

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.: 13-0035
- Applicant: Charlie Troyer
- Owner: John & Carolyn Jones
- Location: 896 Vernon Rd.
- Request: The applicant is seeking Architectural Review and approval to allow an existing enclosed porch at the rear of the principal structure to be converted to living space.

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

Application Number 2013 0035V

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 896 VERNON RD, BEXLEY, OH 43209 Zoning District R-6

6. OWNER JOHN AND CAROLYN JONES Phone # _____ or Cell # 614 517 7030
* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant CHARLIE TROYER E-mail charlietroyer@gmail.com Phone # 614 5605449 or Cell# _____
Address 297 CHARMING CROSS ST / City, State, Zip GALLOWAY, OH 43119

8. Brief Description of Request and/or Variance REPLACEMENT OF ALUMINUM PANELS AND GLASS WITH VINYL WINDOWS AND ALUMINUM SIDING TO MATCH EXISTING.

9. Valuation of Project \$ 7,200.00

PAID

- 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 Charlie Troyer / DATE 6/20/13

Fee: based on valuation	\$	_____
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>90</u>

**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 896 VERNON RD BEHELY, OH 43209 Zoning District 020

Lot Width 40 ft Depth 135 ft Total Area 5,400 sq ft

Existing Residence (foot print) 816 sq ft Garage 360 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) N/A sq ft _____ Height _____ one-story _____ two-story

Proposed Garage N/A sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 1,890 sq ft

Lot to be covered 21.8 % = 1,176 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 BRENDA PARKER, ARCHITECT

Contractor/Builder TROYER HOME MAINTENANCE, LLC

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED REMOVE EXISTING ALUMINUM PANEL AND GLASS PORCH WALL IN FILL. REPLACE WITH WINDOWS AND SIDING TO MATCH EXISTING

• 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: JELD-WEN

4. New Window Style, Material & Color: DBL HUNG AND AWNING, VINYL, WHITE
TO MATCH EXISTING

• **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 _____
(✓)	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
(✓)	(✓)	Aluminum Siding <u>SELL-EREN BUILDING PRODUCTS, DAL 4, WHITE</u>
()	()	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: N/A

4. Proposed NEW Window Trim: ALUMINUM CLAD

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: _____



- [Auditor Home](#)
 - [Real Estate Home](#)
 - [Search](#)
 - [Specialty Maps](#)
 - [Auditor Services](#)
 - [Contact Us](#)
- [On-Line Tools](#)

MAP(GIS)

Parcel Info

Parcel ID: **020-002552-00** Map Routing Number: **020-N021 -042-00** Owner: **JONES JOHN P. JONES CAROLYN** Location: **896 VERNON RD**
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



Current Map: 408' x 300'

Click to view map using:

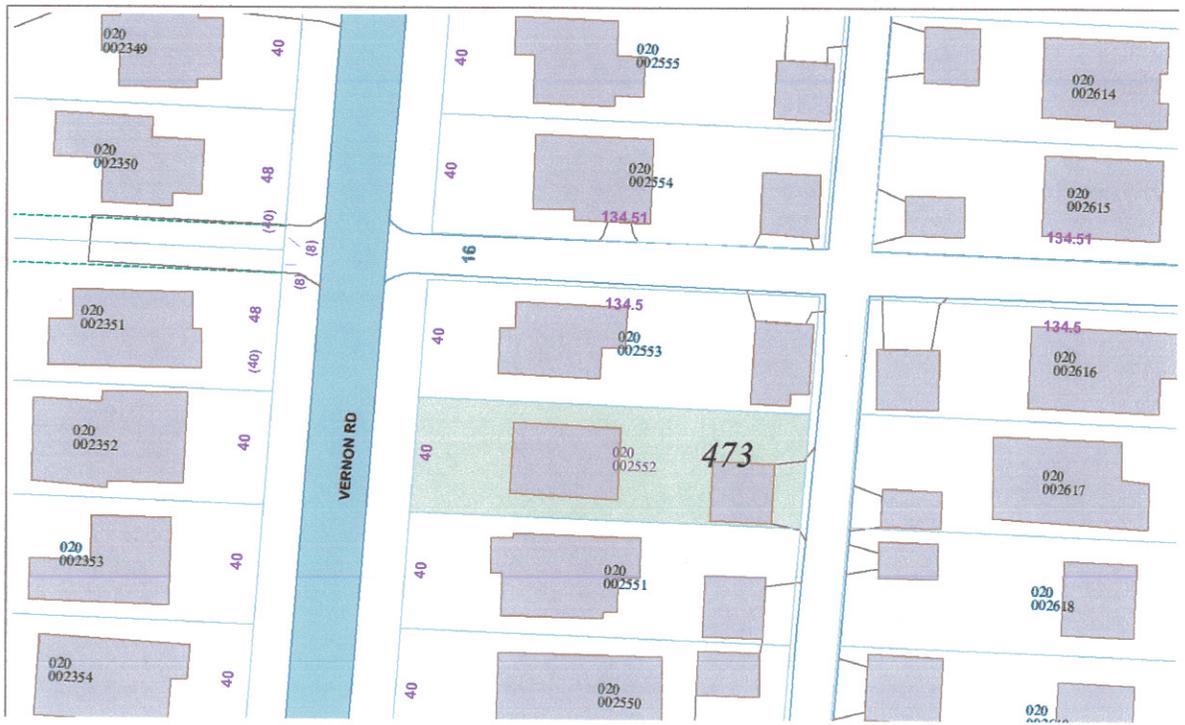


- [County Location](#)
- [Area Maps](#)
- [Select Items](#)
- [Proximity Report](#)
- [Theme Maps](#)
- [Print](#)
- [Legend](#)

Pay Real Estate Taxes Here



Data updated on: 2013-06-20 07:29:07





896 Vernon Road
Front Photograph



896 Vernon Road
Rear Photograph



896 Vernon Road
North Photograph

Code: 2013 Ohio Residential Code

Dwelling Units: Single-family residence

Area Renovated: 80 sf

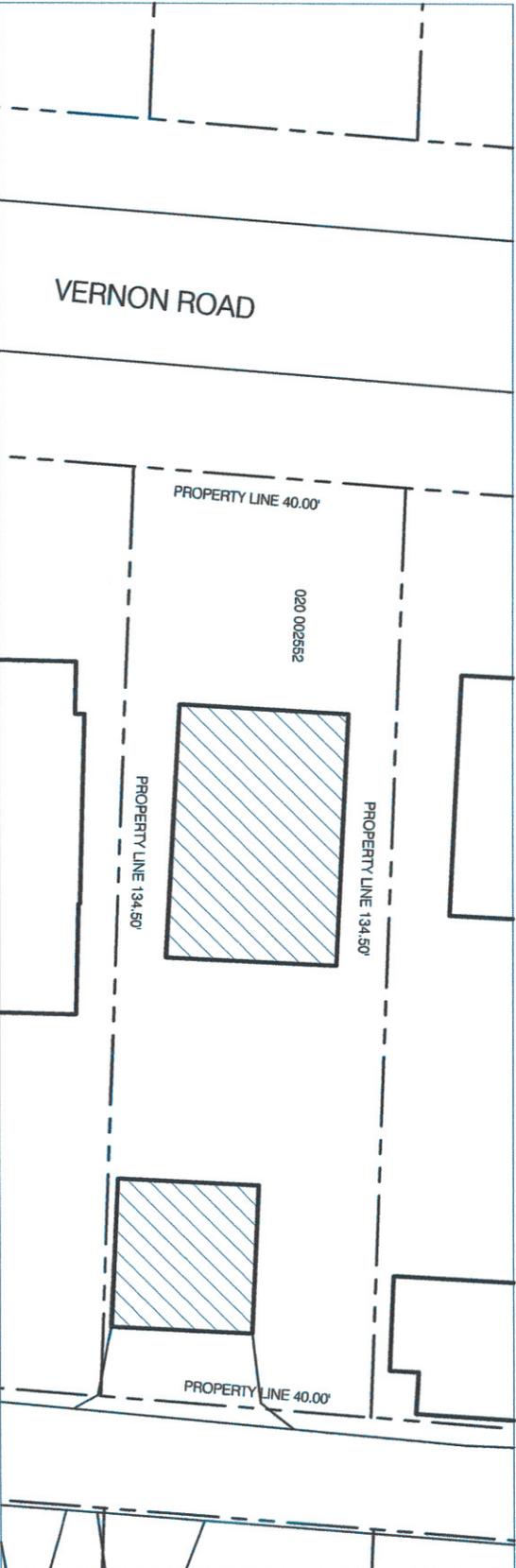
Scope of Work: Work consists of removing aluminum sunroom enclosure and replacing with new wood framing construction.

Vicinity: 896 Vernon Road
Bexley, Ohio 43209



Sheet Index:

- A1.0 Site Plan
- A2.0 Demo Plans & Elevations
- A3.0 Plan & Elevations
- A4.0 Wall Sections
- A4.1 Wall Sections



A SITE PLAN SCALE: 1/16" = 1'-0"

THE JONES RESIDENCE

896 VERNON ROAD
BEXLEY, OHIO 43209

PERMIT

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

PROJECT NO.:

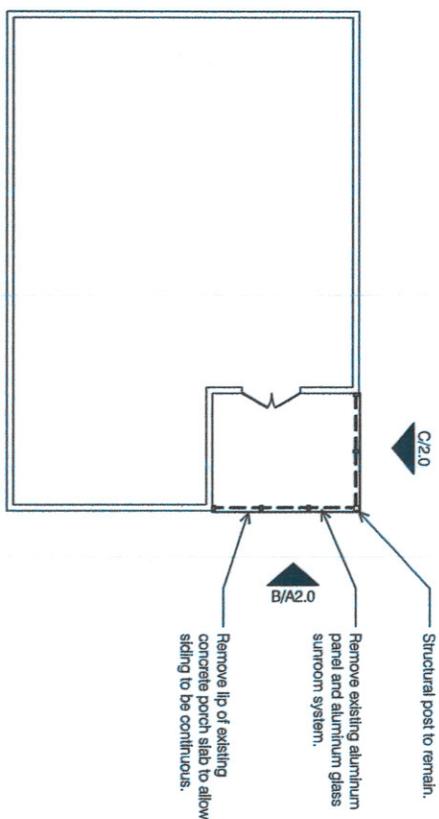
DATE:

May 20, 2013

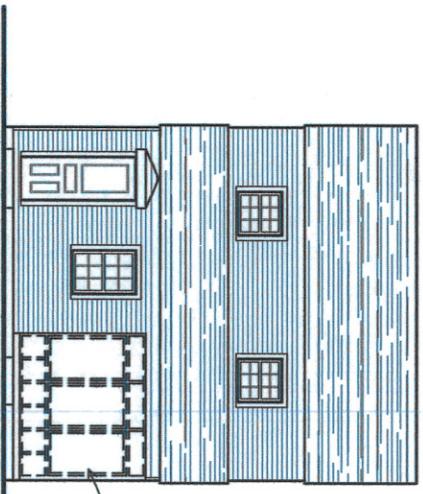
SHEET NO.:

SITE PLAN

A1.0

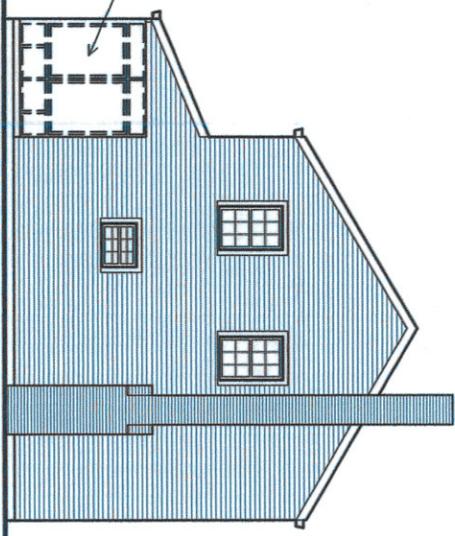


A DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



B EAST DEMO ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

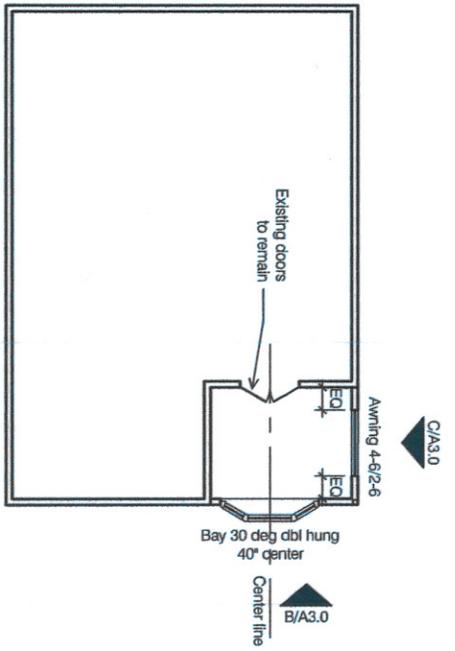
Remove existing aluminum panel and aluminum glass sunroom system. Structural framing to remain.



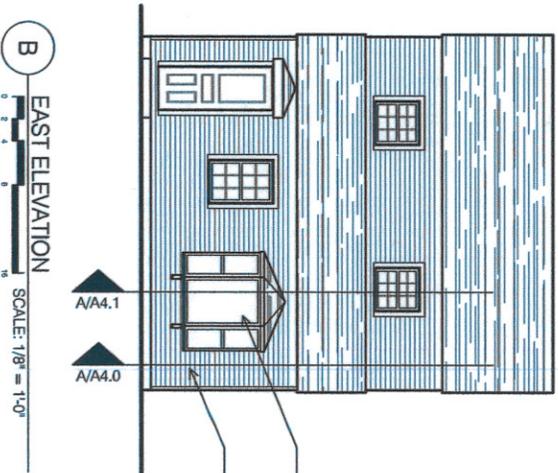
C NORTH DEMO ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

THE JONES RESIDENCE
896 VERNON ROAD
BEXLEY, OHIO 43209

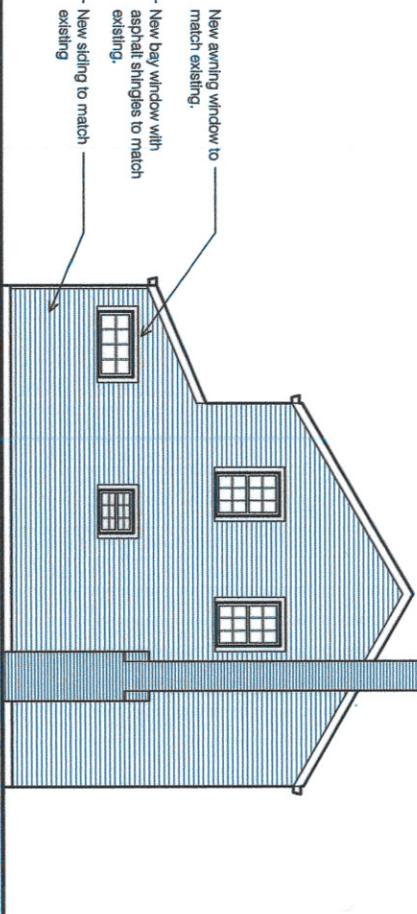
PERMIT
SCALE: 1/8" = 1'-0"
PROJECT NO.:
DATE: May 20, 2013
SHEET NO. A2.0



A FLOOR PLAN
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



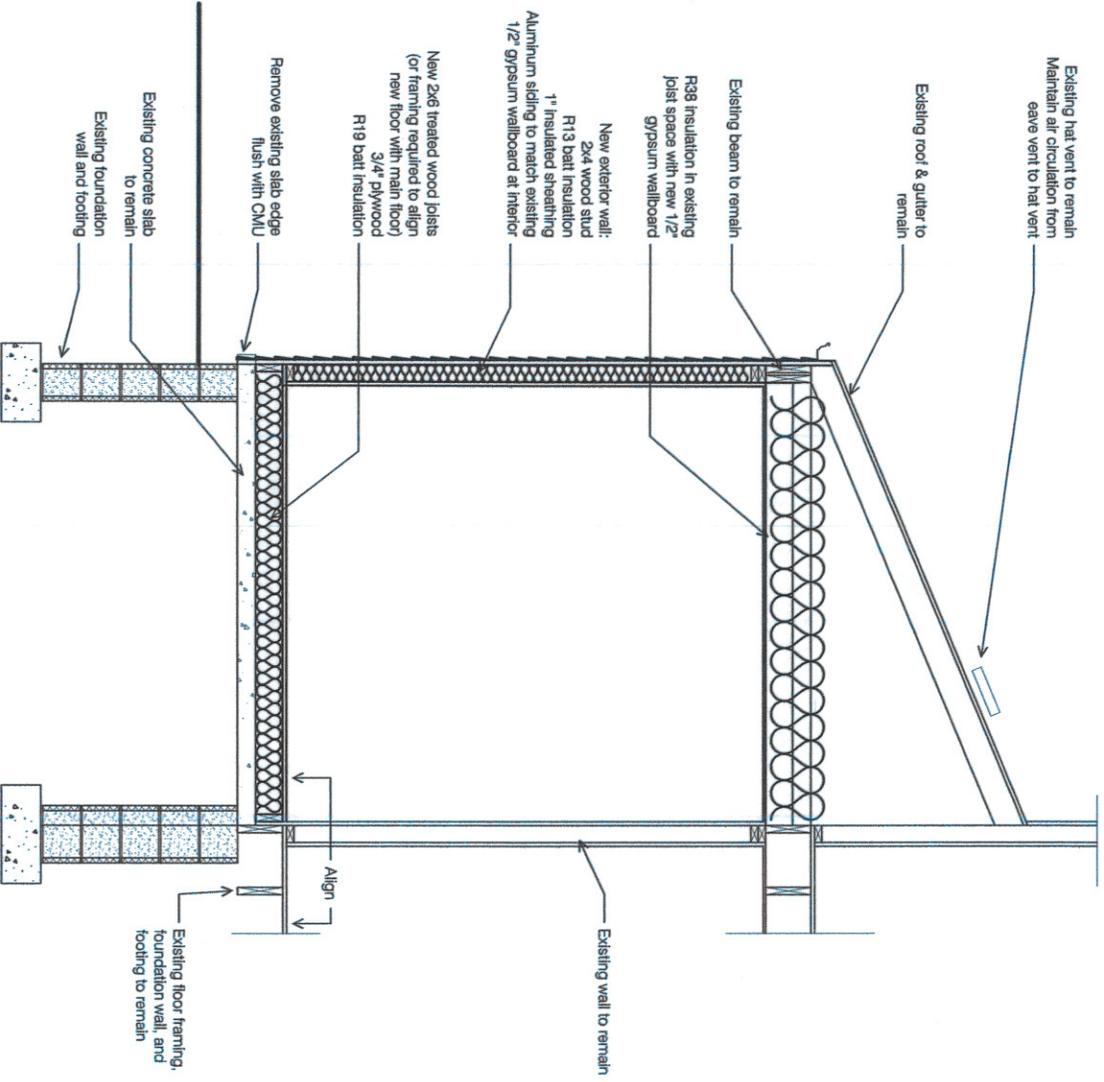
C NORTH ELEVATION
SCALE: 1/8" = 1'-0"

THE JONES RESIDENCE
896 VERNON ROAD
BEXLEY, OHIO 43209

PERMIT
SCALE:
1/8" = 1'-0"
PROJECT NO.:

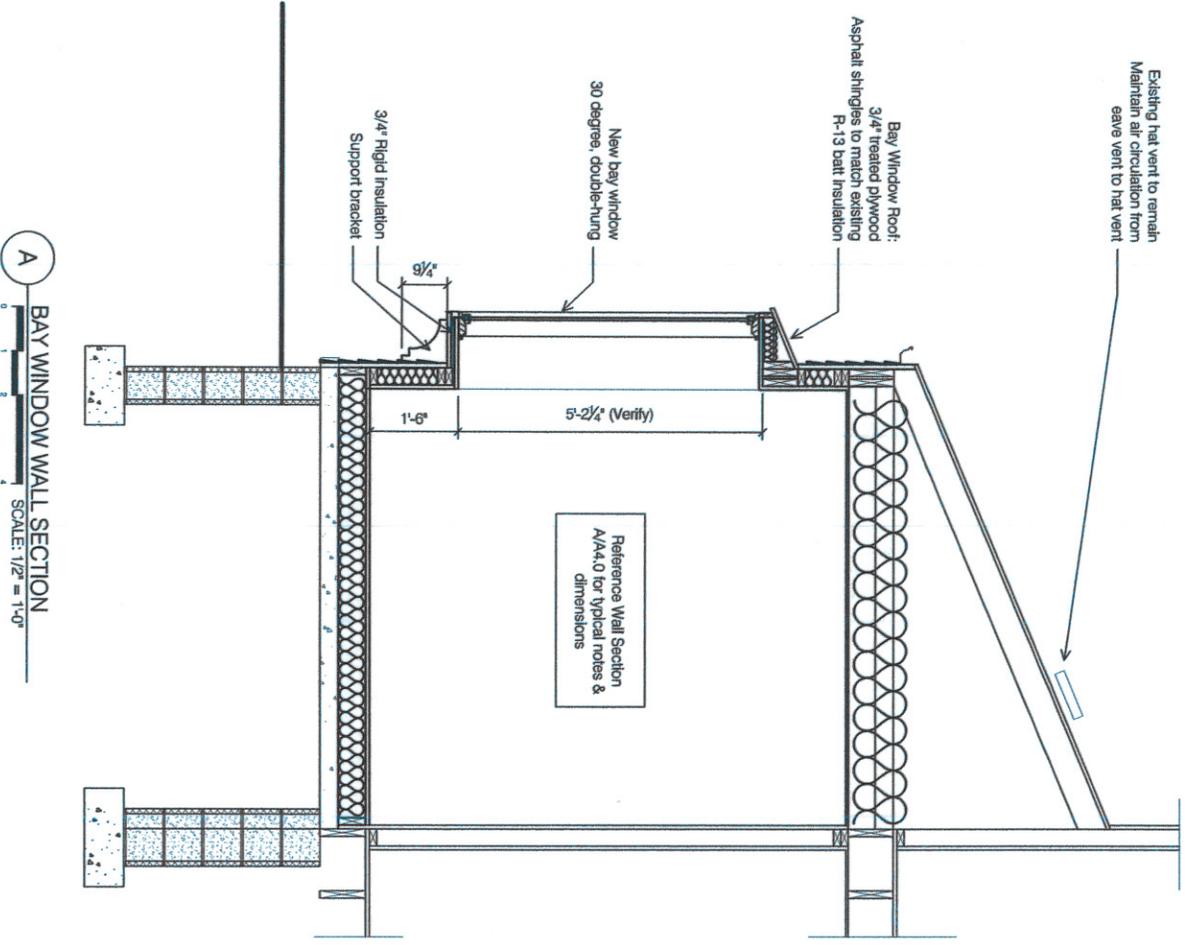
DATE:
May 20, 2013
SHEET NO.:

A3.0



A TYPICAL WALL SECTION
 SCALE: 1/2" = 1'-0"

THE JONES RESIDENCE	
896 VERNON ROAD BEXLEY, OHIO 43209	
PERMIT	
SCALE: 1/8" = 1'-0"	
PROJECT NO.:	
DATE: May 20, 2013	
SHEET NO.:	
WALL SECTIONS	
A4.0	



A
BAY WINDOW WALL SECTION
 SCALE: 1/2" = 1'-0"

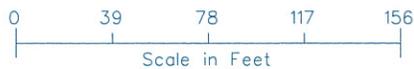
THE JONES RESIDENCE
 896 VERNON ROAD
 BEXLEY, OHIO 43209

PERMIT
SCALE: 1/8" = 1'-0"
PROJECT NO.:
DATE: May 20, 2013
SHEET NO.:
A4.1
WALL SECTIONS



Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE



JUN 25, 2013 8:28