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.: 13-0038
   Applicant: Pete Foster Residential Design, LLC
   Owner: Mr. & Mrs. B. Soll
   Location: 141 S. Drexel Ave.
   Request: The applicant is seeking Architectural Review and approval to allow the following: 1) a new 1-story addition to the south elevation and behind the 2-story portion of the existing home; 2) a new 1-story covered porch at the rear (west side) and south side of the existing attached garage and 3) a 2nd floor addition over the existing attached garage.

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_____

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 141 S. DREXEL AVE Zoning District R-3

6. OWNER MR. & MRS. B. SOLL Phone # 614 252-0155 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 RESIDENTIAL DESIGN, LLC E-mail foster-resdes@excite.com Phone # 614 238-9510 or Cell#_____

   Address 2414 E. MAIN /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance_____

9. **Valuation of Project $** 200,000.

- **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** 6/19/2013

Fee: based on valuation	**$** 185.00
Fee: based on variance	**$**_____
_____**Other**	**$**_____
TOTAL FEE DUE	**$** 185.00

**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 141 S. DREXEL Zoning District R-3

Lot Width 100 ft Depth 250 ft Total Area 25,000 sq ft

Existing Residence (foot print) 2188 sq ft Garage 576 sq ft (ATTACHED POOL: 600

Existing Building Height ____ one-story ✓ two-story

Proposed Addition (foot print) 830 sq ft 1 Height ____ one-story ____ two-story

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

Permitted Lot Coverage 25 % = 6250 sq ft

Lot to be covered 17 % = 4194 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 1 STORY SUNROOM ADDITION TO THE SOUTH ELEVATION OF THE EXISTING 2 STORY RESIDENCE (2) NEW 1 STORY COVERED PORCH TO THE SOUTH AND WEST ELEVATION OF THE EXISTING GARAGE STRUCTURE. (3) THE REPLACEMENT OF THE EXISTING LOW PITCHED GARAGE ROOF WITH A NEW ARCHITECTURALLY APPROPRIATE ROOFING MASS TO ALLOW FOR A MORE USEFUL SECOND FLOOR SPACE.
- 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: CERTAINTEED
  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 ALUM CLAD WOOD/Style FULL GLASS Color MATCH EXIST.

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
(✓)	(✓)	Natural Stone	MATCH EXISTING
( )	( )	Cultured Stone	
( )	( )	Brick	
( )	( )	Mortar	
( )	( )	Stucco	
(✓)	(✓)	Wood Shingle	MATCH EXISTING
( )	( )	Wood Siding	
( )	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
(✓)	( )	Other WOOD PANEL	MATCH EXISTING

- **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 EXISTING

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? NO

- **DECKS** N/A

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 RESIDETIAL DESIGN CONSULTANT ----------

Date of Review_____ **Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Proximity Report Results

5254210/4490355
The selection distance was **100 feet.**
The selected parcel was **020-002869.**

To view a table showing the **12 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

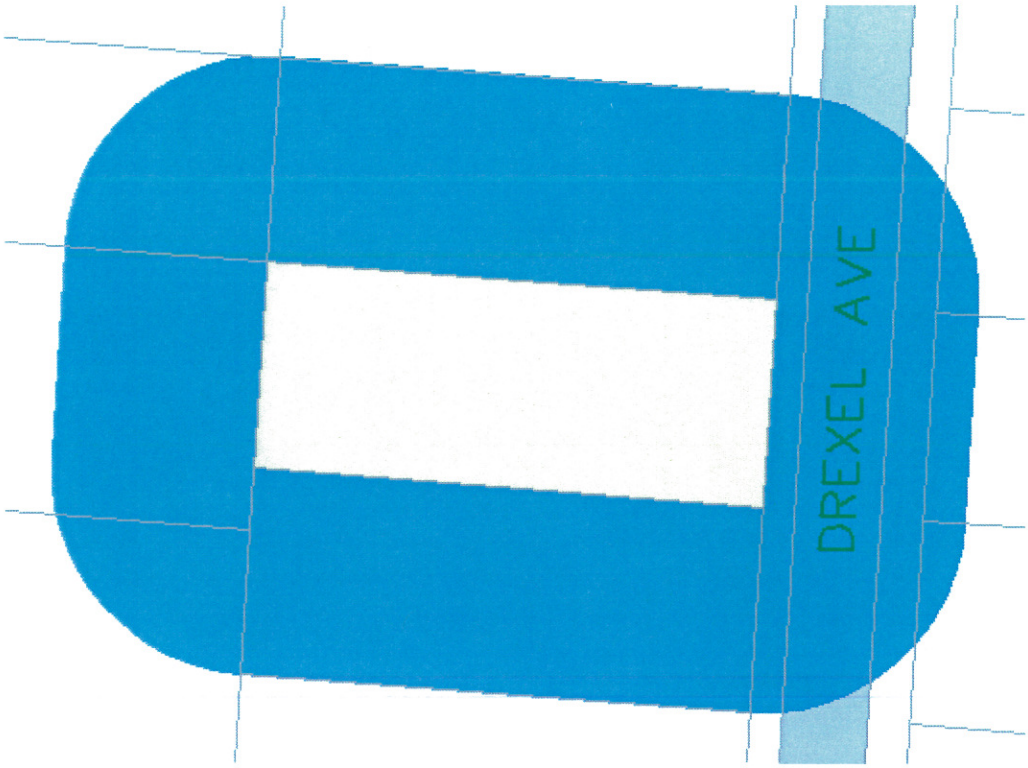


Image Date: Mon Jun 24 10:51:23 2013

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
020-004338	FERBER GAIL B	167 DREXEL AV
020-000762	HEILMAN THOMAS P	130 S COLUMBIA AV
020-000338	HOFFMAN SETH @(2)	132 DREXEL AV
020-004236	PENLAND CHRISTOPHER ET AL	104 S COLUMBIA AV
020-004209	POLITI JULIE O	116 S COLUMBIA AV
020-003042	PURCELL SARA	129 DREXEL AV
020-000204	RUBEN LAURENCE G TR	140 S COLUMBIA AV
020-003101	RUBIN JARED I RUBIN LAUREN P	156 DREXEL AV
020-002869	SOLL JOY ANN B TR	141 S DREXEL AV
020-000591	SUDAI RUTH	144 DREXEL AV
020-000845	WHISLER ERIC S WHISLER SUZANNE S	155 DREXEL AV
020-003561	YEAGER DOUGLAS YEAGER JEANNE A	115 S DREXEL AV

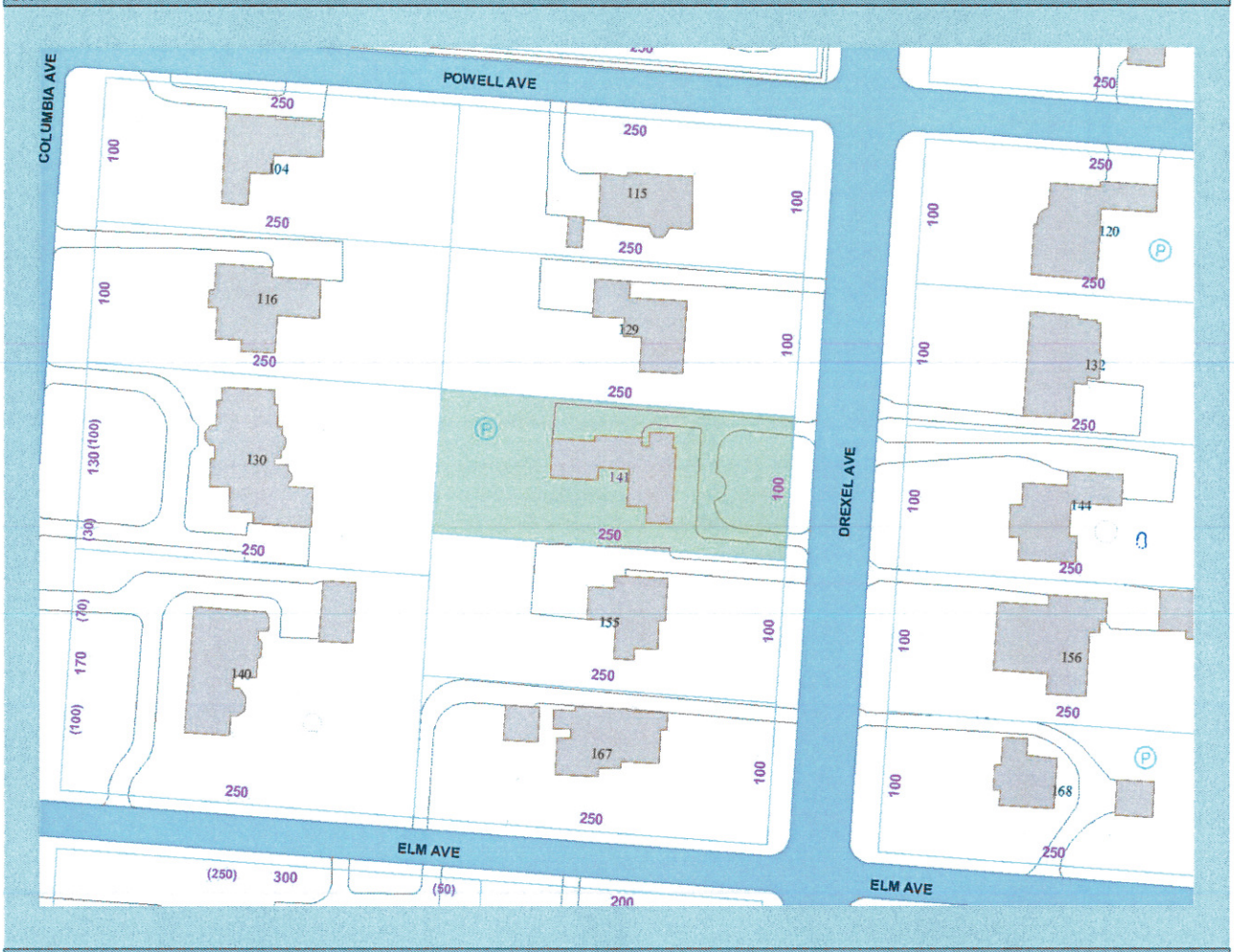
Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 06/24/13 at 10:35:31 AM

Parcel ID	Map Routing No	Card No	Location
020-002869-00	020-L038 -024-00	1	141 S DREXEL AV

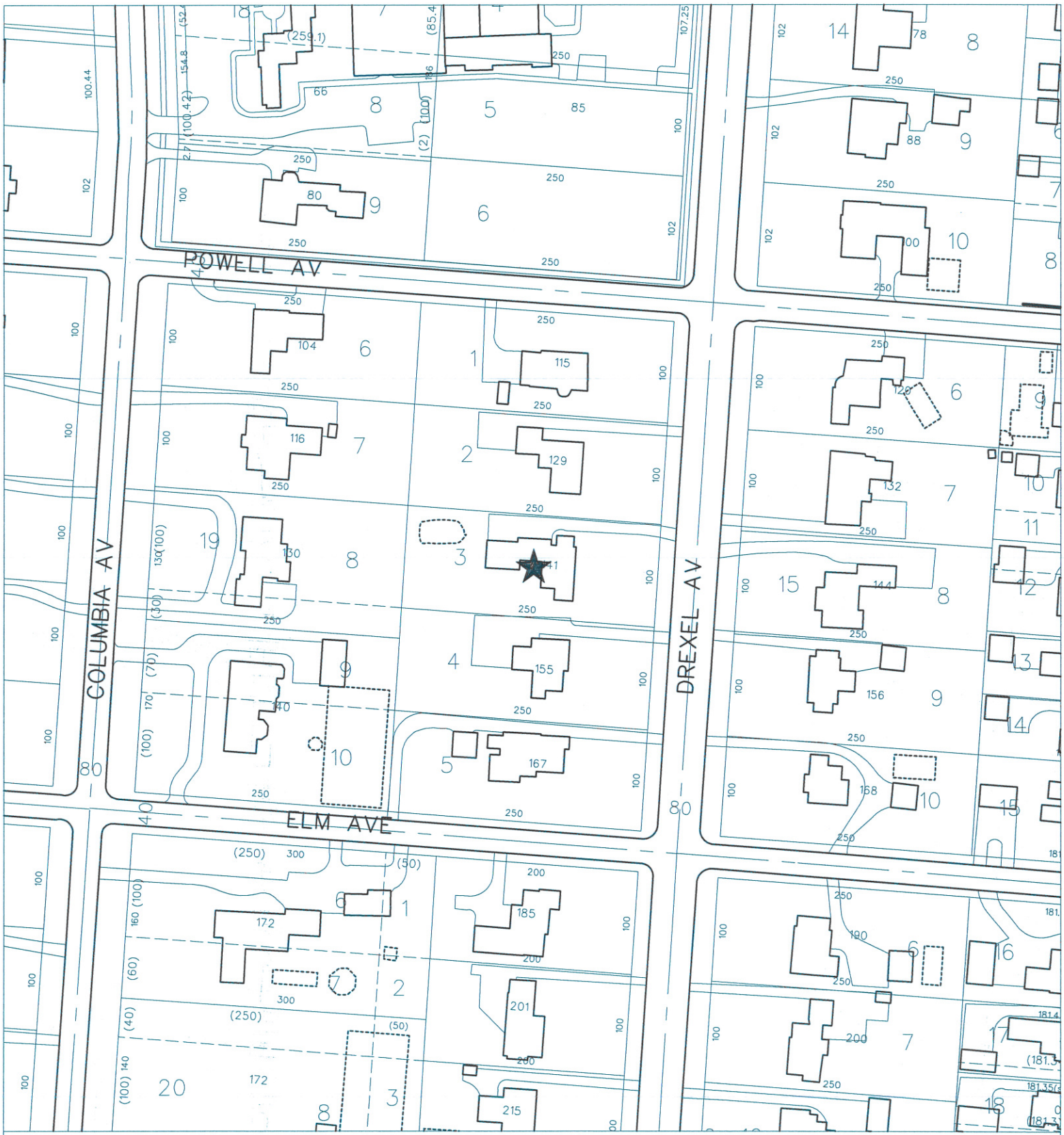
GIS



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.



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

0 65 130 195 260
Scale in Feet

10:29
JUN 24, 2013

CITY OF BEXLEY

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4. Proposed NEW Window Trim: Match existing

5. Trim: Color(s): Match existing

** Do the proposed changes affect the overhangs? No

- **DECKS** N/A

EXISTING:

1. Existing Decking Materials
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5. Existing Railing Materials
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---------- **TO BE COMPLETED BY RESIDETIAL DESIGN CONSULTANT** ----------

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

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_____