

**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.: 13-0037
- Applicant: Pete Foster Residential Design, LLC
- Owner: Mr. & Mrs. William Avoli
- Location: 2474 Elm Ave.
- Request: The applicant is seeking Architectural Review and approval to allow new 2-story addition to the rear (north side) of the existing 2-story 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

Application Number 20130037

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 2474 ELM AVE      Zoning District R-6

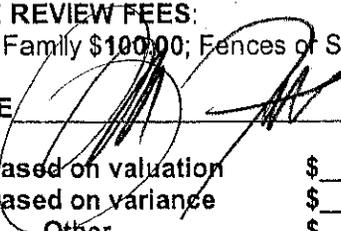
6. OWNER MR. & MRS. WILLIAM AVOLI      Phone # 237.2669 or Cell # \_\_\_\_\_  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant PETE FOSTER      E-mail fooster-resdes@excite.com      Phone # 238.9510 or Cell# \_\_\_\_\_  
Address 2414 E. MAIN ST.      City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance NEW 2 STORY ADDITION TO THE NORTH ELEVATION OF EXISTING 2 STORY RESIDENCE.

9. Valuation of Project \$ 100,000.00

- 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  / DATE 6/19/2013

Fee: based on valuation	\$ <u>135.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
<b>TOTAL FEE DUE</b>	\$ _____

\*\*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 2474 ELIM AVE Zoning District R.6

Lot Width 50 ft Depth 121.7 ft Total Area 6085 sq ft

Existing Residence (foot print) 1024.8 sq ft Garage 400 sq ft

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

Proposed Addition (foot print) 403 sq ft Height \_\_\_\_\_ one-story  two-story

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

Permitted Lot Coverage 35 % = 2129.75 sq ft

Lot to be covered 30 % = 1827.8 sq ft ←  $1024.8 + 400 + 403 =$

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 STONE PILLARS (RYAN SKELDON)

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

• DESCRIPTION OF CHANGES PROPOSED NEW 2 STORY ADDITION TO THE NORTH ELEVATION OF THE EXISTING RESIDENCE.

• 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: CELPAINTECO
- 3. New Roofing Type, Style & Color: SLATELINK

• **WINDOWS**

- Existing Window Style:
  - Casement
  - Double Hung
  - Horizontal Sliding
  - Awning
  - Fixed
  - Exterior Storm
  - Other: \_\_\_\_\_
- Existing Window Materials:
  - Wood
  - Vinyl
  - Vinyl Clad Wood
  - Aluminum Clad Wood
  - Aluminum
  - Metal
  - Other: \_\_\_\_\_
- New Window Manufacturer: NARVIN
- New Window Style, Material & Color: ALUMINUM CLAD - MATCH EXIST.

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
  - Wood
  - Insulated Metal
  - Fiberglass
  - Sidelights
  - Transom Window
- Garage Door Type
  - Wood
  - Insulated Metal
  - Fiberglass
- Door Finish
  - Stained
  - Painted

Proposed Door Type INSULATED METAL / Style FULL GLASS Color MATCH EXIST.

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone
( )	( )	Cultured Stone
(✓)	(✓)	Brick
( )	( )	Mortar
( )	(✓)	Stucco
( )	( )	Wood Shingle
( )	( )	Wood Siding
( )	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	(✓)	Other <u>WOOD PANELS</u>

• **EXTERIOR TRIM**

- Existing Door Trim:
  - Cedar
  - Redwood
  - Pine
  - Vinyl
  - Wood composite
  - Aluminum Clad
  - Molding
  - Standard lumber Profile
  - Other: \_\_\_\_\_
- Existing Window Trim:
  - Cedar
  - Redwood
  - Pine
  - Vinyl
  - Wood composite
  - Aluminum Clad
  - Molding
  - Standard lumber Profile
  - Other: \_\_\_\_\_
- Proposed NEW Door Trim: MATCH EXISTING.

4. Proposed NEW Window Trim: MATCH EXIST.

5. Trim: Color(s): UNDECIDED

\*\* 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 CONCRETE

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

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

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

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

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

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

## Proximity Report Results

3861693/1185912

The selection distance was **50 feet**.

The selected parcel was **020-003656**.

To view a table showing the **10 parcels** within the displayed proximity, scroll down.

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

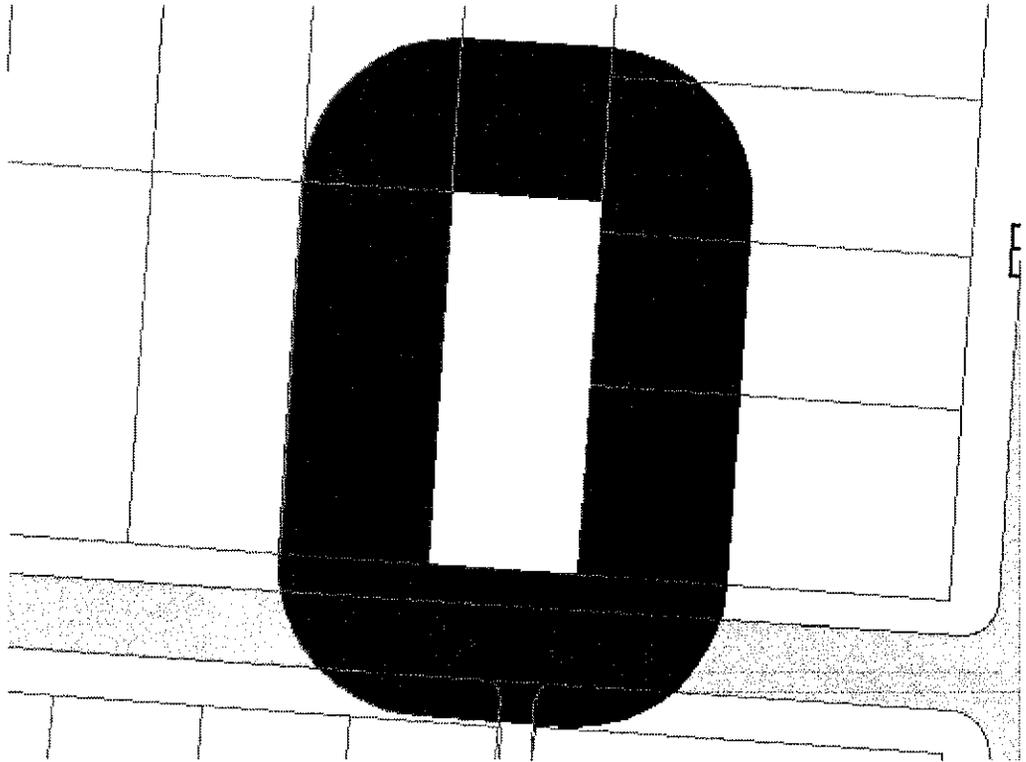


Image Date: Mon Jun 24 10:56:23 2013

## 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.

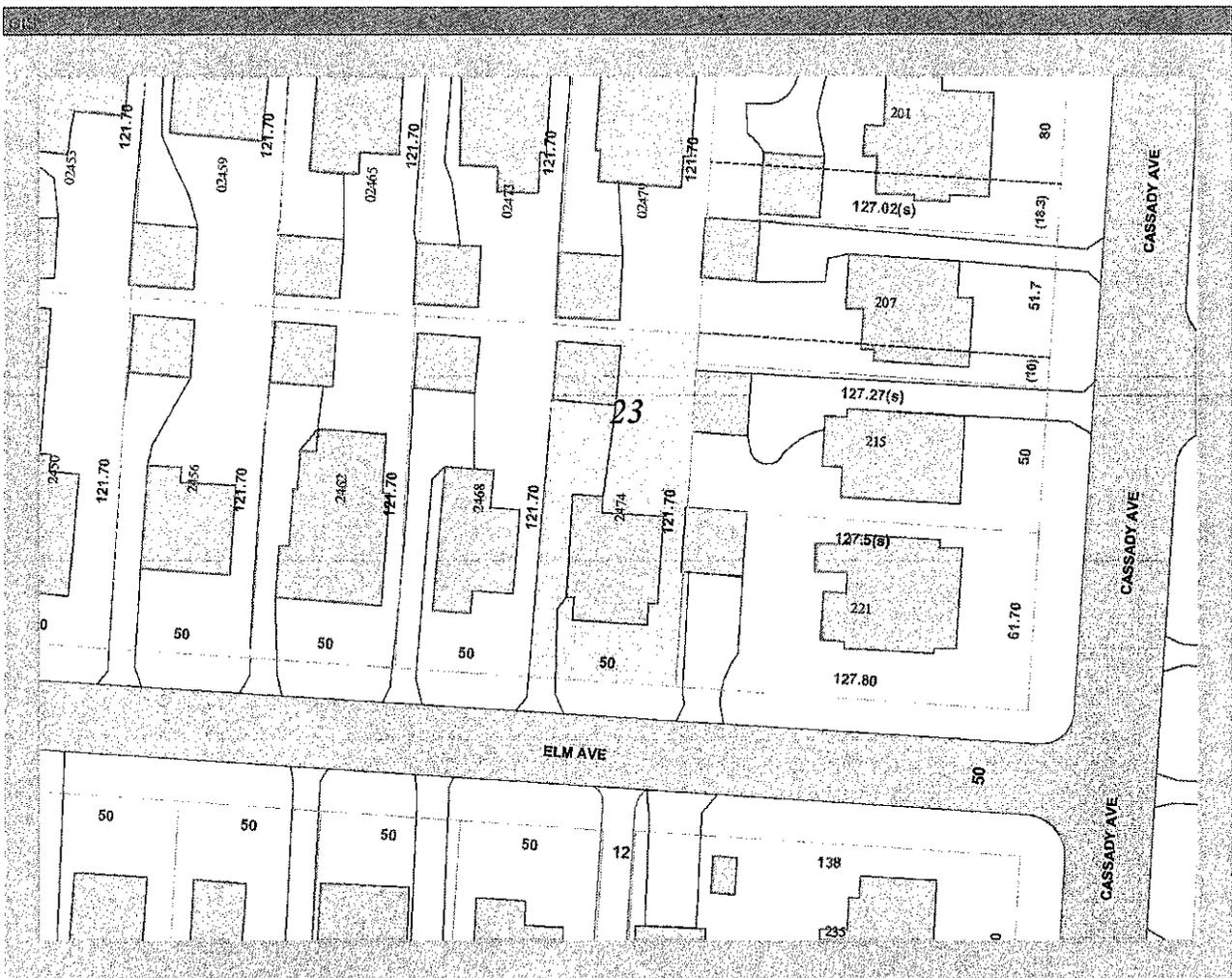
You can then Paste the report into another application.

Parcel	Owner Name	Address	
020-003656	AVOLI JENNIFER L AVOLI WILLIAM A	2474 ELM AV	✓
020-003651	BURKE JAMES L & BETSY R	02473 SENECA PARK PL	✓
020-003652	CHRISTIE WAYNE L & ANN	02479 SENECA PARK PL	✓
020-003654	EDMONDS DENNIS M & PATRICIA A	215 S CASSADY RD	✓
020-003657	EY RICHARD V EY BRIANA C	2468 ELM AV	✓
020-003655	FARLEY SEAN L FARLEY SHAWNE M	221 S CASSADY RD	✓
020-003585	GROSSMAN STEVEN J & JOANNE D	201 S CASSADY RD	✓
020-003650	MARZICH BRIAN MARZICH TRACEY	02465 SENECA PARK PL	✓
020-003658	ROBB MICHAEL J RICHDALE-ROBB JUNE H	2462 ELM AV	✓
020-003653	TAPPAN THOMAS W & LYNNE A	207 S CASSADY RD	✓

**Property Report**

Generated on 06/24/13 at 10:54:39 AM

Parcel ID: **020-003656-00**    Map Routing No: **020-L039 -042-00**    Card No: **1**    Location: **2474 ELM AV**



**Disclaimer:**  
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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.