

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, November 8th, 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.: 12-0058
Applicant: Owner
Owner: Carol Wooten
Location: 740 Francis Avenue

REQUEST: The applicant is seeking architectural review and approval to allow a 1st floor porch at the rear (east side) of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow the first floor open porch at the rear of this non-conforming principal structure, to be enclosed. The principal structure is approximately 4' from the north 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 11-01-2012



020-004133-00 03/29/2010





10/10/2012



CITY OF BEXLEY
BOARD OF ZONING APPEALS and
ARCHITECTURAL REVIEW
APPLICATION

Application Number 12-0058 ✓

- **HOME OCCUPATION**
 Information must be provided to show how the occupation complies with the following (Code Section 1620.15)
 - No person (other than members of the family) residing on the premises shall be engaged in such occupation.
 - The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
 - There shall be no change in the outside appearance of the building or premises, or other visible or business evidence of the conduct of such home occupation.
 - There shall be no sales in connection with a home occupation.
 - No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard.

• **CONDITIONAL USE**
 Information must be provided to show how the proposed use complies with Code Section 1264.15, which states:
 The Board of Zoning Appeals shall have the power to approve applications for conditional uses specified in Chapter 1252. The proposed use shall be approved if, and only if it meets the intent of this Zoning Code and then in the intent of the zoning district in which the property is located, fits harmoniously with adjacent uses and structures and complies with all other provisions and this Zoning Code.

PLEASE NOTE:
 Approval of a request by the Board of Appeals does not constitute the issuing of a permit for the project. Appropriate permits must be obtained from the Bexley Building Department after receiving variance approval and/or architectural review approval, but prior to the start of construction.
 **A separate permit application is also required for a building permit and/or all mechanicals within the construction. This is separate and in addition to this review.
 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.
 Please complete the enclosed application. Submit original signatures, photographs and all information requested above. Any incomplete application will not be accepted.

MEETING DATES	2012	Deadline
January 12 th	January 12 th	December 22 nd
February 9 th	February 19 th	January 19 th
March 15 th	February 23 rd	February 23 rd
April 12 th	March 22 nd	March 22 nd
May 10 th	April 19 th	April 19 th
June 14 th	May 24 th	May 24 th
July 12 th	June 21 st	June 21 st
August 9 th	July 19 th	July 19 th
September 13 th	August 23 rd	August 23 rd
October 11 th	September 20 th	September 20 th
November 8 th	October 18 th	October 18 th
December - no meeting		

1. Architectural Review for: _____ Addition Alteration 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: 740 FRANCIS AVE Zoning District: 43209

6. OWNER: CAROL WOITEN Phone # _____ or Cell # 614-753-7303
 * If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant: CAROL WOITEN e-mail: WOITEN@COLLINSBOS.90V.SAME Phone # _____ or Cell # SAME AS ABOVE
 Address: SAME /City, State, Zip: _____

8. Brief Description of Request and/or Variance: ENCLOSE BACK PORCH

9. Valuation of Project \$ 16,700

• 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: Carol Woiten DATE: 10/17/12

Fee: based on valuation \$ 90.00
 Fee: based on variance \$ 100.00
 Other \$ 100.00
TOTAL FEE DUE \$ 290.00

*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 740 FRANCIS AVE Zoning District 43209

Lot Width 45 ft Depth 200 ft Total Area 9000 sq ft

Existing Residence (foot print) 1693 sq ft Garage 2 1/2 CAR sq ft

Existing Building Height 28' 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 RESIDENT OWNER

Contractor/Builder _____

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED BACK PORCH ENCLOSURE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

2ND FLOOR ABOVE EXISTING (PRE-APPROVED BY ZONING) THAT IS FULL HEIGHT OF HOUSE - FOUNDATION APPROVED YRS AGO
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

- Existing Roof Type:
 - Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 - Architectural Dimensional Shingles EPDM (rubber) Roofing Metal
- New Shingle Manufacturer: _____
- New Roofing Type, Style & Color: _____

• 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: MARLIN

- New Window Style, Material & Color: STANDARD - 3 SQUARE, 4 RECTANGULAR VERTICAL, 1 BAY

• 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 STANDARD Style GOthic Color BROWN METAL

• EXTERIOR WALL FINISHES

TYPE	Proposed	Manufacture, Style, Color
()	()	Natural Stone
()	()	Cultured Stone
()	()	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	()	Other: _____

TREATED EXTERIOR/INTERIOR PANELS OF CREAM COLOR 1 1/4" WOOD PRESSED WOOD PANELS

• EXTERIOR TRIM

- Existing Door Trim:
 - Cedar Redwood Pine
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Proposed NEW Door Trim: CEDAR PAINTED GREEN COLOR.

4. Proposed NEW Window Trim: CEDAR

5. Trim Color(s): CREAM

** Do the proposed changes affect the overhangs? NO

• DECKS - CEMENT EXISTING ON FULL PORCH

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
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: _____

Select Language 
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Summary

Parcel Info

Parcel ID: **020-004133-00** Map Routing Number: **020-L066 -009-00** Owner: **WOOTEN CAROL L** Location: **740 FRANCIS AV**

Summary 

Property Profile

- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- 2010/2011 BOR
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports

Owner Information	
Owner	WOOTEN CAROL L <i>If the address above is incorrect - Click Here</i>
Tax Bill Mailing Info	CAROL WOOTEN 740 FRANCIS AVE COLUMBUS OH 43209 <i>To change mailing information ONLY - Click Here</i>

Current Value		
	Market	Taxable
Land	\$48,600	\$17,010
Improvements	\$132,500	\$46,380
Total	\$181,100	\$63,390
Cauv	0	0

Legal Description
740 FRANCIS AVE HAMILTON GARDENS PT LOTS 33-34

Building Data			
Year Built	1951	Total Sq Footage	1,693
Total Rooms	6	Bedrooms	2
Full Baths	1	Half Baths	0

Most Recent Transfer	
Sale Amount	\$0
Date of Transfer	07/31/1969
Conveyance Type	
Conveyance Number	
Number of Parcels	0

2011 Tax Status			
Land Use	[510] ONE-FAMILY DWELLING		
Tax District	[020] CITY OF BEXLEY		
School District	[2501] BEXLEY CSD		
Neighborhood	06103		
Board of Revision	NO	CDQ	
Homestead Exemption	YES	Owner Occupied Reduction (2.5%)	YES

Tax Year 2011			
Annual Taxes	\$3,577.40	Taxes Paid	\$3,577.40

[Recorder's Office](#)
[Document Search](#)

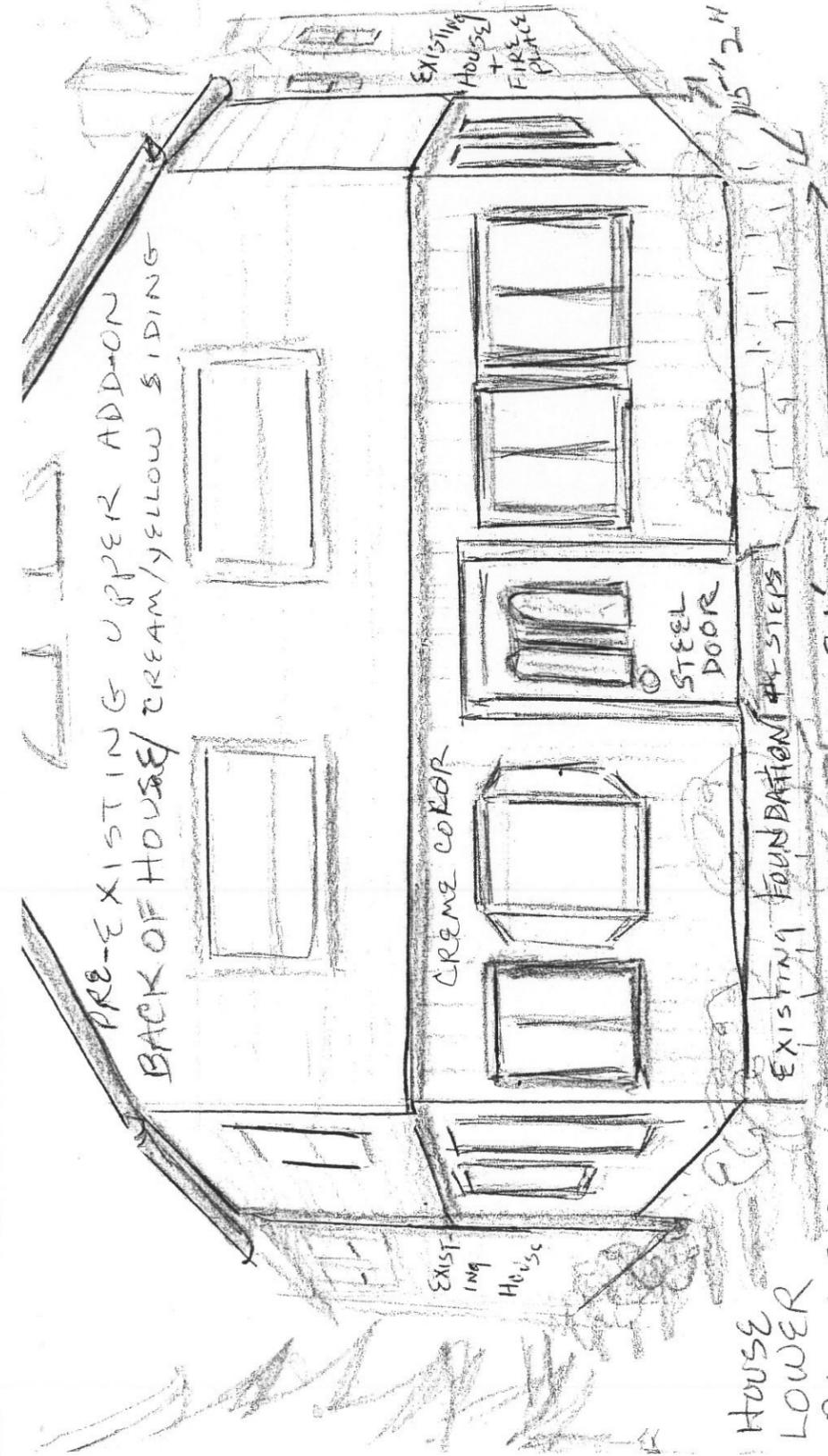
[Area Sex Offender Inquiry](#)

[Pay Real Estate Taxes Here](#)



Data updated on:
2012-10-18 06:51:53

Disclaimer
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.



HOUSE LOWER BACK FOR ENCLOSED PORCH AT 740 FRANCIS AVENUE PROPOSAL - OUTSIDE VIEW -



MAIN HOUSE - HOUSE BACK DOOR INSIDE VIEW LOOKING EAST

PRE-EXISTING (ALREADY) FRAMED W/ 2X2'S W/ ELECTRIC OUTLETS USED FOR YEARS