

**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.: 12-0043  
Applicant: Gary Alexander  
Owner: Drs. Arthur & Janice James  
Location: 2250 E. Broad Street

**REQUEST:** The applicant is seeking architectural review and approval to allow an addition on the rear, west side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1260.03(a), which requires a 25' setback for this 116' average width lot, to allow the proposed addition to be 13' from the west side 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 20120043

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 2250 E. BROAD STREET      Zoning District R-2

6. OWNER DRS. ARTHUR & JANICE JAMES Phone # \_\_\_\_\_ or Cell # 269-270-5853  
\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.  
galexarch@aol.com

7. Applicant GARY J. ALEXANDER Phone # 487-0637 or Cell# \_\_\_\_\_  
Address 1324 DUBLIN ROAD / City, State, Zip COLUMBUS, OHIO 43215

8. Brief Description of Request and/or Variance ADDITION TO THE HOME ALONG THE WEST PROPERTY LINE PROJECTS 11'-1" INTO THE REQUIRED 25'-0" SIDE YARD SETBACK

9. Valuation of Project \$ 118,000.00

- 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 08.22.12

Fee: based on valuation	\$ <u>145.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>245.00</u></b>

\*\*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 2250 E. BROAD STREET Zoning District R-2

Lot Width 139.67 MAX. 92.93 ft MIN. Depth 224.9 ft Total Area 26,156 sq ft

Existing Residence (foot print) 2837 sq ft Garage \_\_\_\_\_ sq ft

Existing Building Height  one-story \_\_\_\_\_ two-story

Proposed Addition (foot print) 708.5 sq ft  one-story \_\_\_\_\_ two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 25 % = 6539 sq ft

Lot to be covered 13.6 % = 3545.5 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 EARLY J. ALEXANDER, ARCHITECT

Contractor/Builder (YET TO BE DETERMINED)

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

• DESCRIPTION OF CHANGES PROPOSED CONVERTING EXISTING GARAGE TO INTERIOR SPACE AND ADDING ATTACHED GARAGE AND MUDROOM.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

LOT WIDTH TAPERS TO THE REAR, REDUCING BUILDABLE AREA AT REAR OF HOME. IF WIDTH OF LOT AT REAR MATCHED WIDTH AT FRONT VARIANCE WOULD NOT BE NEEDED

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: DIMENSIONAL SHINGLE

• **WINDOWS**

- Existing Window Style:
  - Casement
  - Double Hung
  - Horizontal Sliding
  - Awning
  - Fixed
  - Exterior Storm
  - Other: \_\_\_\_\_
- Existing Window Materials: *MAJORITY*
  - Wood
  - Vinyl
  - Vinyl Clad Wood
  - Aluminum Clad Wood
  - Aluminum
  - Metal
  - Other: \_\_\_\_\_
- New Window Manufacturer: *WINDSOR*
- New Window Style, Material & Color: *DOUBLE HUNG, VINYL, WHITE*

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
    - Wood
    - Sidelights
    - Insulated Metal
    - Transom Window
    - Fiberglass
  - Garage Door Type
    - Wood
    - Insulated Metal
    - Fiberglass
  - Door Finish
    - Stained
    - Painted
- Proposed Door Type: *GARAGE: INSULATED STEEL* / Style: *CARRIAGE HOUSE* Color: *WHITE*  
*REAR ENTRY: " "* / Style: *PALLETTED DOOR* Color: *WHITE*

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone
( )	( )	Cultured Stone
(✓)	(✓)	Brick <i>MATCH EXIST'G</i>
( )	( )	Mortar
( )	( )	Stucco
( )	( )	Wood Shingle
( )	( )	Wood Siding
(✓)	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	(✓)	Other <i>CEMENT FIBER</i> <i>HARDY PLANK</i>

• **EXTERIOR TRIM**

- Existing Door Trim:
  - Cedar
  - Redwood
  - Pine
  - Vinyl
  - Wood composite
  - Aluminum Clad
  - Molding
  - Standard lumber Profile
  - Other: \_\_\_\_\_
- Existing Window Trim:
  - Cedar
  - Redwood
  - Pine
  - Vinyl @ *VINYL SIDING*
  - Wood composite
  - Aluminum Clad @ *VINYL WINDOWS AL BRICK*
  - Molding
  - Standard lumber Profile
  - Other: \_\_\_\_\_
- Proposed NEW Door Trim: *WOOD TRIM @ REAR ENTRY DOOR*

4. Proposed NEW Window Trim: NONE EXISTING

5. Trim: Color(s): \_\_\_\_\_

\*\* Do the proposed changes affect the overhangs? NO

• **DECKS** - NO EXISTING DECKS, NO PROPOSED 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: 02/23/12 10:22:35 AM

Parcel ID  
**020-001977**

Map Routing No.  
**L026 01100**

Location  
**2250 E BROAD ST**

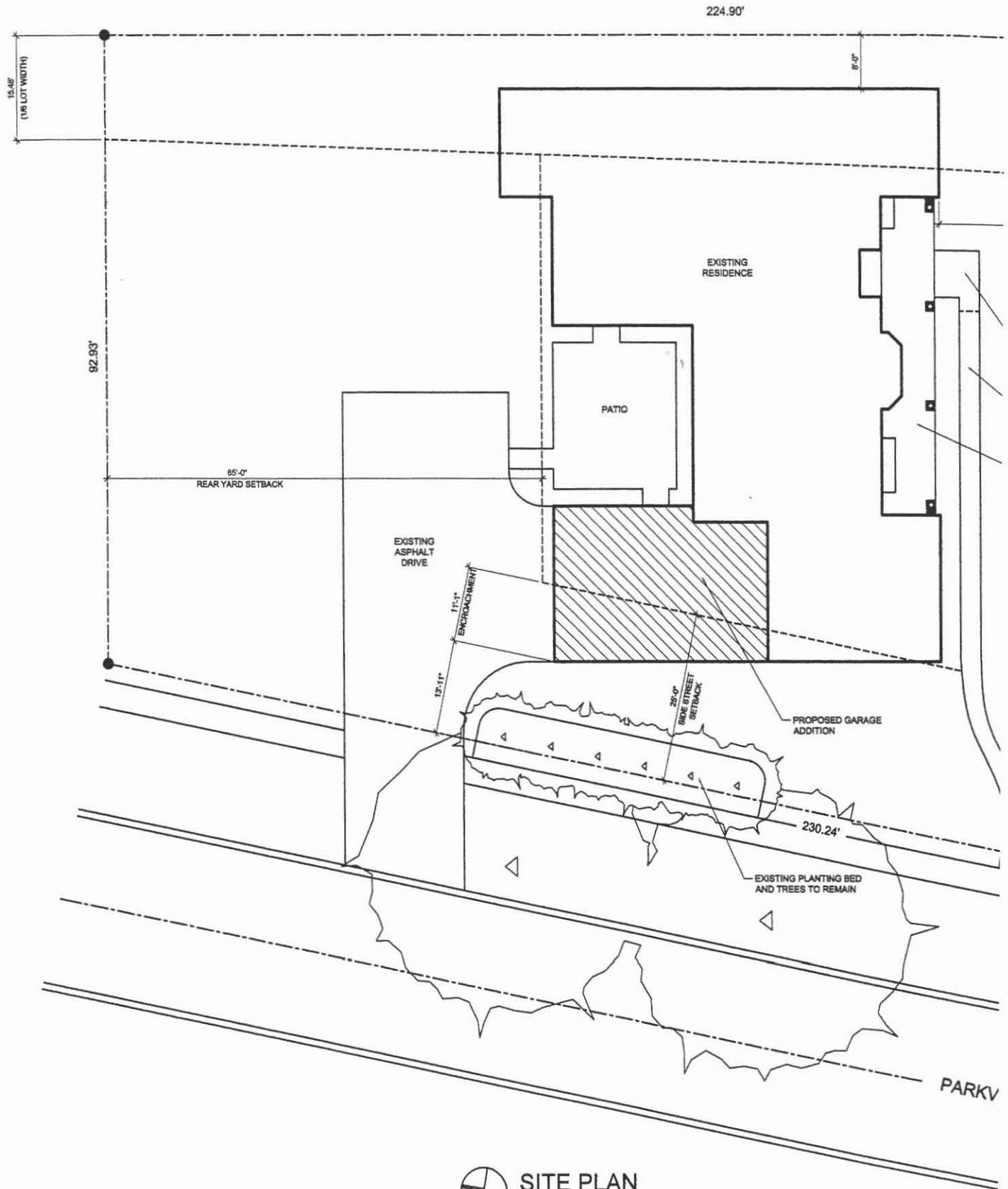


0 17 34 51 68 85 ft

Parcel Information		
Owner Name: JAMES ARTHUR @(2)	Appraised Total: \$527200	Last Transferred: 12/07/2011
Calc Acreage: 0.621	Sale Price: \$315000.00	Annual Taxes: \$12426.10

**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.



**SITE PLAN**  
SCALE: 1" = 20'-0"

**ZONING NOTES**

ZONING DISTRICT - R-2 INTERMEDIATE - SINGLE FAMILY RESIDENTIAL  
PARCEL NUMBER - 020-001977

LOT AREA	26,156 SQ. FT.
LOT COVERAGE (AREA ENCLOSED WITHIN WALLS, INCLUSIVE OF GARAGE)	3,545.5 SQ. FT. 13.6%
PERMITTED LOT COVERAGE	6,539 SQ. FT. 25.0%

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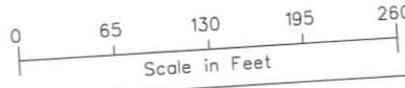


2250 E. Broad St.



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MapVUE



10:39  
SEP 4, 2012