

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, April 11th, 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.: 13-0012
Applicant: Gary J. Alexander
Owner: Dr. & Mrs. Jason Bisping
Location: 76 Ashbourne Rd.

REQUEST: The applicant is seeking architectural review and approval to allow a 1-story addition on the north side of the principal structure at this location. **The applicant is also seeking a variance from Bexley Code Section 1252.03(c), which requires a 15' side yard setback, to allow the addition to be constructed 11' 1/2" from the north side property line.**

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 04-04-2013



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 76 ASHBOURNE Zoning District R-3, MEDIUM DENSITY

6. OWNER DR. AND MRS. JASON BISPING Home # 372-0102 or Cell # _____
* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant GARY J. ALEXANDER, ARCHITECT Phone # 487-0637 or Cell# 403-6908
E-mail galexarch@aol.com
Address 1324 DUBLIN RD /City, State, Zip COLUMBUS, OHIO 43215

8. Brief Description of Request and/or Variance 3'-11 1/2" ENCROACHMENT INTO SIDE YARD SETBACK. PROPOSED ADDITION WILL NOT ENCROACH AS FAR INTO SETBACK AS EXISTING BAY BEING REMOVED

9. Valuation of Project \$ 120,000.00

• 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 Gary J Alexander /DATE 03.20.13

Fee: based on valuation	\$ <u>145.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>245.00</u>

**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 76 ASHBOURNE Zoning District R-3 MEDIUM DENSITY
Lot Width 90 ft Depth 164.30-160.00 ft Total Area 14,774 sq ft
Existing Residence (foot print) 2194 sq ft Garage INCLUDED sq ft
Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 60 sq ft 11'-0" Height one-story _____ two-story

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

Permitted Lot Coverage 25 % = 3694 sq ft

Lot to be covered 15.75 % = 2254 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 GARY J. ALEXANDER, ARCHITECT
Contractor/Builder TO BE DETERMINED

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED INTERIOR REMODELING TO CREATE ENLARGED KITCHEN AND A BUDROOM. ADDITION! TO PROVIDE ADDITIONAL SPACE FOR KITCHEN.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

LIMITED SPACE ON PROPERTY FOR KITCHEN TO EXPAND. HOUSE CURRENTLY PROJECTS INTO SETBACK. PROPOSED ADDITIONAL ENCROACHES LESS THAN EXISTING BAY

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: COOPER STATIONING SEAM

• **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: DOUBLE HUNG AND CASEMENT, ALUMINUM CLAD WOOD, 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 WHITE CLADDING

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>MATCH EXISTING</u>
<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 <u>MATCH EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input checked="" 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: 1x WOOD FLAT STOCK TO PRESERVE EXISTING COLUMN CAPITALS

4. Proposed NEW Window Trim: MATCH EXISTING

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: _____

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MAP(GIS)

Parcel Info

Parcel ID: **020-001591-00** Map Routing Number: **020-L022 -009-00** Owner: **BISPING JASON, BISPING JILL** Location: **76 ASHBOURNE RD**
Click owner name for additional records

- Summary
- Property Profile
- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)**
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here

Zoom **IN**

OUT

Move

Current Map: 1630' x 1200'

Click to view map using:

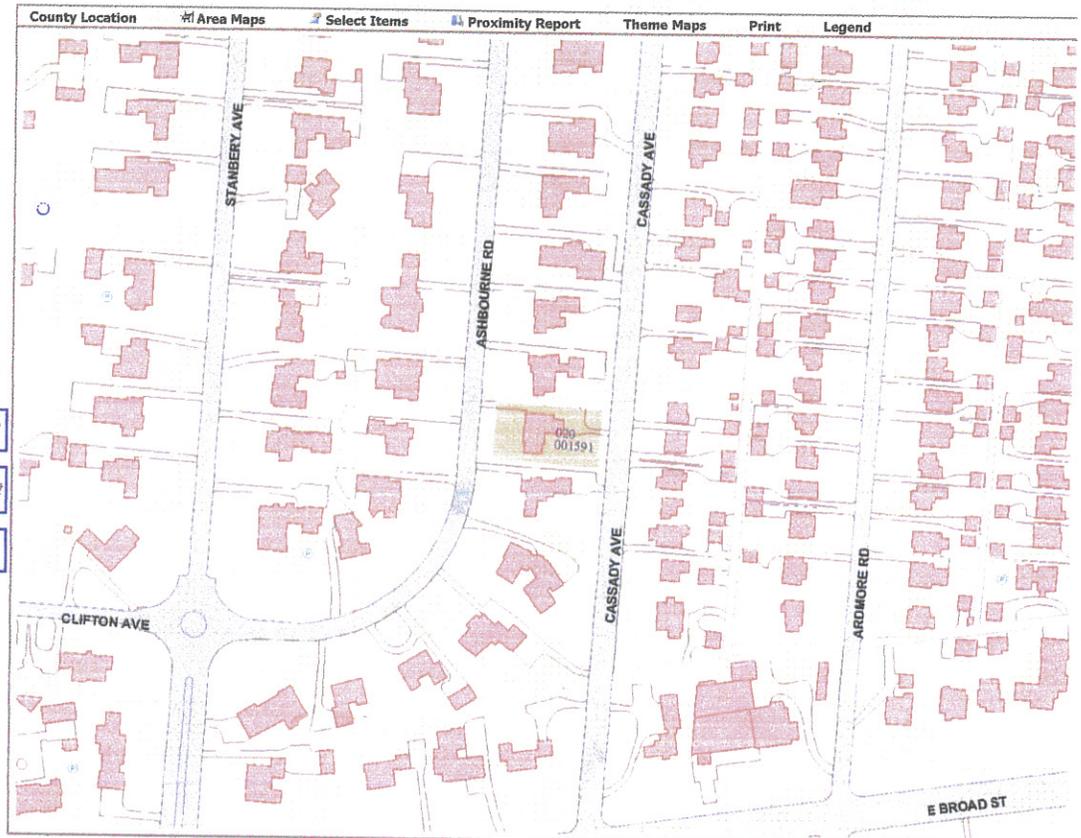


Image Date: Wed Mar 20 11:45:44 EDT 2013

Ortho Photographs taken in 2

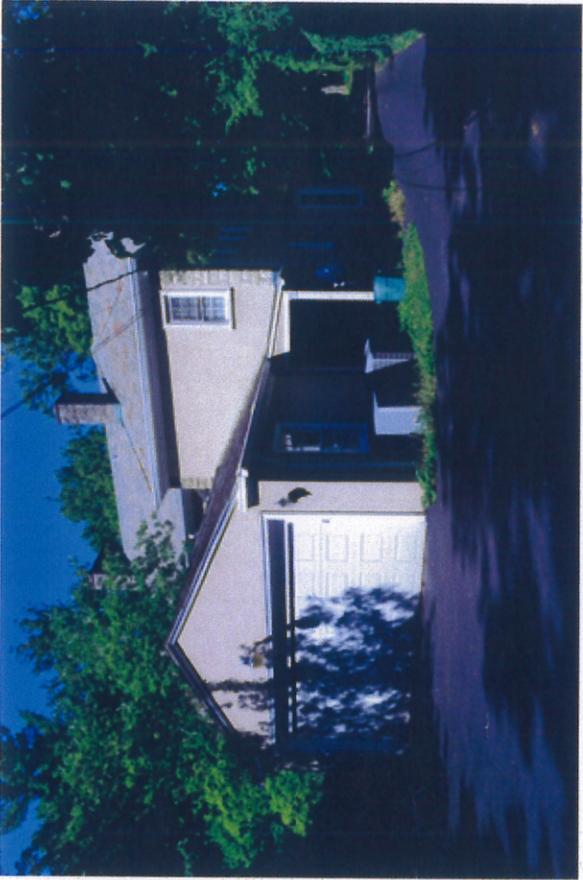
The closest fire station from the center of this map is 5053 feet away. Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 20	5053 feet
Columbus Station 21	1.6 miles
Columbus Station 15	1.8 miles

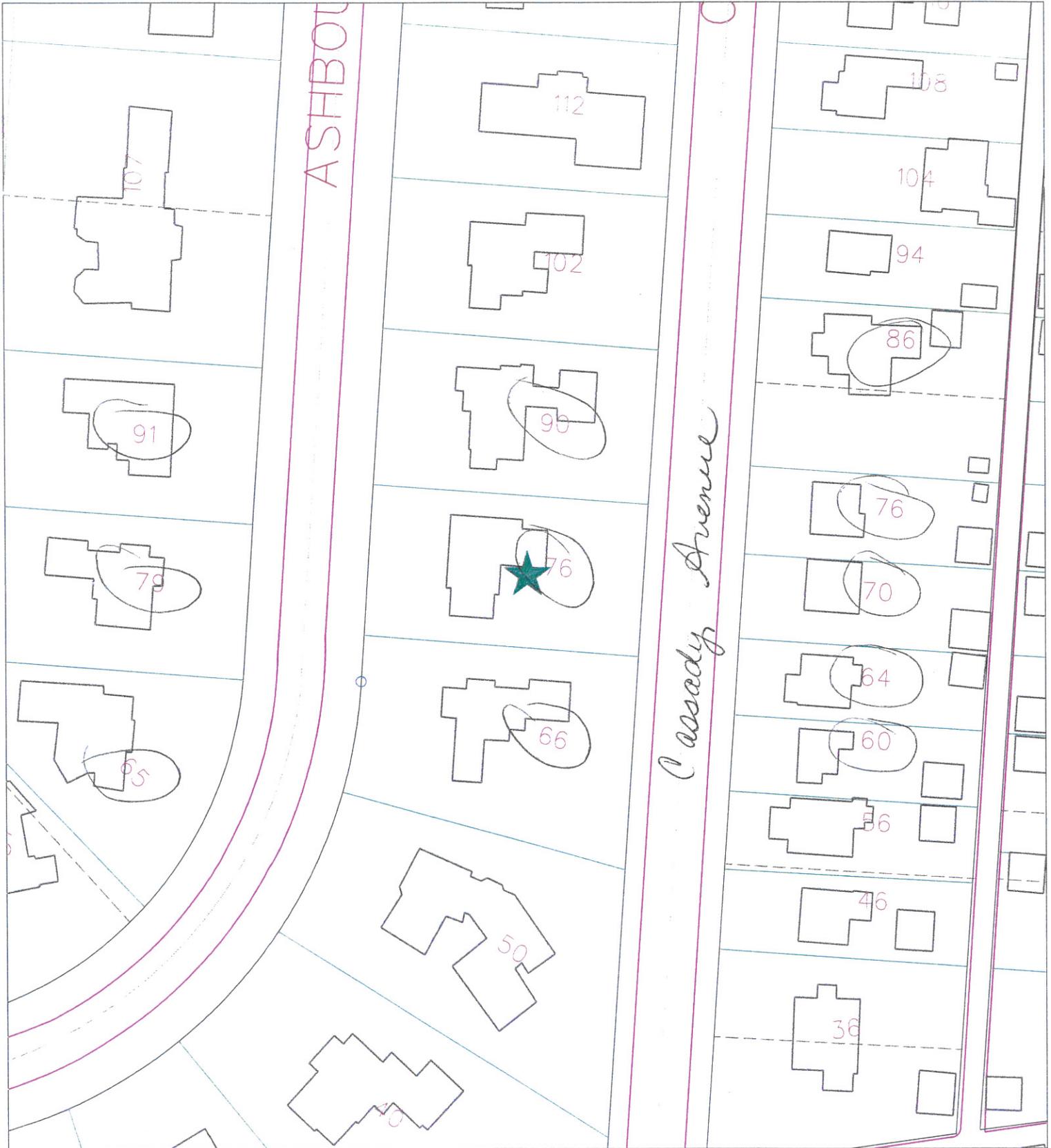
County Recorder Documents

Disclaimer
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.

	Parcel ID: 020-002875-00 Owner: GLIMCHER DJANE R Location: 10 N DREXEL AV Sale Amt: \$0
	Parcel ID: 020-000269-00 Owner: KRUPOVLYANSKAYA ANNA PINSKIY VAZHA Location: 30 N DREXEL AV Sale Amt: \$1,200,000
	Parcel ID: 020-003303-00 Owner: GROSSMAN ANDREW S GROSSMAN SHYLEE R Location: 50 N DREXEL AV

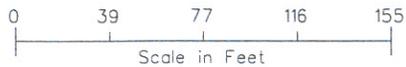


76 Ashbourne



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MapVUE



10:33
APR 1, 2013