

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.: 13-0036
Applicant: Pete Foster Residential Design, LLC
Owner: Mr. P. Chahine & Mrs. E. Salamy
Location: 269 Ashbourne Place.
Request: The applicant is seeking Architectural Review and approval to allow the following: 1) a 2-story addition to the rear of the existing home, at the southwest portion of the property; 2) a 1-story screen porch addition to the rear of the principal structure at the northwest portion of the property; and 3) a new covered front porch. **The applicant is also seeking a variance from Bexley Code Section 1252.03(c) which requires a 30 percent of the lot depth rear yard setback and a 12' side yard setback, to allow the northern addition to be constructed 10.6' from the north side property line and encroach 3.5' into the rear yard setback and allow the southern addition to be constructed 10' from the south side property line and encroach 4.5' into the rear yard setback.**

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 20130036
20130036
city

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 269 ASHBOURNE PLACE Zoning District R13

6. OWNER MR. P. CHAHINE / MRS. L. SALAMY Phone # _____ or Cell # _____

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

7. Applicant PRITHI FOSTER E-mail fofster-resides@excite.com Phone # 238.9510 or Cell# _____
RESIDENTIAL DESIGN, LLC
Address 2414 E. MAIN ST. / City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance 1) NEW 2 STORY ADDITION TO THE WEST OF THE EXISTING HOME THAT PROJECTS BEYOND BOTH THE REAR & SIDEYARD SETBACKS AT THE SOUTHWEST PORTION OF THE PROPERTY. 2) NEW 1 STORY SCREEN PORCH THAT PROJECTS INTO THE NORTHERN SIDEYARD SETBACK. 3) NEW COVERED FRONT PORCH

9. Valuation of Project \$ 120,000

- 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 _____ / DATE 6/19/20

| | |
|-------------------------|-------------------------|
| Fee: based on valuation | \$ <u>145.00</u> |
| Fee: based on variance | \$ <u>100.00</u> |
| Other | \$ _____ |
| TOTAL FEE DUE | \$ <u>245.00</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 269 ASHBOURNE PLACK Zoning District R.3

Lot Width 178.9 ft Depth 146.8 ft Total Area 6,247.88 sq ft

Existing Residence (foot print) 2113 sq ft Garage _____ sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 451 sq ft Height _____ one-story _____ two-story

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

Permitted Lot Coverage 25 % = 4061.97 sq ft

Lot to be covered 15 % = 2564 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 PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review _____

Final Review

• DESCRIPTION OF CHANGES PROPOSED
① NEW 2 STORY ADDITION TO THE WEST OF THE EXISTING HOME THAT PROJECTS BEYOND BOTH THE REAR & SIDEYARD SETBACKS AT THE SOUTHWEST PORTION OF THE PROPERTY.
② NEW 1 STORY SCREEN PORCH ADDITION THAT PROJECTS INTO THE NORTHERN SIDEYARD SETBACK.

③ NEW COVERED FRONT PORCH.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED
- ODD SHAPED LOT CREATES A RESTRICTED "BUILDABLE AREA" TO REAR OF THE PROPERTY.

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: CERTAINTEKD

3. New Roofing Type, Style & Color: MATCH EXISTING

• **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: MARVIN
4. New Window Style, Material & Color: 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 ^① INSULATED METAL / Style FULL GLASS Color MATCH EXIST.
^② WOOD SCREEN

• **EXTERIOR WALL FINISHES**

| TYPE | | Manufacture, Style, Color |
|---|---|--|
| Existing | Proposed | |
| () | () | Natural Stone _____ |
| () | () | Cultured Stone _____ |
| () | () | Brick _____ |
| () | () | Mortar _____ |
| () | () | Stucco _____ |
| () | () | Wood Shingle _____ |
| (<input checked="" type="checkbox"/>) | () | Wood Siding _____ |
| () | () | Vinyl Siding _____ |
| () | () | Aluminum Siding _____ |
| () | (<input checked="" type="checkbox"/>) | Other <u>JAMES HARDI - TO MATCH EXIST.</u> |

• **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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXIST

5. Trim: Color(s): MATCH EXIST.

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

N/A

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 _____

N/A

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

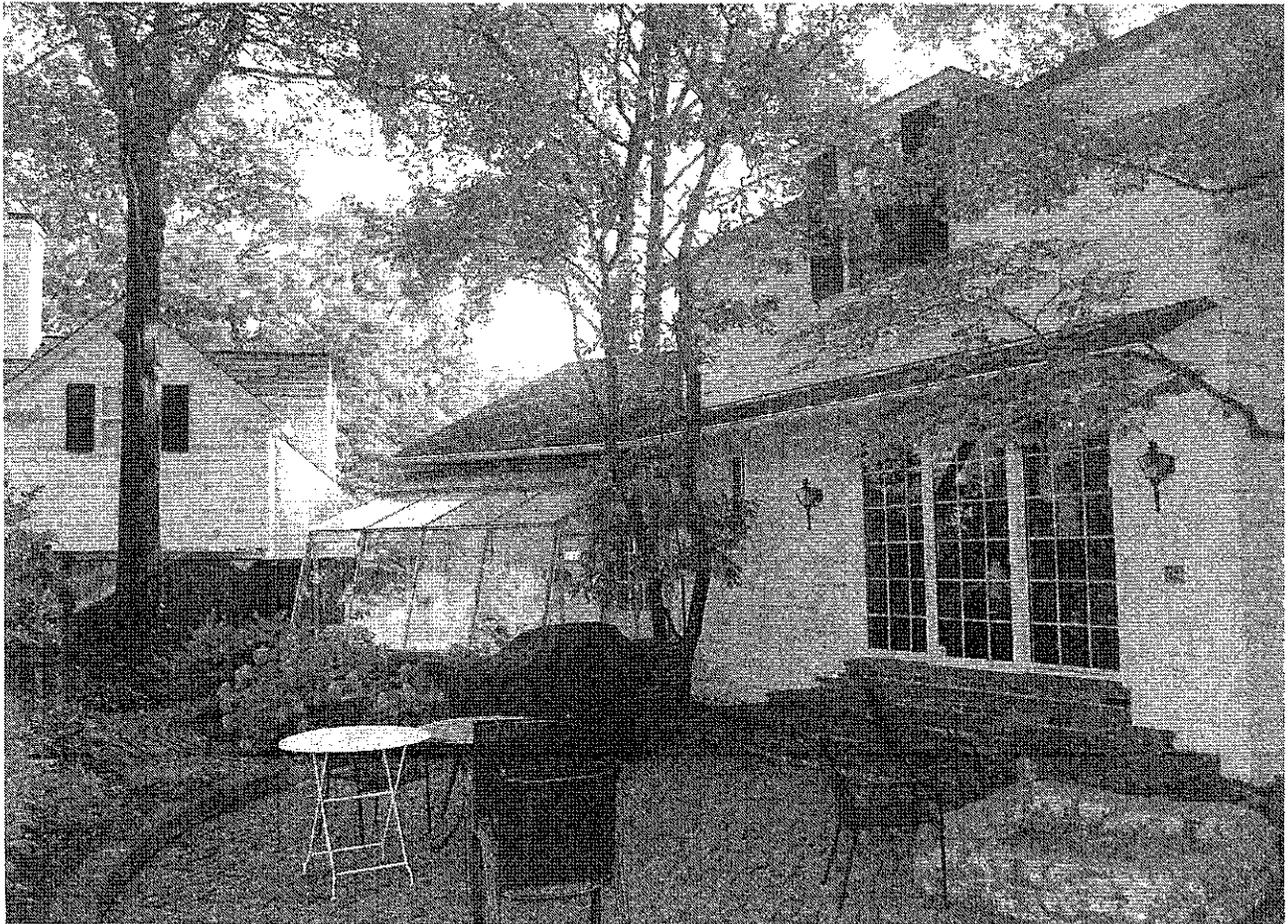
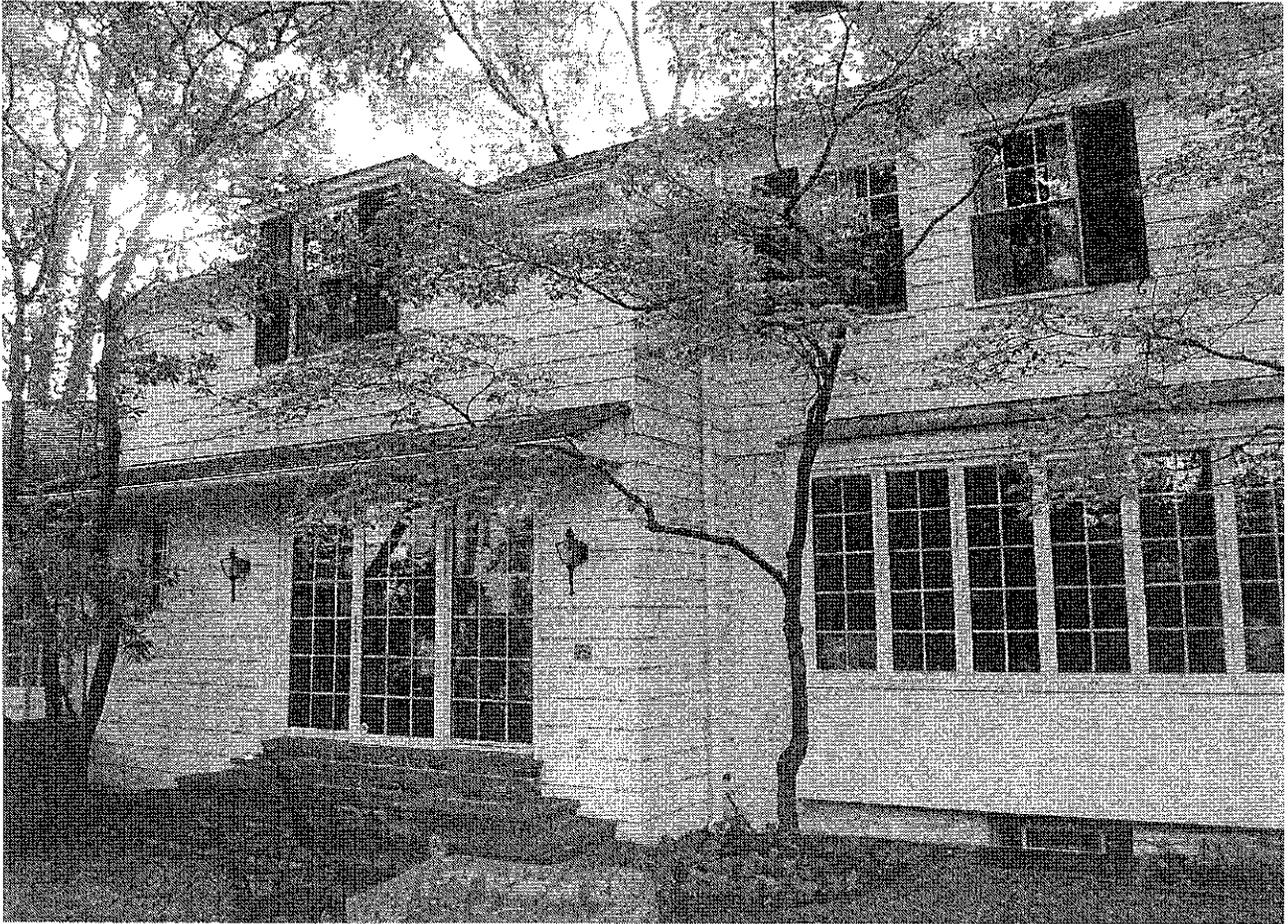
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

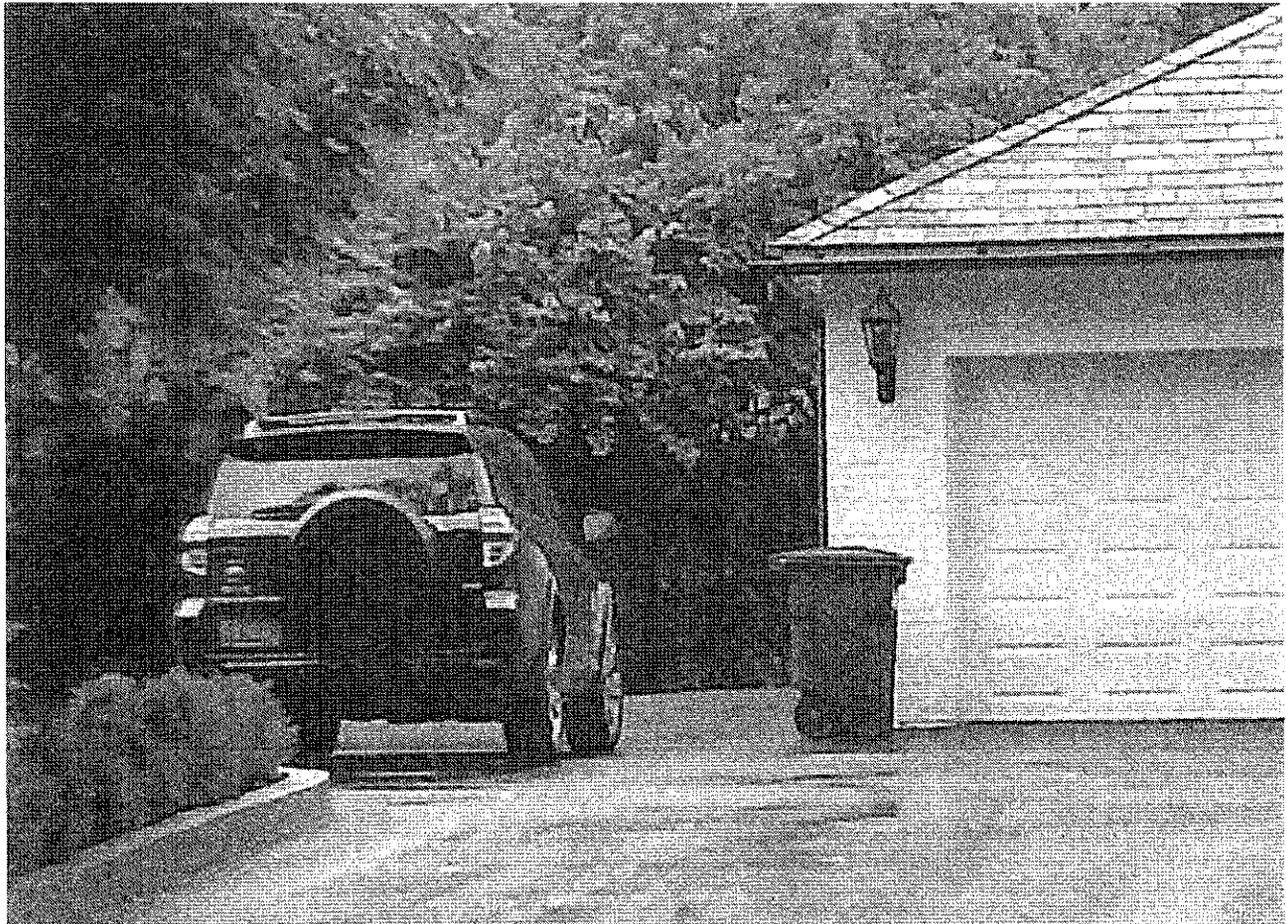
Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____







Proximity Report Results

7802428/7029418

The selection distance was **75 feet**.

The selected parcel was **020-001616**.

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

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

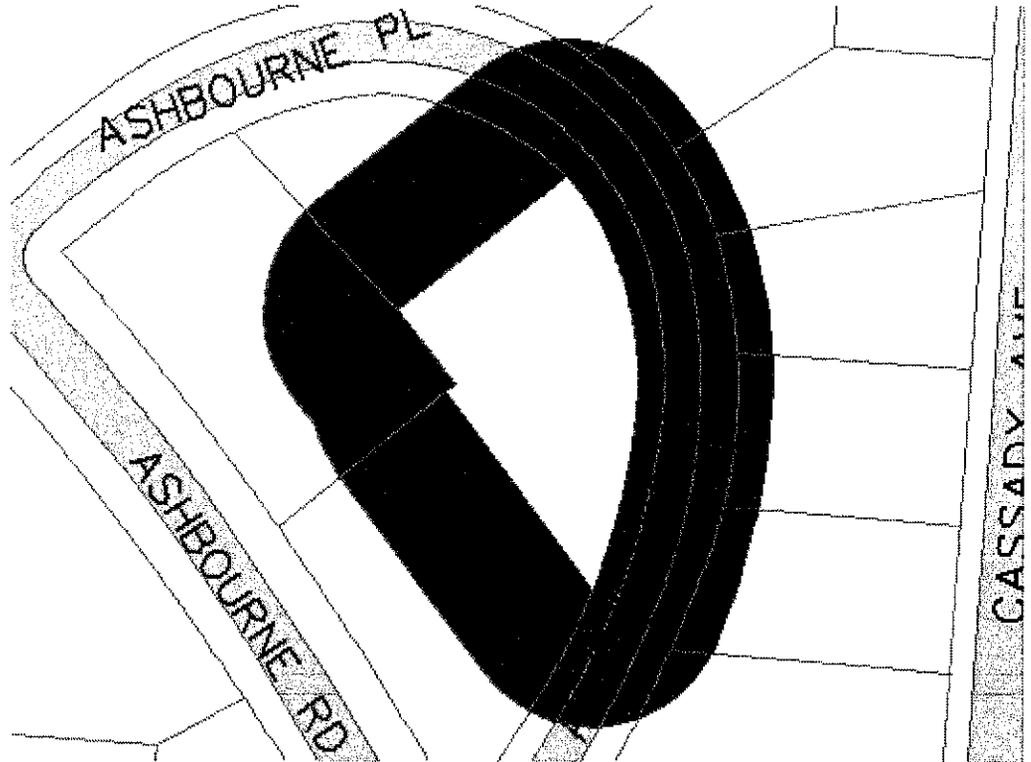


Image Date: Mon Jun 24 11:15:28 2013

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 |
|------------|-------------------------------------|--------------------|
| 020-001614 | ARNDT RANDALL S | 272 ASHBOURNE RD ✓ |
| 020-001576 | BRANDT ADAM K BRANDT ELEANOR A | 246 ASHBOURNE PL ✓ |
| 020-001616 | CHAHINE PHILIPPE TR SALAMY ELIZABET | 269 ASHBOURNE PL ✓ |
| 020-001571 | GROEBER JOHN A TR | 276 ASHBOURNE PL ✓ |
| 020-001577 | GUREVITZ LUANN TR GUREVITZ MICHAEL | 240 ASHBOURNE PL ✓ |
| 020-001573 | HORN BENJAMIN J HORN LISA G | 268 ASHBOURNE PL ✓ |
| 020-001575 | LACROIX MELISSA M | 254 ASHBOURNE PL ✓ |
| 020-001615 | MCDERMOTT BRYAN A MCDERMOTT CARRIE | 275 ASHBOURNE PL ✓ |
| 020-001574 | MERKEL GLORIA G & JAMES M CO-TRS | 262 ASHBOURNE PL ✓ |
| 020-001570 | MURRAY DEBORAH D | 282 ASHBOURNE PL ✓ |
| 020-001617 | POMPILI VINCENT J POMPILI SUZANNE W | 250 ASHBOURNE RD ✓ |

