

**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, **September 12, 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.

Application No.: 13-0005  
Applicant: Steve Dempsey – Dave Fox Remodeling  
Owner: Davenga & Fengwei Weaver  
Location: 501 N. Parkview Avenue

**REQUEST:** The applicant is seeking Architectural Review and approval to allow a 3car garage addition with an In-Law Suite above, to the front (east side) of the existing 2-story principal structure and a elevated porch, stairs, and balcony at the rear of the principal structure. The applicant is seeking 2 variances from Bexley Code Section 1252.03(c). The first variance is from the required a 158' front yard setback (which is the average), to allow a 2-story addition at the front (east side) of the existing 2-story principal structure to be constructed at a 72' front yard setback; the second variance is from the required 15' side yard setback, to allow the raised porch and steps to be constructed 9' from the north side property line. The applicant is also seeking recommendations to Bexley City Council to allow an In-Law Suite on the second floor of the proposed 3- car garage addition.

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 09-05-2013

## **PUBLIC NOTICE**

This is to inform you that a public meeting will be held by the Council of the City of Bexley, Ohio, at 6:00 P.M., on Tuesday, September 24th, 2013, at Bexley City Hall, 2242 East Main Street, to consider adoption of Ordinance No. 45-13 for the property located at 501 N. Parkview Avenue, Bexley, Ohio.

Ordinance No. 45-13, if approved, would grant a use variance, at 501 N. Parkview, which will allow an attached accessory structure to have habitable space on the 2<sup>nd</sup> floor and be used as an In-Law Suite in accordance with the limitations specified in the ordinance.

All interested parties are invited to attend.

Mailed: September 5, 2013

#20130052V



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20132090

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: RESIDENCE    \_\_\_\_\_ Home Occupation    \_\_\_\_\_ sq.' / height of structure

5. LOCATION 501 NORTH PARKVIEW AVE    Zoning District R-3

6. OWNER DAMENGA + FENGWEI WEAVER    Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.* DAVE FOX REMODELING

7. Applicant STEVE DEMPSEY    E-mail SDEMPSEY@DAVEFOX.com    Phone # 614-459-7211    or Cell# 614-419-2162  
Address 1161 BETHEL RD. SUITE 204 /City, State, Zip COLUMBUS, OH 43220

8. Brief Description of Request and/or Variance BUILD NEW 3 CAR GARAGE W/ MOTHER-IN-LAW SUITE INTO FRONT YARD, ALSO ADD STAIRS TO SIDE YARD FOR NEW REAR PORCH

9. Valuation of Project \$ 1,500,000 APPROX.

- 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 [Signature] /DATE 8/20/13

Fee: based on valuation	\$	<u>600</u>
Fee: based on variance	\$	<u>100</u>
Other	\$	_____
TOTAL FEE DUE	\$	<u>700</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 501 NORTH PARKVIEW AVE. Zoning District R-3

Lot Width 100 ft Depth 535 ft Total Area 53,500 sq ft

Existing Residence (foot print) 2206 sq ft Garage 592 sq ft

Existing Building Height \_\_\_\_\_ one-story 40' two-story

Proposed Addition (foot print) 3500 sq ft 41' Height \_\_\_\_\_ one-story X two-story

Proposed Garage 620 sq.ft. 25'-5" Height \_\_\_\_\_ one-story X two-story

Permitted Lot Coverage 25 % = 13,375 sq ft

Lot to be covered \_\_\_\_\_ % = 9,000 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 DAVE FOX REMODELING

Contractor/Builder DAVE FOX REMODELING

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

• DESCRIPTION OF CHANGES PROPOSED FULL EXTERIOR RENOVATION  
+ MULTIPLE ADDITIONS, POOL? POOL HOUSE?

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

LOT IS NARROW + LONG WITH EXTREME GRADE CHANGES IN REAR + SIDE YARD MAKING EXPANSION DIFFICULT IN THESE AREAS

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

X Architectural Dimensional Shingles \_\_\_\_ EPDM (rubber) Roofing \_\_\_\_ Metal

2. New Shingle Manufacturer: GAF / ASPHALT SHINGLE

3. New Roofing Type, Style & Color: CAMELOT DESIGNER COLOR TBD.

• **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: PELLA
- New Window Style, Material & Color: DESIGNED SERIES. ALUM/WOOD  
COLOR T.B.D.

• **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 CUSTOM T.B.D. / Style T.B.D. Color STAINED

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>T.B.D.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone <u>T.B.D.</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick <u>T.B.D.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>HIT/SKIP</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<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**

- 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: HARDIE / CEMENT BOARD / PAINTED

4. Proposed NEW Window Trim: HARDIE / COMPOSITE / PAINTED.

5. Trim: Color(s): T.B.D.

\*\* 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 EPI

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



To whom it may concern:

We the home owners of 501 North Parkview Bexley, Ohio 43209, are currently allowing Dave Fox Design Build Remodelers to represent us in matters related to the design & development of the above address remodel. This includes all architectural, zoning & city meetings. Please feel free to call us with any questions.

Thanks

Damenga Weaver

Date

8-12-13

Fengwei Weaver

08/12/13

501 N. Parkview



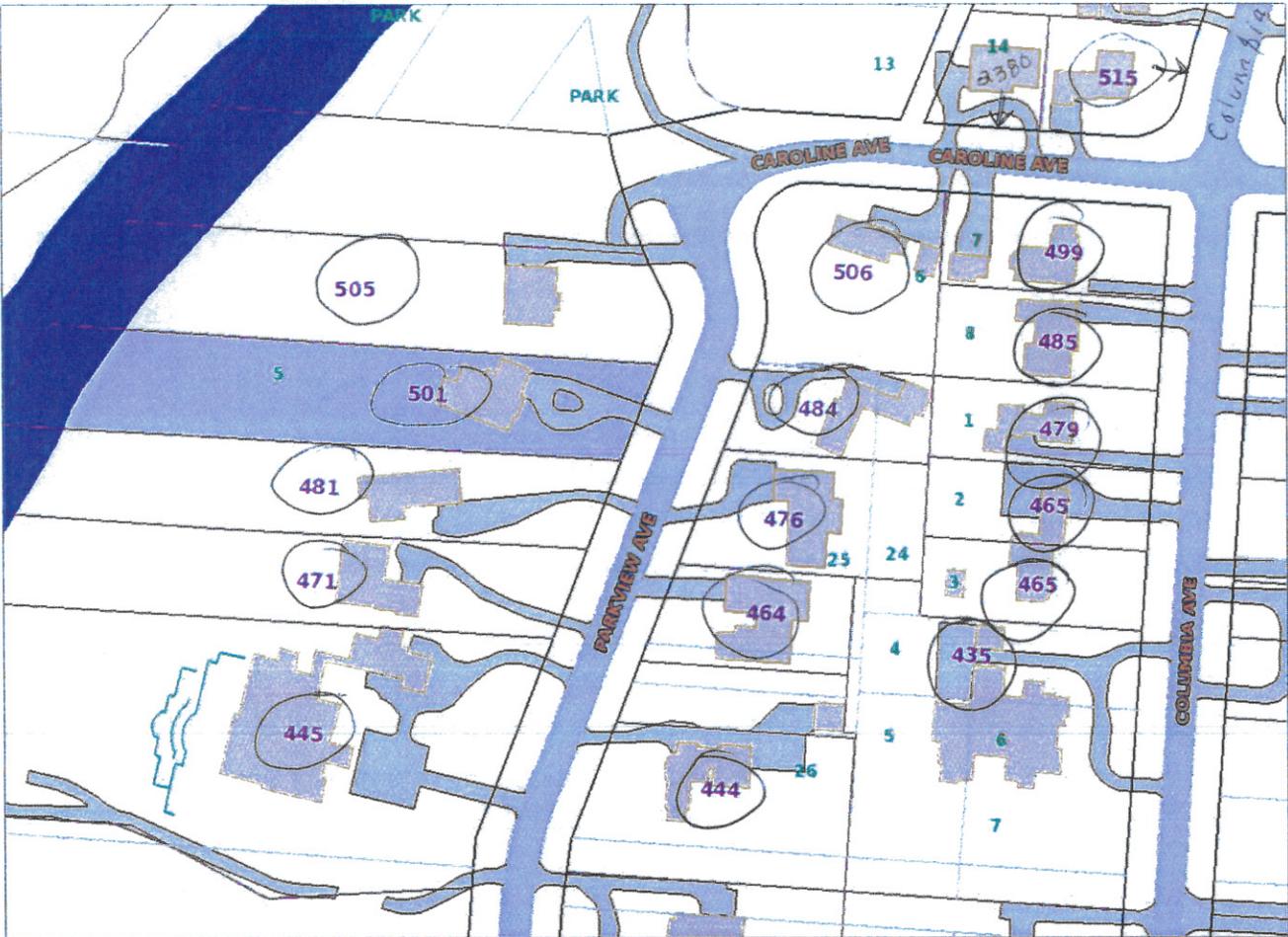
Interactive Map

Generated on: 08/28/13 12:24:53 PM

Parcel ID  
020-002221

Map Routing No.  
N020 00800

Location  
501 N PARKVIEW AV



0 29 58 87 116 145 ft

Parcel Information		
Owner Name: WEAVER FENG W WEAVER DAMENGA	Appraised Total: \$540300	Last Transferred: 09/29/2006
Calc Acreage: 1.104	Sale Price: \$540000.00	Annual Taxes: \$12599.46

**Disclaimer**

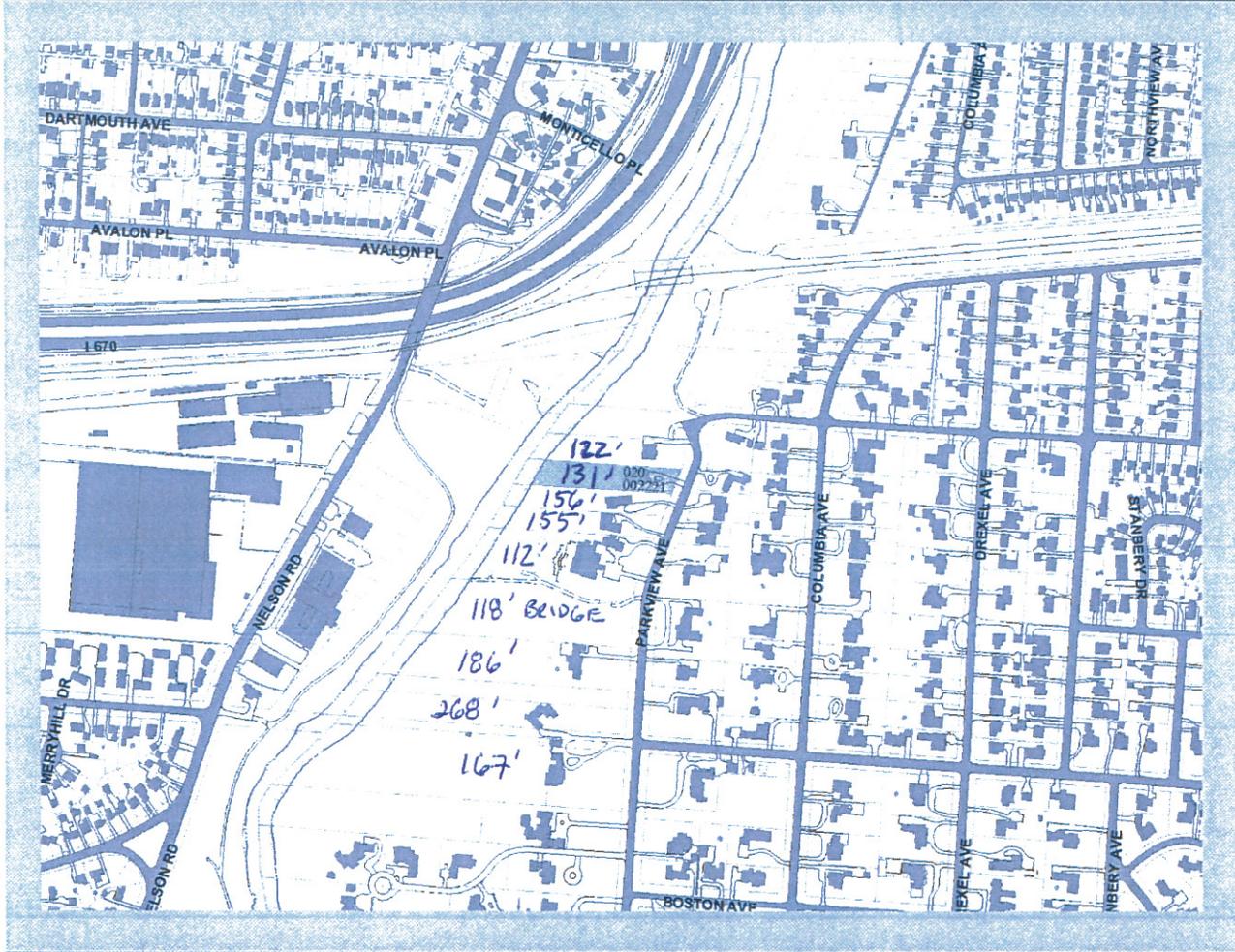
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained 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.

**Property Report**

Generated on 08/19/13 at 12:42:42 PM

Parcel ID: 020-002221-00      Map Routing No: 020-N020 -008-00      Card No: 1      Location: 501 N PARKVIEW AV

GIS



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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.

AVERAGE SETBACKS TOTAL  
FROM CURB 158'



ORDINANCE NO. 45 - 13

By: Matt Lampke

An Ordinance to grant a Councilmatic Variance to permit certain uses of an accessory structure addition to the principal structure located at 501 N. Parkview Avenue in the City of Bexley, Ohio.

Whereas, on August 22nd, 2013, the applicant has applied to the Bexley Board of Zoning Appeals for a recommendation to Bexley City Council for a variance to permit an accessory structure additional proposed on the east side of the principal structure to have an In-Law Suite, on the second floor, which will include cooking, bathing and toilet facilities: and,

Whereas, the present owner of said property, wishes to install an In-Law Suite over the proposed accessory structure addition; and

Whereas, Bexley code Section 1260.11(b) prohibits the use of accessory structures for a dwelling unit.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1.

That a Councilmatic Variance is hereby granted to permit the use of the proposed accessory structure on the property known as 501 N. Parkview Avenue, Bexley, Ohio, as living space, said space being an In-Law Suite, which includes a bathroom, kitchen and bedroom, subject to the following conditions:

- a) The accessory structure shall be used as recommended by the Board of Zoning appeals, and as approved by this Ordinance.
- b) The accessory structure shall at no time be utilized by persons other than members and guests of the family of the owner of the property.
- c) There shall be no expansion of the existing accessory house beyond what is approved by the Board of Zoning Appeals.
- d) There shall be no reduction of the present off-street parking on the property;
- e) Occupants of the In-Law Suite shall be required to use a portion of the existing off-street parking on the property;

- f) The accessory house shall at no time be rented or leased, provided that anyone may occupy the accessory house (a) in exchange for services rendered to the owner of the property and/or the payment of the utility charges, maintenance expenses, taxes, assessments insurance premiums of similar expenses, or (b) if no money or goods are given in exchange for the right to occupy the accessory house.
- g) Should the accessory structure be damaged by fire, explosion, flood, riot, or act of God, the use may be continued as before any such calamity provided the structure has not been destroyed to the extent of more than ninety percent of the replacement cost at the time of destruction, and provided such reconstruction is started within one year of such calamity and is continued in a reasonable manner until complete. If more than ninety percent of the replacement cost at the time of destruction of the accessory structure occurs any time in the future by fire, explosion, floor, riot, or act of God, continued use of the structure will require a special permit at the discretion of Bexley City Council.

Section 2.

That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2013

\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_  
Clerk of Council

Approved: \_\_\_\_\_, 2013

\_\_\_\_\_  
Ben Kessler, Mayor



