

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.: 13-0005
Applicant: John Behal
Owner: David Belford
Location: 361 N. Parkview Avenue

REQUEST: The applicant is seeking Preliminary Architectural Review to allow an addition to the south side of the 2-story principal structure and a detached garage, to be located in the front yard. The applicant is also seeking a variance from Bexley Code Section 1260.07(e), which permits accessory structures and uses in the rear yard, to allow a detached garage to be constructed in the front yard. If approved, the detached garage would be located 36' in front of the principal structure and 25' from the south side property line and in-line with the proposed addition. The applicant is also seeking recommendations to Bexley City Council to 1) allow habitable space in the existing detached accessory structure, located north of the principal structure and 2) allow an accessory structure to be constructed in the front yard, and in front 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 2013-0005 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 361 N. PARKVIEW Zoning District R1

6. OWNER HOWARD BELFORD Phone # _____ or Cell # _____

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

7. Applicant JOHN BEHAL E-mail jbehal@bsdarchitects.com Phone # 464-1933 or Cell# _____

Address 990 W. THIRD AVE /City, State, Zip Columbus, OH 43212

8. Brief Description of Request and/or Variance SEE ATTACHED

9. Valuation of Project \$ _____

- 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 John Behal /DATE 2.21.13

Fee: based on valuation	\$ _____
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>100.00</u>



PAID

**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 361 N. PARKVIEW Zoning District R-1

Lot Width 230 ft Depth _____ ft Total Area 198,198 sq ft

Existing Residence (foot print) 5830 sq ft Garage 1365 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 2282 sq ft _____ Height _____ one-story _____ two-story

Proposed Garage 1296 sq.ft. 20' Height one-story _____ two-story

Permitted Lot Coverage 25 % = 49,549.5 sq ft

Lot to be covered 4 % = 8111 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.

NA

• ARCHITECTURAL INFORMATION

Architect and/or Residential Designer _____

Contractor/Builder _____

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED _____

• 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: _____

February 21, 2013

361 N. Parkview Ave.

Preliminary Zoning Review

The owner wishes to undertake the addition and remodeling project shown schematically on the site plan. There are a number of Zoning issues:

1. Our plan proposes to meet the average front setback for this block of N.Parkview which is 156.5 feet if the Jeffrey Mansion is excluded. If the mansion is included the setback is 170 feet.
2. We are proposing a detached garage in front of the main house. It will be integrated into the overall design, with the garage doors facing an auto court.
3. In addition to the proposed detached garage, there is an existing carriage house at the north end of the house in which the existing habitable space is to be expanded.

February 21, 2013

361 N. Parkview Ave.

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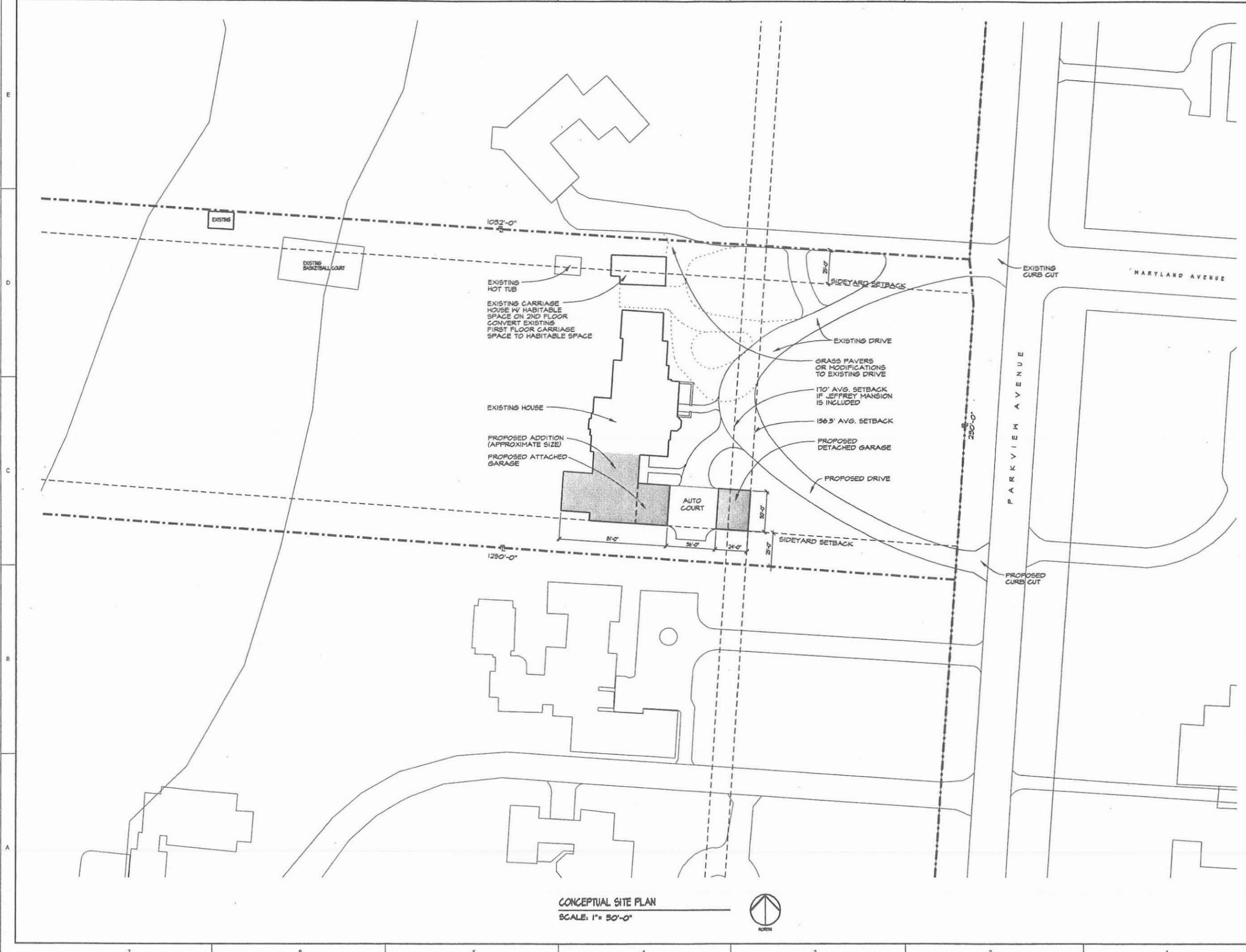
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BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

800 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-484-1923
FAX 614-484-2149
WWW.BSDARCHITECTS.COM

BELFORD RESIDENCE



CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"



DESCRIPTION	DATE
REVISION	
REVISION	
REVISION/CONTRACT SET	
BID/PERMIT SET	
BZA SUBMISSION	2-21-2013

ADDITION TO THE
BELFORD RESIDENCE
361N PARKVIEW AVENUE
BEXLEY, OHIO 43209

DRAWN BY	REVIEWED BY	JOB NUMBER
GS/AWN	JB	12172

SITE PLAN SD1.0









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