

**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, **March 14, 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.:       13-0006  
Applicant:               Donald Weaver  
Owner:                   Jenny Higgins  
Location:                465 N. Columbia

**REQUEST:**            The applicant is seeking Architectural Review and approval to allow an 812sq' addition to the rear (west side) of the principal structure.

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 03-07-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2013-0006 V

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 465 N. Columbia Ave      Zoning District \_\_\_\_\_

6. OWNER Jenny Higgins      Phone # 252 0073 or Cell # 203 9947  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Donald Weber E-mail DonaldWeber Phone # 353 4887 or Cell# \_\_\_\_\_  
Architect@jabco.com  
Address 620 Reinhold /City, State, Zip Gahanna OH

8. Brief Description of Request and/or Variance 1-story addition

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 [Signature] /DATE 2.11.13

Fee: based on valuation      \$ 135.0  
Fee: based on variance      \$ \_\_\_\_\_  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ \_\_\_\_\_



\*\*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 465 N. Columbia Zoning District R-3

Lot Width 140' ft Depth 200' ft Total Area 28,000 sq ft

Existing Residence (foot print) 2216 sq ft 3211 Garage 400 sq ft

Existing Building Height \_\_\_\_\_ one-story 25' two-story

Proposed Addition (foot print) 812 sq ft  one-story \_\_\_\_\_ two-story

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

Permitted Lot Coverage 25 % = 7,000 sq ft

Lot to be covered 15.8 % = 4,423 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 Donald F. Weaver Arch.

Contractor/Builder TBD

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

• DESCRIPTION OF CHANGES PROPOSED

Bedroom addition to rear of house

• 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: \_\_\_\_\_

3. New Roofing Type, Style & Color: \_\_\_\_\_

• **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: \_\_\_\_\_

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

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input 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: Vinyl

4. Proposed NEW Window Trim: Vinyl

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 \_\_\_\_\_

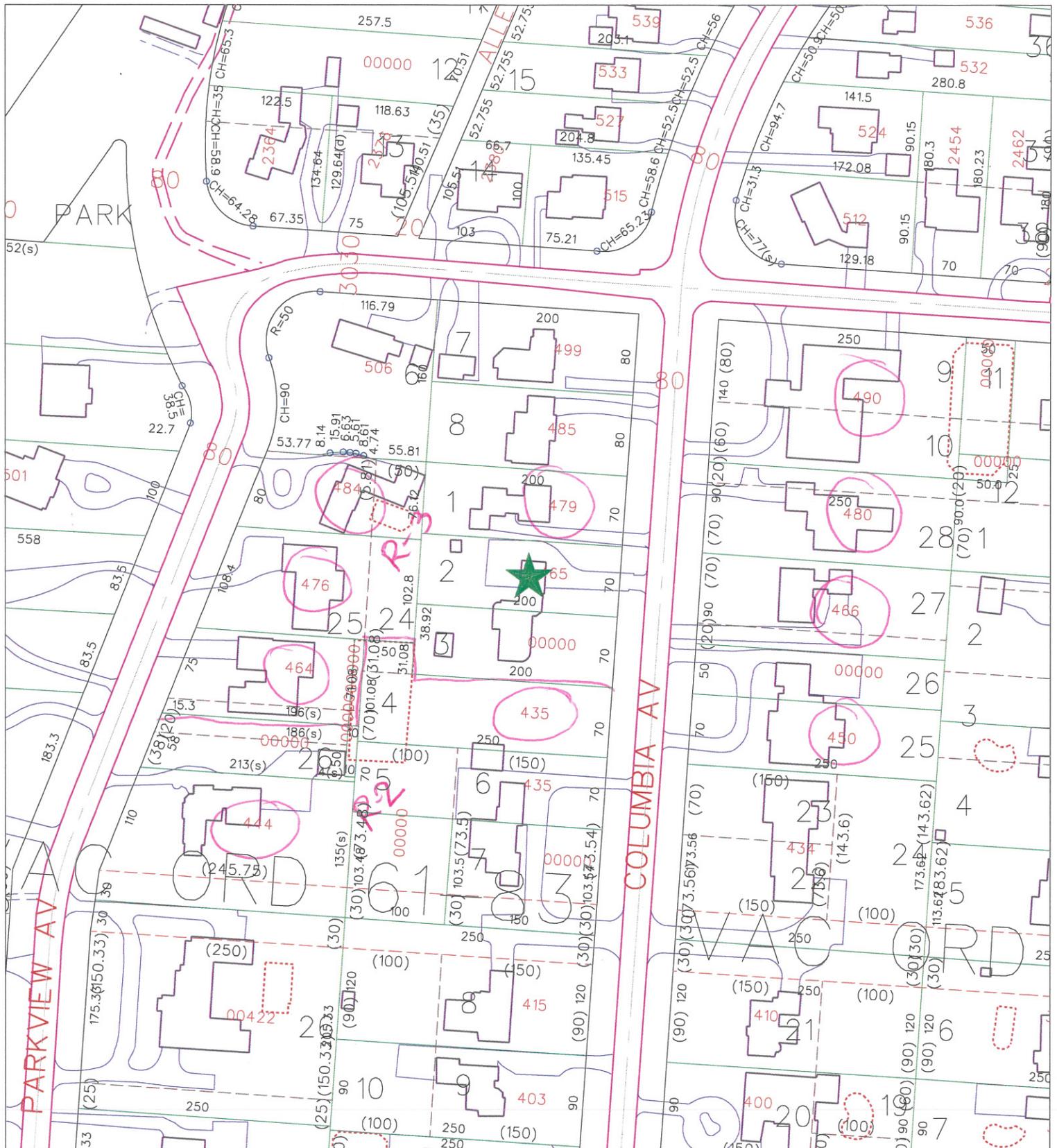
To be reviewed by the BZA on: \_\_\_\_\_

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

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

Donald Weaver  
620 Reindeer Lane  
Zahanna, OH 43230

465 N. Columbia



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MapVUE



0 65 130 195 260  
Scale in Feet

8:34  
FEB 27, 2013