

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, August 9th, 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.: 12-0039
Applicant: Gary Alexander
Owner: Dr. & Mrs. David O'Malley
Location: 403 N. Columbia Avenue

REQUEST: **The applicant is seeking architectural review and approval to allow a 2-story addition on the south side of the principal structure and a 1st floor addition that includes a covered stoop on the north side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(b), which requires a 15' side yard setback, to allow the 1-story addition and covered porch to be constructed 12'4" from the north side property line and inline with the existing attached garage.**

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 08-02-2012

envelopes printed
7-26-12

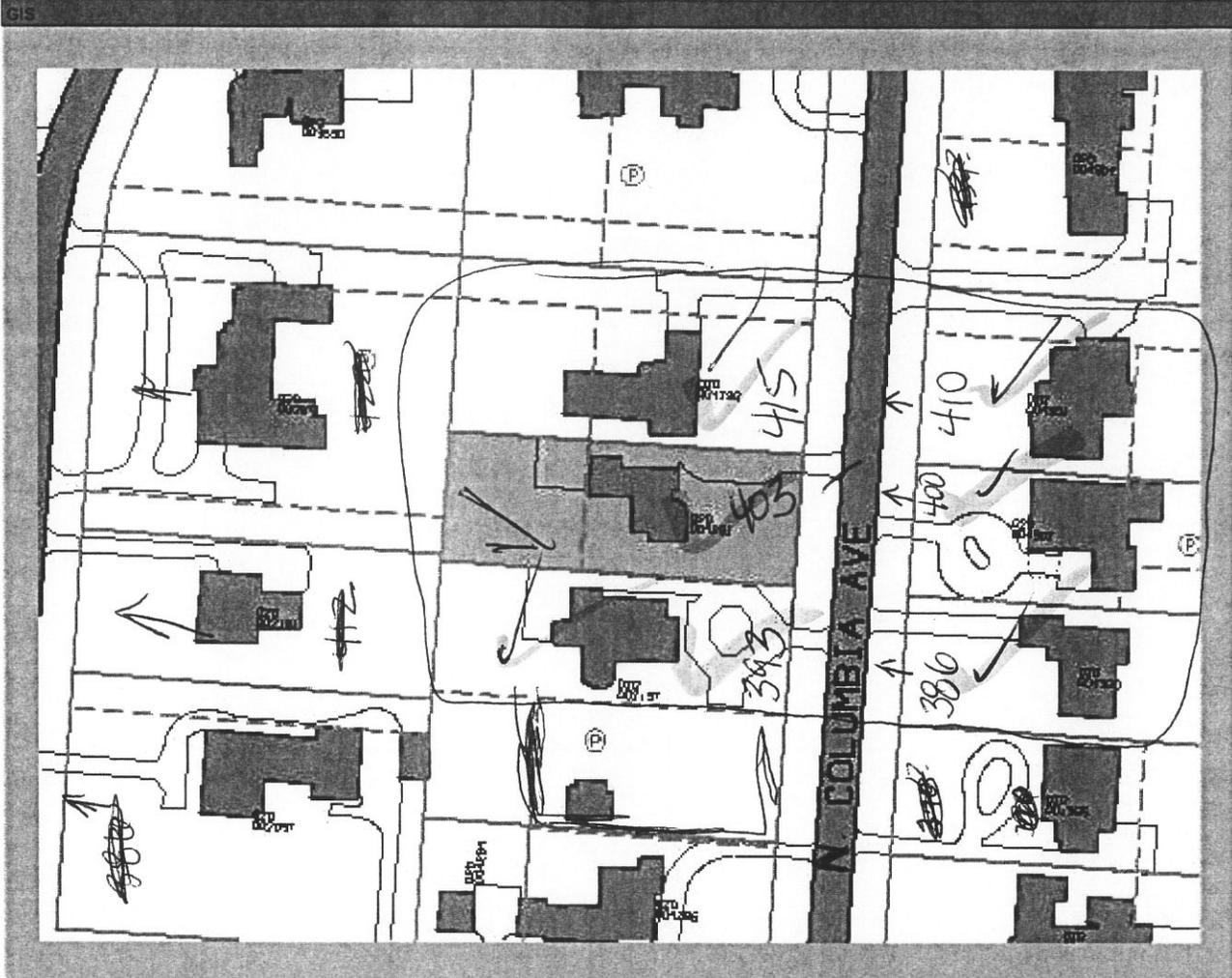
OWNER - Dr. SMR. David O'Malley
403 N. Columbia Ave.
Bexley, OH
43209



Property Report

Generated on 07/26/12 at 02:09:27 PM

Parcel ID 020-004291-00 Map Routing No 020-N020 -024-00 Card No 1 Location 403 N COLUMBIA AV



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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applicant: Gary J. Alexander
1324 Dublin Rd.
COTs, OH 43215



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 12-0039V

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 403 N. COLUMBIA AVE Zoning District R-2

6. OWNER DR. & MRS. DAVID O'MALLEY 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 GARY J. ALEXANDER E-mail galexarch@aol.com Phone # 487-0637 Cell# 403-6908

Address 1324 DUBLIN RD, City, State, Zip COLUMBUS, OHIO 43215

8. Brief Description of Request and/or Variance ADDITION ALONG DRIVEWAY WILL PROJECT 2'-8" INTO 15' SIDE YARD SETBACK. CURRENT GARAGE PROJECTS 2'-11" INTO SETBACK.

9. Valuation of Project \$ 400,000.00

• 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 Gary J. Alexander /DATE 07/18/12

Fee: based on valuation	\$ <u>195.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>295.00</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 403 N. COLUMBIA AVE Zoning District R-2
Lot Width 90 ft Depth 250 ft Total Area 22,500 sq ft
Existing Residence (foot print) 2072 sq ft Garage _____ sq ft (INCLUDED IN 2072)
Existing Building Height _____ one-story two-story
Proposed Addition (foot print) 811 sq ft _____ one-story two-story
Proposed Garage _____ sq.ft. _____ one-story _____ two-story
Permitted Lot Coverage 25 % = 5,625 sq ft
Lot to be covered 12.8 % = 2,883 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 GARY J. ALEXANDER, ARCHITECT
Contractor/Builder (YET TO BE DETERMINED)
Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED ADDITION OF FAMILY ROOM, MASTER SUITE AND SITE ENTRY; REMODELING OF KITCHEN, DINING ROOM & BATHROOMS.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED
- BUILDABLE AREA IS LIMITED AT DRIVEWAY SIDE OF PROPERTY.
- EXISTING GARAGE PROJECTS FURTHER INTO SETBACK THAN PROPOSED ADDITION.
- REQUESTED VARIANCE GRANTED IN 2002.

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: SCHEDULED TO 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: MARVIN

4. New Window Style, Material & Color: CASEMENT, ALUMINUM CLAD WOOD, 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 GLASS / Style FRENCH Color STILES AND RAILS TO BE PAINTED TO MATCH EXIST'G TRIM

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
<input checked="" type="checkbox"/>	()	Brick _____
()	()	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>COLOR & TEXTURE TO MATCH EXIST'G</u>
()	()	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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? NO, EXISTING OVERHANGS TO BE RETAINED

• **DECKS** - NONE EXISTING, NONE PROPOSED

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: _____

Property Report

Generated on 07/17/12 at 02:48:39 PM

Parcel ID
020-004291-00

Map Routing No
020-N020 -024-00

Card No
1

Location
403 N COLUMBIA AV

GIS



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