

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, July 11, 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.

- a. Application No.: 13-0032
- Applicant: Eloise Buker & Robert Cahill
- Owner: Eloise Buker & Robert Cahill
- Location: 720 Grandon Ave.
- Request: The applicant is seeking Architectural Review and approval to allow an existing covered entry on the front (west side) of the principal structure to be replaced with a 14' x 4'9" open porch.

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 07-03-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

2013 0032 V

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 720 Grandon Ave. Zoning District R-6

6. OWNER Eloise Buker + Robert Cahill Phone # 239-1066 or Cell # _____

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

7. Applicant Buker + Cahill E-mail bukereabslu.edu or Cell# 239-1066

Address 720 Grandon / City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance

Change roof line of porch to match roof line of house and extend porch to accommodate new roof-line to a total of 66.5 square feet. Present roof line on porch sticks out (like a shelf) and does not match house or surrounding homes in line and character.

9. Valuation of Project \$ 9,680.00

- 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 Eloise Buker / DATE 6/17/13

Fee: based on valuation	\$ <u>90.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>90.00</u>

PAID

**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 720 Grandon Ave. Zoning District R-6

Lot Width 40.0 ft Depth 127.0 ft Total Area 5080 sq ft

Existing Residence (foot print) 1262 sq ft Garage 360 sq ft

Existing Building Height _____ one-story _____ two-story 1 1/2 story

Proposed Addition (foot print) 66.5 sq ft Height one-story _____ two-story

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

Permitted Lot Coverage 35 % = 1778 sq ft

Lot to be covered 33 % = 1688.5 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 Brian Zinglemann

Contractor/Builder Services Galore (Michael Gupovitz)

Preliminary Review _____

Final Review _____

• **DESCRIPTION OF CHANGES PROPOSED**

Change roof line of porch to match roof line of house and extend porch to accommodate new roof-line. Present roof line on porch sticks out (like a shelf) and does not match house or surrounding homes in line and character.

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

This will improve the street appearance of the home and fit with the Cape Cod style home as well as similar style homes in the area. It will extend the new porch to the present steps so there will be minimal change in the front extension of the porch area. Present area from house to end of porch pillar is 5.3 feet. New porch will be 4.75 inches out from house with present steps & pillar to be placed in the same present location. The porch will extend in front of the house on north side to six inches in from edge of house.

• **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: Same as present roof

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 _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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? Porch overhang

• **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: _____

#20130032 ✓

To: Board of Zoning

From: Eloise Buker and Robert Cahill

Subject: Modify front porch at 720 Grandon Avenue

Date: 6/17/13

Please find enclosed 10 copies of the following:

1. Application filled out for porch modification
2. Photographs of all 4 sides of the home (front and south side, back and north side)
3. Site plan with neighboring homes
4. Present Site plan of property
5. Proposed site plan for modified porch
6. Floor plan for modification of porch exterior which shows existing home structure
With a drawing showing vertical view of changes (done by Brian Zinglemann)
7. Note: No landscape change is planned except removal of bushes to expand porch width,
remaining rock accents, trees, grass will remain the same.

We altered the porch in 2007 but the alteration included a straight shelf like roof to the porch cover. This does not look right to us so we wish to change the roof line to conform to other similar porches in the neighborhood which will also result in extending the width of the porch. The roof line will then have a peak which echoes the present Cape Cod style roof line.

The porch will not extend further toward the street than it does presently. The steps will extend 15 inches further than presently constructed. The distance from the present porch end to the public walk in front of our home is 29 ¼ feet. Our builder will be Services Galore, Michael Gurevitz.



020-002054-00 03/29/2010

720 Grandon Ave. Bexley (Eloise Buker & Robert Cahill)



House front and north side, Porch will be in front of window and door and extend out to where the pillar is presently shown. It will not go all the way to the houses north edge. The tree will remain.



Back of house.

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MAP(GIS)

Parcel Info

Parcel ID: **020-002054-00** Map Routing Number: **020-N022 -089-00** Owner: **BUKER ELOISE A, CAHILL ROBERT S** Location: **720 GRANDON AV**
Click owner name for additional records

- 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

Zoom  N

 OUT
 Move 
 Current Map: 167 x 127

Click to view map using:



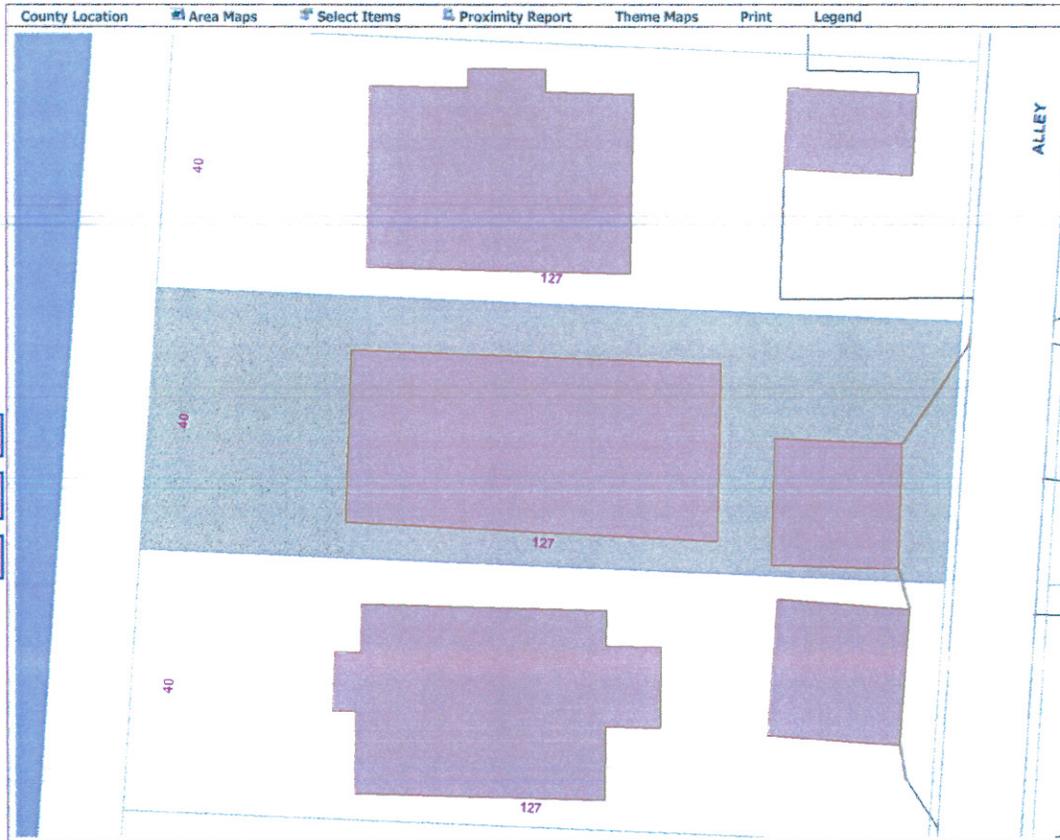



Image Date: Wed Jun 05 14:35:54 EDT 2013 Ortho Photographs taken in 2013

The closest fire station from the center of this map is 4435 feet away.
 Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 21	4435 feet
Columbus Station 15	1.3 miles
Columbus Station 20	2.1 miles

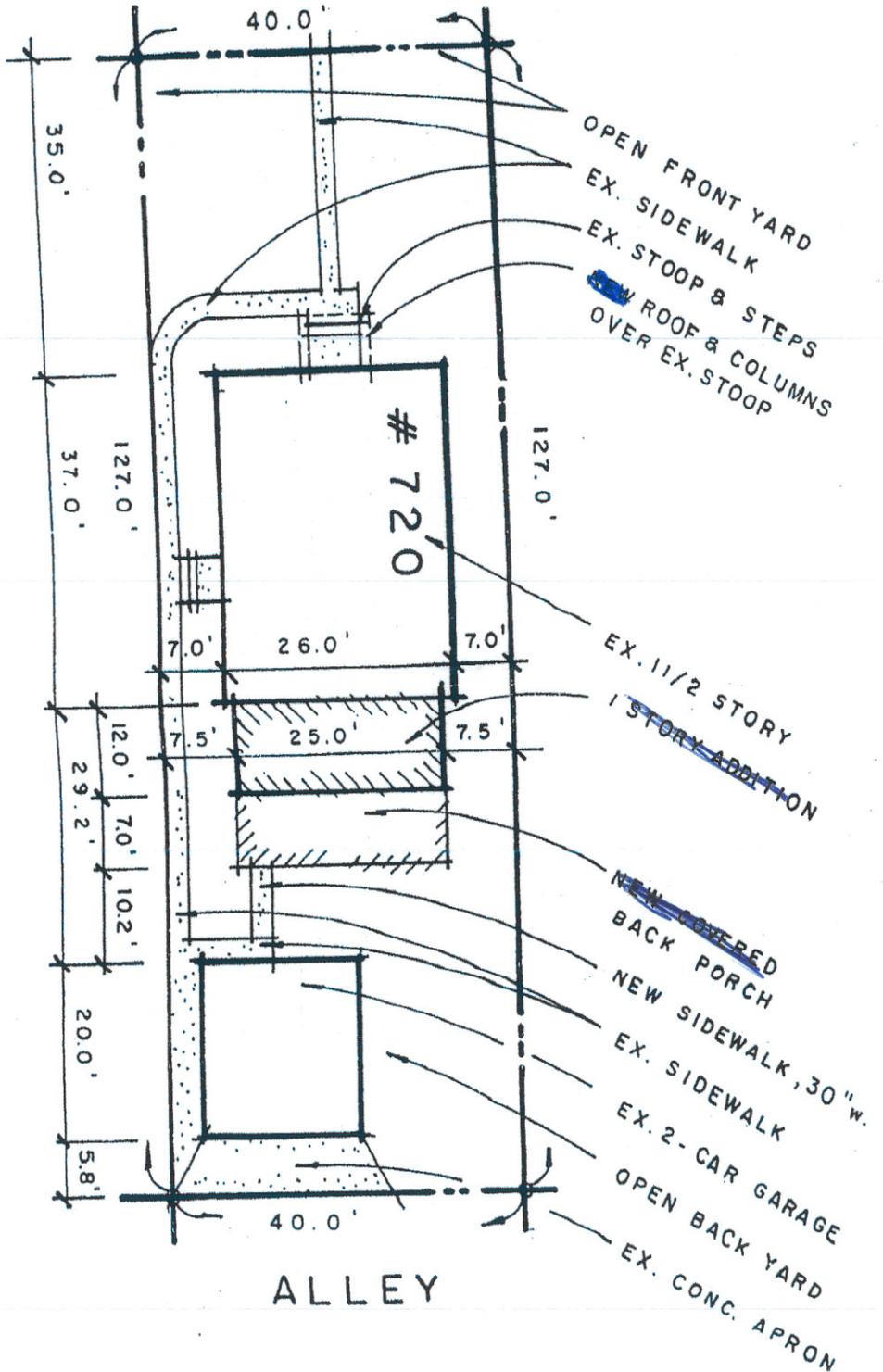
[County Recorder Documents](#)

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.

	Parcel ID: 020-002054-00 Owner: BUKER ELOISE A CAHILL, ROBERT S Location: 720 GRANDON AV Sale Amt: \$0
	Parcel ID: 020-002062-00 Owner: HARBOLD EDNA E TR Location: 724 GRANDON AV Sale Amt: \$0

Existing

GRANDON AVENUE



SITE PLAN
SCALE : 1" = 20'.0"



Present Site

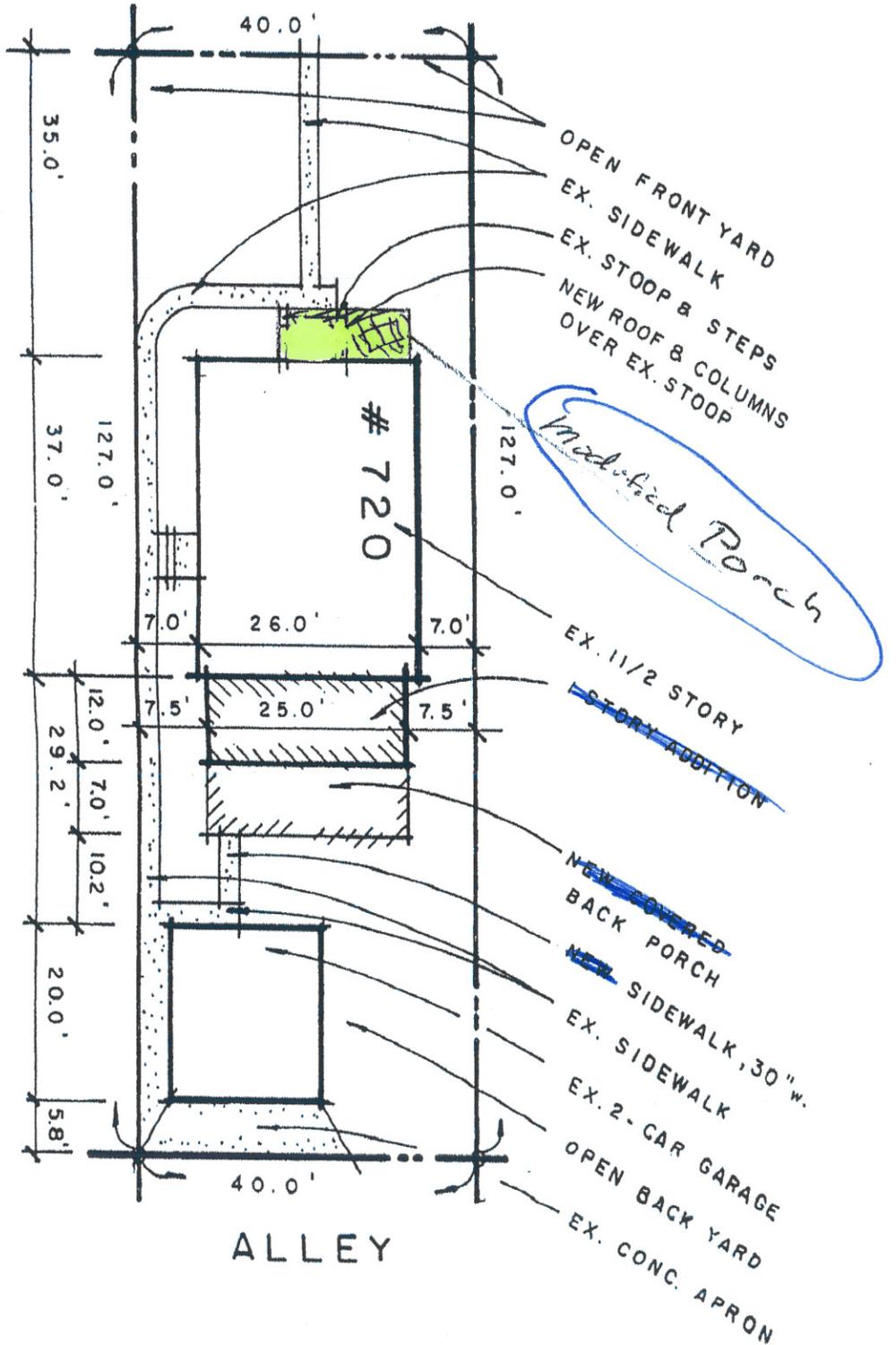


CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

Proposed

GRANDON AVENUE



SITE PLAN

SCALE : 1" = 20' . 0 "



Proposed
Porch Modification



2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

7' 0"
15' 0"

6.0"
15" 4-9"

← EX. OPEN FRONT YARD →

⊙ EX. TREE

14.0"

EX. WALK, FLAGSTONE →

DN 2R ←

NEW PORCH

NEW STEP

DN 1R. ←

EX. WINDOW

LIVING ROOM

EX. DOOR

EX. LIGHT POST →

EX. WALK, FLAGSTONE →

← EX. OPEN FRONT YARD →

GRASS/PLANTER

EX. WINDOW

DINING ROOM

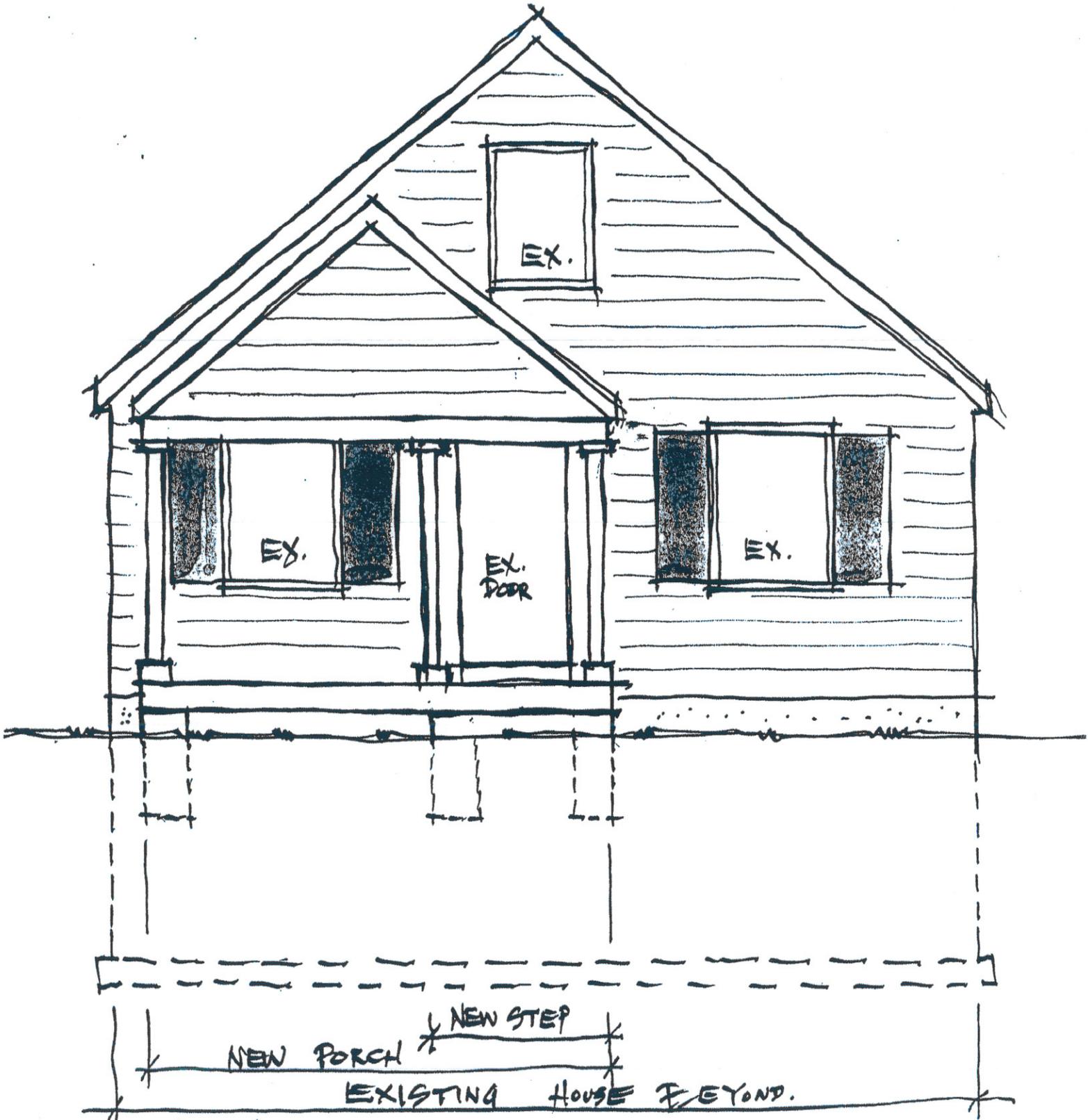
CONC. WALK.

Eloise Bukes
720 Grandon Ave

APR 15 2013

PRELIMINARY

Brian Zingelmann
Architect
261 Garden Road
Columbus, OH 43214



720 Grand
 (Elvira Baker)
 PRELIMINARY

APR 15 2013

Proximity Report Results

6531676/2002868

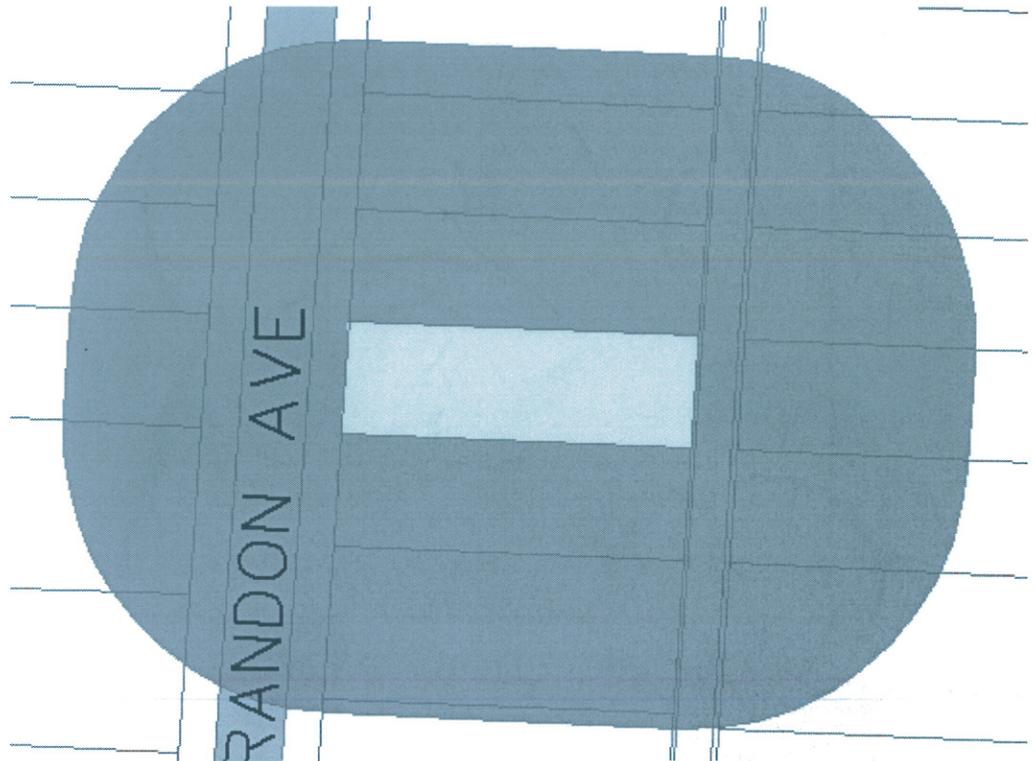
The selection distance was **100 feet**.The selected parcel was **020-002054**.To view a table showing the **19 parcels** within the displayed proximity, scroll down. [Get Report](#) [Print Window](#) [Back to Proximity Report](#)

Image Date: Tue Jun 18 10:49:13 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 **E**d*i*t **C**o*p*y from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-002947	BAE INVESTMENTS LLC	717 GRANDON AV ✓
020-000373	BELLAMY MAUREEN G	701 GRANDON AV ✓
020-002054	BUKER ELOISE A CAHILL ROBERT S	720 GRANDON AV ✓
020-001858	BURLEY DOUGLAS A & NANCY L	723 GRANDON AV ✓
020-001816	CUNNINGHAM HEATHER L	707 CHELSEA AV ✓
020-004463	DALY MICHAEL J & CARMEN R CORDOVA	733 GRANDON AV ✓
020-002742	EBERSBACH KATHLEEN F	715 CHELSEA AV ✓
020-002062	HARBOLD EDNA E TR	724 GRANDON AV ✓
020-002741	HUTCHINSON RICHARD L TR HUTCHINSON	721 CHELSEA AV ✓
020-001227	LERI JORDAN D JORDAN STEPHEN II	727 CHELSEA AV ✓
020-002948	MARTIN NANCY	713 GRANDON AV ✓
020-001248	MAUK SUSAN R SU-TR	GRANDON AV (700) ✓
020-001931	MUNSELL MICHAEL D MUNSELL JOANN	740 GRANDON AV ✓
020-002950	PEREL PEARL TR PEREL MEL TR	716 GRANDON AV ✓
020-003015	PETZINGER KARL PETZINGER PRISCILLA	705 GRANDON AV ✓
020-002966	PETZINGER KARL W PETZINGER PRISCILL	
020-002951	WASSERSTROM LESLIE K	730 GRANDON AV ✓
020-002967	WEBER RICHARD F WEBER BARBARA P	733 CHELSEA AV ✓
020-001954	ZIEGLER MARC E	718 GRANDON AV ✓

Property Report

Generated on 06/20/13 at 08:01:56 AM

Parcel ID
020-002054-00

Map Routing No
020-N022 -089-00

Card No
1

Location
720 GRANDON AV

GIS



Disclaimer

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