

**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, May 9th, 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.: 13-0005B  
Applicant: John Behal  
Owner: David Belford  
Location: 361 N. Parkview Avenue

**REQUEST:** The applicant is seeking Architectural Review and approval to allow an addition to the south side of the 2-story principal structure, an auto court and a detached garage, in the front yard, at this location.

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 05-02-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130005 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 \_\_\_\_\_

6. OWNER DAVID 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 # 614-1933 or Cell# \_\_\_\_\_  
Behal/Sampson/Dietz

Address 990 W. Third Ave /City, State, Zip Columbus, OH 43212

8. Brief Description of Request and/or Variance Architectural Review of Proposed addition to residence and related site development

9. Valuation of Project \$ 400,000

- 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 John Behal /DATE 4.18.13

Fee: based on valuation	\$	<u>285.00</u>
Fee: based on variance	\$	<u>—</u>
Other	\$	<u>—</u>
<b>TOTAL FEE DUE</b>	<b>\$</b>	<b><u>285.00</u></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 361 N. Parkview Zoning District R-1  
Lot Width 230 ft Depth 1250 ft Total Area 198,200 sq ft  
Existing Residence (foot print) 5830 sq ft Garage 1365 sq ft  
Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 3,197 sq ft 27' Height  one-story \_\_\_\_\_ two-story  
*includes screen porch and detached garage*  
Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 25 % = 49,549.5 sq ft  
Lot to be covered 5.25 % = 10,392 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 John Behal - 1  
Contractor/Builder Behal/Sampson Dietz  
Preliminary Review  Final Review \_\_\_\_\_

• **DESCRIPTION OF CHANGES PROPOSED** Addition at south end of house to put kitchen and family entrance in direct relationship with existing living spaces.

• **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: slate to match existing

• **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: TBD

4. New Window Style, Material & Color: Casement, Alum Clad wood, Dark Brown to 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 TBD  Wood    \_\_\_ Insulated Metal    \_\_\_ Fiberglass

3. Door Finish  Stained     Painted

Proposed Door Type Wood panel 3/4 light / Style Tudor Color Stained dark brown

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" 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: Cedar

4. Proposed NEW Window Trim: Cedar

5. Trim: Color(s): Dark brown to match existing

\*\* Do the proposed changes affect the overhangs? N/A

• **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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361 N Parkview

### Proximity Report Results

3418883/2575378  
The selection distance was **200 feet**.  
The selected parcel was **020-001971**.

To view a table showing the **13 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

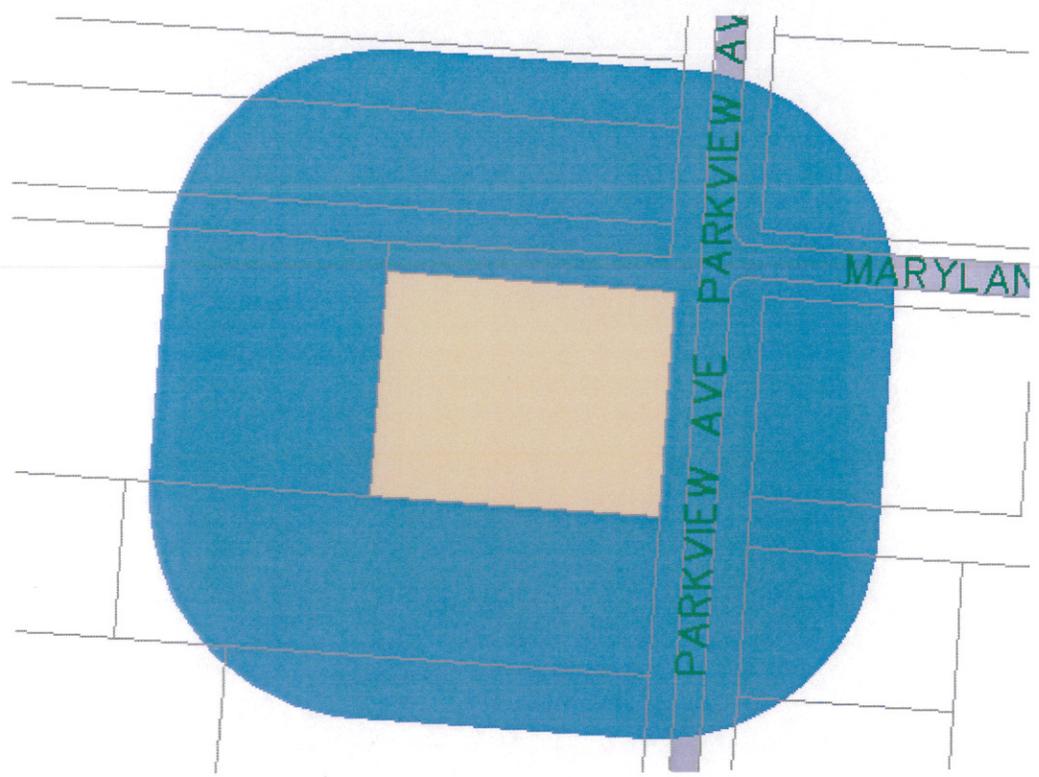


Image Date: Thu Apr 25 16:13:50 2013

### Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-002037	ARNDT RANDALL S TR	386 N PARKVIEW AV
020-000115	BELFORD HOWARD TR	361 N PARKVIEW AV
020-001971	BELFORD HOWARD TR	361 N PARKVIEW AV
020-002671	BROWN FRANK K II BROWN BLYTHE M	385 N PARKVIEW AV
020-002053	BROWN FRANK K II BROWN BLYTHE M	385 N PARKVIEW AV
020-004681	KASS DAVID E	309 N PARKVIEW AV
020-001026	SAMUELS STEPHEN P	320 N PARKVIEW AV
020-000567	SCHOTTENSTEIN ERIC J SCHOTTENSTEIN	333 N PARKVIEW AV
020-003198	SHORR PATRICIA J	312 PARKVIEW AV
020-000147	STATE OF OHIO	N PARKVIEW AV
020-001951	STATE OF OHIO	358 PARKVIEW AV
020-004682	TUCKERMAN AUDREY G TR	287 N PARKVIEW AV
020-000170	VOELKER DIRKEN T TR	N PARKVIEW AV