

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.: 12-0034
Applicant: Pete Foster Residential Design LLC
Owner: Mr. & Mrs. T. Stukey
Location: 161 Ashbourne Road

REQUEST: The applicant is seeking architectural review to allow a 36'x 24' 3-car detached garage, approximately 22' in height, with a 9' x 20' attached trellis, at the (rear) west side of the property. The applicant is proposing a 1st and 2nd floor reduction to the existing attached garage on the west side of the existing principal structure and modifications to convert it to an outdoor kitchen/covered porch. The applicant is also seeking a 104 sq' variance from Bexley Code Section 1260.11(a), which limits a garage to 35% of the floor area of the principal structure, to allow the proposed garage to be 816sq' with a 180sq' attached trellis.

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 _____

1. Architectural Review for:

Addition Alteration New Structure (GARAGE)
 Demolition of a Principal Structure (PARTIAL) 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 161 ASHBOURNE Zoning District R.3

6. OWNER MR. & MRS. T. STUCKY 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 PETE FOSTER RESIDENTIAL DESIGN LLC E-mail foster-resdes@excite.com Phone # 9510 614 238 or Cell# _____

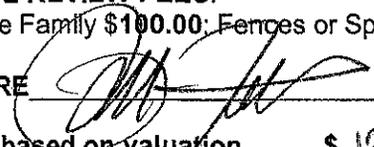
Address 2414 E. MAIN /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance DETACHED GARAGE EXCEEDS ALLOWABLE SQ. FT.

9. Valuation of Project \$ 85,000.00

• **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 6.20.2012

Fee: based on valuation \$ 127.50
Fee: based on variance \$ 100.00
Other \$ _____
TOTAL FEE DUE \$ 227.50

**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 161 ASABOURNE Zoning District R-3
 Lot Width 90 ft Depth 160 ft Total Area 14400 sq ft EXISTING
TOTAL
 Existing Residence (foot print) 2321 sq ft Garage 609 sq ft (ATTACHED) = 2930
 Existing Building Height _____ one-story two-story
 Proposed Addition (foot print) 242 sq ft one-story two-story HOUSE = 2,688 ~~sq ft~~
 Proposed Garage 916 sq.ft. one-story two-story
 Permitted Lot Coverage 25 % = 3600 sq ft
 Lot to be covered 25 % = 3604 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 PETE FOSTER RESIDENTIAL DESIGN, LLC
 Contractor/Builder UNDECIDED
 Preliminary Review _____ Final Review

- DESCRIPTION OF CHANGES PROPOSED ① REDUCTION IN SIZE OF BOTH THE FIRST AND SECOND FLOOR OF THE EXISTING ATTACHED GARAGE TO ALLOW FOR A NEW OUTDOOR COVERED KITCHEN/PORCH.
② NEW DETACHED (3) CAR GARAGE.

• 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: HOUSE (MATCH EXISTING) GARAGE (CERTAINTELD SLATELINE)
 3. New Roofing Type, Style & Color: MATCH EXISTING

• **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: NARVIN + REUSING EXISTING WINDOWS
 4. New Window Style, Material & Color: MATCH EXISTING

• **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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick
<input type="checkbox"/>	<input type="checkbox"/>	Mortar
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding
<input type="checkbox"/>	<input type="checkbox"/>	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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

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

N/A

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: _____
