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, June 13th, 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.: 13-0023
Applicant: Nicholas Kip
Owner: Kip Properties
Location: 2706-2708 Allegheny Ave.

REQUEST: The applicant is seeking a variance from Bexley Code Section 1260.07(e), which requires a 3' setback from the side and rear property lines, to allow an accessory structure (shed) to be located 1' from the east side property line. Please Note: The structure has been placed on site with the understanding that the location has not been approved.

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 06-06-2013

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130023V

1. **Architectural Review for:**

_____Addition _____Alteration _____New Structure (_____)

_____Demolition of a Principal Structure _____Demolition of Garage

2. **Variance For:**

PAID

_____Principal Structure _____Garage _____Fence ✓ Other (shed)

3. **Variance To:**

_____Front Yard Setback ✓ Side Yard Setback ✓ MHK Rear Yard Setback ____ lot coverage

4. Conditional Use For:_____ _____Home Occupation _____ sq.' / height of structure

2706-708

5. LOCATION Allegheny Ave. * Zoning District_____

6. OWNER Kip Properties 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 Nicholas Kip E-mail bignicktrainer1@AOL.com Phone #_____ or Cell# 614 832-1126

Address 245 Academy Woods Dr. /City, State, Zip Columbus, OH 43230

8. Brief Description of Request and/or Variance Shed placement variance

_____

_____

9. **Valuation of Project** $ 90 (MHK) $1380

- **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** Nicholas H Kip /**DATE** 05/10/13

Fee: based on valuation	$ 90
Fee: based on variance	$_____
_____**Other**	$_____
TOTAL FEE DUE	$ 90

* shed located on 2708 side.

****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 2706-708 Allegheny Ave. Zoning District R-6

Lot Width 40 ft Depth 120 ft Total Area 4800 sq ft

Existing Residence (foot print) 1092 sq ft Garage N/A sq ft

Existing Building Height _____ one-story ✓ two-story

Proposed Addition (foot print) 150 shed sq ft _____ Height _____ one-story _____ two-story

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

Permitted Lot Coverage 35 % = 1680 sq ft

Lot to be covered 25 % = 1242 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 _____

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: _____

- **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_____/Style_____Color_____

- **EXTERIOR WALL FINISHES**

TYPE			Manufacture, Style, Color
Existing	Proposed		
( )	( )	Natural Stone	_____
( )	( )	Cultured Stone	_____
( )	( )	Brick	_____
( )	( )	Mortar	_____
( )	( )	Stucco	_____
( )	( )	Wood Shingle	_____
( )	( )	Wood Siding	_____
( )	( )	Vinyl Siding	_____
( )	( )	Aluminum Siding	_____
( )	( )	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:_____

4. Proposed NEW Window Trim:_____

5. Trim: Color(s):_____

**** Do the proposed changes affect the overhangs?_____**

- **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 RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - -

Date of Review_____Approved By_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Select Language

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Clarence E. Mingo, II
Franklin County Auditor

Photo

Parcel Info	Parcel ID	Map Routing Number	Owner	Location
	020-000426-00	020-N019 -045-00	KIP PROPERTIES LLC, Click owner name for additional records	2706-708 ALLEGHENY AV

Summary
Property Profile
Land
Building
Improvements
Interactive Map
MAP(GIS)
Sketch
Photo

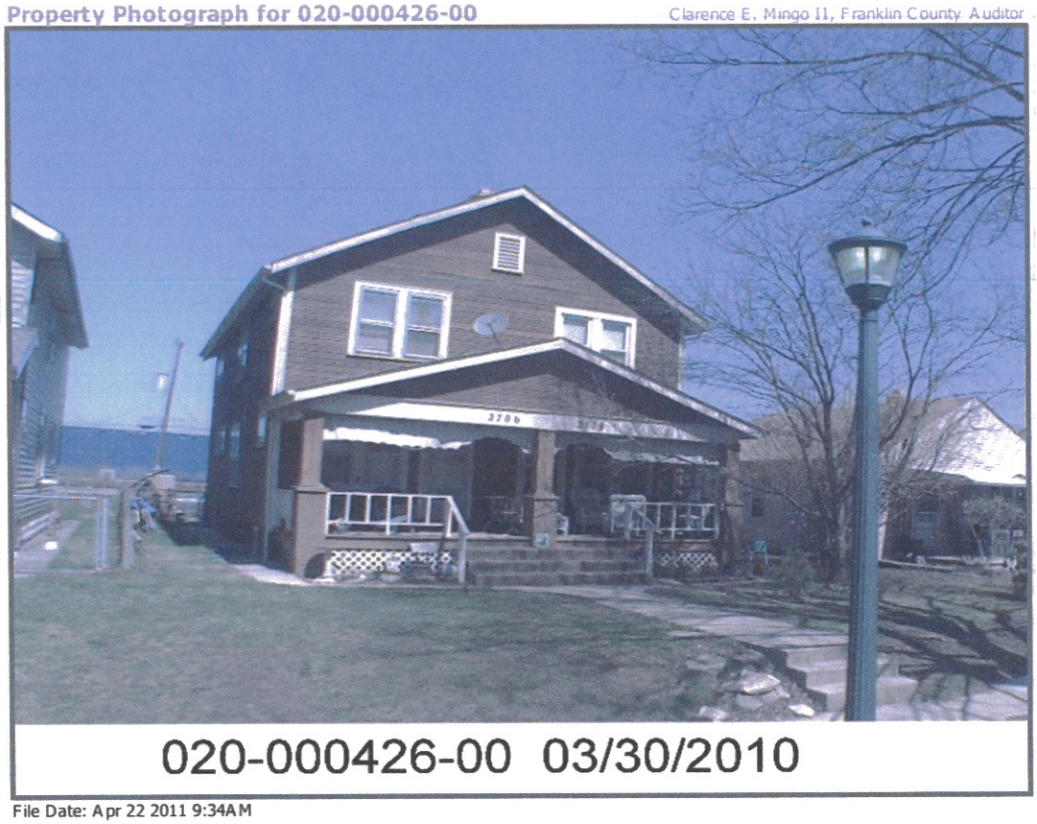
Transfer History
BOR Status
CAUV Status
Area Sales Activity
Area Rentals
Tax/Payment Info
Current Levy Info
Assessment Payoff
Tax Distribution
Rental Contact
Tax Estimator
Property Reports

Recorder's Office Document Search
Area Sex Offender Inquiry

Pay Real Estate Taxes Here

Property Photograph for 020-000426-00

Clarence E. Mingo II, Franklin County Auditor



File Date: Apr 22 2011 9:34AM

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.

powered by MetroMAP

2706-2708 Allegheny Ave.

Proximity Report Results

6934813/4642028
The selection distance was **100 feet.**
The selected parcel was **020-000426.**

To view a table showing the **20 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

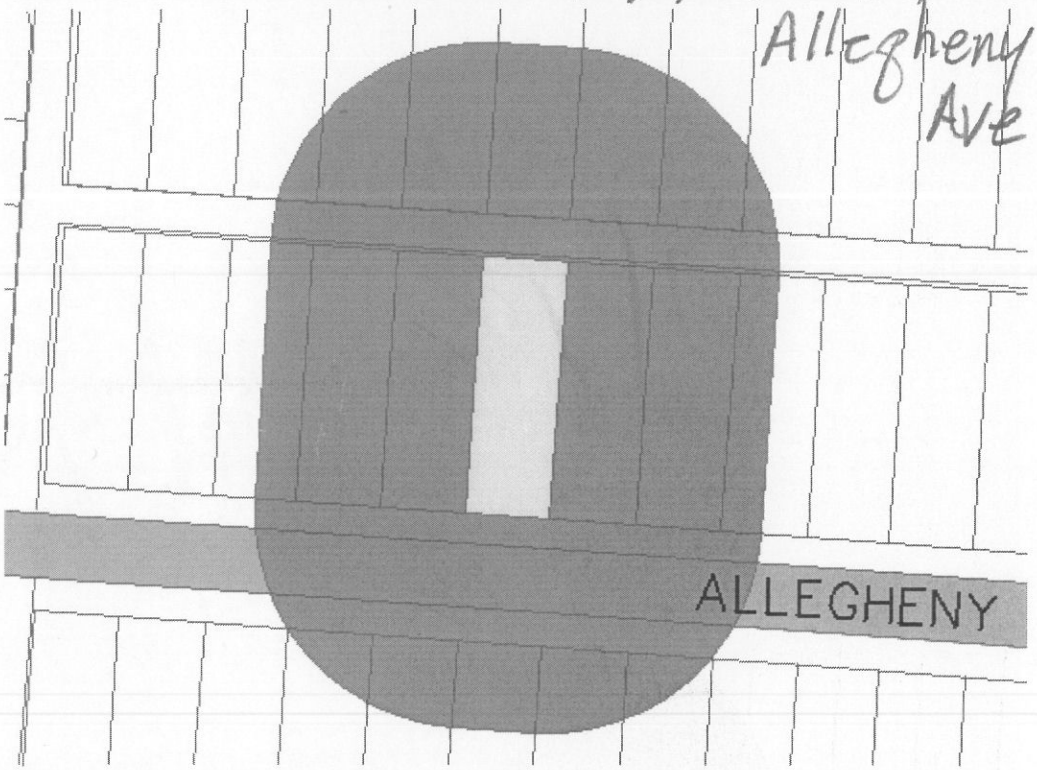


Image Date: Thu May 23 13:26:57 2013

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
020-000425	BOLON THOMAS M	2702 -704 ALLEGHENY AV
020-000396	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000397	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000398	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000399	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000400	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000401	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000402	CITY OF BEXLEY OHIO	559 N CASSINGHAM RD
020-000456	DAHMER JASON E	2715 ALLEGHENY AV
020-000423	DAVIS DAMIAN C DAVIS CICELY R	2690 ALLEGHENY AV
020-000429	GILLMON HAROLD E & GLADYS M	2722 ALLEGHENY AV
020-000428	GILLMON JASON	2716 ALLEGHENY AV
020-001746	GRUBER MARY KATHLEEN	2699 ALLEGHENY AV
020-000454	HARVEY E SCOTT HARVEY CHRISTINE	ALLEGHENY AV
020-000455	HARVEY E SCOTT HARVEY CHRISTINE	2707 -709 ALLEGHENY AV
020-000385	JOHNSON KEVIN P	2683 ALLEGHENY AV
020-000426	KIP PROPERTIES LLC	2706 -708 ALLEGHENY AV
020-000427	MARCUM ALONZO TR ET AL	2712 ALLEGHENY AV
020-000424	STANINOVSKI JONE	2696 -698 ALLEGHENY AV
020-002024	THOMAS ROBERT G & DEBORAH K	2693 ALLEGHENY AV

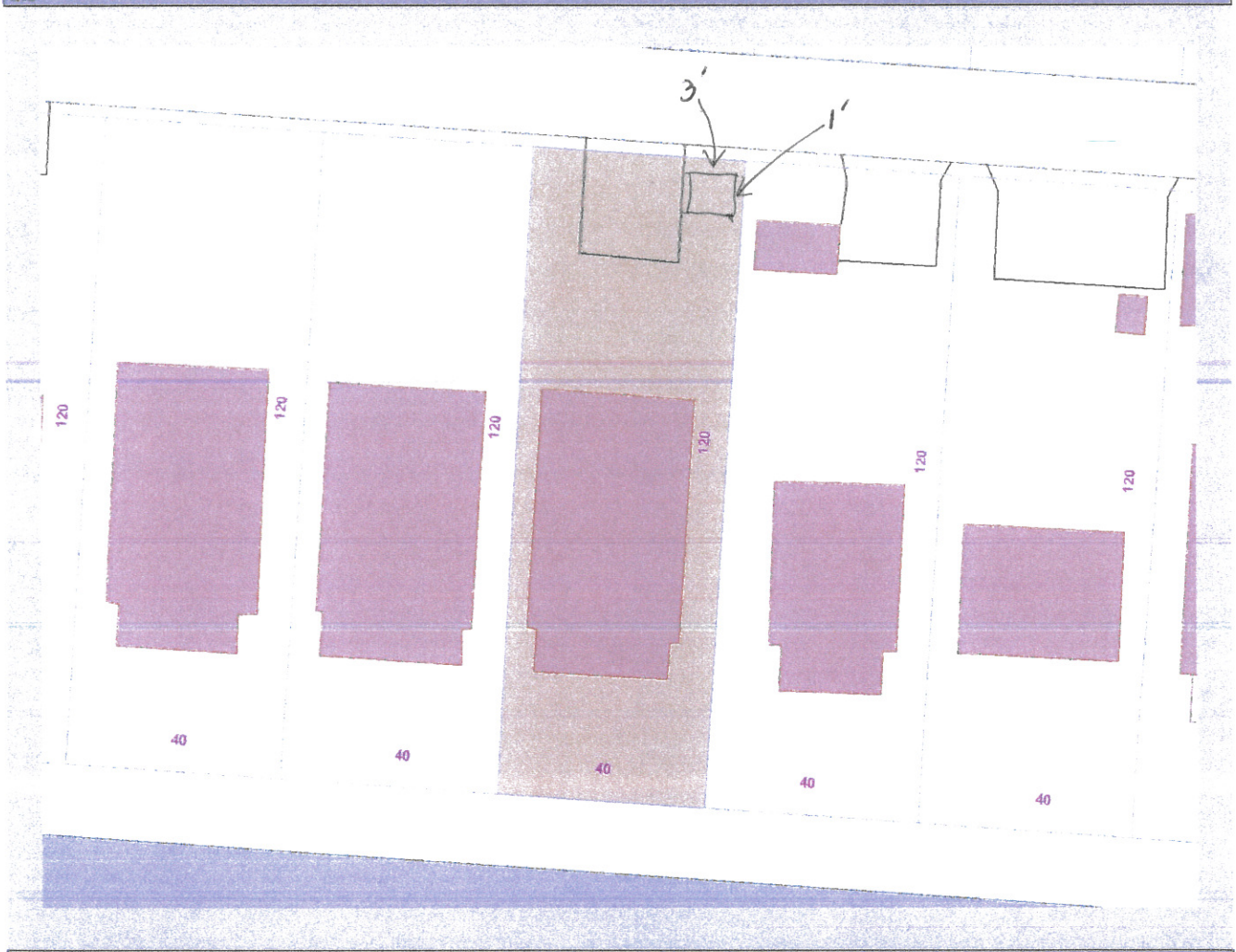
Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 05/01/13 at 03:49:55 PM

Parcel ID	Map Routing No	Card No	Location
020-000426-00	020-N019 -045-00	1	2706-708 ALLEGHENY AV

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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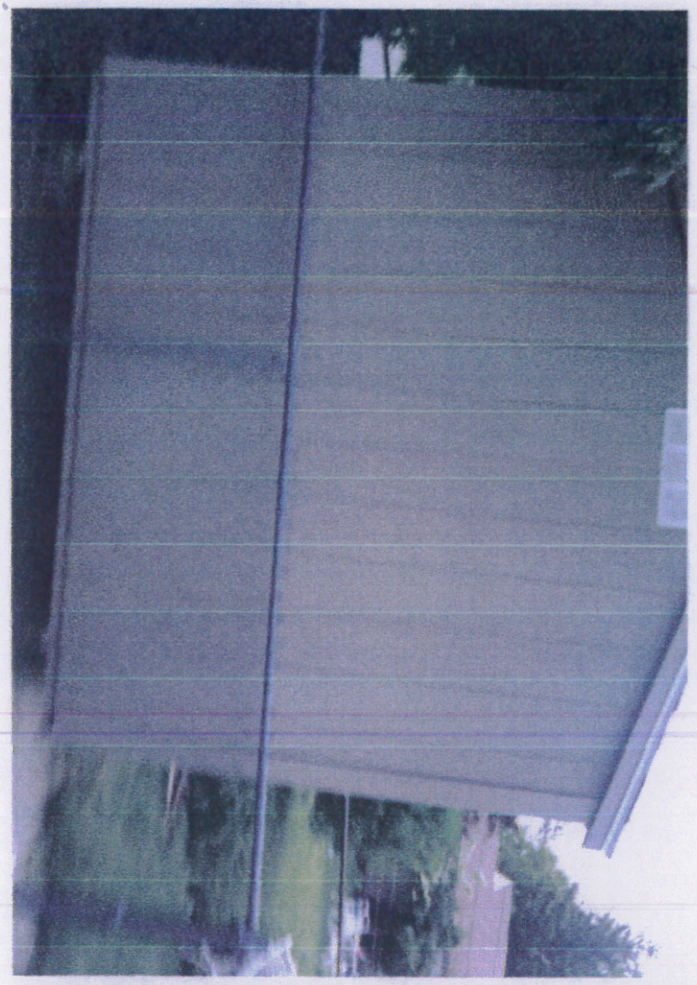
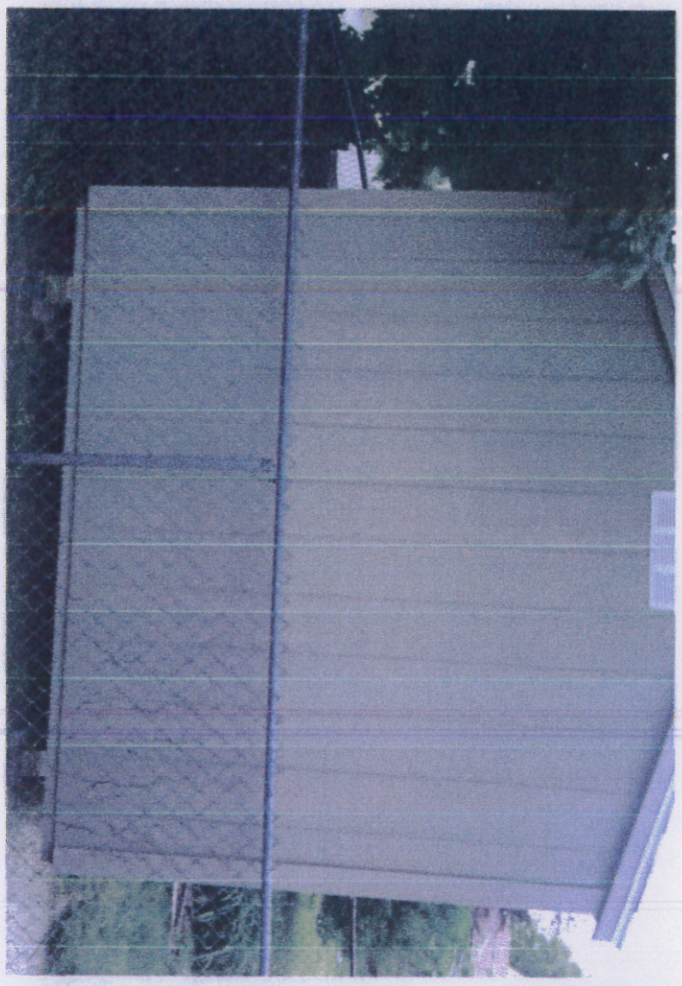
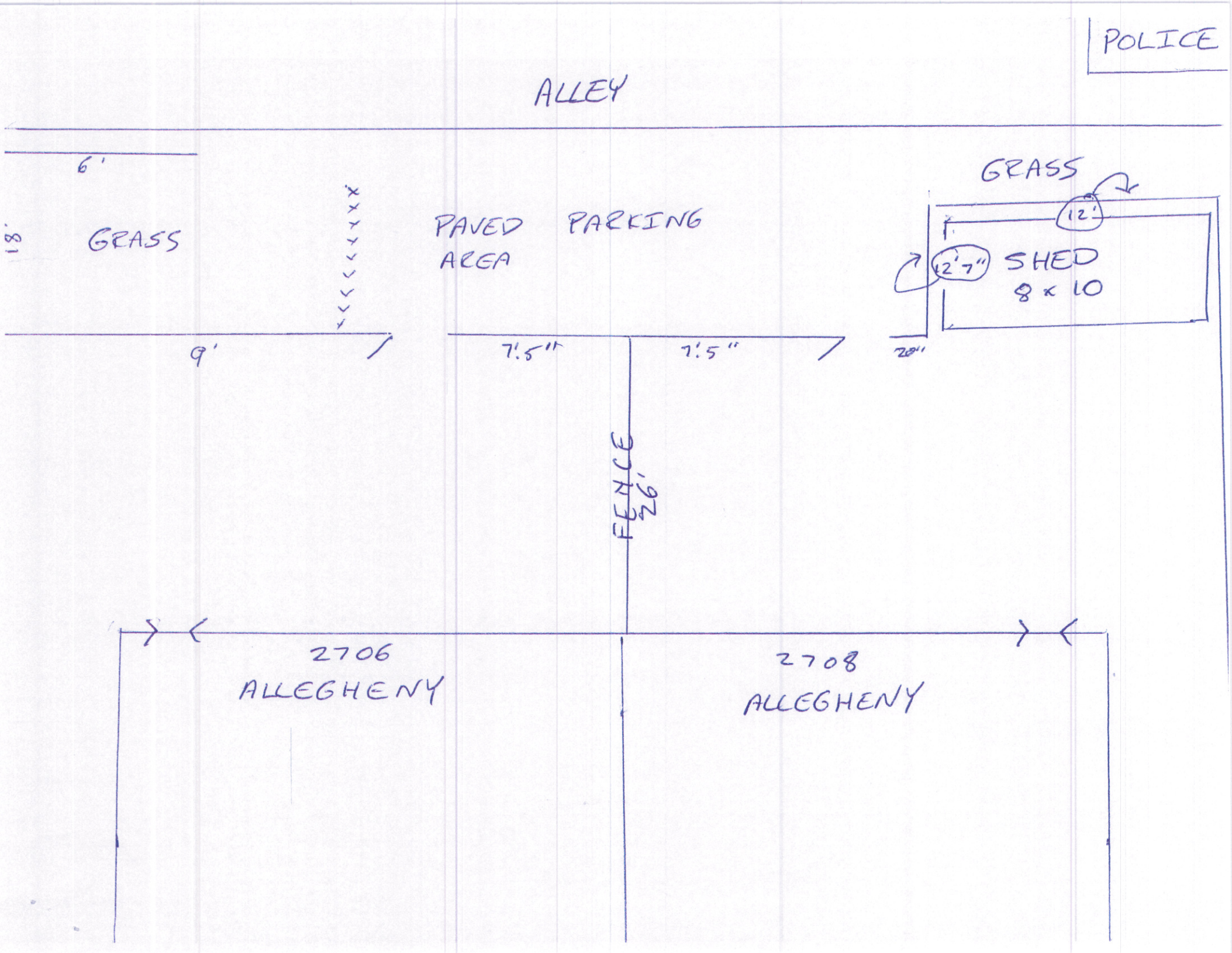
NICK K.P






POLICE
ALLEY
6'
18'
GRASS
9'
PAVED PARKING AREA
7.5"
7.5"
GRASS
12'
12'7"
SHED
8 x 10
20"
FENCE
26'
2706
ALLEGHENY
2708
ALLEGHENY