

**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, February 14<sup>th</sup>, 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.: 13-0002  
Applicant: Daniel Hoyte  
Owner: Hattie Hutchins  
Location: 2675 Bellwood Ave.

**REQUEST:** The applicant is seeking architectural review and approval to allow an open porch on the front (south side) of the principal structure to be enclosed.

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 02-07-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130002

1. Architectural Review for:

Addition       Alteration       New Structure ( \_\_\_\_\_ )  
 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 2675 BELLWOOD AVE      Zoning District \_\_\_\_\_

6. OWNER HATTIE HUTCHINS      Phone # \_\_\_\_\_ or Cell # (614) 804-6866

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

7. Applicant D. HOYTE      E-mail danielhoyte@hsemail      Phone # \_\_\_\_\_ or Cell # (614) 554-5352

Address P.O. Box 361911 / City, State, Zip Cols Oh 43232

8. Brief Description of Request and/or Variance TO ENCLOSE FRONT PORCH WITH 2 FULL WALLS, 1 HALF-WALL RETURN, 3 WINDOWS AND 1 DOOR      DANIEL

9. Valuation of Project \$ 4,000<sup>00</sup> ~~xx~~

- 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 12-21-12

Fee: based on valuation	\$	<u>90.</u>
Fee: based on variance	\$	_____
Other	\$	_____
<b>TOTAL FEE DUE</b>	<b>\$</b>	_____

\*\*Be advised, if the Board or Staff 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. (Ord. 54-11)

• LOT INFORMATION

Address 2675 BELLWOOD AVE Zoning District 020

Lot Width 40 ft Depth 130 ft Total Area 5200 sq ft

Existing Residence (foot print) 964 sq ft Garage 240 sq ft

Existing Building Height  one-story  two-story

Proposed Addition (foot print) 72 sq ft 8' Height  one-story  two-story

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

Permitted Lot Coverage 2 % = \_\_\_\_\_ 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 proposed 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 \_\_\_\_\_

Contractor/Builder DANIEL HOYTE

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

• DESCRIPTION OF CHANGES PROPOSED TO ENCLOSE EXISTING FRONT PORCH

• 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: 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: \_\_\_\_\_
4. New Window Style, Material & Color: VINYL, DOUBLE HUNG, WHITE

• **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 \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	( )	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: MOLDING

4. Proposed NEW Window Trim: MOLDING

5. Trim: Color(s): WHITE

\*\* 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 \_\_\_\_\_

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: \_\_\_\_\_

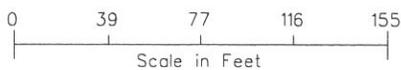
Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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



10:47  
FEB 4, 2013

**Property Report**

Generated on 12/21/12 at 02:55:05 PM

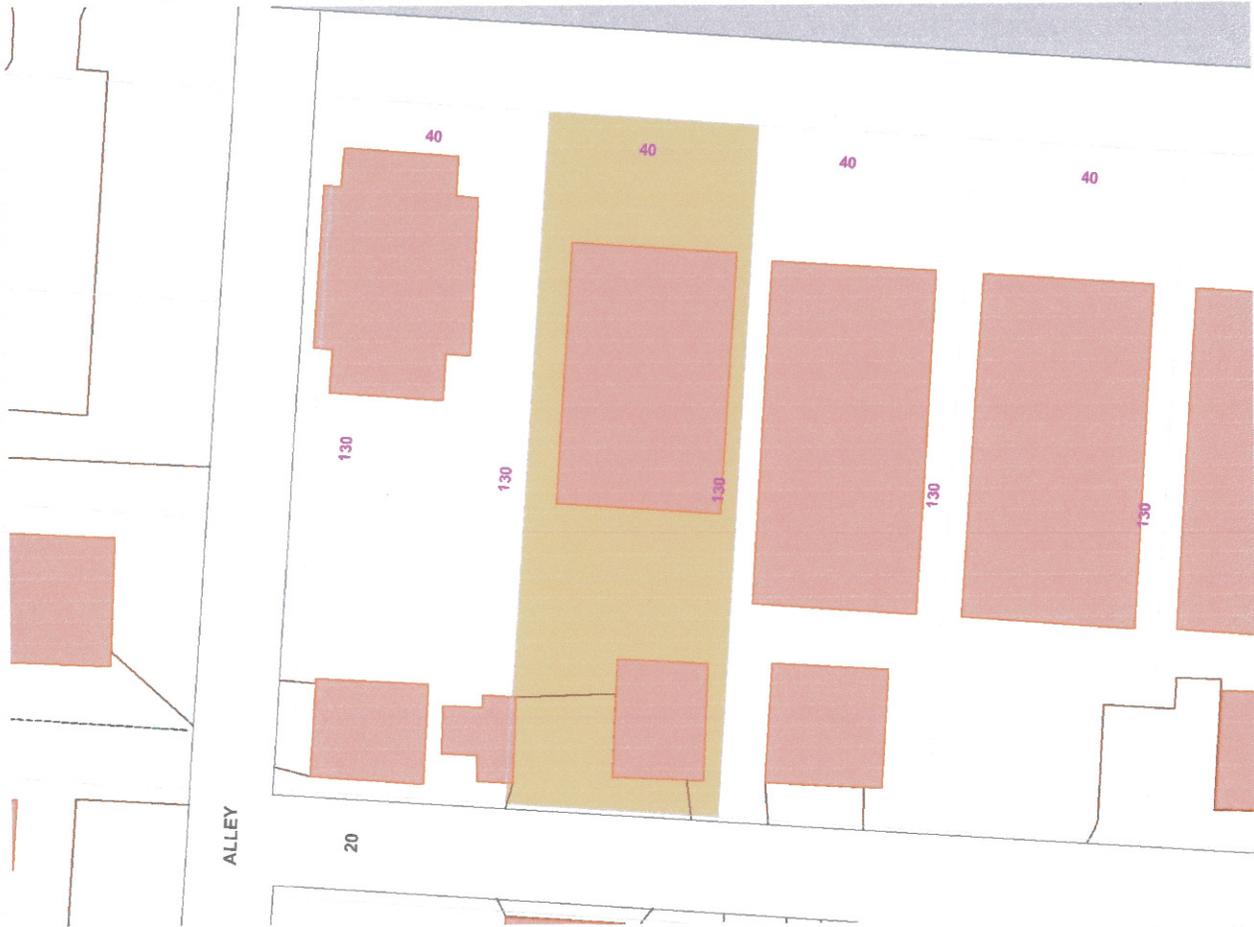
Parcel ID  
**020-004137-00**

Map Routing No  
**020-N019 -158-00**

Card No  
**1**

Location  
**2675 BELLWOOD AV**

GIS



**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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.

Clarence E. Mingo II, Franklin County Auditor

- A) 1SFR/B  
964 ft<sup>2</sup>
- B) OP 6X11 <7>  
66 ft<sup>2</sup>
- C) MS 4X4 <CIB>  
16 ft<sup>2</sup>
- D) P <3>  
<3>  
216 ft<sup>2</sup>

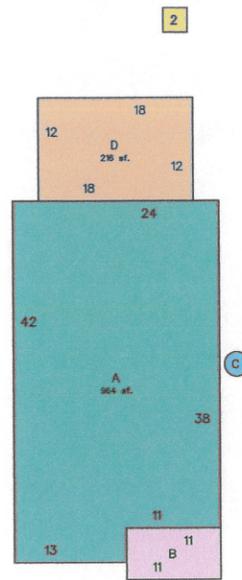


Image Date: Fri Dec 21 15:02:08 2012

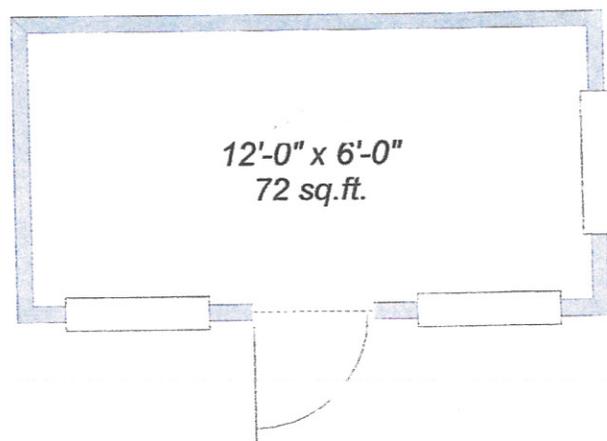
ID	Description	SqFt
A	One Story Frame over Basement	964
B	Open Porch (6' by 11')	66
C	Masonry Stoop (4' by 4')	16
D	Patio	216
O2	Detached Concrete Block Garage	

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PROPOSED ENCLOSURE OF FRONT  
PORCH





EXISTING CEILING & LIGHT TO REMAIN  
EXISTING SOFFIT & OVERHANG TO REMAIN  
EXISTING ROOF AND ROOF STRUCTURE TO REMAIN  
EXISTING PORCH FLOOR TO REMAIN  
EXISTING STEPS TO REMAIN

PROPOSED EXTERIOR WALLS TO HAVE SAME  
EXTERIOR SIDING AS EXISTING EXTERIOR WALLS  
PROPOSED DOUBLE-HUNG WINDOWS TO MATCH  
EXISTING WINDOWS AND TRIM  
PROPOSED DOOR TO MATCH EXISTING FRONT  
DOOR  
NO ALTERATIONS TO ROOF STRUCTURE





EAST SIDE



WEST SIDE



REAR