

**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.: 13-0026  
Applicant: Amy Lauerhass , Dean Wenz Architects  
Owner: Jeff & Leslie Fowler  
Location: 126 S. Parkview Avenue

**REQUEST:**            **The applicant is seeking architectural review and approval to allow a patio and garden wall addition at the front of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(c) which has an 84.8' average front yard setback, to allow an open patio and a 24" garden wall with 32" high piers to be constructed in front of the existing principal structure which currently encroaches 6'1" into the front yard setback.**

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

**Proximity Report Results**

2475585/6950377

The selection distance was **100 feet**.

The selected parcel was **020-000225**.

To view a table showing the **9 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

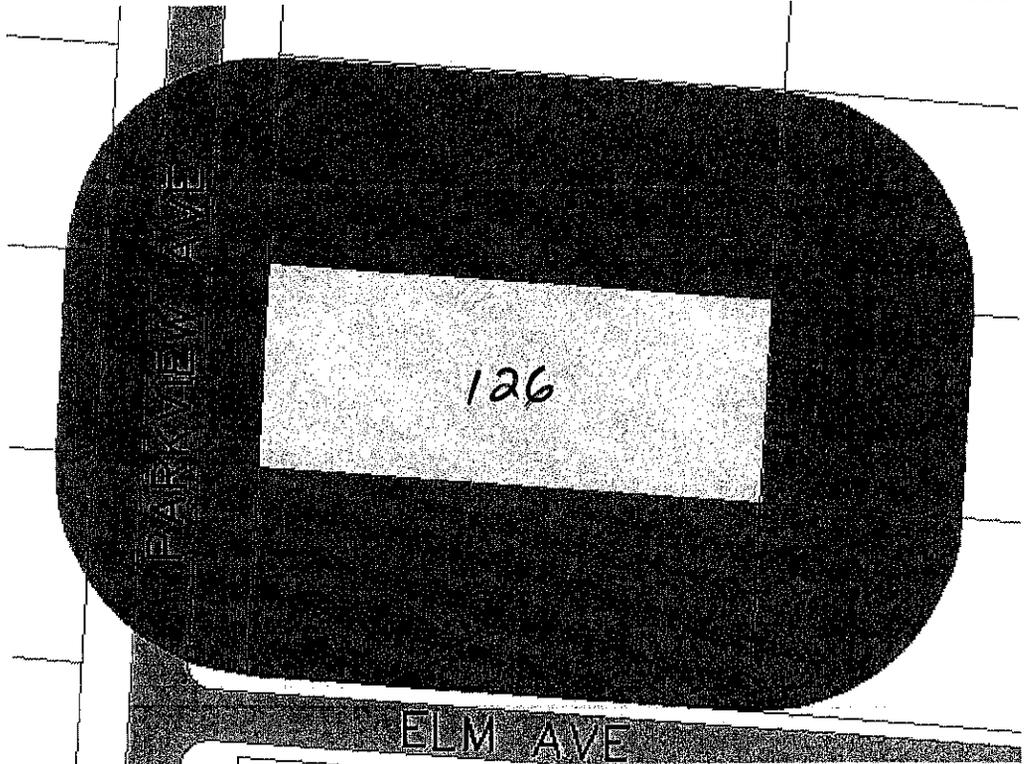


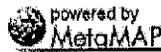
Image Date: Wed May 29 08:27:10 2013

**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
020-002368	BEAUMIER JOHN G BEAUMIER STEPHANIE	135 S PARKVIEW AV
020-001828	BRADY JENNIFER M	138 S PARKVIEW AV
020-004188	CLINE DANIEL J	112 S PARKVIEW AV
020-000225	FOWLER LESLIE M TR	126 S PARKVIEW AV
020-002028	MEYER TERI U	105 S PARKVIEW AV
020-001999	RUANPHAE SONDR A T RUANPHAE RHOME	167 S COLUMBIA AV
020-002845	SWARTZ TAUB T KIRSCH CLAUDIA F E	125 S COLUMBIA AV
020-002984	WATSON MICHAEL B JR WATSON PAMELA K	137 S COLUMBIA AV
020-000199	WEILAND STANLEY B FORREST HEATHER	121 S PARKVIEW AV





CITY OF BEXLEY  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

\*\*\* RECEIPT \*\*\*

APPLICANT: AMY LAUERHASS DEAN WENZ ARCH.

Receipt #: 20130943 05/31/2013

Application #: 20131196

Lot #: N/A

Address: 126 PARKVIEW AV S

Description: V

AMOUNT PAID: \$200.00

PAYMENT TYPE: CHK-6932

FEES: VARIANCE 100.00

ARCHREVIEW 100.00

AMOUNT DUE: \$0.00

By:

    *Ken Rose*



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130026V

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 126 South Parkview      Zoning District R-3

6. OWNER Jeff & Leslie Fowler      Phone # 258-5598 or Cell # \_\_\_\_\_

\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request. Amy Lauerhass; alauerhass@com 239-6868 x113

7. Applicant Dean Wenz Arch. E-mail wenz-architects.com Phone # \_\_\_\_\_ or Cell# \_\_\_\_\_

Address 2463 E. Main /City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance Architectural review of renovation to existing one story structure; variance for front yard setback for garden walls;

9. Valuation of Project \$ 30,000

• 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 Amy Lauerhass /DATE 5/28/13

Fee: based on valuation	\$ 100.00
Fee: based on variance	\$ 100.00
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ 200.00</b>

**PAID**  
**#6932**

\*\*Be advised, if the Board 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.

• **LOT INFORMATION**

Address 126 South Parkview Ave. Zoning District R-3  
Lot Width 100 ft Depth 250 ft Total Area 25,000 sq ft  
Existing Residence (foot print) 2101 sq ft Garage 626 sq ft  
Existing Building Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Proposed Addition (foot print) 0 sq ft \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 25 % = 6250 sq ft

Lot to be covered 11 % = 2727 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 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 Amy Lauerhass; Dean Wenz Architects  
Contractor/Builder Mike Stumpf; Riverstone Construction

Preliminary Review \_\_\_\_\_ Final Review X Extension of original approval

• DESCRIPTION OF CHANGES PROPOSED New roof & windows on existing one story section of house. 10/6/2011  
Addition in front of 24" tall garden walls & 32" tall piers

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Average front yard setback - house is non-conforming

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  
X Architectural Dimensional Shingles \_\_\_\_ EPDM (rubber) Roofing \_\_\_\_ Metal

2. New Shingle Manufacturer: To match existing

3. New Roofing Type, Style & Color: 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: Marvin

4. New Window Style, Material & Color: Casement, beige to match existing

• **DOORS**

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

n/a

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	
(X)	( )	Natural Stone
( )	(X)	Cultured Stone
( )	( )	Brick
( )	( )	Mortar
(X)	( )	Stucco
(X)	(X)	Wood Shingle
( )	( )	Wood Siding
( )	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	( )	Other _____

To match house & back patio

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: n/a

4. Proposed NEW Window Trim: Beige wood; match existing

5. Trim: Color(s): Beige - 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEAN A. WENZ**  
A R C H I T E C T S

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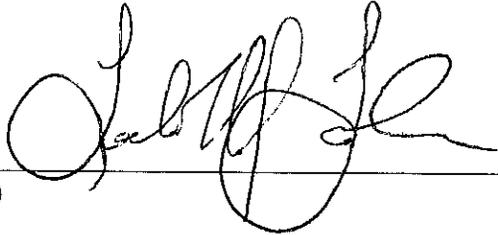
May 28, 2013

City of Bexley  
Department of Development  
2242 East Main Street  
Bexley, Ohio 43209

The Fowler Residence  
126 South Parkview Avenue  
Bexley, Ohio 43209

I, the owner of the property at 126 South Parkview Avenue , by signing this document, hereby allow Dean Wenz Architects, Inc. to apply on my behalf for Architectural Review and any required variances.

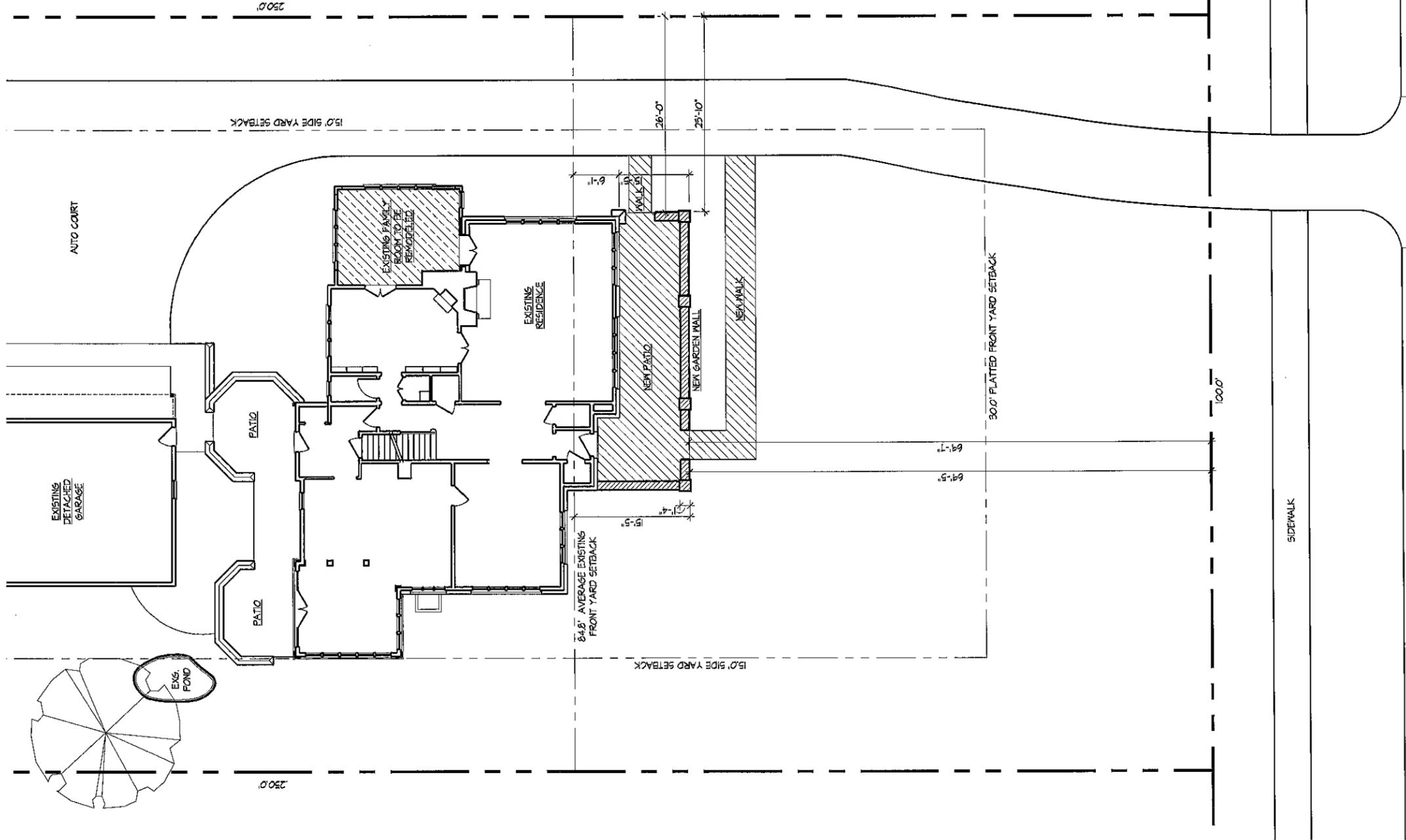
Signed,



\_\_\_\_\_  
Property Owner(s)

# DEAN A. WENZ

A R C H I T E C T S



## DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-3  
 TOTAL LAND AREA = 25,000 SF  
 MAXIMUM LOT COVERAGE = 6,250 SF (25.0%)  
 PROPOSED LOT COVERAGE:  
 EXG. HOUSE = 2,101 SF  
 EXG. DETACHED GARAGE = 626 SF  
 TOTAL COVERAGE = 2727 SF (11.0%)

ARCHITECTURAL REVIEW  
 APPLICATION NO. 11-0031  
 APPROVED OCTOBER 6, 2011  
 BEXLEY BOARD OF ZONING APPEALS



## Site Plan

Scale: 1/16" = 1'-0"

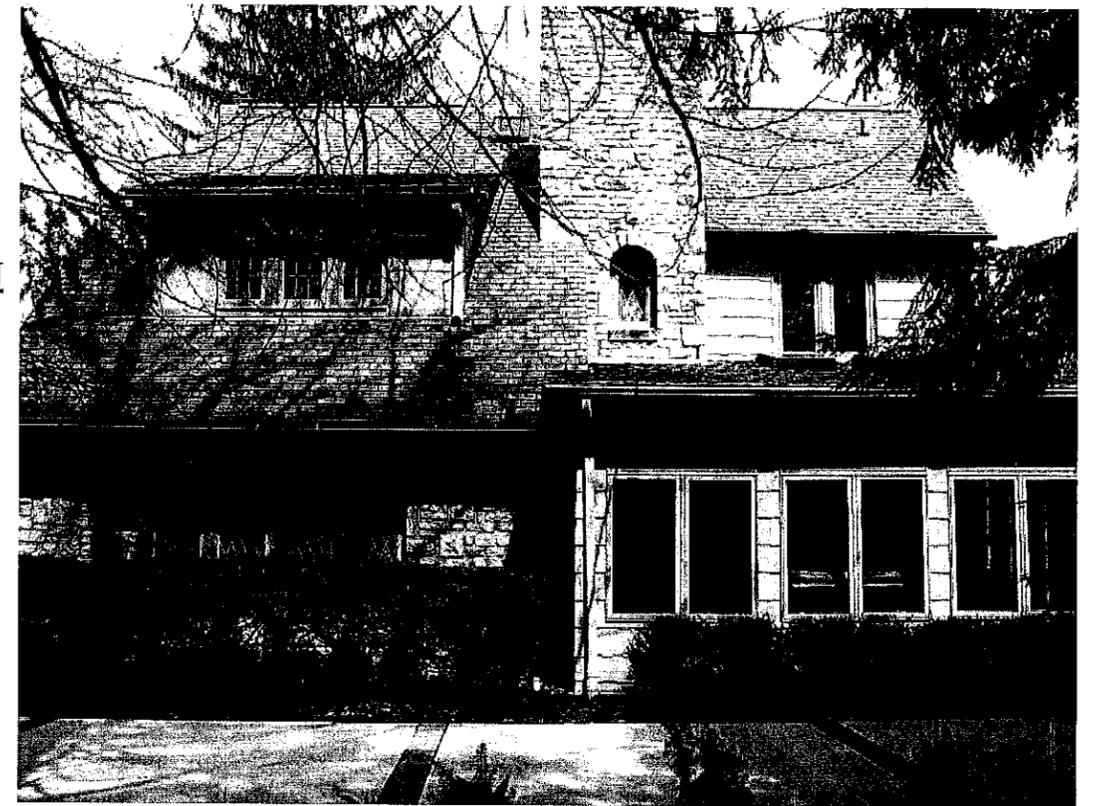
Date	5/23/13	Project Number	2011-024	Project Name	The Fowler Residence	Sheet	S-1
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2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

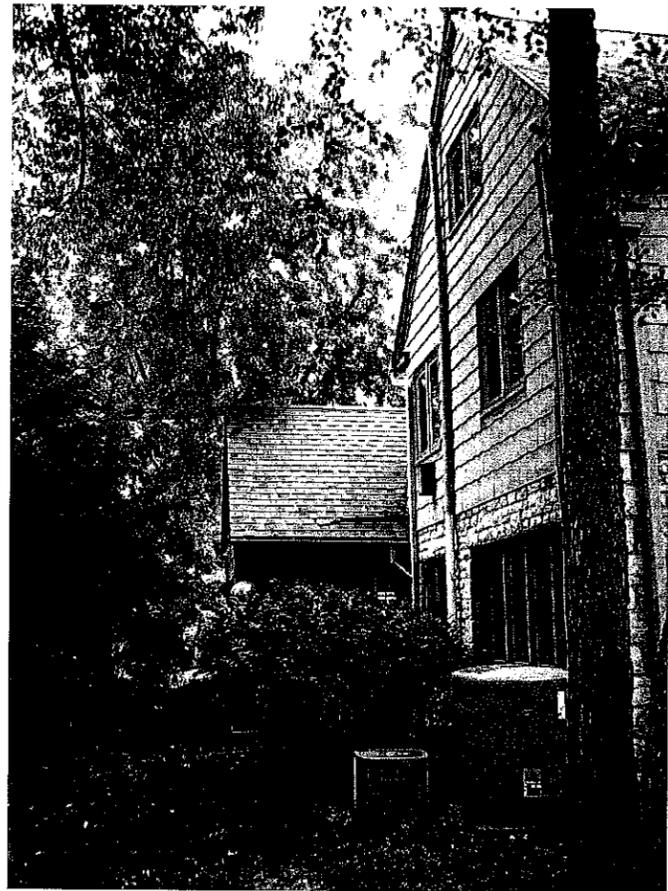


DEAN A. WENZ  
ARCHITECTS

SOUTH ELEVATION



WEST (FRONT) ELEVATION



EAST (REAR) ELEVATION



NORTH ELEVATION

**EXISTING PHOTOS**

Date <b>5/23/13</b>	Project Number <b>2011-024</b>	Project Name <b>The Fowler Residence</b>	Sheet <b>A-3</b>
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