

**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.: 12-0038  
Applicant: Jim Murnen w/Patio Enclosures  
Owner: Monica & Roy Getz  
Location: 2424 Fair Avenue

**REQUEST: The applicant is seeking architectural review and approval to allow the existing screen porch to be converted to a sun porch by adding sliding glass panel windows with screens.**

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



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2012038

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 2424 FAIR AVE.      Zoning District \_\_\_\_\_

6. OWNER MONICA ROY GETZ      Phone # 239-6778 or Cell # (614) 668-1498  
\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant PATIO ENCLOSURE E-mail Jim.Murnen@patioenclosure.com Phone # 570-4677 or Cell # (614) 593-6387  
Address 8260 Howe Trunk Rd City, State, Zip CANAL WINCHESTER OHIO 43110

8. Brief Description of Request and/or Variance To remove screens from existing back porch, install glass + screen units into existing structure. Some inside finish + electric. Exterior frames to be aluminum + sandstone in color

9. Valuation of Project \$ 11,980<sup>00</sup>

• 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 James O. Murnen / DATE 7-19-2012

Fee: based on valuation      \$ 75.00  
Fee: based on variance      \$ \_\_\_\_\_  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 75.00

• **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 (Storms)     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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone Limestone Tan
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick
<input type="checkbox"/>	<input type="checkbox"/>	Mortar
<input type="checkbox"/>	<input type="checkbox"/>	Stucco
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Shingle Sandstone
<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: \_\_\_\_\_

\*\*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 2424 Fair Ave. Zoning District \_\_\_\_\_

Lot Width 80 ft Depth 122 ft Total Area 9,760 sq ft

Existing Residence (foot print) 1,573 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

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 Patio Enclosures

Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

• DESCRIPTION OF CHANGES PROPOSED no changes to permanent structures;  
remove screens + pat aluminium framed glass screen units in.

• 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: \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

July 18, 2012

Dear City of Bexley,

This notice is to inform you that Monica and Roy Getz of 2424 Fair Avenue have contracted Patio Enclosures to install windows, a sliding glass door and accessories for an existing sun porch. In addition, Patio Enclosures has a licensed electrical contractor to handle the installation of all necessary mechanics for our hot tub to be installed on the enclosed sun porch at a later date.

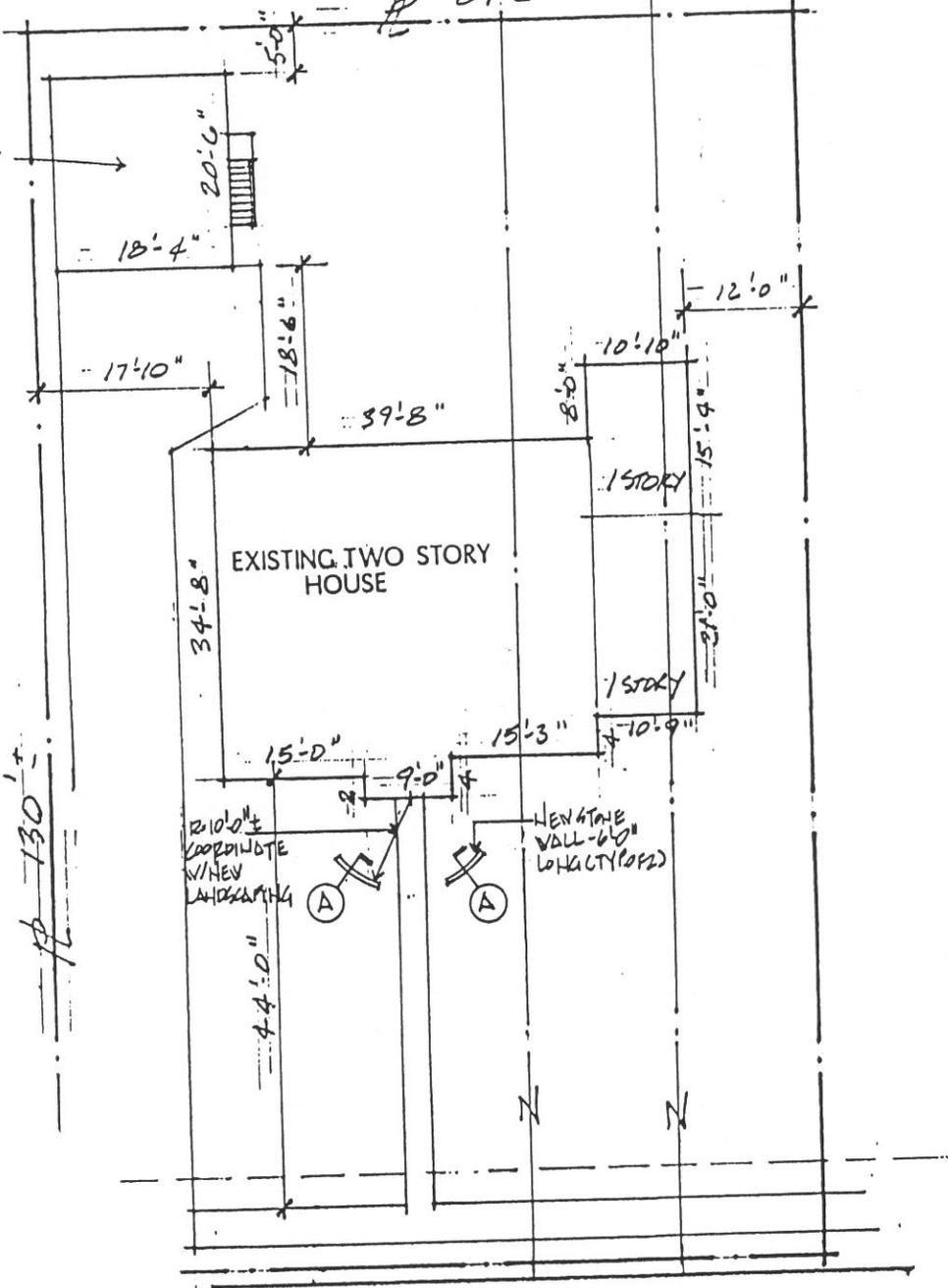
Sincerely,

Monica Getz

Roy Getz

Monica and Roy Getz

EXISTING 1 STORY GARAGE



FAIR AVE.

# SITE PLAN

1" = 20'-0"

NEW GARAGE FOUNDATION & SLAB FOR:

MR. & MRS. JIM BOHLMAN

2424 FAIR AVENUE

BEXLEY, OHIO

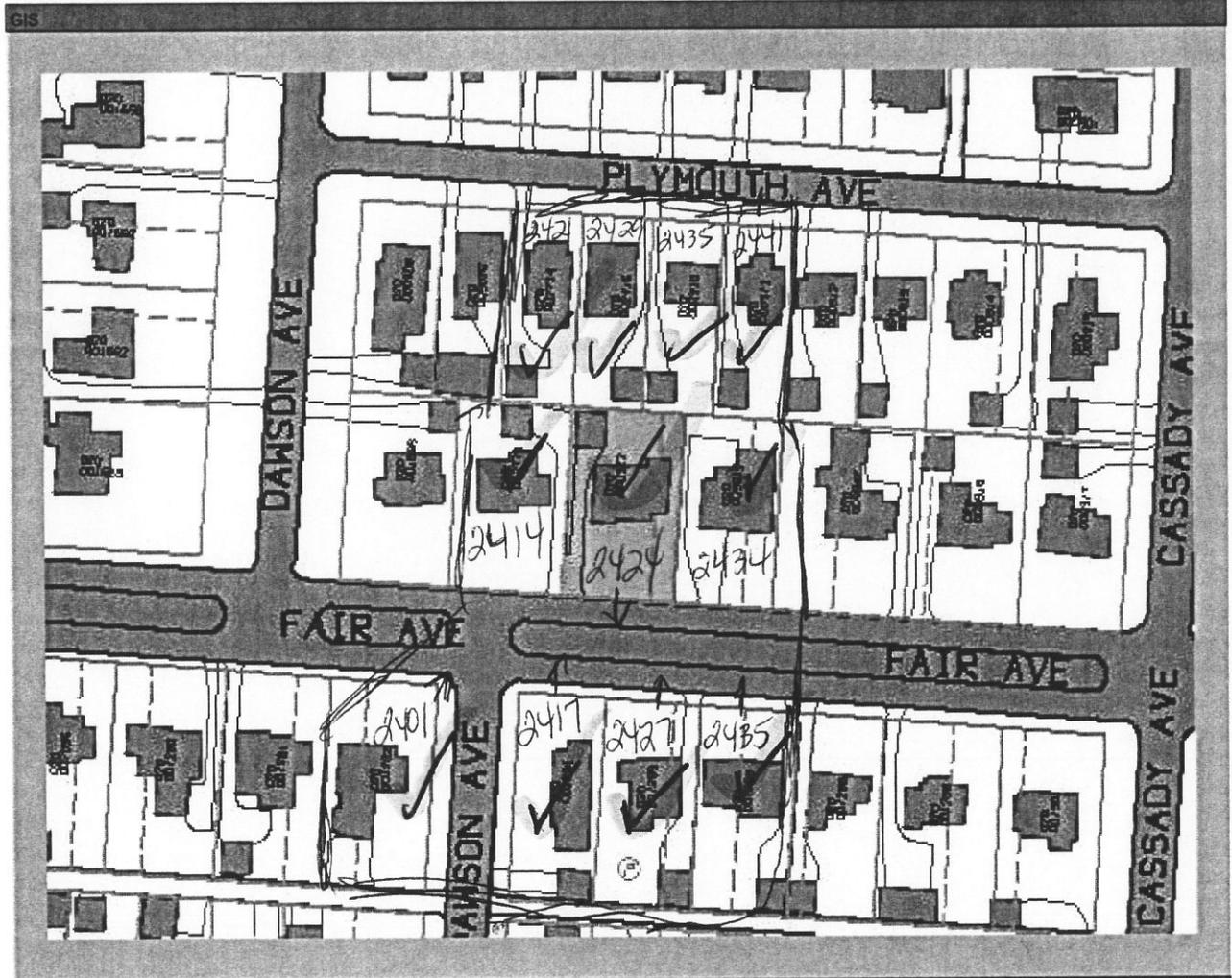
envelopes  
printed  
7-26-12

owner: 2424 Fair Ave.  
Bux OH 43209

**Clarence E. Mingo, II**  
Franklin County Auditor

**Property Report** Generated on 07/26/12 at 01:51:25 PM

Parcel ID: 020-000322-00    Map Routing No: 020-L045 -003-00    Card No: 1    Location: 2424 FAIR AV    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: Patio Enclosures ✓  
Attn: Jim Murney  
8260 Howe Ind. Pkwy  
Suite F  
Canal Winchester, OH  
43110

**Sketch**

Generated on 07/16/12 at 12:54:28 PM

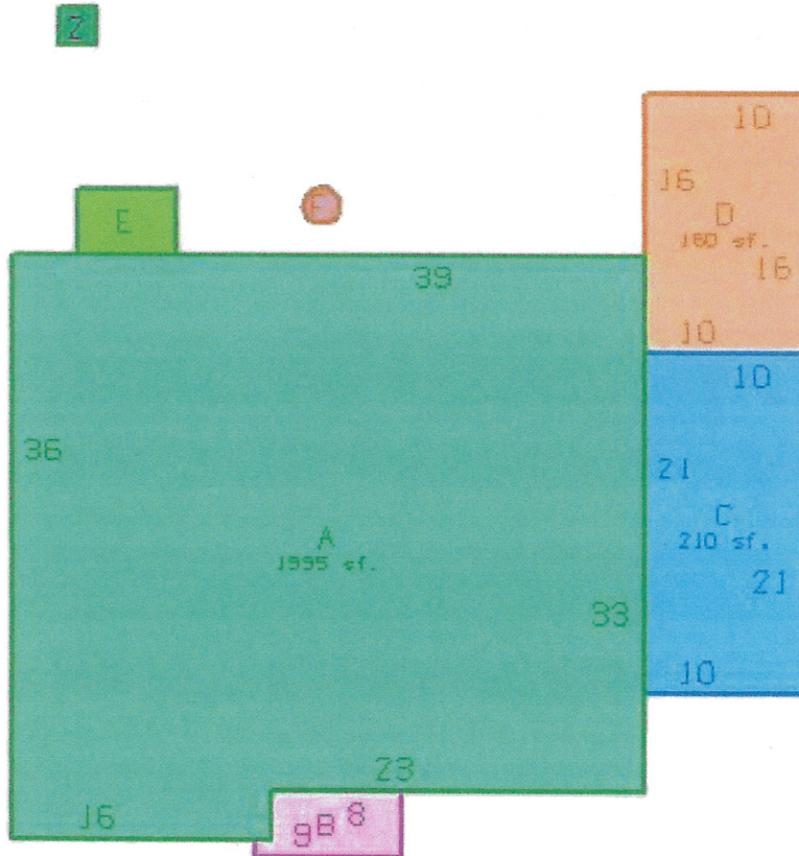
Parcel ID  
**020-000322-00**

Map Routing No  
**020-L045 -003-00**

Card No  
**1**

Location  
**2424 FAIR AV**

Sketch



ID	Details	Description	SQFT
A	A/1SFR&STN/1SFR&STN/B	Attic over One Story Frame and Stone over One Story Frame and Stone over Basement	1335
B	OMP IRR <4>	Open Masonry Porch (Irregular)	33
C	1SSTN/S	One Story Stone over Slab	210
D	OP <11>	Open Porch	160
E	OP 4X6 <CIB>	Open Porch (4' by 6')	24
F	1STFROH 2X14	First Floor Frame Overhang	28
O2		Detached Frame Garage	

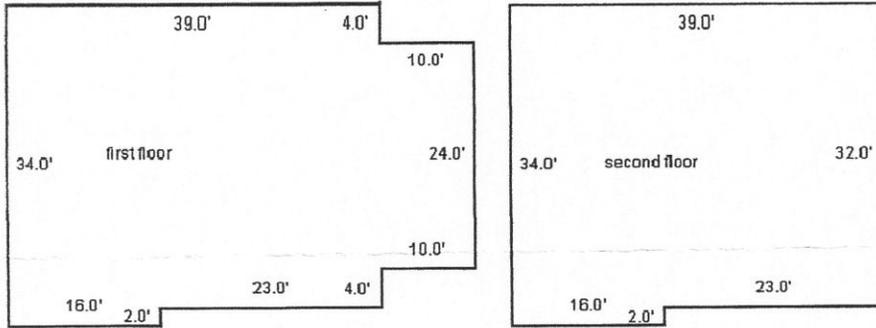
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### Building Sketch (Page - 1)

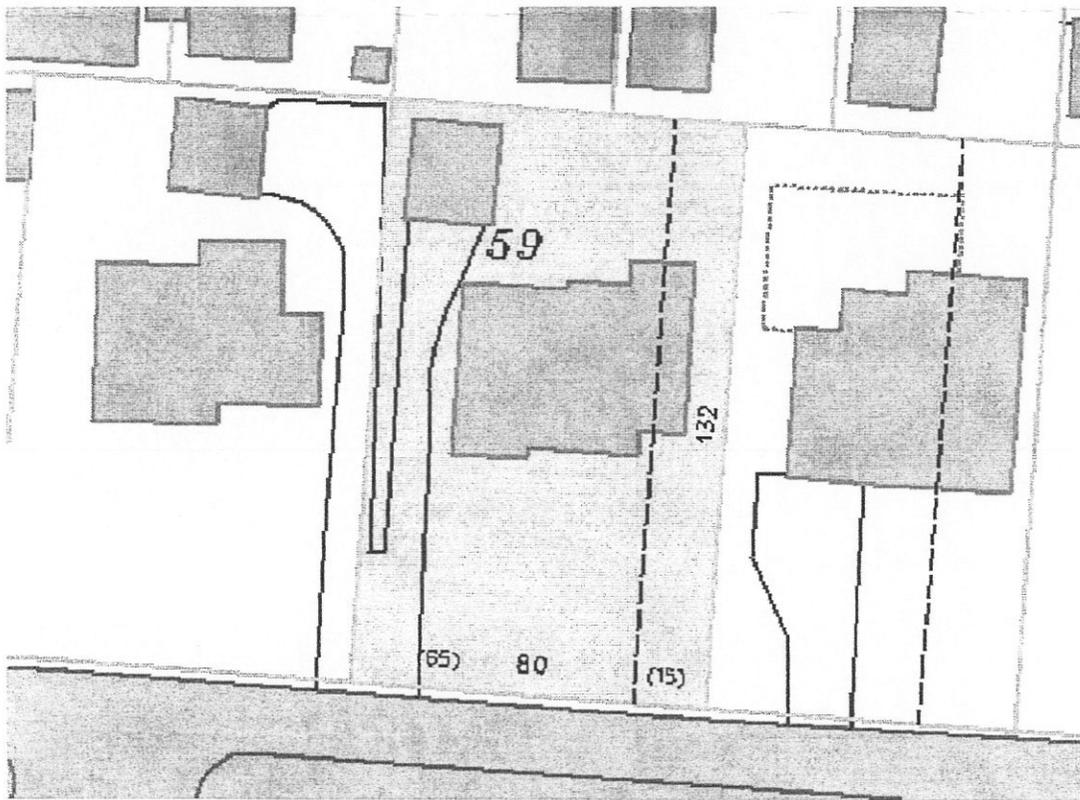
Borrower/Client Roy & Monica Getz				
Property Address 2424 Fair Avenue				
City Columbus	County Franklin	State Ohio	Zip Code 43209-2159	
Lender Third Federal				

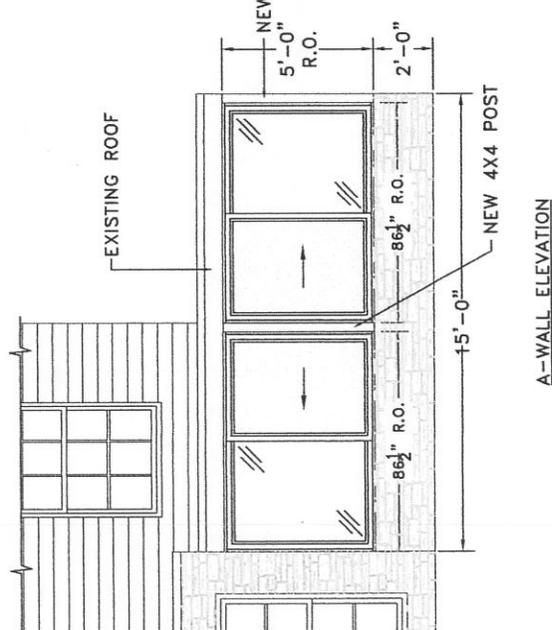


SKETCH CALCULATIONS		
	<p>A1 : 39.0 x 4.0 = 156.0</p> <p>A2 : 49.0 x 24.0 = 1176.0</p> <p>A3 : 39.0 x 4.0 = 156.0</p> <p>A4 : 16.0 x 2.0 = 32.0</p> <p>First Floor 1520.0</p>	
	<p>A5 : 39.0 x 32.0 = 1248.0</p> <p>A6 : 16.0 x 2.0 = 32.0</p> <p>Second Floor 1280.0</p>	
<b>Total Living Area</b>		<b>2800.0</b>

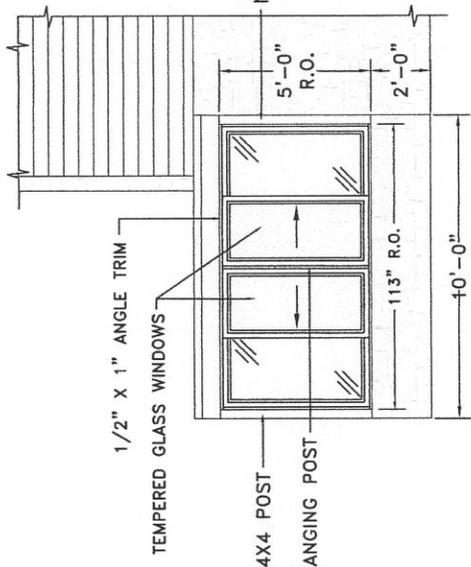
### Site Map

Borrower/Client Roy & Monica Getz				
Property Address 2424 Fair Avenue				
City Columbus	County Franklin	State Ohio	Zip Code 43209-2159	
Lender Third Federal				

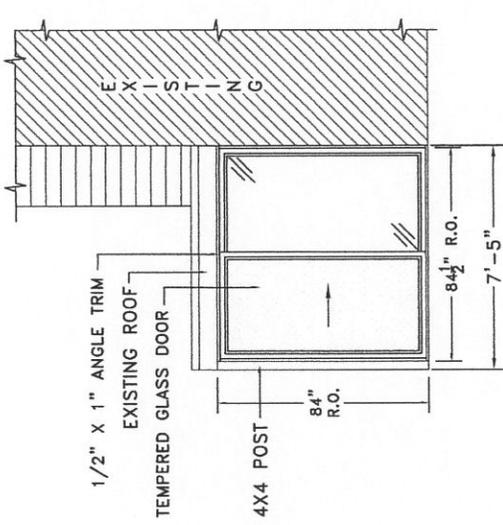




A-WALL ELEVATION



B-WALL ELEVATION



C-WALL ELEVATION



THIS DRAWING IS THE PROPERTY OF GREAT DAY IMPROVEMENTS, LLC. ALL RIGHTS RESERVED. DUPLICATION OF THIS DRAWING IN ANY FORM IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GREAT DAY IMPROVEMENTS, LLC.

LOCATION	COLUMBUS	ROY & MONICA GETZ 2424 FAIR AVE. BEXLEY, OHIO 43209 614-239-6778
JOB NO.	36823	
DRAWN	SDT	
SCALE	1/4" = 1'-0"	
DATE	7/9/12	SHEET 1 OF 1







