

**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, January 10th, 2013, 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.: 12-0059
Applicant: Carl Skrade
Owner: Carl & Carol Skrade
Location: 845 Pleasant Ridge Ave.

REQUEST: The applicant is seeking architectural review and approval to allow the existing open front porch to be enclosed. The applicant is also seeking a variance from Bexley Code 1252.03(d) which requires a 30' front yard setback, to allow the existing front porch to be enclosed living space.

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 01-04-2013

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Permit Date: 11/09/2012 APPLICATION NUMBER : 20120059 V

Address: 845 PLEASANT RIDGE AV

Scope of Work: ARCHITECTURAL REVIEW

Project: SCREEN PORCH

Owner: SKRADE CARL E & CAROL
 845 PLEASANT RIDGE AVE

COLUMBUS, OH 43209

Telephone:

Applicant: 845 PLEASANT RIDGE AVE
 COLUMBUS OH 43209

Telephone:

An application to request review upon payment of a fee of \$ \$90.00 is hereby granted.

Receipt number: 20121934

KML/AS 11/9/12
Zoning Officer Date

= = = = = = = = = = = = =

Date of Review Meeting: _____ Action: ___Approved ___Denied

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

*** RECEIPT ***

APPLICANT:

Receipt #: 20121934 11/09/2012

Application #: 20122621

Lot #: N/A

Address: 845 PLEASANT RIDGE AV

Description: V

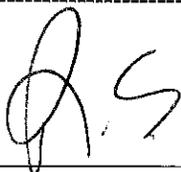
AMOUNT PAID: \$90.00

PAYMENT TYPE: CHK-2040

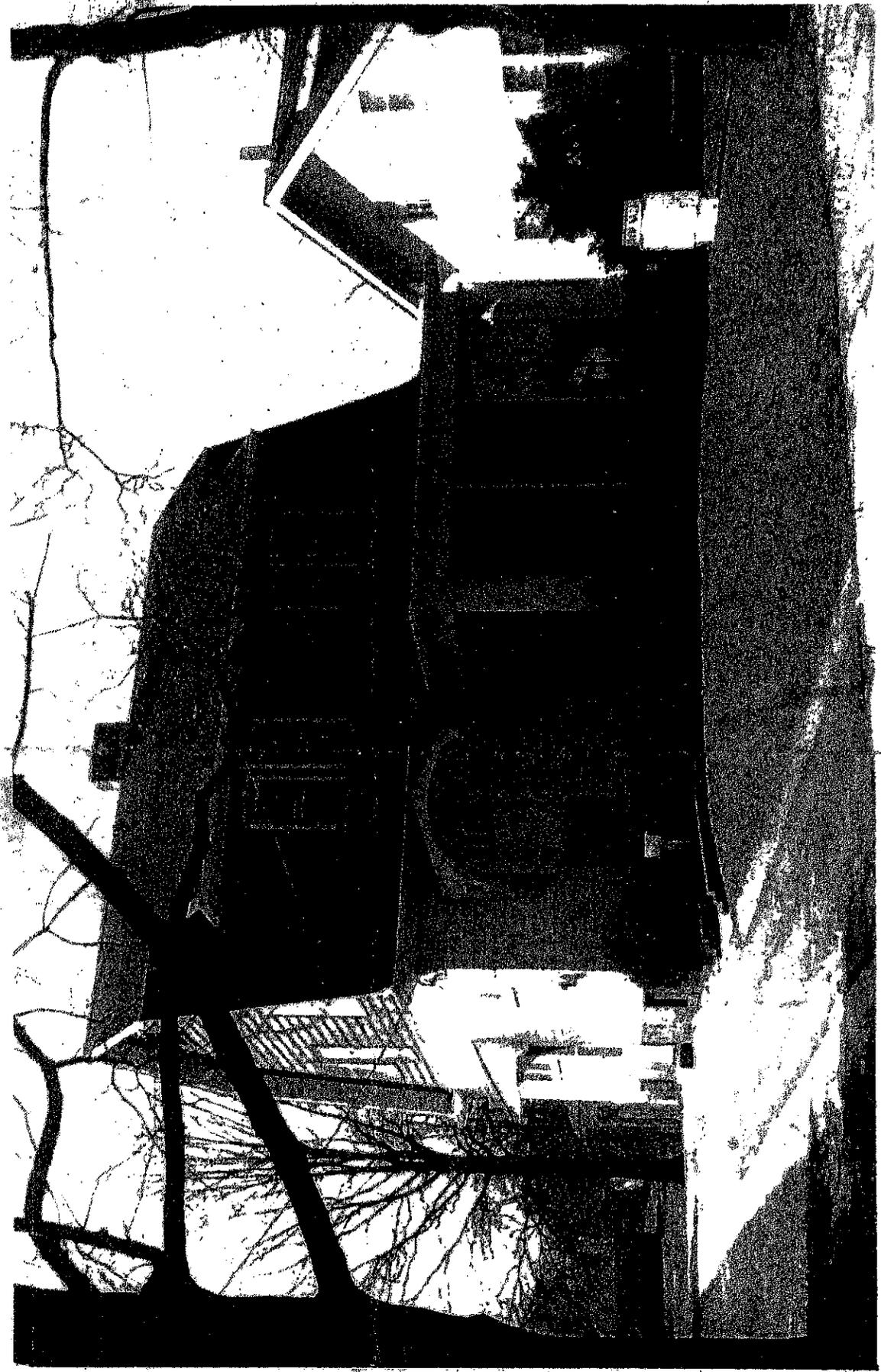
FEES: VARIANCE 90.00

AMOUNT DUE: \$0.00

By:

A handwritten signature in black ink, appearing to be the initials 'A.S.', is written over a horizontal line.

845 Pleasant
Ridge
ca 1965



Introduction

This is a building permit application from Carl Skrade, resident and owner at 845 PleasantRidge, Bexley, Ohio.

I am requesting permission to remodel the screen porch, 8' x 16', which is part of the original building and is built onto the front of the house.

There will be no changes to the landscaping nor to any other existing features of the house. Also I will seek to retain the materials and features of the original building whenever possible. Particulars for this are specified in this application.

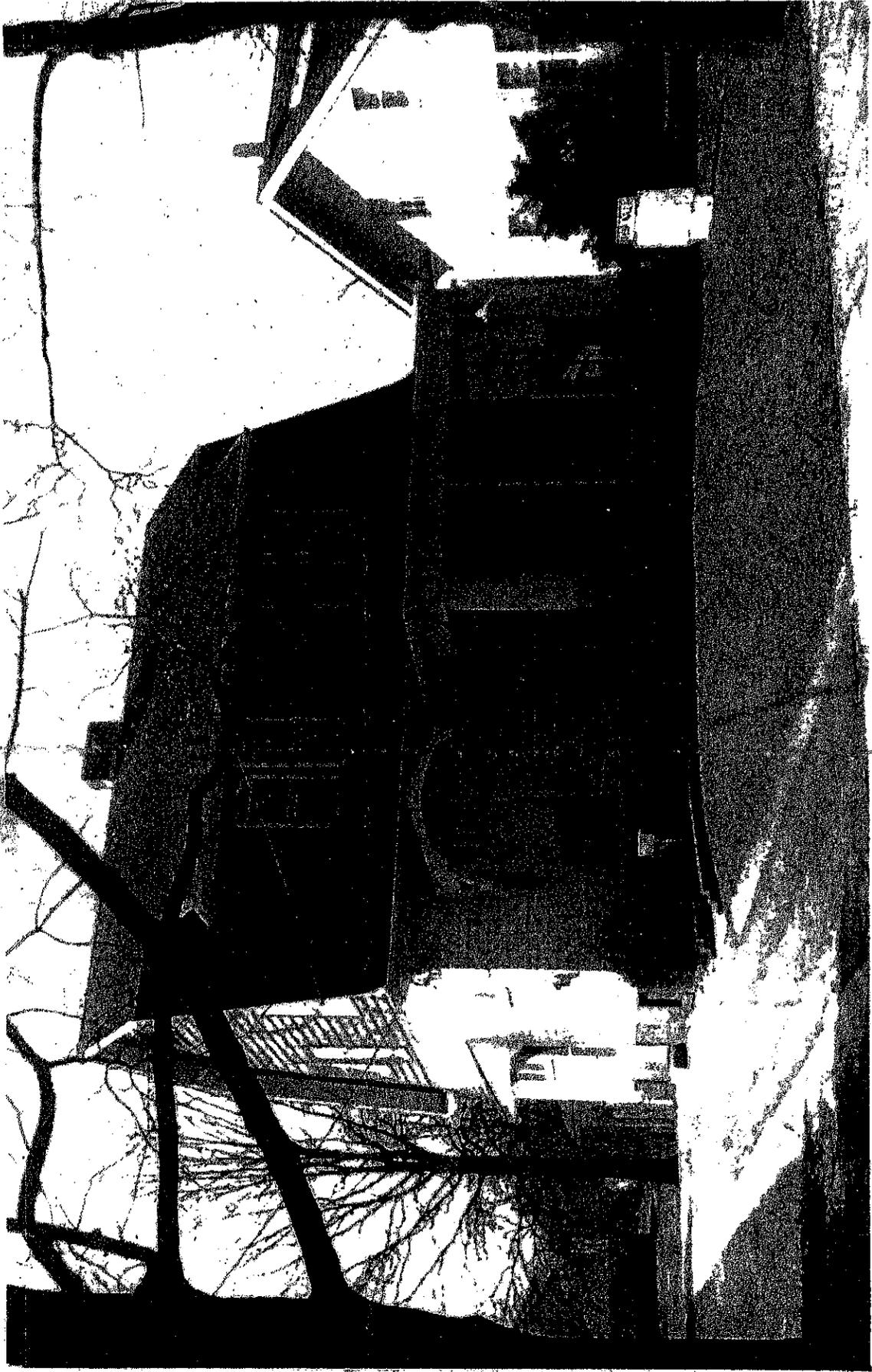
I am the designer of the remodeling and will be the builder. I have the experience of building an 1800 square foot house and a 1000 square foot cabin located in northern Wisconsin where they have withstood the rigors of the harsh winters without any problems.

I look forward to working with the
committee and welcome your input.

Carl Skrade

September 8, 20012

845 Pleasant
Ridge
ca 1965



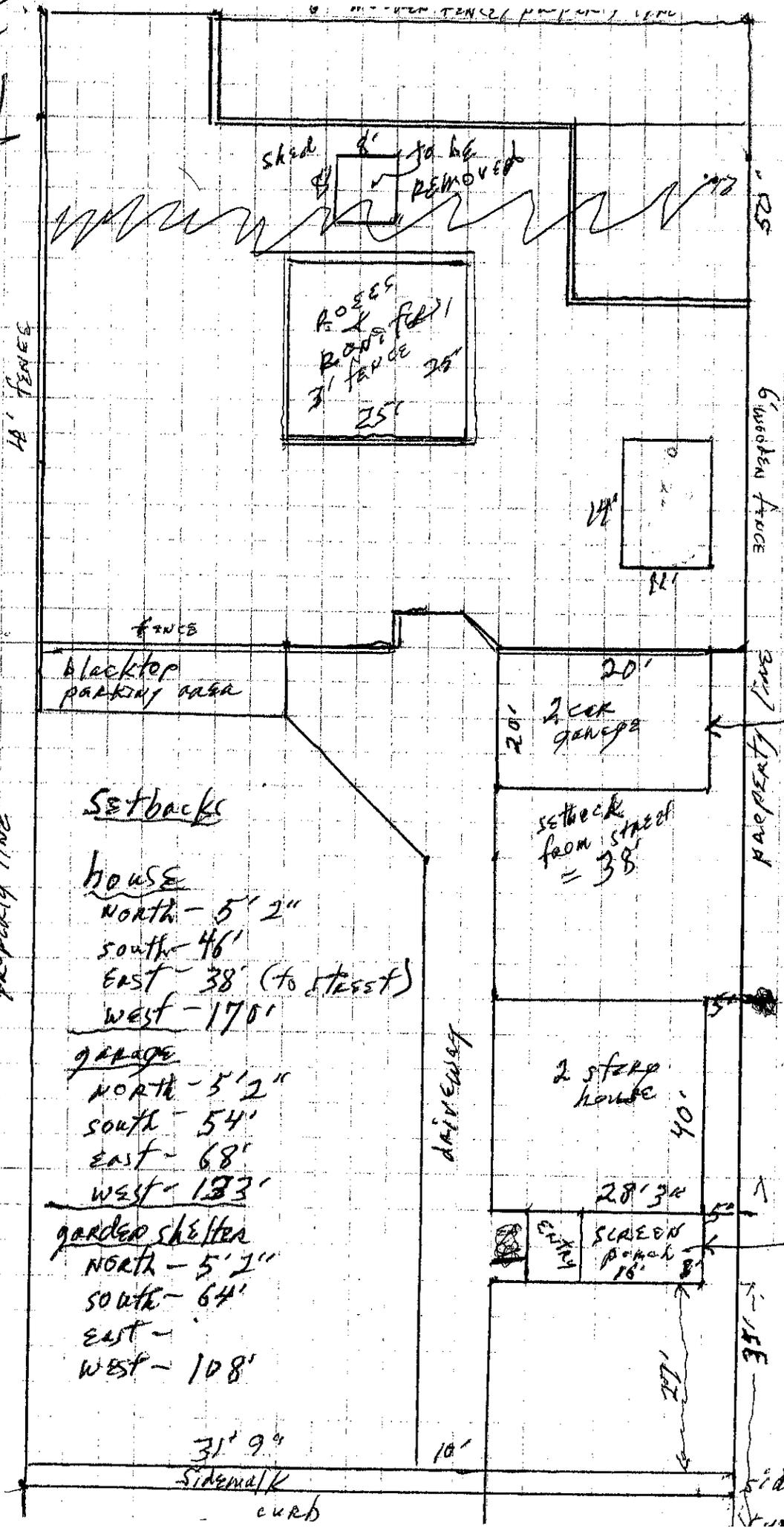
SKRADE SITE PLAN

SITE PLAN

lot size
250' x 75'

(4)

FENCE
post & mesh
(2" x 3")



property line

blacktop parking area

Setbacks

HOUSE

north - 5' 2"
south - 46'
east - 38' (to street)
west - 170'

garage

north - 5' 2"
south - 54'
east - 68'
west - 133'

garden shelter

north - 5' 2"
south - 64'
east -
west - 108'

shed to be removed

ROSES
2' x 25'
25'

20' 20'
2 car garage

setback from street = 38'

2 story house

28' 3"
SCREEN PORCH 16' x 8'

setback 5' 2" on north

SCREEN PORCH (16' x 8')
only is what is to be remodel

31' 9" sidewalk curb

sidewalk curb

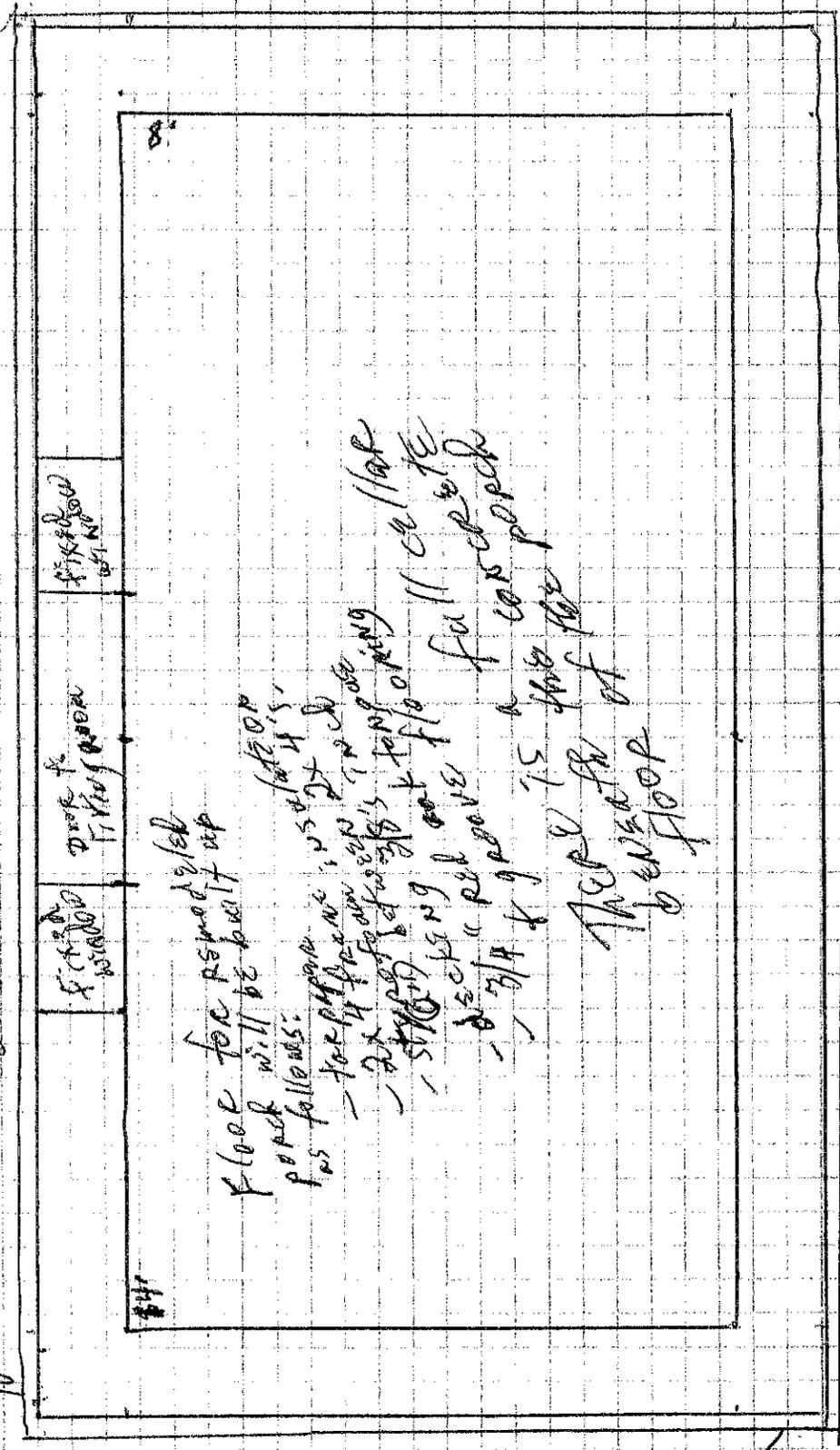
SKRADE FLOOR PLAN
FOR REMODELING
SCREEN PORCH

EAST SIDE OF HOUSE

Scale: 1" = 2'

West

North



THE CEMENT FLOOR OF THE SCREEN PORCH EXTENDS 10" BEYOND THE 16" x 9" MEASUREMENT.

LET LOUVE

The white clayboard siding on the west wall will be retained in order to keep as much of the original as possible. The existing ceiling will also be retained.

South

East

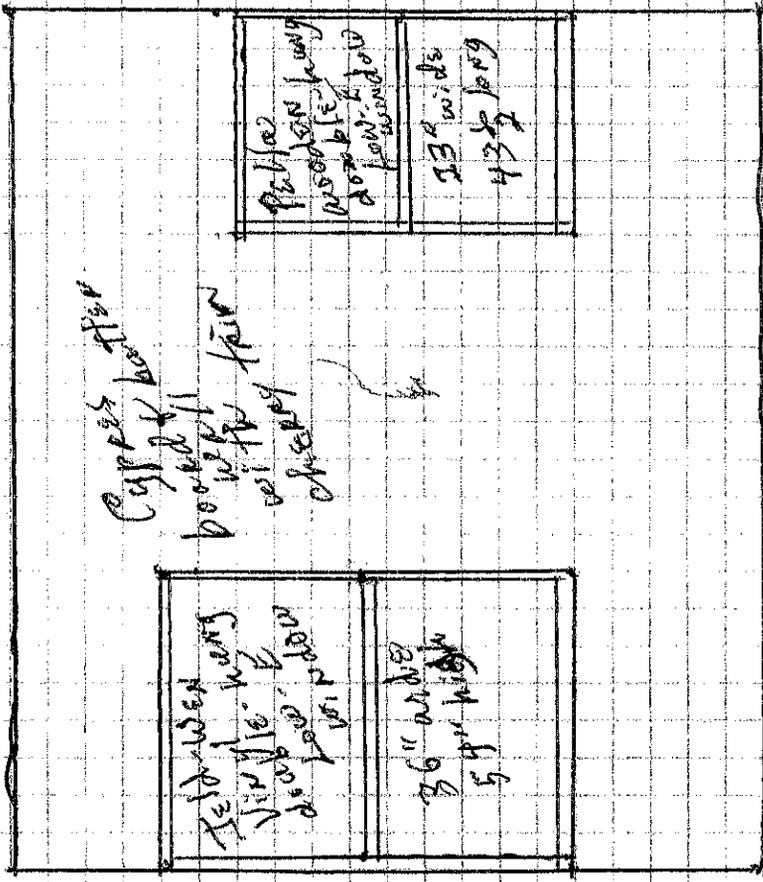
SKRADE
PLANS FOR REMODELING
INTERIOR
OF SCREEN PORCH

South INTERIOR
Walls

8' wide

adjoining
house

West



Cypress floor
boarded with
oil for stain
chase of floor

Teakwood window
visible from
driveway

36" wide
54" high

patio
wooden
double
low window

23" wide
43 1/2" long

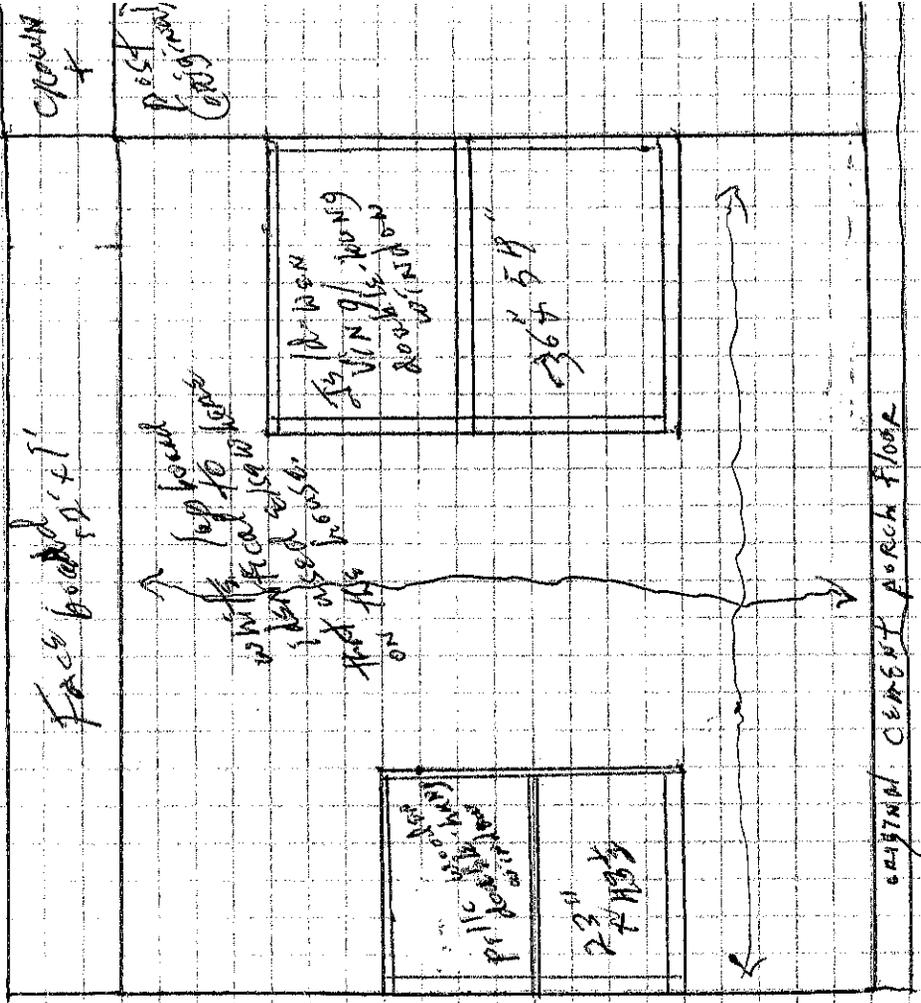
9' high

12.

SKRADE EXTERIOR PLANS
FOR REMODELING
SCREEN PORCH

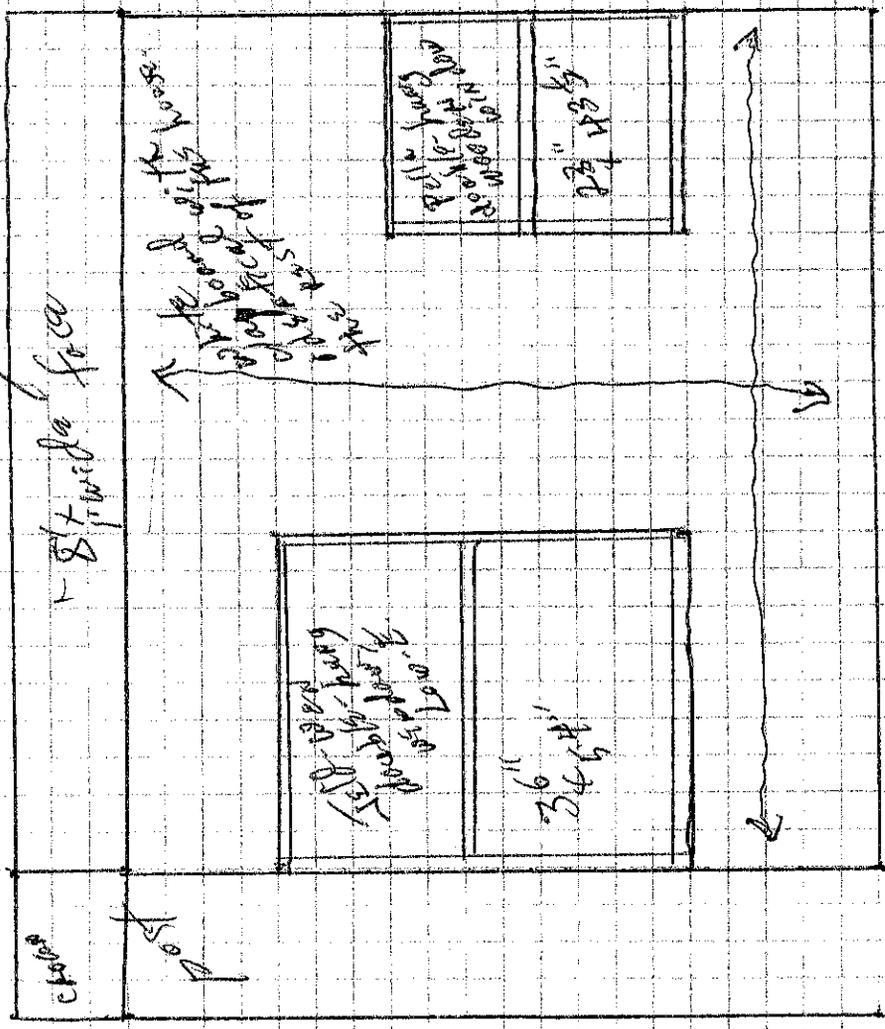
porch

Not for 100%
15
100%
100%



X
100%

Handwritten notes on the left side of the page, including "Soc's Club" and "St. James' Church".



Handwritten initials or a signature at the bottom left corner of the page.

BECAUSE THERE ARE NO

NON-TYPICAL ELEMENTS (#5.
ARCHITECTURAL)

NO LANDSCAPING CHANGES (#6.
LANDSCAPING)

NO VARIANCES REQUESTED (#7.
VARIANCES)

MATERIALS FOR THESE ITEMS ARE NOT
INCLUDED.

Property Owner
835 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
845 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
855 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
860 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
852 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
842 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
836 Pleasant Ridge Ave.
Bexley, Ohio 43209

Property Owner
828 College Ave.
Bexley, Ohio 43209

Property Owner
832 College Ave.
Bexley, Ohio 43209

Property Owner
840 College Ave.
Bexley, Ohio 43209

Property Owner
850 College Ave.
Bexley, Ohio 43209