

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, September 13th, 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.: 12-0042
Applicant: M & B Builders
Owner: Alan Rosen
Location: 95 N. Remington Road

REQUEST: The applicant is seeking a variance from Bexley Code Section 1260.03(e), which requires a 3' setback from the side and rear property lines, to allow a new garage to be constructed in the same location as the existing garage. The existing garage is 1.1' from the rear (west) property line.

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 09-06-2012



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 26120042 V

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage + Rebuild

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 95 N Remington Zoning District R6

6. OWNER Alan Rosen Phone # _____ or Cell # 6190673

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

7. Applicant M+B Builders E-mail MEKLLC@yahoo Phone # _____ or Cell# 3259998

Address 5593 Havens Corners Rd /City, State, Zip Gah Oh 43230

8. Brief Description of Request and/or Variance Permission To Rebuild Existing Garage on Existing foundation

9. Valuation of Project \$ 18000.00

• 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 [Signature] /DATE 8/21/12

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 95 N Remington Zoning District R 6
Lot Width 50 ft Depth 142 ft Total Area 7100 sq ft
Existing Residence (foot print) 1066 sq ft Garage 342 sq ft
Existing Building Height 9'6" one-story _____ two-story

Proposed Addition (foot print) _____ sq ft _____ one-story _____ two-story

Proposed Garage 342 sq.ft. 9'6" one-story _____ two-story

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 19 % = 1408 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 M+B Builders

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Rebuild Existing To Match old

• 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: Rubber + Clay Tile

• **WINDOWS**

1. Existing Window Style: NA
 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 _____ |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Stucco <u>Match Existing House</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: Painted Pine

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: _____

Interactive Map

Generated on: 07/25/12 10:31:06 AM

Parcel ID
020-002205

Map Routing No.
N010 17400

Location
95 N REMINGTON RD



0 6 12 18 24 30 ft

| Parcel Information | | |
|---|---------------------------|------------------------------|
| Owner Name: ROSEN ALAN L ROSEN ROCHELLE A | Appraised Total: \$248200 | Last Transferred: 02/05/2002 |
| Calc Acreage: 0.166 | Sale Price: \$0.00 | Annual Taxes: \$5687.58 |

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.

Property Report

Generated on 07/25/12 at 10:27:29 AM

Parcel ID
020-002205-00

Map Routing No
020-N010 -174-00

Card No
1

Location
95 N REMINGTON RD

GIS



**NOT ACCURATE!!
SEE SURVEY**

Disclaimer

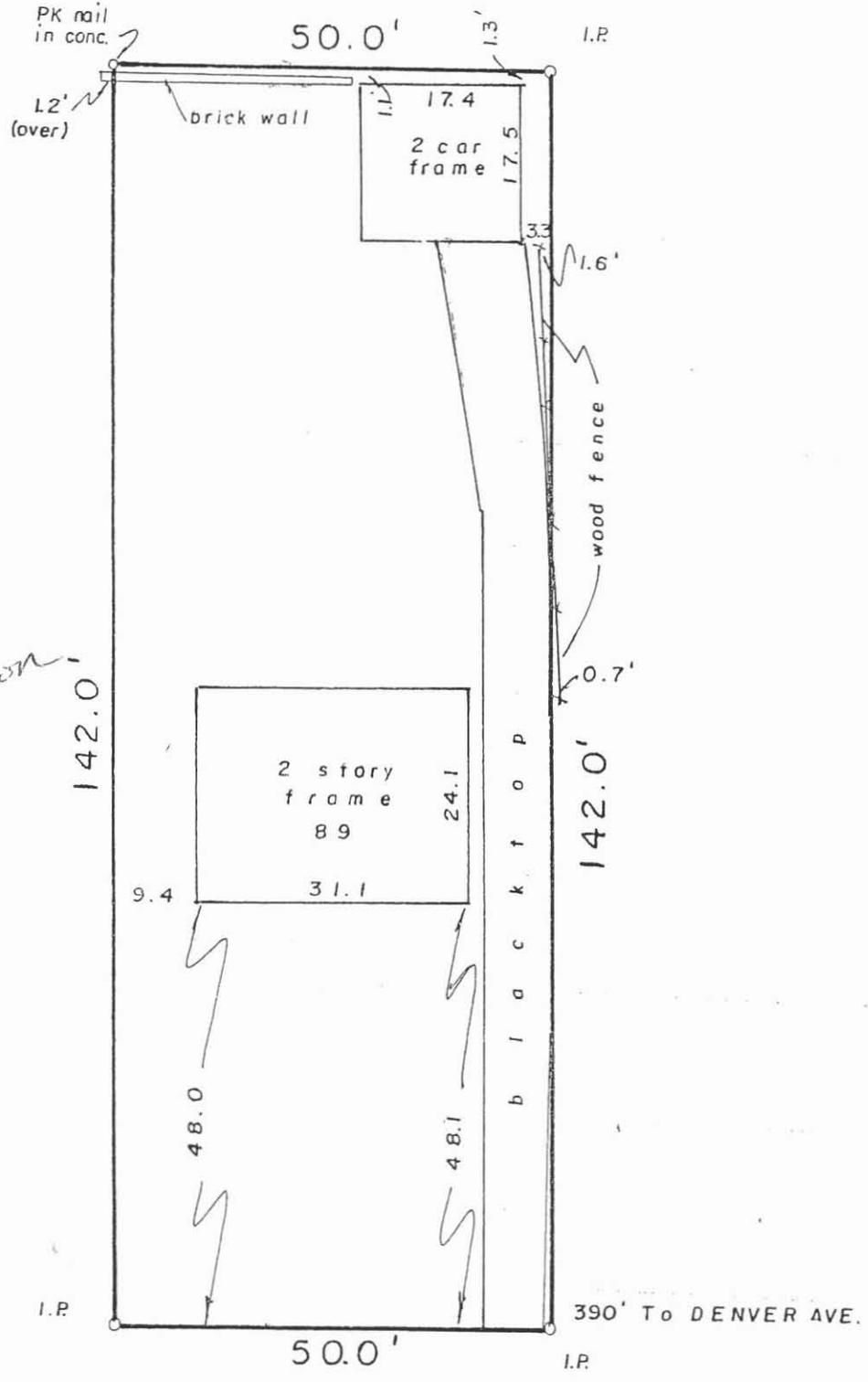
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained 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.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Scale 1" = 20'



16' ALLEY



Next Door
89 N Remington

N REMINGTON RD. 80'

We hereby certify that the foregoing plat was prepared from an actual survey of the premises. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579".

JONES

10

STATE OF OHIO

ALBERT J. MYERS

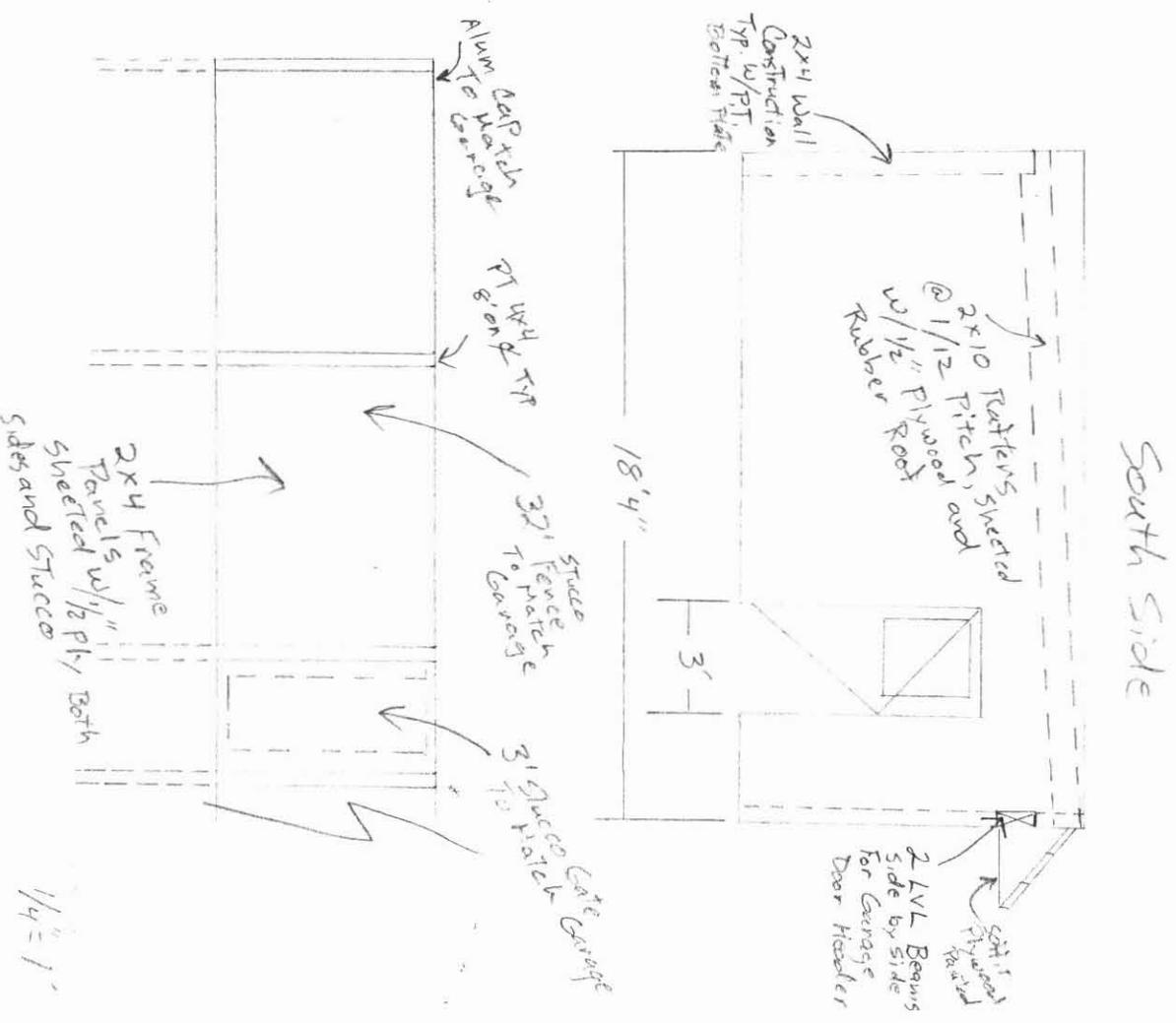
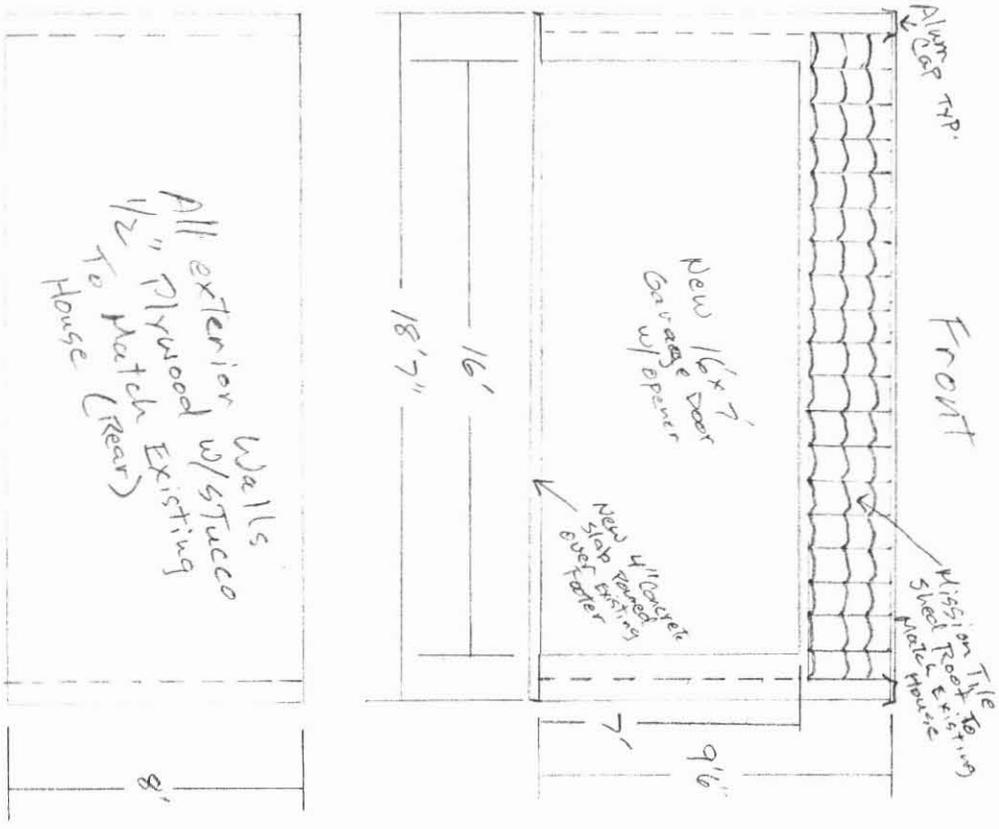
MYERS SURVEYING CO.

BY Albert Myers

Registered Surveyor

PROF. SURV.



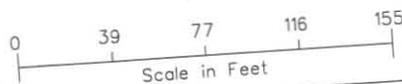


95 N. Remington



Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE



10:42
SEP 4, 2012