

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.: 13-0028  
Applicant: Piers Johnstone  
Owner: Andrea Salimbenie  
Location: 2625 Powell Avenue

**REQUEST:** The applicant is seeking a variance from Bexley Code Section 1262.032, which states that No fence, wall or combination thereof shall exceed forty-two inches in height in the side yard set-back area as it faces a public or private street. The applicant would like to replace the existing fence on the north side of the property with a 6' high stone and stucco wall.

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

2625 Powell

**Proximity Report Results**

6737059/2199096

The selection distance was **100 feet**.

The selected parcel was **020-000916**.

To view a table showing the **11 parcels** within the displayed proximity, scroll down.

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

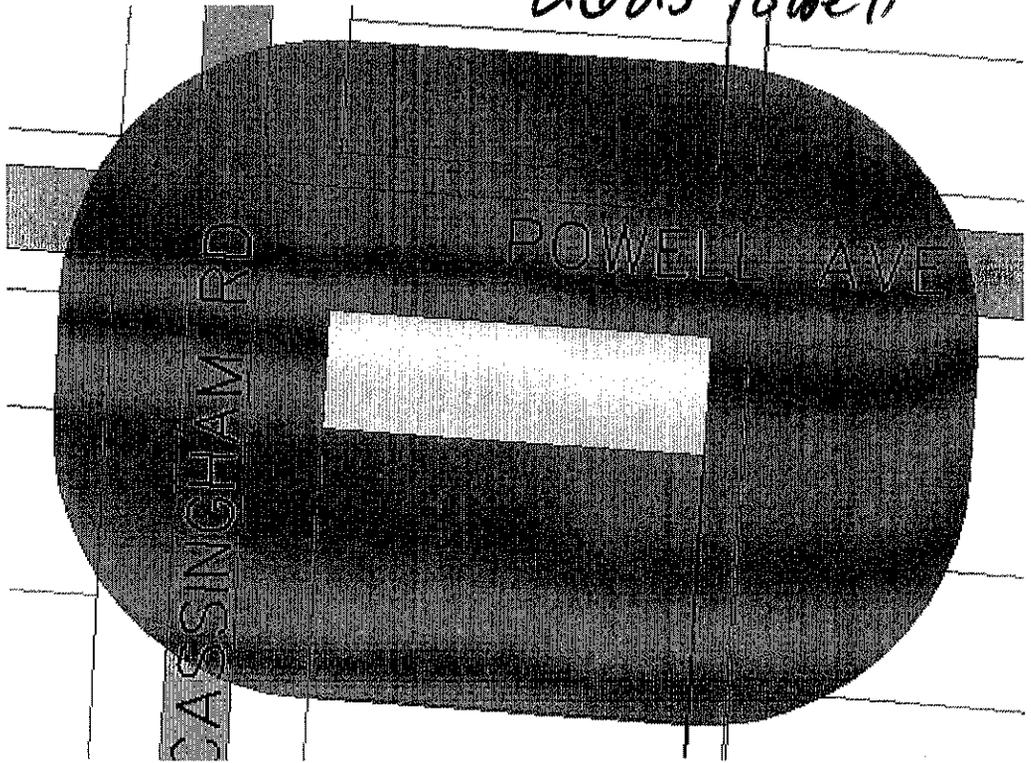


Image Date: Fri May 31 09:37:08 2013

**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
020-001759	BELL HAROLD E BELL STACY L	2645 POWELL AV
020-000918	DORN TED R DORN HEIDI W	199 S REMINGTON RD
020-003688	FARLEY JUDE A ET AL	204 S CASSINGHAM RD
020-001937	MARTIN RICHARD C MARTIN KIMARIE C	187 S CASSINGHAM RD
020-000929	O RIORDAN SEAN M O RIORDAN CRISTIN	190 S CASSINGHAM RD
020-002902	ROSEN RICKI W ROSEN SANFORD	168 S CASSINGHAM RD
020-000916	SALIMBENE ANDREA M @(2)	2625 POWELL AV
020-000928	SHAPIRO STEWART D & BEVERLY ROSEMAN	207 S REMINGTON RD
020-000917	SWINEHART JACOB M SWINEHART JENNIFE	196 S CASSINGHAM RD
020-001245	TURIEL KATHE L	2595 POWELL AV
020-000919	VAUGHAN GEORGE W & YU F C	177 S REMINGTON RD





# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130028V

1. Architectural Review for:

Addition       Alteration       New Structure (WALL)  
 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 2625 POWELL AV. 43209      Zoning District \_\_\_\_\_

6. OWNER BENJAMIN FRANZ      Phone # 229 0016 or Cell # \_\_\_\_\_

\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant JOHNSTONE ASSOCIATES E-mail pietjohnstone@yahoo.com Phone # \_\_\_\_\_ or Cell# 207 2242

Address 1485 SHOWCASE DR /City, State, Zip COLUMBUS, OH 43212

8. Brief Description of Request and/or Variance REMOVAL OF EXIST. 6FT. PRIVACY FENCE  
CONSTRUCTION OF PRIVACY WALL TO MATCH RESIDENCE. WALL TO BE SET BACK  
FURTHER FROM PROPERTY LINE

9. Valuation of Project \$ 20K

- 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 05/21/2013

Fee: based on valuation	\$	_____
Fee: based on variance	\$	<u>05.00</u>
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 2625 POWELL AVE, BEXLEY, OH 43209 Zoning District \_\_\_\_\_

Lot Width 43 ft Depth 142 ft Total Area 6'100 sq ft

Existing Residence (foot print) 2700 sq ft Garage 400 sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 32 sq ft 6 FT. Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

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

Permitted Lot Coverage \_\_\_\_\_ % = \_\_\_\_\_ sq ft

Lot to be covered \_\_\_\_\_ % = \_\_\_\_\_ 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 JOHNSTONE & ASSOCIATES DESIGN, INC.

Contractor/Builder SAME

Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

• DESCRIPTION OF CHANGES PROPOSED REMOVAL OF EXIST. PRIVACY FENCE  
CONSTRUCTION OF PRIVACY WALL

• 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: N/A

3. New Roofing Type, Style & Color: N/A

• **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
<u>Existing</u>	<u>Proposed</u>	
<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: \_\_\_\_\_

4. Proposed NEW Window Trim: \_\_\_\_\_

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

\*\* Do the proposed changes affect the overhangs? NO

• **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 -----

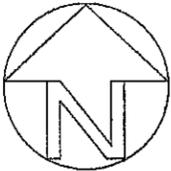
Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

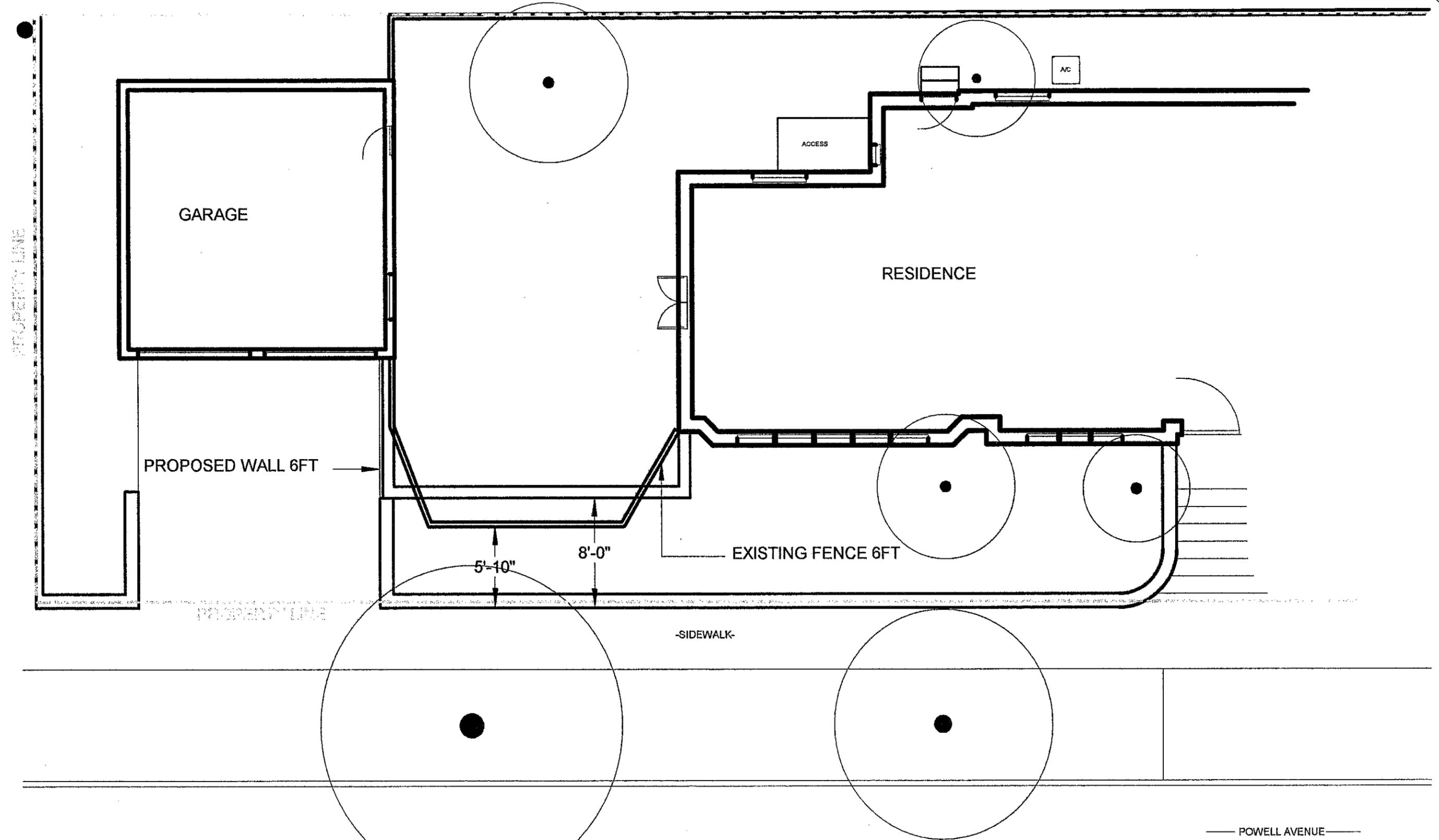
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ORIGINAL



2625 Powell Avenue, Bexley Ohio 43209

LOCATION PLAN- 2625 POWELL AVENUE. BEXLEY, OHIO 43209



**EXIST. FENCE LINE AND PROPOSED PRIVACY WALL LOCATION**