

**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, October 11th, 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.: 12-0052  
Applicant: John Ingwersen  
Owner: Michael Schiff  
Location: 400 S. Parkview

**REQUEST:** The applicant is seeking architectural review and approval to allow a 2<sup>nd</sup> floor addition at the southeast corner of the principal structure and an additional window on the south side, 2<sup>nd</sup> floor, of the principal structure.

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 10-04-2012



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120552

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: N/A       Home Occupation       sq.' / height of structure

5. LOCATION 400 S. PARKVIEW      Zoning District 3

6. OWNER MICHAEL SCHIFF      Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

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

7. Applicant JOHN NEWENJEN E-mail JOHN@CADAFIS.COM Phone # 301-8997 or Cell# \_\_\_\_\_

Address 1050 BRYDEN RD City, State, Zip COLUMBUS, OH 43205

8. Brief Description of Request and/or Variance REVIEW SECOND FLOOR ADDITION - 284' AT SOUTHEAST CORNER

9. Valuation of Project \$ 25K

- 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 \_\_\_\_\_ /DATE 9/19/12

Fee: based on valuation	\$	<u>100</u>
Fee: based on variance	\$	_____
Other	\$	_____
<b>TOTAL FEE DUE</b>	<b>\$</b>	<u>100</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 400 S. PARKVIEW Zoning District R-3

Lot Width 132.94 ft Depth 250.11 ft Total Area 33,249 sq ft

Existing Residence (foot print) 4785 sq ft Garage \_\_\_\_\_ sq ft

Existing Building Height \_\_\_\_\_ one-story 37' two-story

Proposed Addition (foot print) 284 sq ft \_\_\_\_\_ one-story \_\_\_\_\_ two-story ON 2<sup>ND</sup> FL

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

Permitted Lot Coverage 25 % = 9974.9 sq ft

Lot to be covered 14.4 % = 4785.6 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 JOHN INGWERSEN / COLUMBUS CONSULTING GROUP

Contractor/Builder TBD

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

• DESCRIPTION OF CHANGES PROPOSED NEW SECOND FLOOR ADDITION OVER EXISTING KITCHEN

• 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: SLATE TO MATCH EXISTING
- 3. New Roofing Type, Style & Color: SLATE TO MATCH EXISTING

• **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: PLEASE EXISTING

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 PLEASE EXIST'G / Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
(X)	(X)	Stucco <u>MATCH EXISTING</u>
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
(X)	(X)	Other <u>FASCIA &amp; CROWN</u> <u>PTD. WOOD - MATCH EXISTING</u>

• **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: MATCH EXIST'G

4. Proposed NEW Window Trim: \_\_\_\_\_

5. Trim: Color(s): MATCH EXISTING

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

• **DECKS**

*N/A*

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: \_\_\_\_\_

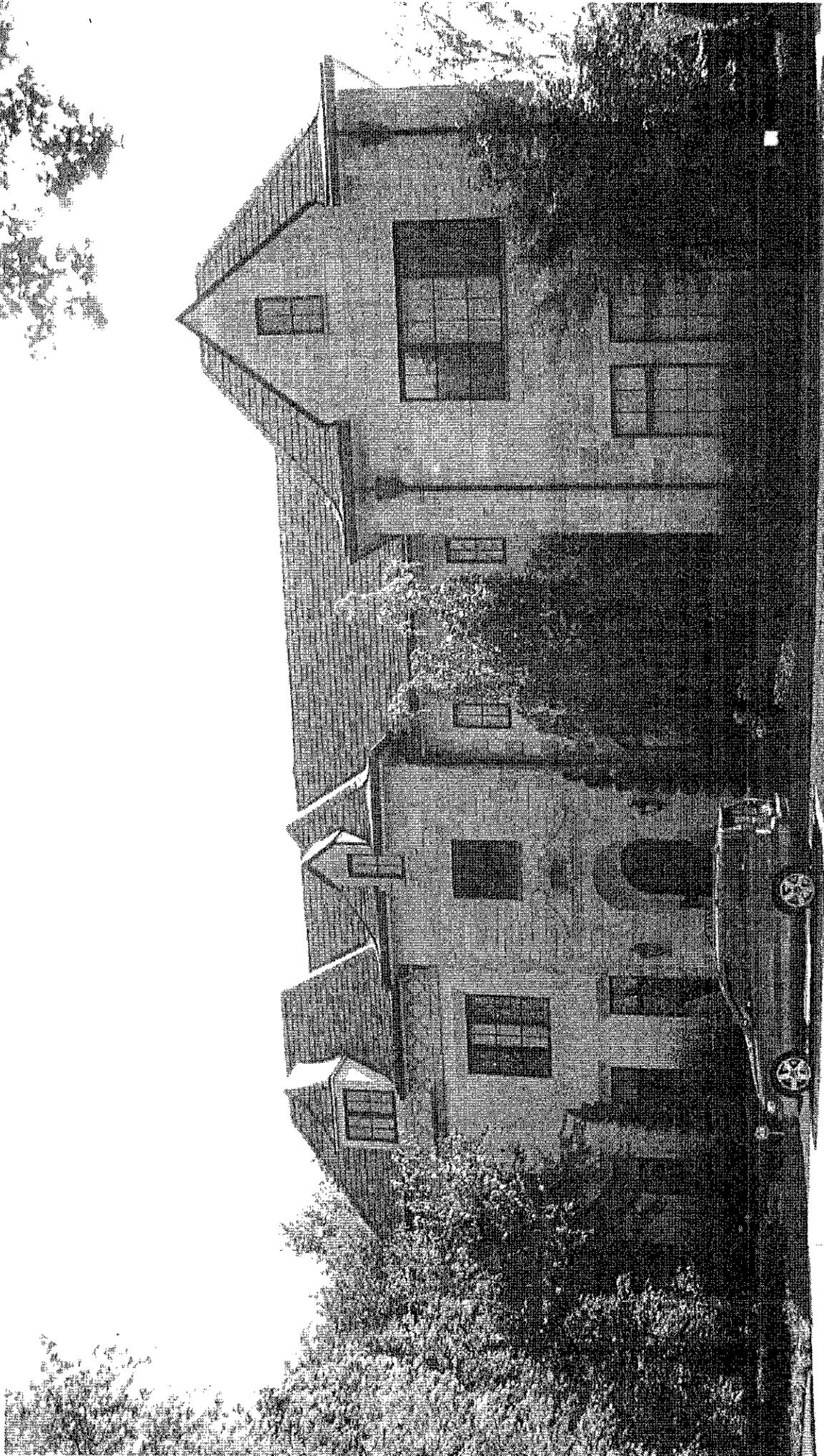
Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_

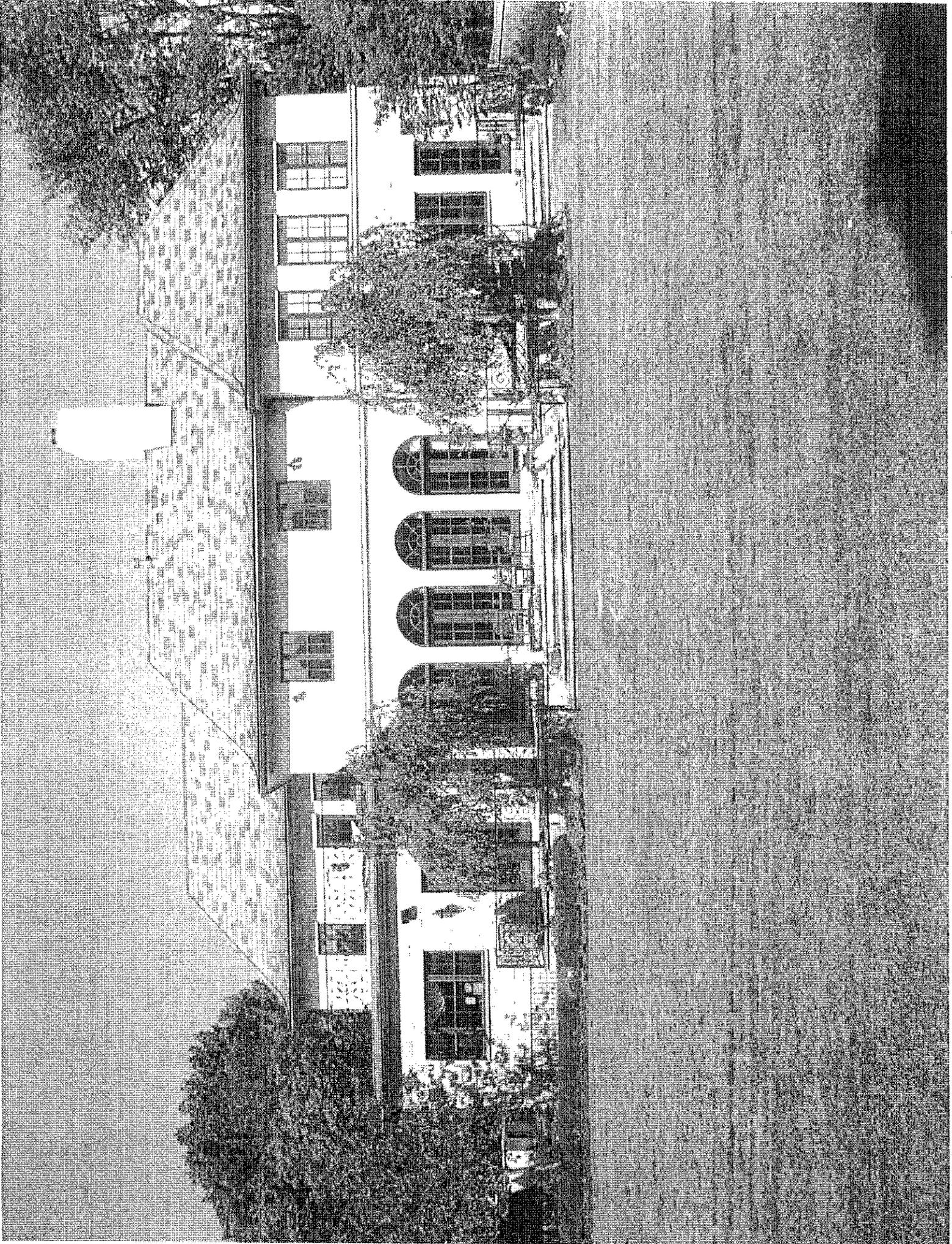
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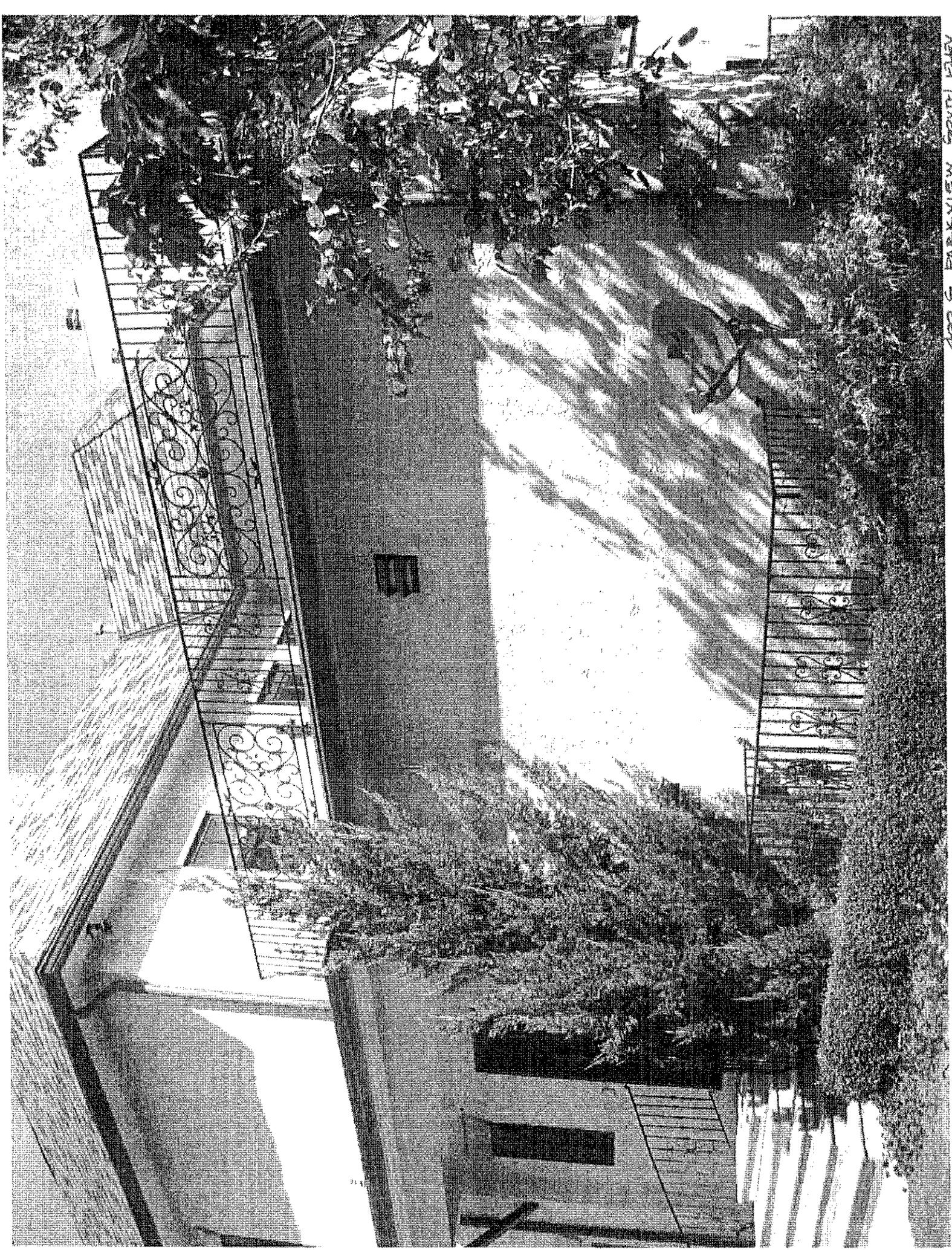
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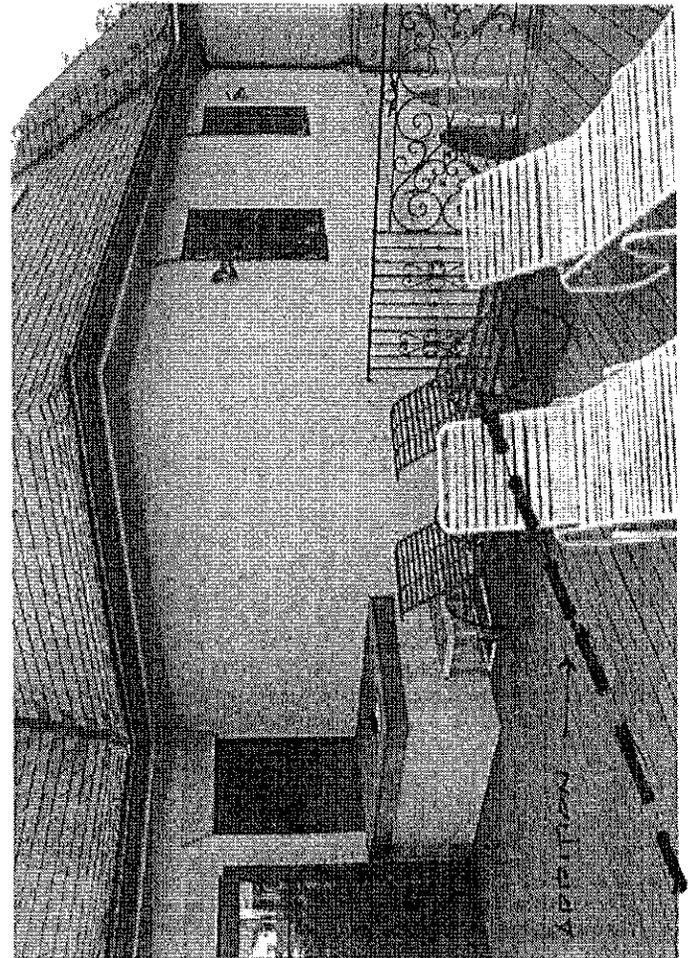
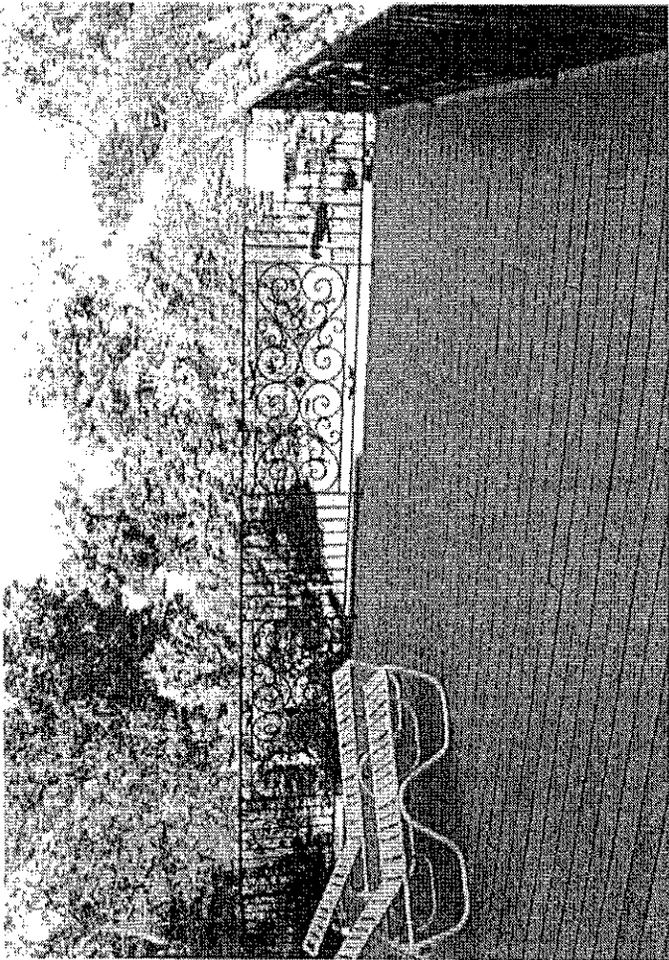
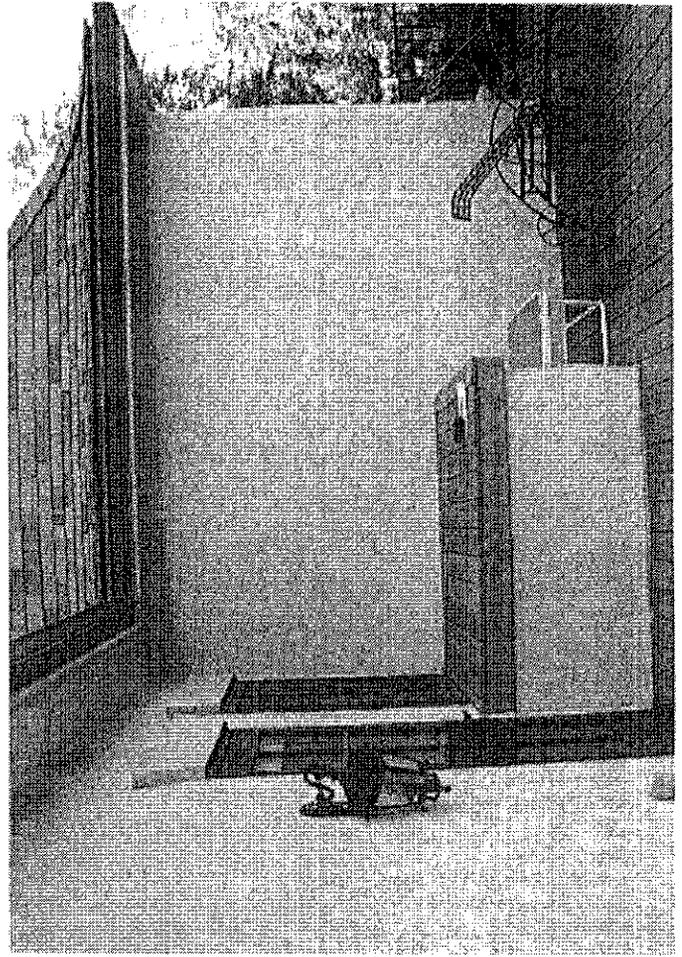
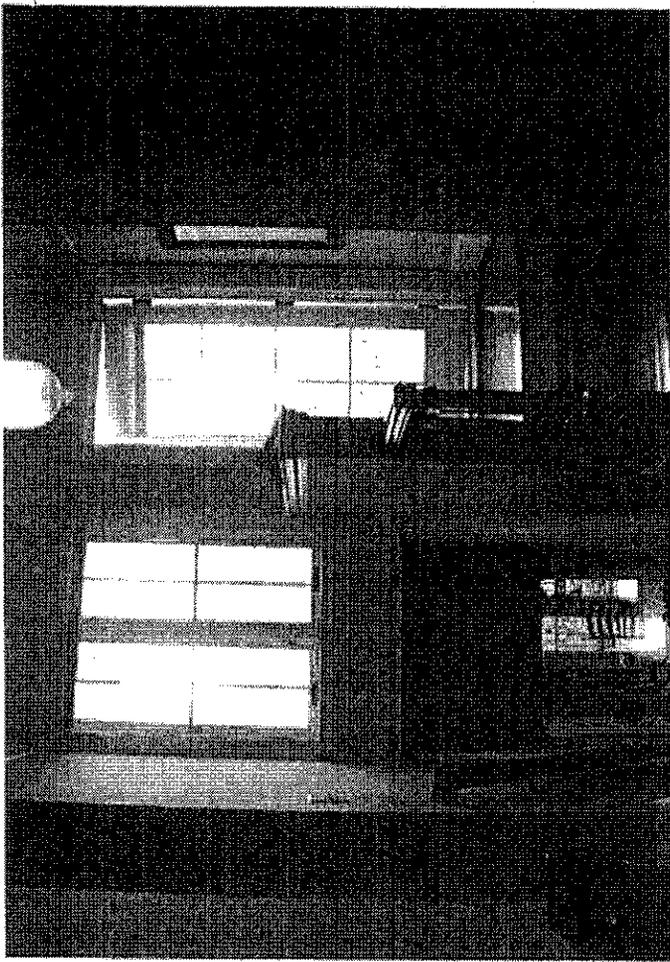
400 S. PARKVIEW  
WEST ELEVATION



400 S. PARKVIEW EAST ELEV



400 S. PARKVIEW SOUTH ELEV

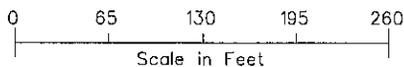


# 400 S. Parkview



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## MapVUE



10:23  
OCT 4, 2012