

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.: 12-0178
Applicant: Joseph Conte
Owner: Joseph Conte
Location: 2561 Bryden Road

REQUEST: The applicant is seeking architectural review and approval to allow a new asphalt roof to remain in place of the original slate roof, which was removed without benefit of a permit or architectural review.

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



City of Bexley

Building Department - Code Enforcement

NOTICE OF VIOLATION ORDER TO COMPLY

October 11, 2012

Mr. Joseph Conte
766 Chelsea Avenue
Bexley, OH 43209

Re: Your property located at: 2561 Bryden Road

Dear Mr. Conte,

It has come to my attention you removed the slate roofing at 2561 Bryden Rd., and replaced the roofing with asphalt shingles. This work was done without a Building permit. Had you applied for a Building Permit you would have been informed that Section 1223.03 (b) (2) of the City's Codified Ordinances requires such work receive a certificate of appropriateness from the Board of Zoning Appeals which serves as the City's Architectural review Board. The work completed is in violation of this Section.

Therefore, I must order you to **restore the roofing materials at 2561 Bryden to the original slate materials.** This work is to be completed within 30 days of the issuance of this Notice of Violation. If you fail to comply the Code provides a penalty of \$250 per day of continuance of the violation.

Section 1264.13 of City's Codes gives you the right to appeal the order of the Zoning Officer. To do so you must request a hearing before the Board of Appeals within thirty days of the issuance of this notice.

You may also elect to file a delayed request to the Board for a certificate of appropriateness. If you elect to do this your appeal must be filed within 30 days to avoid the City seeking prosecution for violation.

Either of the applications for hearing may be acquired in the Building Department at Bexley City Hall, 2242 E. Main St., Bexley Ohio, 43209.

If you have further questions concerning this matter you may contact me at 614-559-4240. However, no verbal communication should be considered as a step to complete compliance with this order.

CITY OF BEXLEY, OHIO

A handwritten signature in black ink, appearing to read 'K. Rose', written in a cursive style.

Kathy Rose
Bldg. Dept. Manager & Zoning Officer

Cc: Chief Building Official
Property file

BZA

50



2012 0178 MA

City of Bexley

Review #(MA-) _____

Residential Architectural Review Application

Roof Replacement

Window Replacement

***THIS IS NOT A BUILDING PERMIT**

Wall Finish Replacement

This is for the review process

Other (Minor repair/replacement) _____

The purpose of the Architectural Review District is to maintain the quality and existing character of residential neighborhoods in the City of Bexley. The Board of Zoning Appeals (the "Board" or the "BZA") is charged with the responsibility as assuring that new homes and exterior changes to existing homes are compatible with and do not adversely affect the surrounding neighborhood.

1. LOCATION OF JOB: 2561 BRYDON RD

2. Owner: JOB CONTR Phone No. 236-0796

3. Applicant: JOB CONTR Architect / Contractor / Other

4. Applicant Address: 766 CHOLSEA AVE Phone 236-0796

Description of proposed changes: REPLACE ROOF

Description of any extenuating circumstances to be considered: (attach separate sheet if necessary)

REMOVE SLATE INSTALLED ASPHALT SHINGLES

***REQUIRED:** prior to work begins - Color Photographs; showing the existing structure (roof, doors, windows, trim, etc.)

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:

236-0796

A. EXTERIOR TRIM

- 1. Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- 2. Proposed NEW Door Trim: _____
- 3. Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- 4. Proposed NEW Window Trim: _____
- 5. Trim: Color(s): _____

**** Do the proposed changes affect the overhangs? _____**

B. 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
 - OTHER _____
- 2. Shingle Manufacturer: CORNING TPO
- 3. New Roofing Type, Style & Color: GREEN GRAY

C. WINDOWS

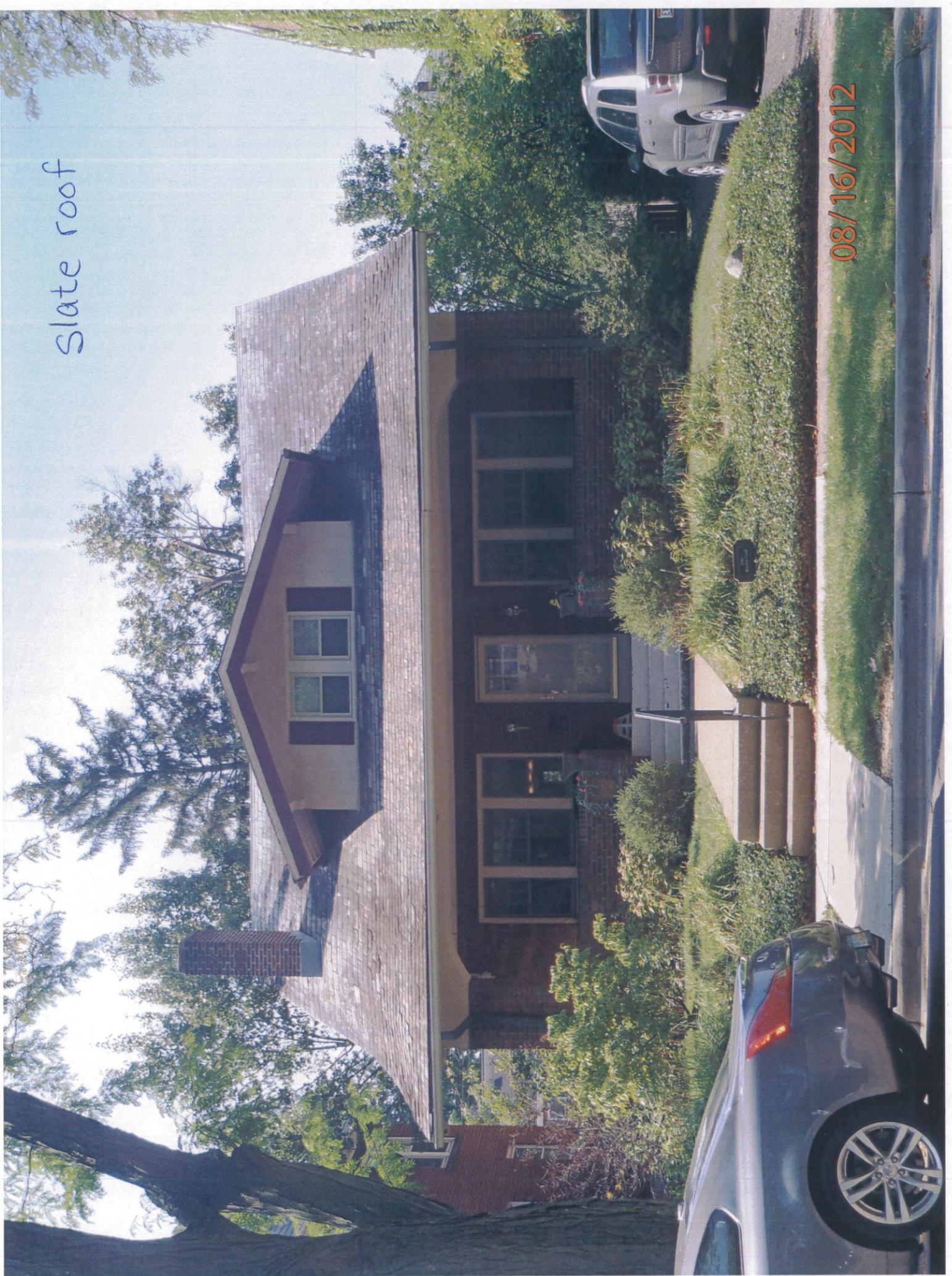
- 1. Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
- 2. Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
- 3. New Window Manufacturer: _____
- 4. New Window Style, Material & Color: _____

*Policy of the Board of Zoning Appeals regarding window replacements:
The Board of Zoning Appeals Policy requires that all window replacements involving leaded glass window or steel casement windows must be submitted to the Board for review and approval. Changes of style, size or configurations is subject to staff review and may require Board approval if the change is considered substantial.

08/16/2012



slate roof



08/16/2012

new asphalt shingle
roof





Kathy Rose <krose@bexley.org>

Re: 2561 Bryden Rd

1 message

joe conte <jomon1@sbcglobal.net>
To: krose@bexley.org

Wed, Oct 31, 2012 at 9:31 PM

Dear Ms Rose,

This email is to memorialize our conversation of October 31, 2012.

RE: 2561
Joe Conte Rd Roof

The slate on 2561 Bryden Rd was Pennsylvania Bangor Slate. A softer slate with a life expectancy of 75-125 years. 2561 Bryden was built around 1910, putting its roof at 102 years old. It has various pitches, from 4/12 to 6/12.

In the early summer of 2006 Durable Slate Co. replaced 137 pieces of slate at a cost of \$10,000. When the fall rains came that same year, it leaked in numerous places. It has continued to leak since, although we have continued regular maintenance, it became quite apparent it was futile.

An excerpt from Slate Roof Central on Pennsylvania Bangor Slate:

4) **Pennsylvania black slate** from the Lehigh Northampton slate district tends to be the "soft" slate with a life expectancy of 75-125 years. This is a generalization, as some of these slates fail sooner, some last longer. If the surfaces of the slates are smooth, then the roof is probably still serviceable. One of the more common of the PA black slates is "Bangor" slate from Bangor, PA. It is a smooth surfaced finely grained slate that lasts about 90 years. The worst of the PA black slates is **ribbon slate**, which contain a band of soft carbon material that causes the slates to fall apart in time. Ribbon slate roofs, once they start to fall apart, are hopeless. Many of the softer black PA slate roofs are now reaching the end of the line and must be replaced - they cannot be restored. They should be replaced with slate, and PA slate is a good candidate for a replacement material (after all, it did last 90 years the first time around). **Chapman slate**, from the Lehigh Northampton district, lasts about 100 years, maybe more. It is easily identified by the diagonally striated patterns (below left). Soft PA black slate on right and bottom.