

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.: 13-0034
Applicant: Fred Ritchey
Owner: Bill & Mary Jane Kleven
Location: 208 S. Remington Rd.
Request: The applicant is seeking Architectural Review and approval to allow a one story addition to the rear (east side) of the principal structure, and modifications to the existing 2nd floor dormers on the front of the principal structure.

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

13-0034

Application Number 20131452

✓

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 208 S Remington Zoning District _____

6. OWNER Bill + Mary Jane Kleeven Phone # _____ or Cell # 301 659 3813

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

7. Applicant Fred Ritchey E-mail Ritchey.cust@att.com Phone # 331-1668 or Cell# 205-2390

Address 2615 E Main /City, State, Zip Bexley, Oh 43207

8. Brief Description of Request and/or Variance Addition + Decks

9. Valuation of Project \$ 90000⁰⁰

- 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 6/20/13

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>130</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 208 S Remington Zoning District R-6
Lot Width 43' ft Depth 142' ft Total Area 1501 sq ft
Existing Residence (foot print) 912 sq ft Garage 467 sq ft
Existing Building Height 17'6" one-story 22'6" two-story
Proposed Addition (foot print) 471 sq ft 17'6" Height one-story _____ two-story
Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story
Permitted Lot Coverage 35 % = _____ sq ft
Lot to be covered 33.65 % = 2,055 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 Jeff Suter
Contractor/Builder Ritchey Const. Inc
Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Addition

• 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: Match Existing
- 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 Tru Star /Style Fiberglass Color White

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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: PC Painted Bud Wall

4. Proposed NEW Window Trim: Match ex. Allium

5. Trim: Color(s): white

** 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 _____

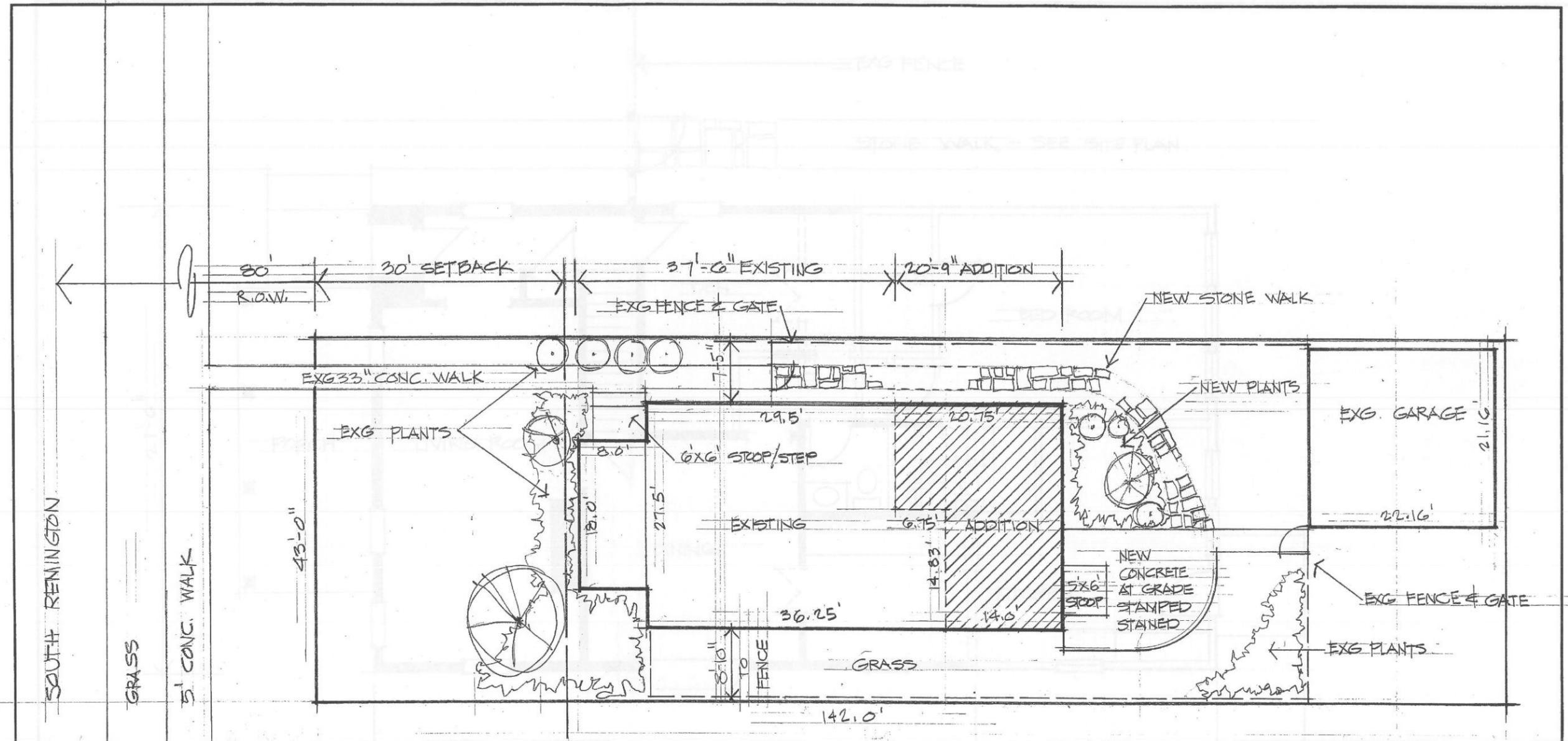
4. Proposed Railing Materials
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

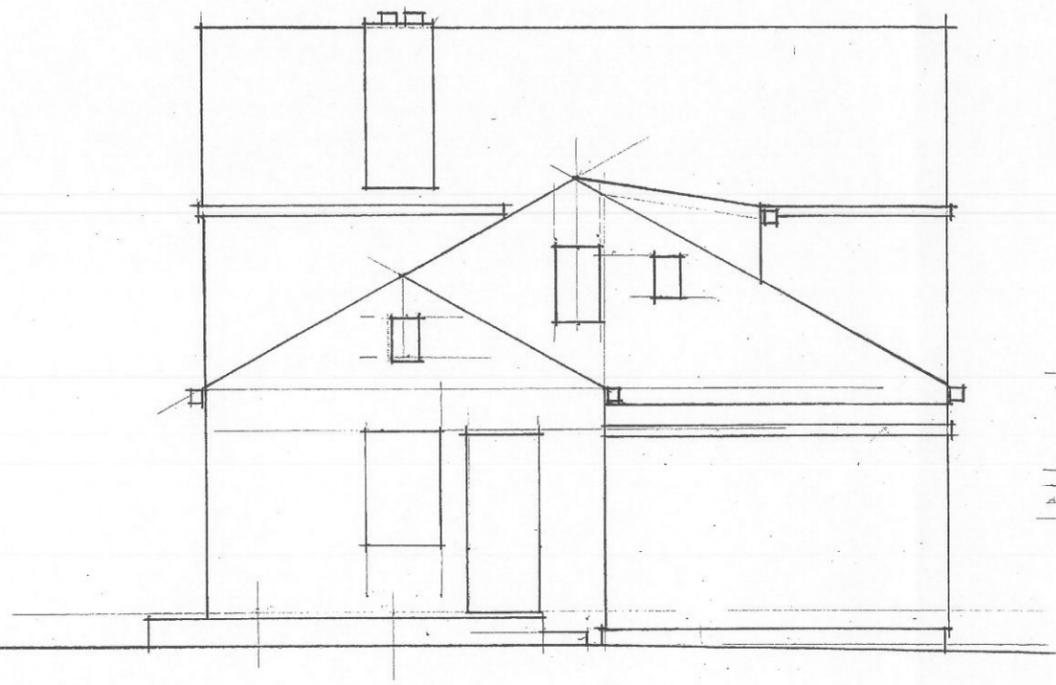


LOT COVERAGE:

- 36 SF - FRONT STEP AND STOOP
 - 30 SF - REAR STOOP
 - 144 SF - FRONT PORCH
 - 912 SF - EXISTING HOUSE
 - 471 SF - ADDITION
 - 467 SF - GARAGE
- 2055 SF TOTAL / 6106 SF LOT AREA = 33.65% COVERAGE

SITE PLAN - 1/8" = 1'-0"

KLEVEN RESIDENCE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 6.19.13		REVISED:
200 S. REMINGTON - BEXLEY - OHIO		
		DRAWING NUMBER: 1



VIEW OF EXISTING



EAST SIDE (REAR) 1/4" = 1'-0"

KLEVEN RESIDENCE		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
208 S. REMINGTON - BEXLEY - OHIO		
		DRAWING NUMBER
		5,