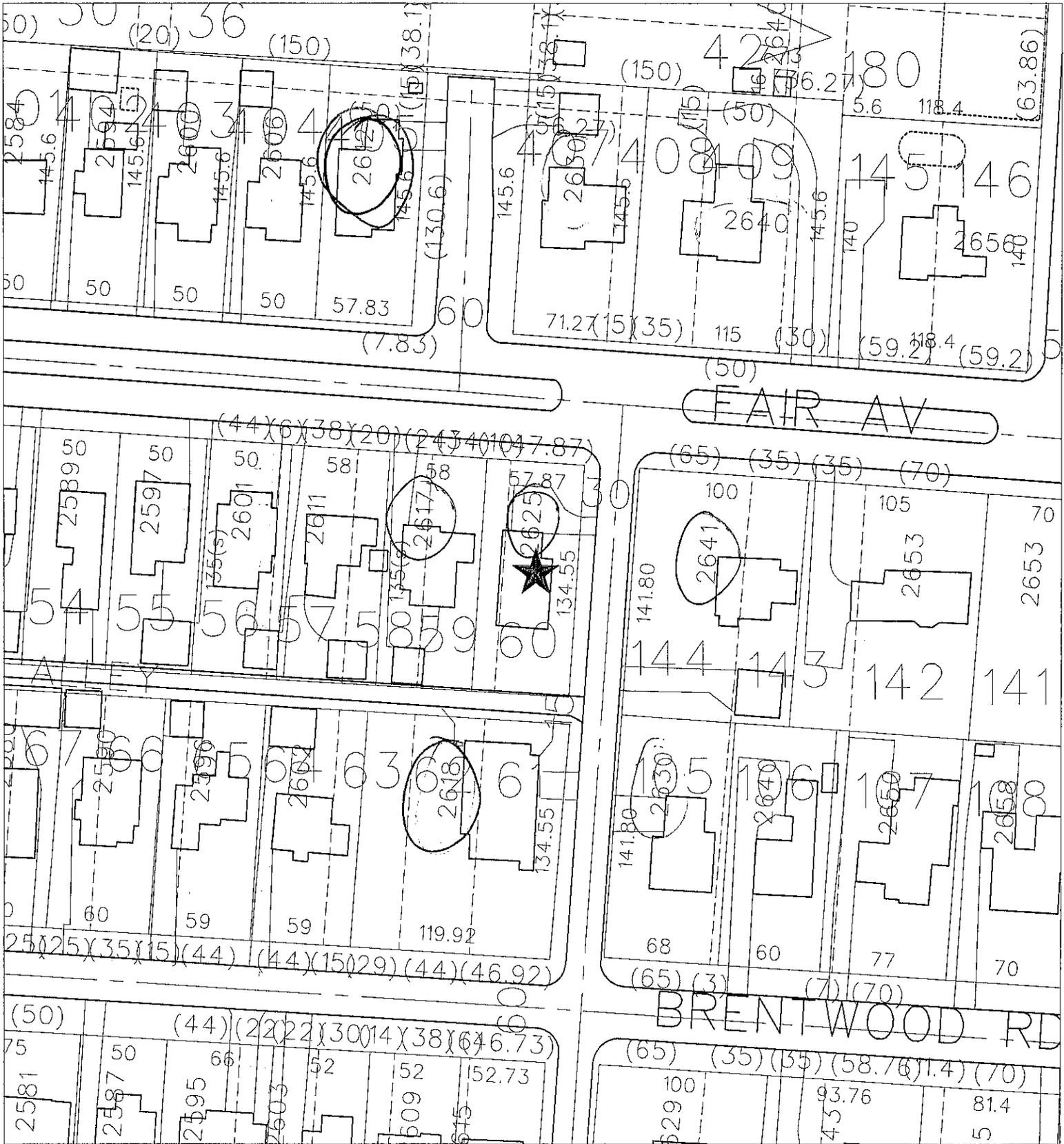
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

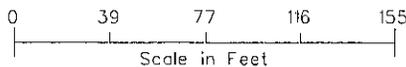
Conditions / Stipulations: _____

2625 Fair Ave.

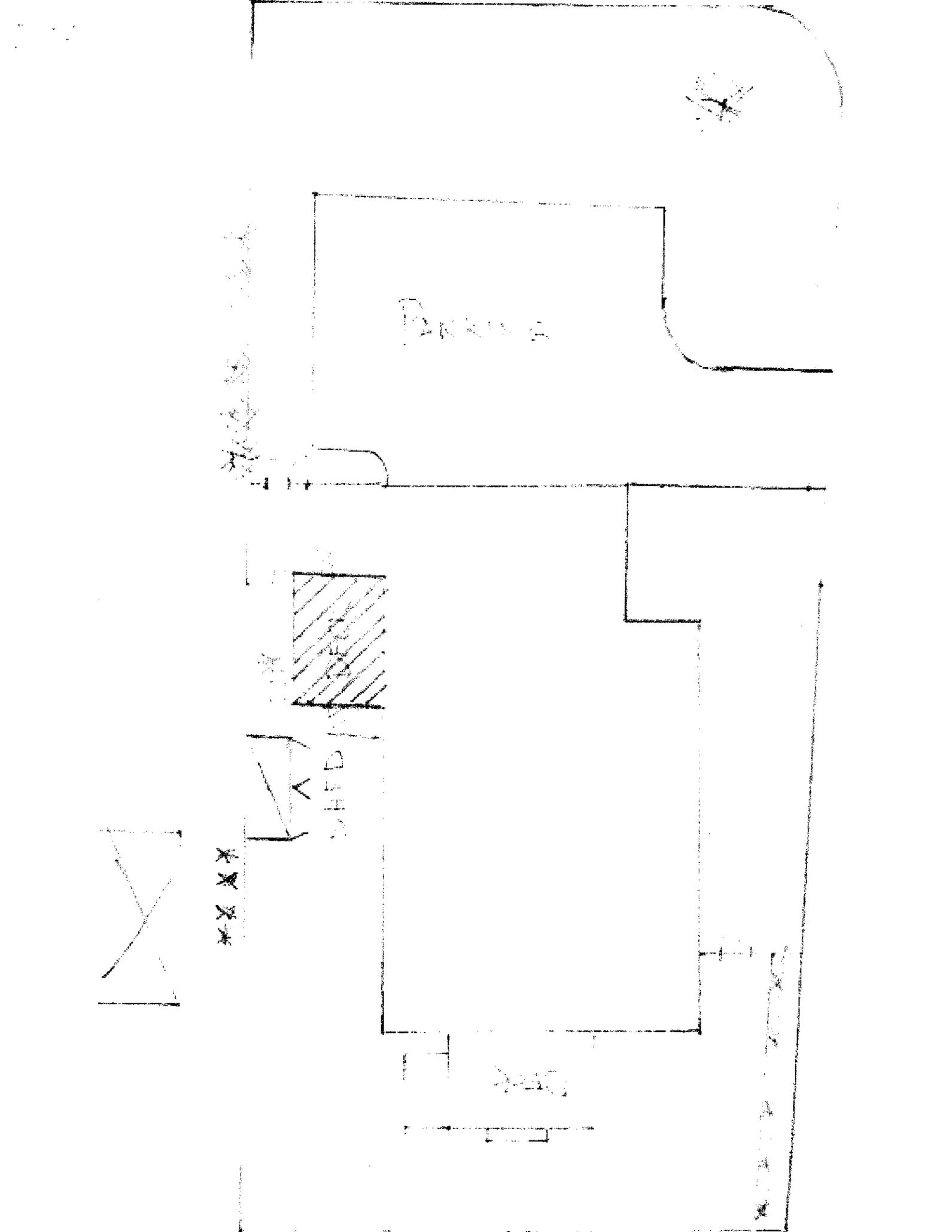


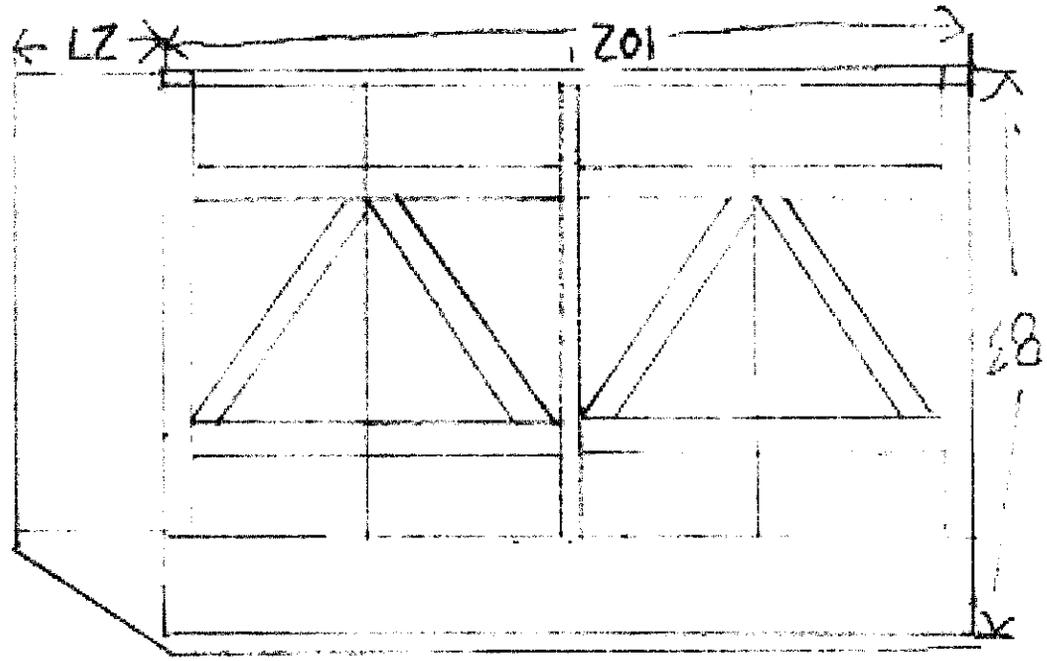
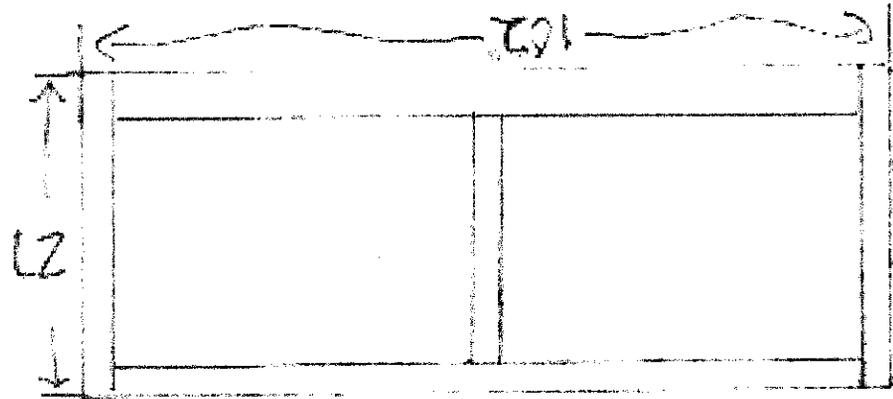
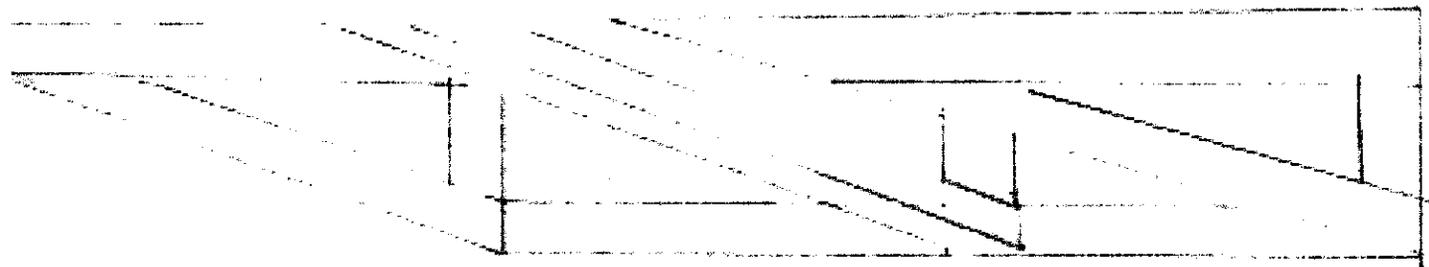
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MapVUE



14:48
JUL 2, 2012





Cedar
Wood

