

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.: 13-0031
Applicant: Jeff - Suncraft Corp. Inc.
Owner: Phil & Marie Neeham
Location: 2786 E. Broad Street

REQUEST: The applicant is seeking architectural review and approval to allow a new roof to be reconstructed over the existing floor and columns at the front of the principal structure. The previous roof was removed, due to severe damage caused by a storm.

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 _____

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 2786 E. Broad St. Zoning District _____
638-0464

6. OWNER Needham, Phil/Marie Phone # _____ or Cell # _____
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

Jeff w/ build.com

7. Applicant Suncraft Corp., Inc. E-mail jeff@suncraftdesign Phone # 475-0000 or Cell# 206-0093
Rd.
Address 122 W. Johnstown /City, State, Zip Gahanna, OH 43230

8. Brief Description of Request and/or Variance Construct 24' x 8' front entry porch roof over existing floor and columns.

9. Valuation of Project \$ 9,394

• **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** SUNCRAFT CORP., INC BY [Signature] /DATE 5/16/13

Fee: based on valuation \$ 90.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ _____

**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 2786 E. Broad Street Zoning District _____
Lot Width 57.4 ft Depth 216 ft Total Area 12,500 sq ft
Existing Residence (foot print) 1,066 sq ft Garage 484 sq ft
Existing Building Height _____ one-story two-story
Proposed Addition (foot print) 192 sq ft 13 Height one-story _____ two-story
Proposed Garage _____ sq.ft. Height _____ one-story _____ two-story
Permitted Lot Coverage _____ % = _____ sq ft
Lot to be covered 14 % = 1,750 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 Suncraft Corp., Inc.
Preliminary Review _____ Final Review

• **DESCRIPTION OF CHANGES PROPOSED** Construct 24' x 8' front entry porch roof over existing floor and columns.

• **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: Matching existing shingles
- 3. New Roofing Type, Style & Color: Matching existing existing shingles

• **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: N/A
4. New Window Style, Material & Color: N/A

• **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 N/A /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM - N/A (BRICK)**

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: N/A

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? EXIST'G. ROOF "AS IS"

• **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: _____

Property Report

Generated on 05/21/13 at 02:55:25 PM

Parcel ID
020-002883-00

Map Routing No
020-N010 -085-00

Card No
1

Location
2786 E BROAD ST

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.

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.

Photo

Generated on 05/22/13 at 02:32:52 PM

Parcel ID
020-002883-00

Map Routing No
020-N010 -085-00

Card No
1

Location
2786 E BROAD ST

Photo



020-002883-00 06/20/2010

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.

Proximity Report Results

9338988/7262572
 The selection distance was **100 feet**.
 The selected parcel was **020-002883**.

To view a table showing the **12 parcels** within the displayed proximity, scroll down.

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

Applicant
 2786 E. Broad St.



Image Date: Thu May 23 13:20:59 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
020-000811	BEEKHUIZEN MICHAEL N SHULER SAMANTH	25 N ROOSEVELT AV
020-002393	CARLSON JANET S	50 N STANWOOD RD
020-002207	CONGREGATION AGUDATH ACHI	2767 E BROAD ST
020-001238	DUTTON GEOFFREY J DUTTON MELISSA K	36 N STANWOOD RD
020-000201	EDELMAN JOYCE D ET AL	2770 E BROAD ST
020-002988	EHR SAM GERALD E	2808 E BROAD ST
020-000772	EPSTEIN JOEL R TR EPSTEIN JANICE K	2794 E BROAD ST
020-000211	KERN THOMAS B	2778 E BROAD ST
020-002883	NEEDHAM PHILLIP H NEEDHAM MARIE L	2786 E BROAD ST
020-002374	OPPER APRIL L DAVIS BRUCE T	29 N ROOSEVELT AV
020-001057	ROSE ANDREW M ROSE MARLA M	30 N STANWOOD RD
020-002373	SN AVLEY DAVID A & GEORGIANA VAN SYC	35 N ROOSEVELT AV



CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Permit Date: 06/05/2013

APPLICATION NUMBER : 20130031 V

Address: 2786 BROAD ST E

Scope of Work: ARCHITECTURAL REVIEW
Project: REVIEW OF PORCH ROOF

Owner: NEEDHAM PHILLIP H & MARIE L
2786 E BROAD ST

BEXLEY, OH 43209
Telephone: 614-783-3301

Applicant: JEFF W SUNCRAFT

Telephone:

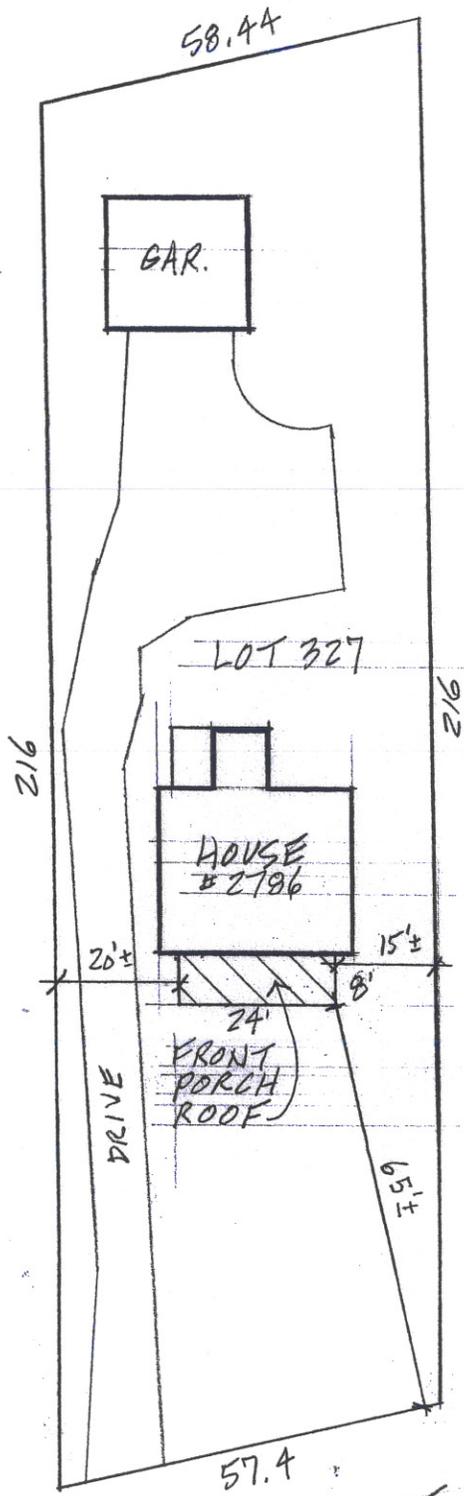
An application to request review upon payment of a fee of \$ \$90.00 is hereby granted.

Receipt number: 20130976

_____/_____
Zoning Officer Date

= = = = = = = = = = = =

Date of Review Meeting: _____ Action: ___Approved ___Denied



58.44

BAR.

LOT 327

HOUSE
#2796

216

216

20'±

15'±

DRIVE

FRONT
PORCH
ROOF

24'

8'

65'±

57.4



SCALE: 1" = 30'-0"

E. BROAD ST.



LEFT SIDE

DSC02935



REAR

DSC02936



RIGHT SIDE

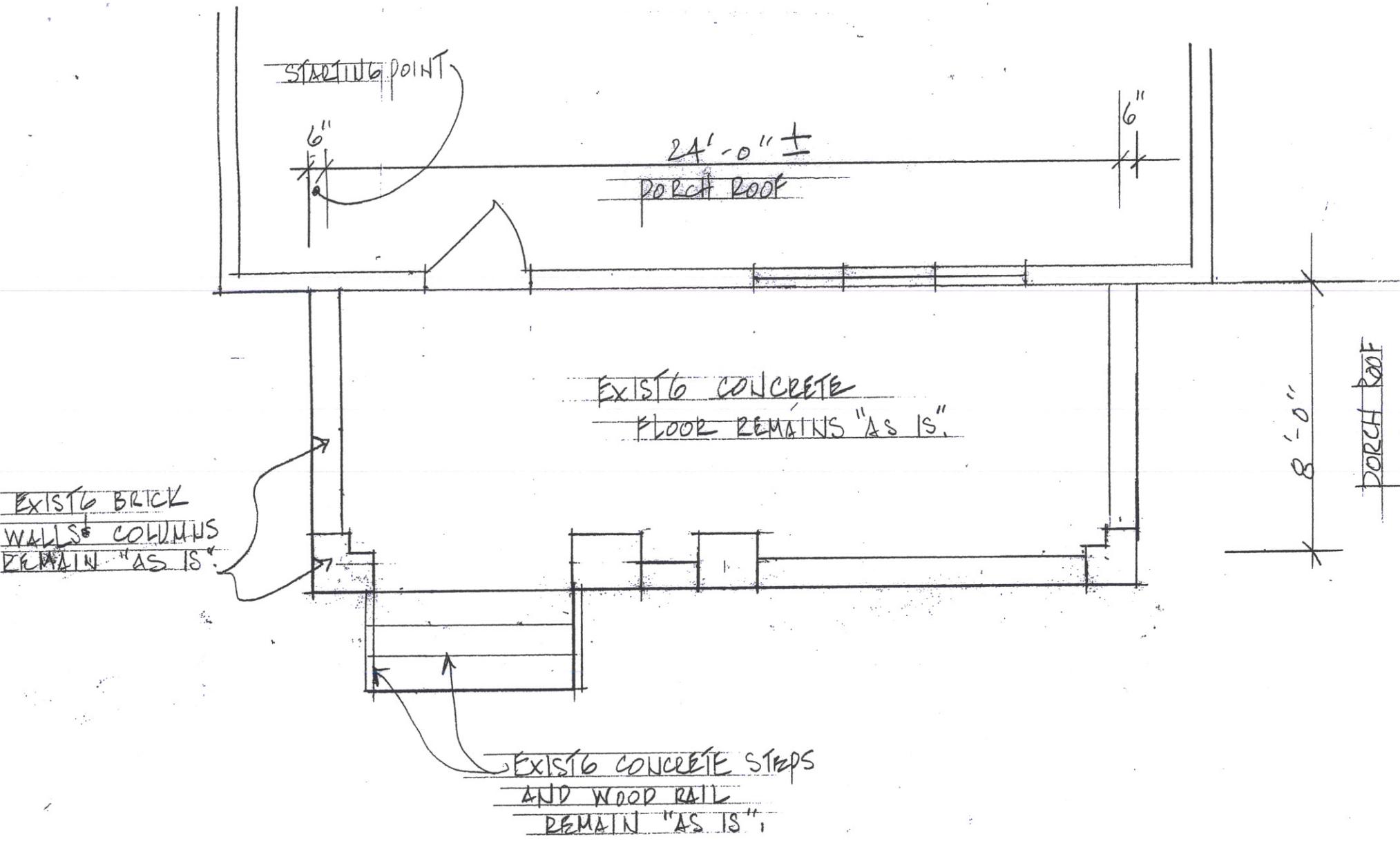
DSC02937



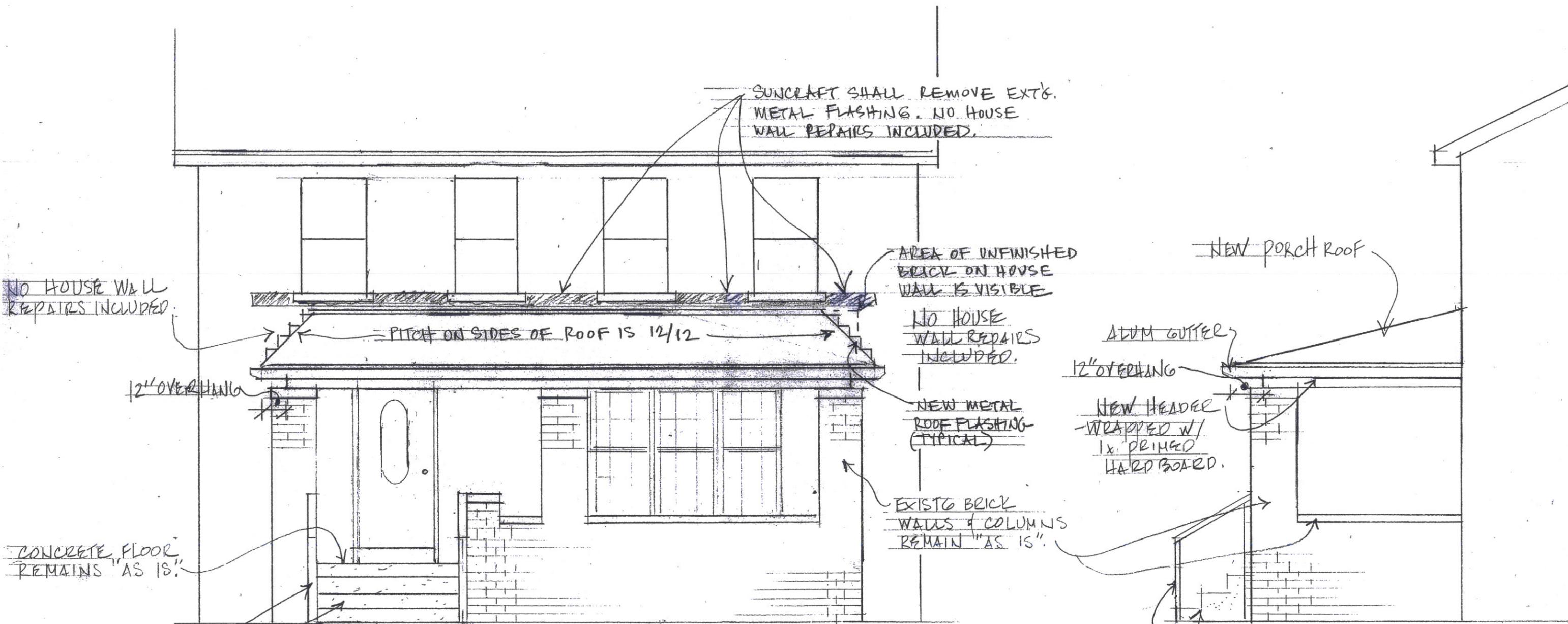
FRONT

DSC02938

NEEDHAM



FRONT PORCH PLAN



FRONT ELEVATION

RIGHT SIDE