

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.: 12-0046
Applicant: Owner
Owner: Charles & Mary Linda Flasche
Location: 152 N. Remington Rd.

REQUEST: The applicant is seeking architectural review and approval to allow modifications to the front (west) façade of the principal structure. The modifications include removing existing stucco and wood trim and replace with cedar siding.

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 20120046

1. Architectural Review for:

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

2. Variance For: N/A

Principal Structure Garage Fence Other

3. Variance To: N/A

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

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

5. LOCATION 152 N. REMINGTON RD Zoning District R6

6. OWNER CHARLES/MARY LINDA FLASCHE Phone # — or Cell # (614) 738 1573
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant FLASCHE E-mail Chuck.Flasche@gmail.com Phone # _____ or Cell# (614) 738-1573
Address 152 N. REMINGTON RD /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance REMOVE EXISTING STUCCO FROM FRONT GABLE END OF HOUSE AND REPLACE WITH SMOOTH CEDAR SIDING

9. Valuation of Project \$ #6,000

- 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 8/30/12

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>90</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 152 N REMINGTON RD Zoning District R6

Lot Width 50 ft Depth 142 ft Total Area 7,100 sq ft

Existing Residence (foot print) 1034 sq ft Garage 576 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 NONE

Contractor/Builder TBD

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED REMOVE STUCCO FROM GABLE END OF HOUSE AND REPLACE WITH CEDAR SIDING TO MATCH BALANCE OF THE HOUSE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

THE WOOD TRIM IS ROTTING AND STUCCO IS CRACKED MAKING THE POTENTIAL FOR WATER INTRUSION HIGHER.

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: N/A

3. New Roofing Type, Style & Color: N/A

• **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: N/A

4. New Window Style, Material & Color: N/A

• **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 N/A /Style N/A Color N/A

• **EXTERIOR WALL FINISHES**

TYPE

Existing Proposed

Manufacture, Style, Color

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone	_____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	_____
<input type="checkbox"/>	<input type="checkbox"/>	Brick	_____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco	_____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	<u>MANUFACTURER UNKNOWN - COLOR SAME/SEMI-LAR</u>
<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: N/A

4. Proposed NEW Window Trim: N/A

5. Trim: Color(s): N/A

** Do the proposed changes affect the overhangs? NO

• **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 NONE

PROPOSED:

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

4. N/A Proposed Railing Materials

5. N/A 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: _____

Photo

Generated on 09/05/12 at 01:01:42 PM

Parcel ID
020-001106-00

Map Routing No
020-N010 -146-00

Card No
1

Location
152 N REMINGTON RD

Photo



020-001106-00 06/18/2010

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.

152 N. Remington Rd.
Residential Architectural Review Application Pictures



The current appearance of the upper portion of the front of the house is stucco with trim boards in a traditional tudor style. The trim boards have weathered and areas of significant rot are present and must be repaired to prevent significant internal water damage. The majority of the house is smooth sawn cedar siding with a stacked stone wall across the front porch as can be seen in the lower right corner of the picture.



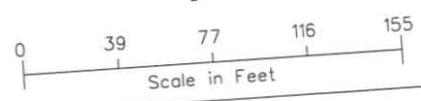
The proposal that is submitted for consideration is to remove the stucco from the gable end of the front of the house and replace with cedar siding. The current cedar siding on the balance of the house is smooth sawn and arranged as shown in the picture to the left. When the project is complete the front gable end of the house will be consistent with this siding arrangement. At this time the color has not been chosen but will be the same/similar to the current colors when the house is repainted in summer 2013.

152 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



12:51
SEP 4, 2012