

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 14th, 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.: 13-0003
Applicant: Pete Foster, Residential Design
Owner: Mr. & Mrs. J. Clous
Location: 2412 Havenwood Dr. N.

REQUEST: The applicant is seeking architectural review and approval to allow a new covered entry porch on the front of the principal structure. The applicant is also seeking 2 variances from Bexley Code Section 1252.03(d), which requires a front yard setback of 30' or the average existing dwelling setback, whichever is greater, to allow a new covered entry porch on the front of this non-conforming principal structure. The second variance from Bexley Code Section 1252.03(d), which limits lot coverage to 35%, would allow the lot coverage to be at 38% with the addition of the new covered entry porch.

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 _____

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 2412 NORTH HAVENWOOD DRIVE Zoning District R-6
₆₁₄

6. OWNER MR. & MRS. J. CLOUS Phone # 405.2142 or Cell # _____
₆₁₄

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

PETE FOSTER

7. Applicant _____ E-mail foster-resides@excite.com Phone # 238.9510 or Cell# _____
₆₁₄

Address 2414 E. MAIN / City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance ADDITION TO THE NORTH ELEVATION
EXCEEDS ALLOWABLE COVERAGE

9. Valuation of Project \$ 100,000

• **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** 1/24/2013

Fee: based on valuation	\$	<u>135.00</u>
Fee: based on variance	\$	<u>100.00</u>
Other	\$	
TOTAL FEE DUE	\$	<u>235.00</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 2412 NORTH HAVENWOOD DRIVE Zoning District R-6
Lot Width 40 ft Depth 131 ft Total Area 5240 sq ft
Existing Residence (foot print) 1228 sq ft Garage 323 sq ft = 1551.0
Existing Building Height one-story two-story

Proposed Addition (foot print) 443 sq ft one-story two-story

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

Permitted Lot Coverage 35 % = 1834 sq ft

Lot to be covered 38 % = 1994 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 PRTR FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED NEW 2 STORY ADDITION TO THE NORTH ELEVATION OF THE EXISTING RESIDENCE.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

DUE TO THE CURVATURE OF THE STREET AND THAT THE SITE IS LOCATED AT THE CENTER OF THE BLOCK THIS SITE IS THE SMALLEST ON THE STREET.

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: CERTAINTEKD & EPDM

3. New Roofing Type, Style & Color: WEATHERED WOOD

• **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: MARVIN
4. New Window Style, Material & Color: MATCH EXISTING

• **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 CLAD /Style FULL GLASS Color MATCH EXISTING.

• **EXTERIOR WALL FINISHES**

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

4. Proposed NEW Window Trim: MATCH EXISTING

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: _____

