

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.: 13-0016
Applicant: Gary Schottenstein
Owner: Gary Schottenstein
Location: 2077 Park Hill Drive

REQUEST: The applicant is seeking Architectural Review and approval to allow an enclosed patio/spa room addition and terrace at the rear 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 05-02-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130016V

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 2077 PARK HILL DRIVE Zoning District R-3

6. OWNER GARY L. SCHOTTENSTEIN Phone # (614) 418-8900 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 SCHOTTENSTEIN E-mail GSC@stregroup.com Phone # (614) 418-8900 or Cell# _____

Address 2 EASTON OVAL SUITE 510 /City, State, Zip COLUMBUS, OH, 43219

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR SPA ADDITION

9. Valuation of Project \$ \$75,000

• 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 4-16-13

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 127.50

**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 2077 PARK HILL DRIVE Zoning District R-3

Lot Width 202 ft (AVERAGE) Depth 156 ft Total Area 31048 sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story 39' two-story

Proposed Addition (foot print) 386 sq ft 23'-9" Height _____ one-story two-story

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

Permitted Lot Coverage 25 % = 7762 sq ft

Lot to be covered 13 % = 4102 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 SULLIVAN BRUCK ARCHITECTS (614)-464-9800

Contractor/Builder OCMS, INC. 614-879-5400

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED 386 SF ADDITION TO RESIDENCE

• 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: CERTAINTEED

3. New Roofing Type, Style & Color: DIMENSIONAL LANDMARK 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: ALSIDE

4. New Window Style, Material & Color: FIXED, AWNING; VINYL; WHITE

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

1. Entrance Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
 N/A ___ Sidelights ___ Transom Window

2. Garage Door Type ___ Wood ___ Insulated Metal ___ Fiberglass

3. Door Finish ___ Stained ___ Painted

Proposed Door Type ALUM CLAD / Style FRENCH Color WHITE

• **EXTERIOR WALL FINISHES**

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

(TO MATCH EXISTING)

(TO MATCH EXISTING)

• **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): (TO 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: _____

2

2077 Park Hill Dr.

Proximity Report Results

4944152/6728514

The selection distance was **100 feet**.

The selected parcel was **020-003399**.

To view a table showing the **8 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

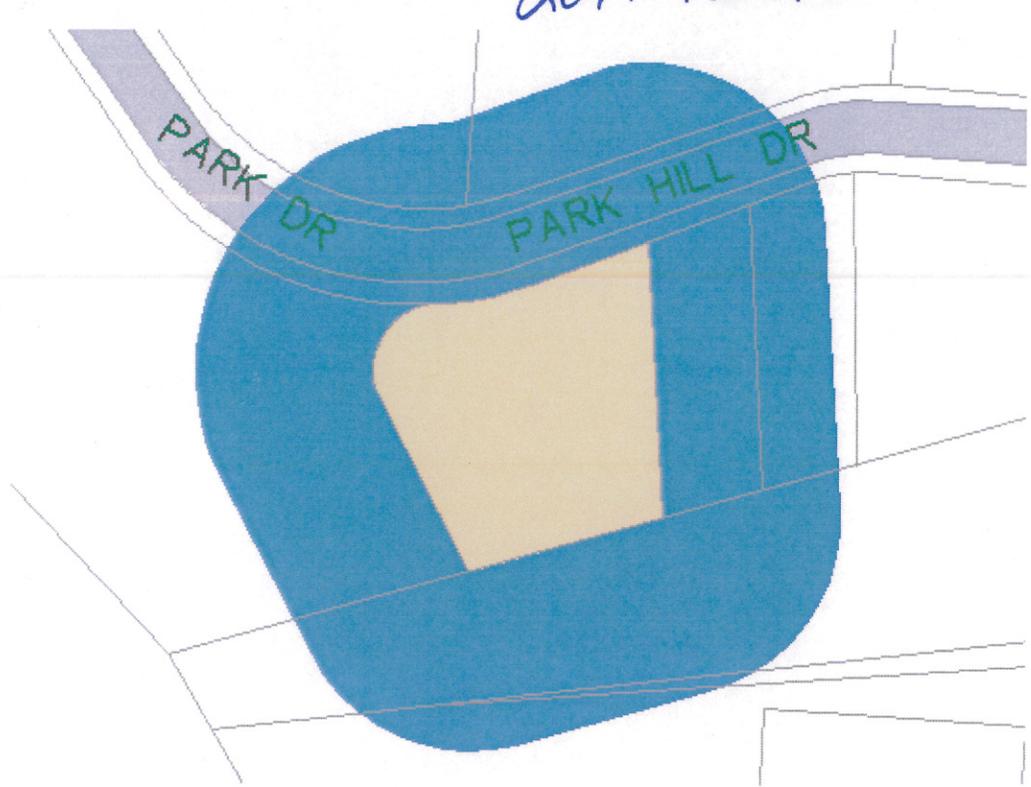


Image Date: Thu Apr 25 09:15:40 2013

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
020-004653	BOLON DAVID D TR BOLON JILL L TR	WESTLAND AV
020-002168	LAZARUS MARY K TR	2075 FAIR AV
020-001225	LAZARUS MARY K TR	2094 PARK HILL DR
020-003777	PNC BANK NA	363 WESTLAND AV
020-000148	PNC BANK NA	WESTLAND AV
020-003399	SCHOTTENSTEIN GARY L & TERRI S	2077 PARK HILL DR
020-003398	WOBST LEIGH A	2095 PARK HILL DR
020-003397	WOBST LEIGH A	2095 PARK HILL DR

