

**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, August 8, 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.: 13-0042  
Applicant: Brian Marzich  
Owner: Brian & Tracey Marzich  
Location: 2465 Seneca Park Place  
Request: The applicant is seeking architectural review and approval to allow a 2-story addition, including a 2<sup>nd</sup> floor balcony, to the rear of the existing principal structure, and also minor design modifications.

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 08-01-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130042

1. Architectural Review for:

Addition       Alteration       New Structure ( \_\_\_\_\_ )  
 Demolition of a Principal Structure       Demolition of Garage

2. Variance For: n/a

Principal Structure     Garage     Fence     Other

3. Variance To: n/a

Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

4. Conditional Use For: n/a       Home Occupation       sq.' / height of structure

5. LOCATION 2465 Seneca Park Place      Zoning District R-6

6. OWNER Brian & Tracey Marzich      Phone # \_\_\_\_\_ or Cell # (614) 314-0260

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

7. Applicant Brian Marzich E-mail bmarzich@wowway.com Phone # \_\_\_\_\_ or Cell # (614) 314 0260

Address 2465 Seneca Park Pl /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance modification to existing structure & addition (kitchen, dining, master bedroom, master bath) on south face of existing structure.

9. Valuation of Project \$ 75,000

- 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 Brian Marzich /DATE 7.17.13

Fee: based on valuation	\$	_____
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>125</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 2465 Seneca Park Place Zoning District R-6

Lot Width 50 ft Depth 121 ft Total Area 6,050 sq ft

Existing Residence (foot print) 2,536 sq ft Garage 483 sq ft

Existing Building Height 12'-2" one-story 30'-6" two-story

Proposed Addition (foot print) 487 sq ft 26'-7" Height  one-story  two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story n/a

Permitted Lot Coverage 35 % = 2,117.5 sq ft

Lot to be covered 31 % = 1,898 sq ft (1,415 s.f. house + 483 s.f. garage)

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 Brian Marzich

Contractor/Builder Jim Davis

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

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

• DESCRIPTION OF CHANGES PROPOSED modification to existing structure & addition (kitchen, dining, master bed & bath) on south face of existing structure.

• 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

- Existing Roof Type:
  - Slate  Clay Tile  Wood Shake  Standard 3-Tab Asphalt Shingle
  - Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal

2. New Shingle Manufacturer: \_\_\_\_\_

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: t.b.d.

4. New Window Style, Material & Color: 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 wood /Style Arts & Crafts Color white

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle <u>to match existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

• **EXTERIOR TRIM**

1. Existing Door Trim:

Cedar     Redwood     Pine     Vinyl  
 Wood composite     Aluminum Clad     Molding  
 Standard lumber Profile     Other: wood - species not known

2. Existing Window Trim:

Cedar     Redwood     Pine     Vinyl  
 Wood composite     Aluminum Clad     Molding  
 Standard lumber Profile     Other: wood - species not known

3. Proposed NEW Door Trim: Pine

4. Proposed NEW Window Trim: Pine-

5. Trim: Color(s): painted to match existing

\*\* Do the proposed changes affect the overhangs? no

• **DECKS**

EXISTING:

*n/a*

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2465 SENECA PARK PLACE-EXISTING PHOTOS



SOUTH ELEVATION



EAST ELEVATION



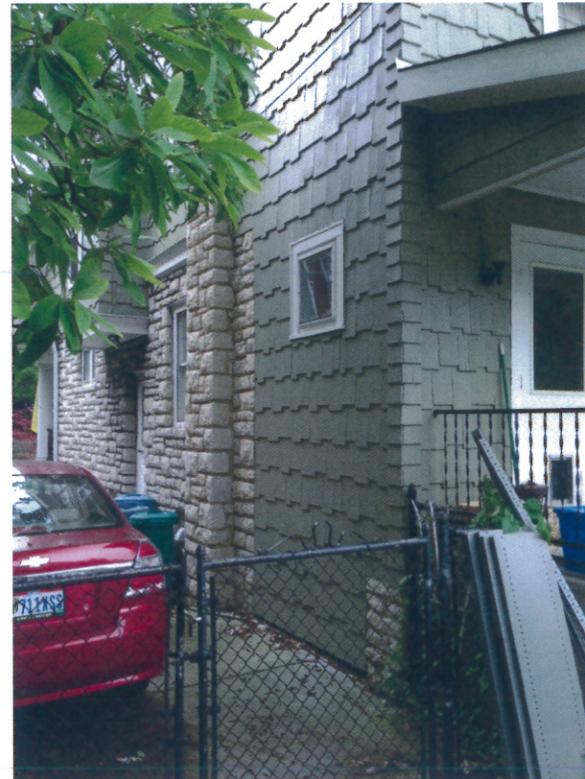
NORTH ELEVATION



NORTHWEST ELEVATION



WEST ELEVATION

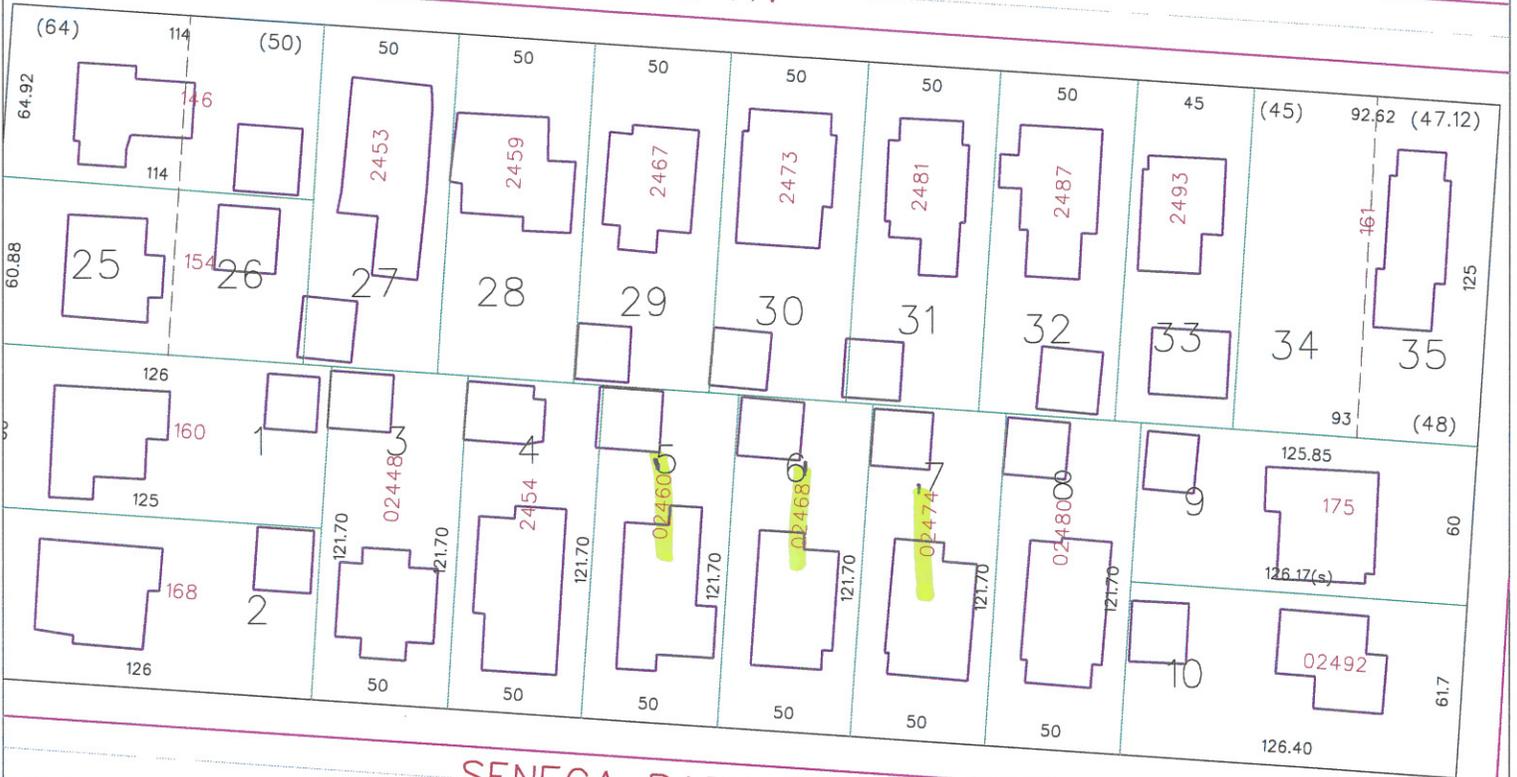


WEST/SOUTHWEST ELEVATION

# 2465 Seneca Park Pl



POWELL AV



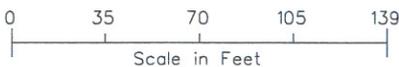
SENECA PARK PL



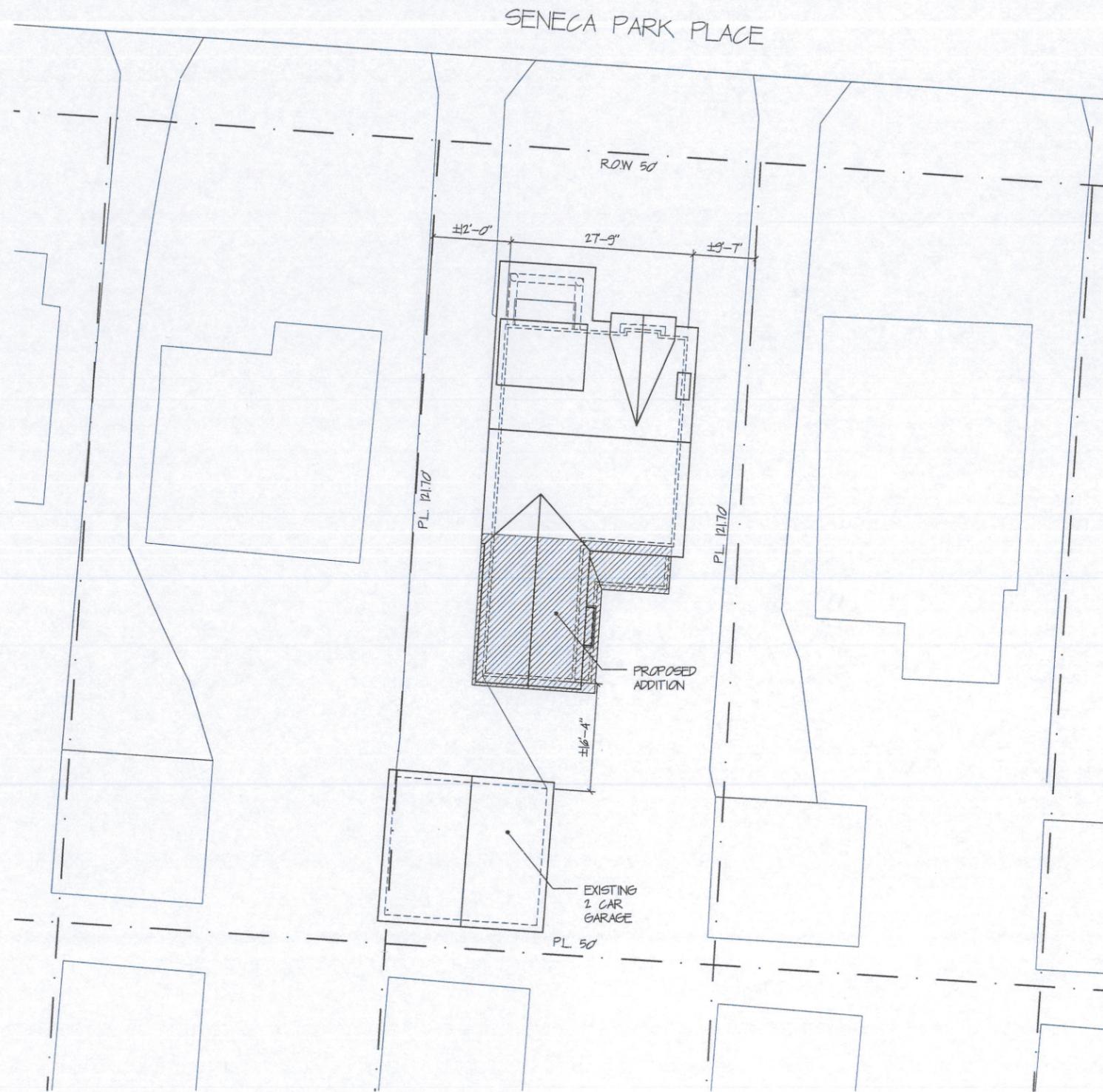
ELM Ave

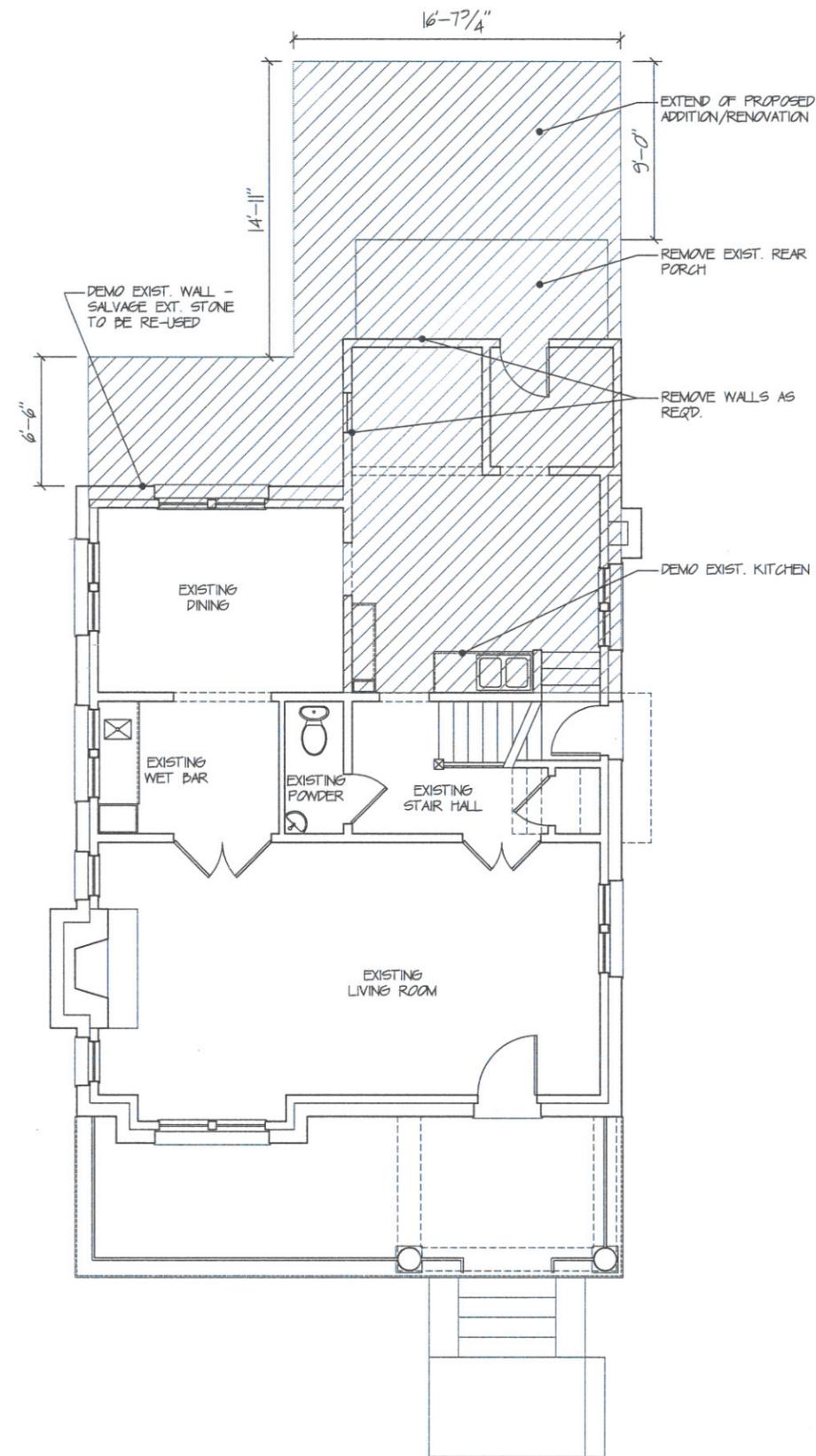
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## MapVUE

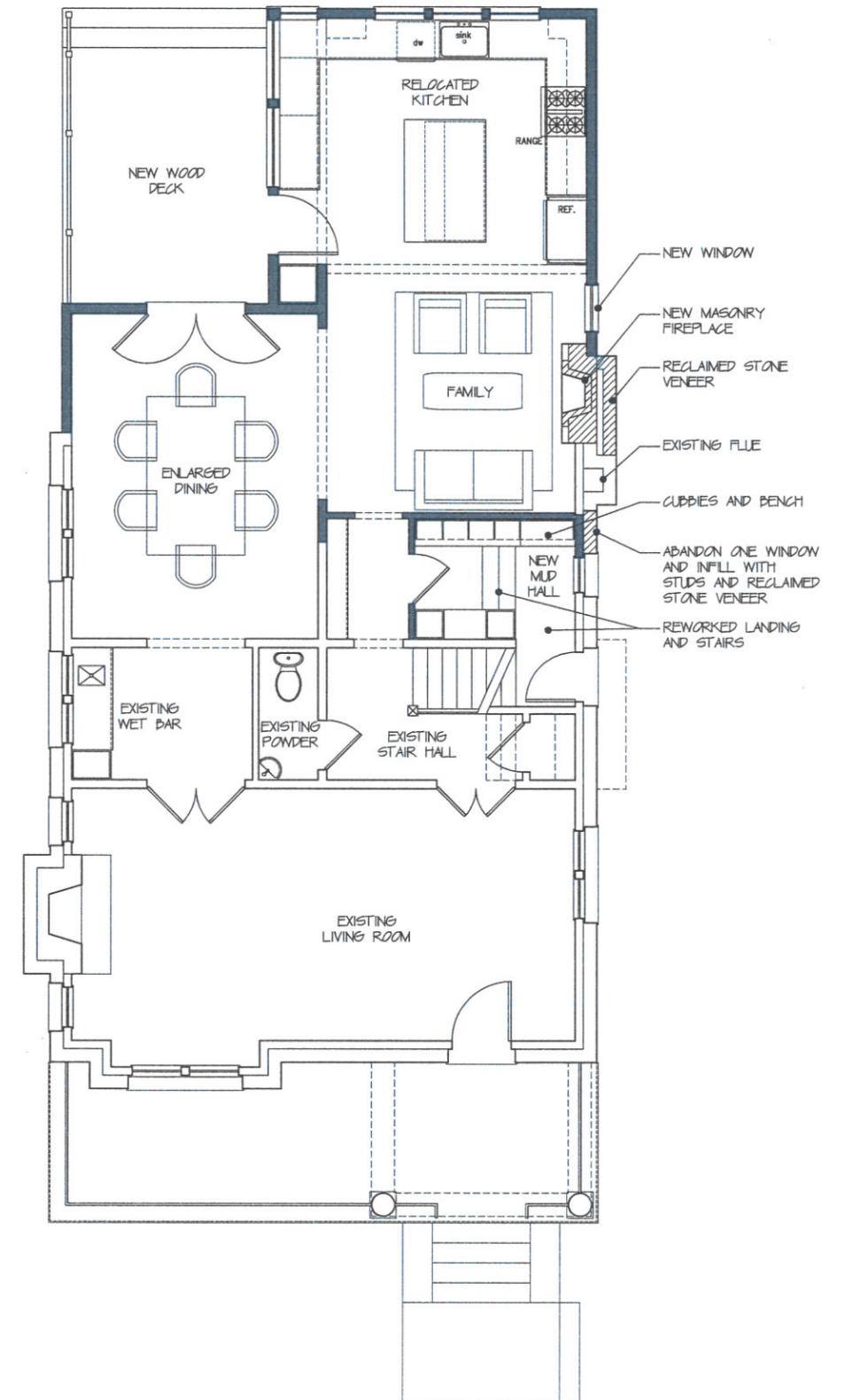


13:23  
JUL 30, 2013

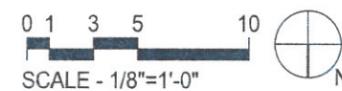


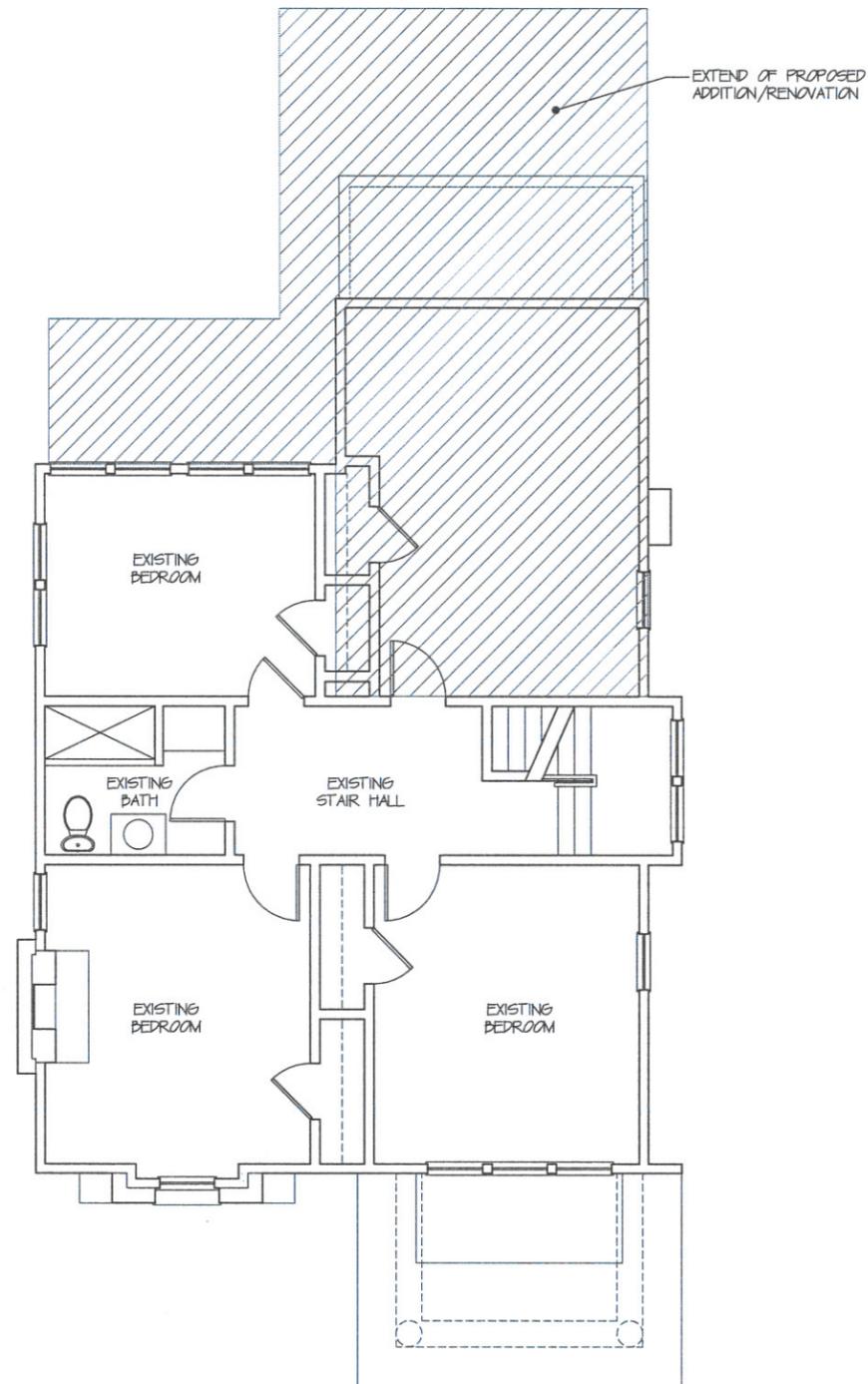


EXISTING

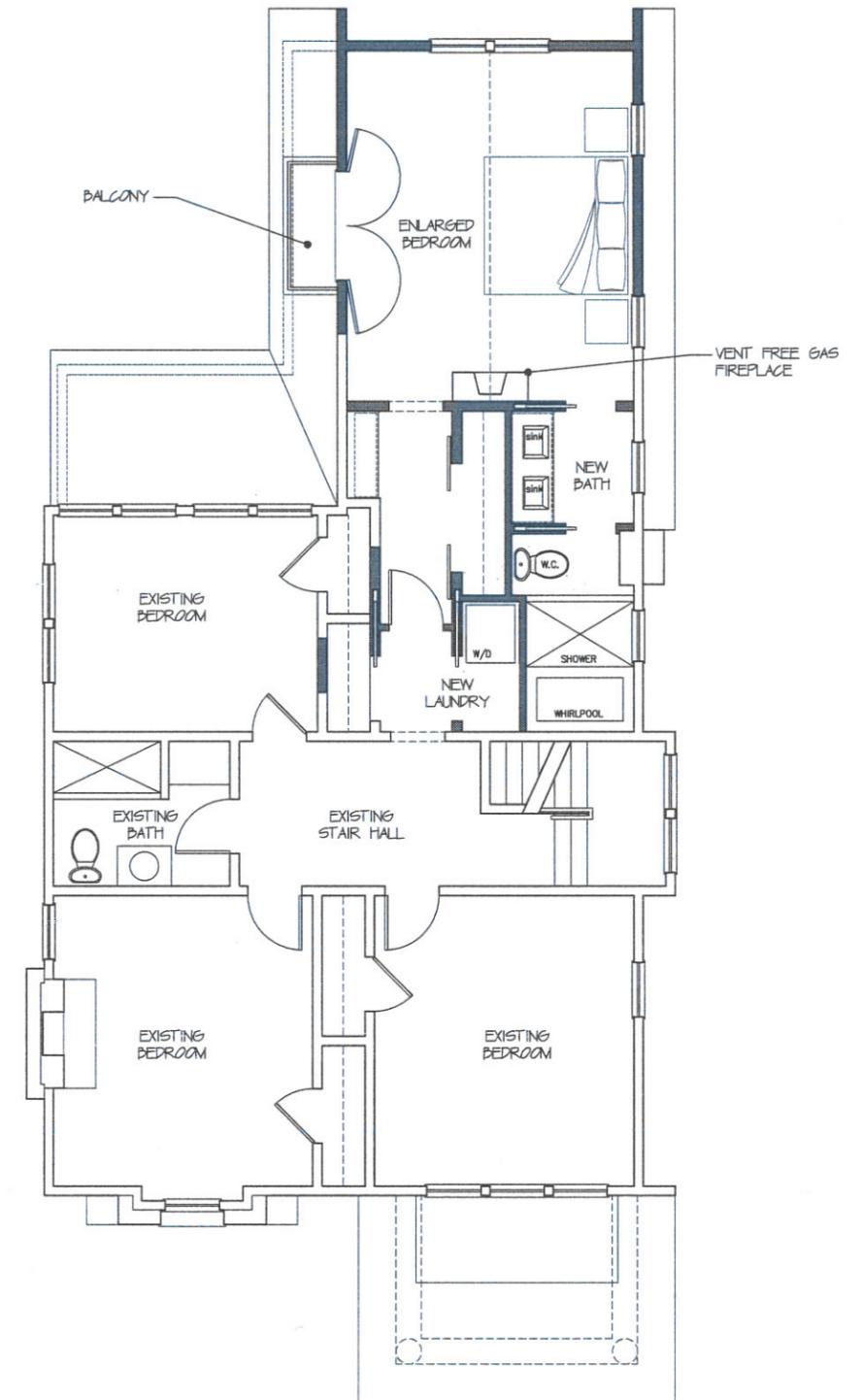
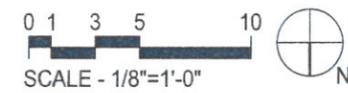


PROPOSED





EXISTING



PROPOSED



PROPOSED WEST



PROPOSED SOUTH



EXISTING WEST



EXISTING SOUTH

SCALE - 1/8"=1'-0"



PROPOSED EAST



EXISTING EAST

SCALE - 1/8"=1'-0"