

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 12th, 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.: 13-0053
Applicant: Gary Alexander
Owner: Dr. Aurther & Janice James
Location: 2250 E. Broad Street

REQUEST: The applicant is seeking architectural review and approval to allow a one-story addition at the northwest corner of the principal structure and modifications to the rear (north) façade.

The applicant is also seeking a variance from Bexley Code Section 1260.03, which requires a 25' side yard setback along the street side of this corner lot that has a 114.21' average lot width, to allow a 1-story addition that will encroach 11'1" into the (west) side yard setback along S. Parkview Avenue.

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



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

20136053 ✓

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 2250 E. BROAD STREET Zoning District R-2

6. OWNER DRS. ARTHUR & JANICE JAMES Phone # _____ or Cell # 269-270-5853

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

galexarch@aol.com

7. Applicant GARY J. ALEXANDER Phone # 614 487-0637 or Cell# _____

Address 1324 DUBLIN ROAD / City, State, Zip COLUMBUS, OHIO 43215

8. Brief Description of Request and/or Variance ADDITIONAL TO THE HOME ALONG THE WEST PROPERTY LIKE PROJECTS 11'-1" INTO THE REQUIRED 25'-0" SIDE YARD SETBACK. *

9. Valuation of Project \$ 215,000.00

• 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 Gary J Alexander / DATE 08.22.13

Fee: based on valuation \$ 195.00
Fee: based on variance \$ 100.00
Other \$ _____
TOTAL FEE DUE \$ 295.00

* VARIANCE GRANTED LAST YEAR.

**Be advised, if the Board 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.

• LOT INFORMATION

Address 2250 E. BROAD STREET Zoning District R-2
139.67 MAX.

Lot Width 92.93 ft MIL. Depth 224.9 ft Total Area 26,156 sq ft

Existing Residence (foot print) 2837 sq ft Garage _____ sq ft

Existing Building Height one-story _____ two-story

Proposed Addition (foot print) 708.5 sq ft one-story _____ two-story

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

Permitted Lot Coverage 25 % = 6539 sq ft

Lot to be covered 13.6 % = 3545.5 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 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 EARLY J. ALEXANDER, ARCHITECT

Contractor/Builder (YET TO BE DETERMINED)

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED CONVERTING EXISTING GARAGE TO INTERIOR SPACE AND ADDING ATTACHED GARAGE AND MIDROOM. ADDITION OF DORMERS TO FRONT OF HOUSE.*

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

LOT WIDTH TAPERS TO THE REAR, REDUCING BUILDABLE AREA AT REAR OF HOME. IF WIDTH OF LOT AT REAR MATCHED WIDTH AT FRONT VARIANCE WOULD NOT BE NEEDED

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: _____

3. New Roofing Type, Style & Color: DIMENSIONAL SHINGLE

* DORMERS ADDED SINCE LAST REVIEW

• 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: WINDSOR

4. New Window Style, Material & Color: DOUBLE HUNG, VINYL, WHITE

• 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 GARAGE: INSULATED STEEL / Style CARRIAGE HOUSE Color WHITE
REAR ENTRY: " " PANELED DOOR WHITE

• 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>CEMENT FIBER</u> <u>HARDY PLANK</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 @ VINYL SIDING
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: @ VINYL WINDOWS AL BRICK

3. Proposed NEW Door Trim: WOOD TRIM @ REAR ENTRY DOOR

4. Proposed NEW Window Trim: NONE EXISTING

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? NO

• **DECKS** - NO EXISTING DECKS, NO PROPOSED 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 _____

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: _____





