

**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.: 12-0044
Applicant: Mark Ours/ON Architects LLC
Owner: Drew and Deanna Flora
Location: 2521 Bexley Park Rd.

REQUEST: The applicant is seeking architectural review and approval to allow a 1-story addition on the east side of the principal structure at this location.

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 20120044

1. Architectural Review for:

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

2. Variance For: No variance requested for new work

Principal Structure Garage Fence Other

3. Variance To: No variance requested for new work

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION 2521 Bexley Park Road Zoning District R-6

6. OWNER Drew and Deanna Flora Phone # _____ or Cell # (937) 605-9834

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

ON Architects LLC mark@on-architects.com

7. Applicant Mark Ours E-mail _____ Phone # _____ or Cell# (614) 571-5817

Address 170 Thurman Ave /City, State, Zip Columbus Ohio 43206

8. Brief Description of Request and/or Variance Addition to existing house on corner lot -
addition will contain new and expanded kitchen and dining space

9. Valuation of Project \$ 125,000

- **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 August 22, 2012

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 2521 Bexley Park Road Zoning District R-6

Lot Width 100 ft Depth 136.95 ft Total Area 13,695 sq ft

Existing Residence (foot print) 1,570 sq ft Garage 457 sq ft

Existing Building Height _____ one-story 34' to ridge two-story

Proposed Addition (foot print) 438 sq ft one-story _____ two-story

Proposed Garage _____ sq.ft. _____ one-story _____ two-story

Permitted Lot Coverage 35% % = 4,793.25 sq ft

Lot to be covered 17.9% % = 2,458 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 ON Architects LLC - Mark Ours

Contractor/Builder Derrick Layer Custom Homes and Remodelling

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED New addition to expand kitchen and dining room

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Existing house is on corner lot with small rear yard and large amount of exposure

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: Dimensional Metals - Standing Seam & EPDM

3. New Roofing Type, Style & Color: Metal Standing Seam - Charcoal Gray
EPDM - Black

• **WINDOWS**

- Existing Window Style:
 - Casement Double Hung ___ Horizontal Sliding ___ Awning
 - Fixed Exterior Storm ___ Other: _____
- Existing Window Materials:
 - Wood ___ Vinyl ___ Vinyl Clad Wood ___ Aluminum Clad Wood
 - ___ Aluminum ___ Metal ___ Other: _____
- New Window Manufacturer: Marvin
- New Window Style, Material & Color: Fixed and Casement Alum Clad - Black

• **DOORS**

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

- Entrance Door Type
 - Wood ___ Insulated Metal ___ Fiberglass
 - ___ Sidelights ___ Transom Window
 - Garage Door Type
 - Wood ___ Insulated Metal ___ Fiberglass
 - Door Finish
 - ___ Stained Painted
- Proposed Door Type Alum Clad /Style Full Glass Sliding and Swing Color Black

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(X)	(X)	Brick <u>Smooth Brick - Painted White (match existing)</u>
(X)	(X)	Mortar <u>Mortar will be painted white (match existing)</u>
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
(X)	()	Aluminum Siding _____
()	(X)	Other <u>Cement Board</u> <u>Hardieplank Smooth Lap Siding 6" Exposure</u> <u>Paint White</u>

• **EXTERIOR TRIM**

- Existing Door Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile Other: Masonry Opening
- Existing Window Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile Other: Masonry Opening
- Proposed NEW Door Trim: Integrated into window wall

4. Proposed NEW Window Trim: N/A - Window wall floor to ceiling

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING: **No existing deck - brick patio only**

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: **Addition contains a covered porch**

3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

4. Proposed Railing Materials **Porch will not have a railing**

5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

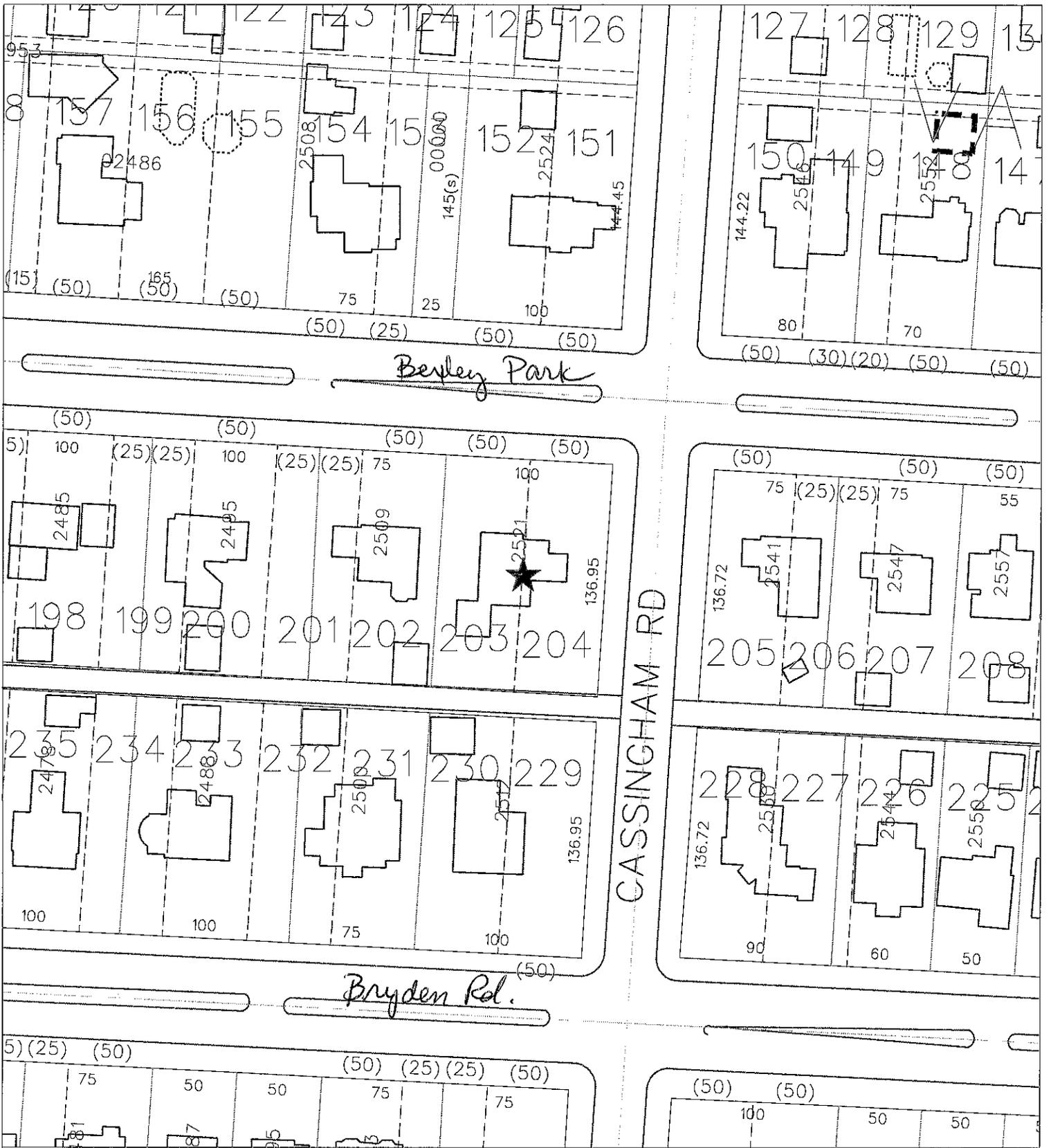
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

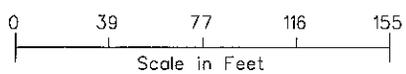
Conditions / Stipulations: _____

2521 Berley Park



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MapVUE



10:33
SEP 4, 2012