

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, October 10th, 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.: 13-0062
Applicant: Scott Frank - Big 8 Remodeling Inc.
Owner: Susan Couden
Location: 2247 Astor Avenue

REQUEST: The applicant is seeking architectural review and approval to allow an 8" flat panel roof over the existing 375sq' deck at the rear of the 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 10-03-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130062V

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 2247 Astor Ave Zoning District _____

6. OWNER Susan Cooper Phone # 231-1420 or Cell # _____

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

7. Applicant Scott Frank E-mail bigb@bigb.com Phone # 475-2265 or Cell# _____

Address 2900 Old Country Ln / City, State, Zip Colo, OH 43219

8. Brief Description of Request and/or Variance install 3" flat panel roof w/ extended aluminum supports over existing deck on rear of house. Roof will have same footprint as deck.

9. Valuation of Project \$ 6,900.00

- 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 [Signature] / DATE 11/16/13 **P A I D**

Fee: based on valuation	\$	<u>90.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	_____

**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 2247 Astor Ave Zoning District _____

Lot Width 47.22 ft Depth 150.0 ft Total Area 7083 sq ft

Existing Residence (foot print) 1064 sq ft Garage 500 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 375 sq ft 8'0" Height 1 one-story _____ two-story

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

Permitted Lot Coverage 22 % = 1564 sq ft

Lot to be covered 22 % = 1564 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 _____

Contractor/Builder Big B Remodeling, Inc.

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED ADD 8' Flat panel roof
to existing deck in rear of house Footprint will not
change

• 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: _____

3. New Roofing Type, Style & Color: 8' Flat panel roof

• **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: _____
- New Window Style, Material & Color: _____

• **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 _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
<input checked="" type="checkbox"/>	()	Aluminum Siding _____
()	()	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: _____

4. Proposed NEW Window Trim: _____

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? _____

• **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 extruded aluminum support posts

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



REMODELING COMPANY

Since 1965

2900 Ole Country Lane
Columbus, OH 43219
Ph: 614.475.2265 • Fax: 614.475.1999
www.big8remodeling.com

City of Bexley Building Dept.
2242 E. Main Street
Bexley, OH 43209

September 19, 2013

To Whom It May Concern,

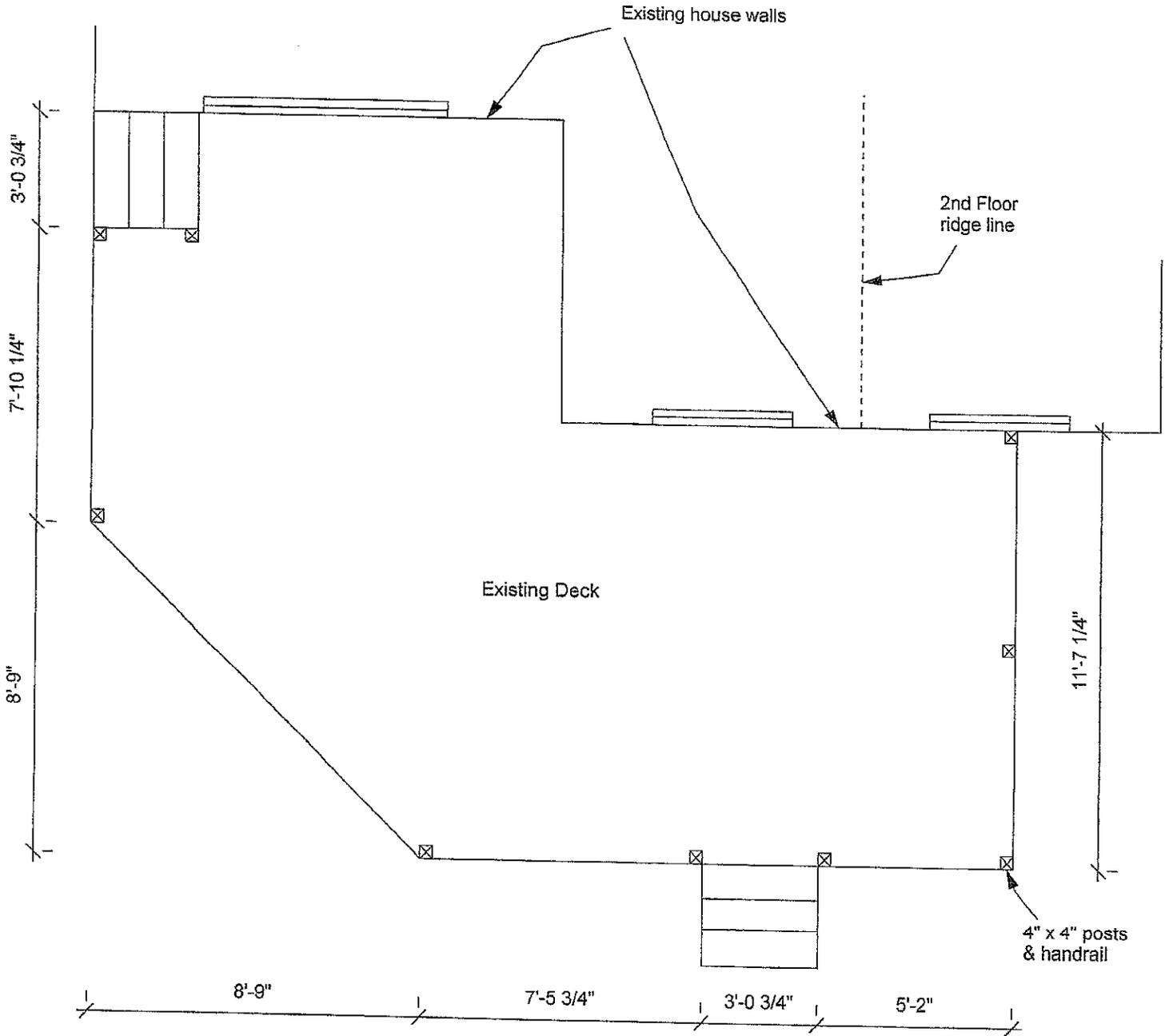
Please note the address written on the prints of the proposed roof is incorrect. The correct address is 2247 Astor Ave.

If you have any questions, please contact me at (614) 475-2265.

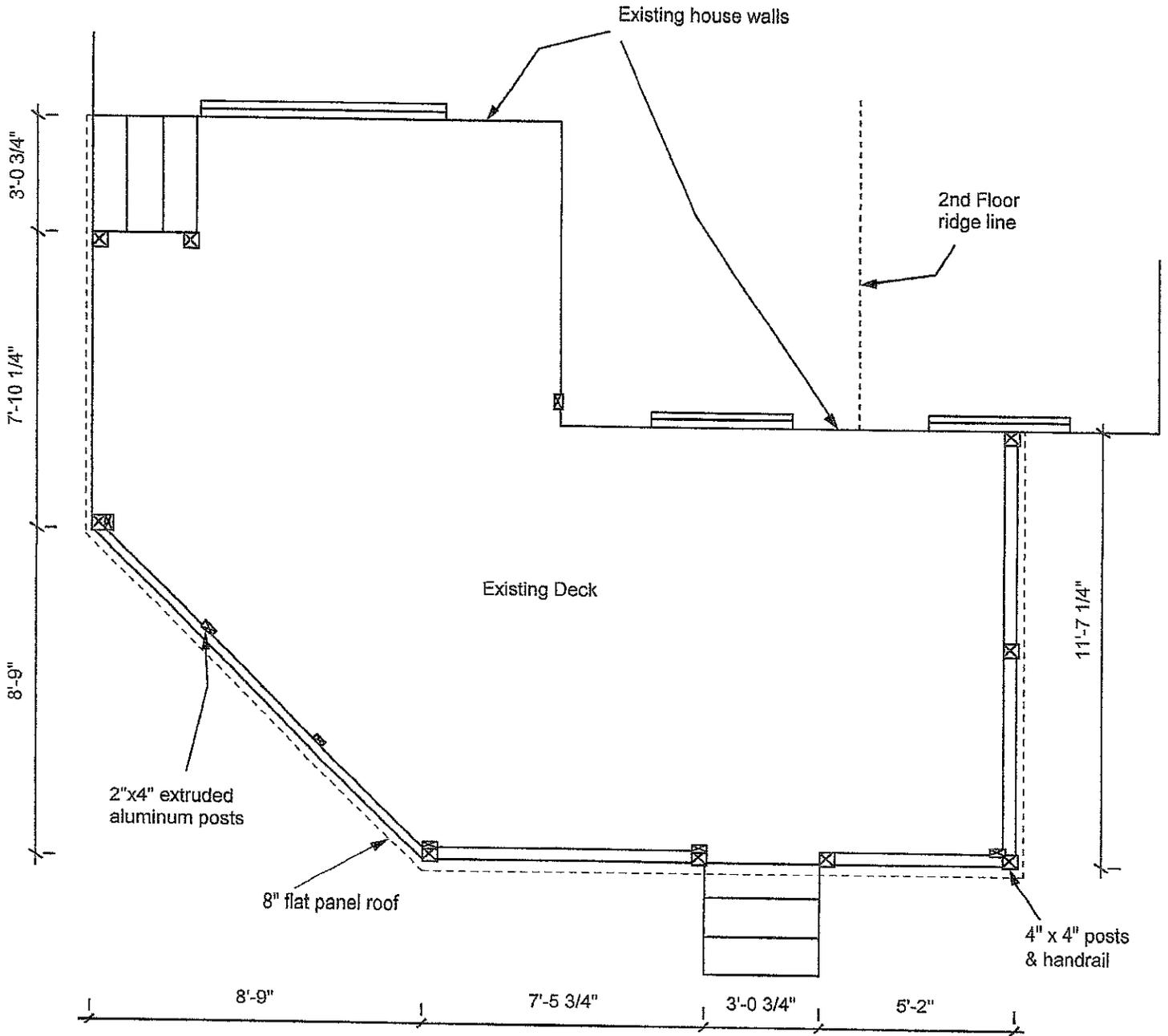
Sincerely,

J. Scott Frank
Big 8 Remodeling, Inc.

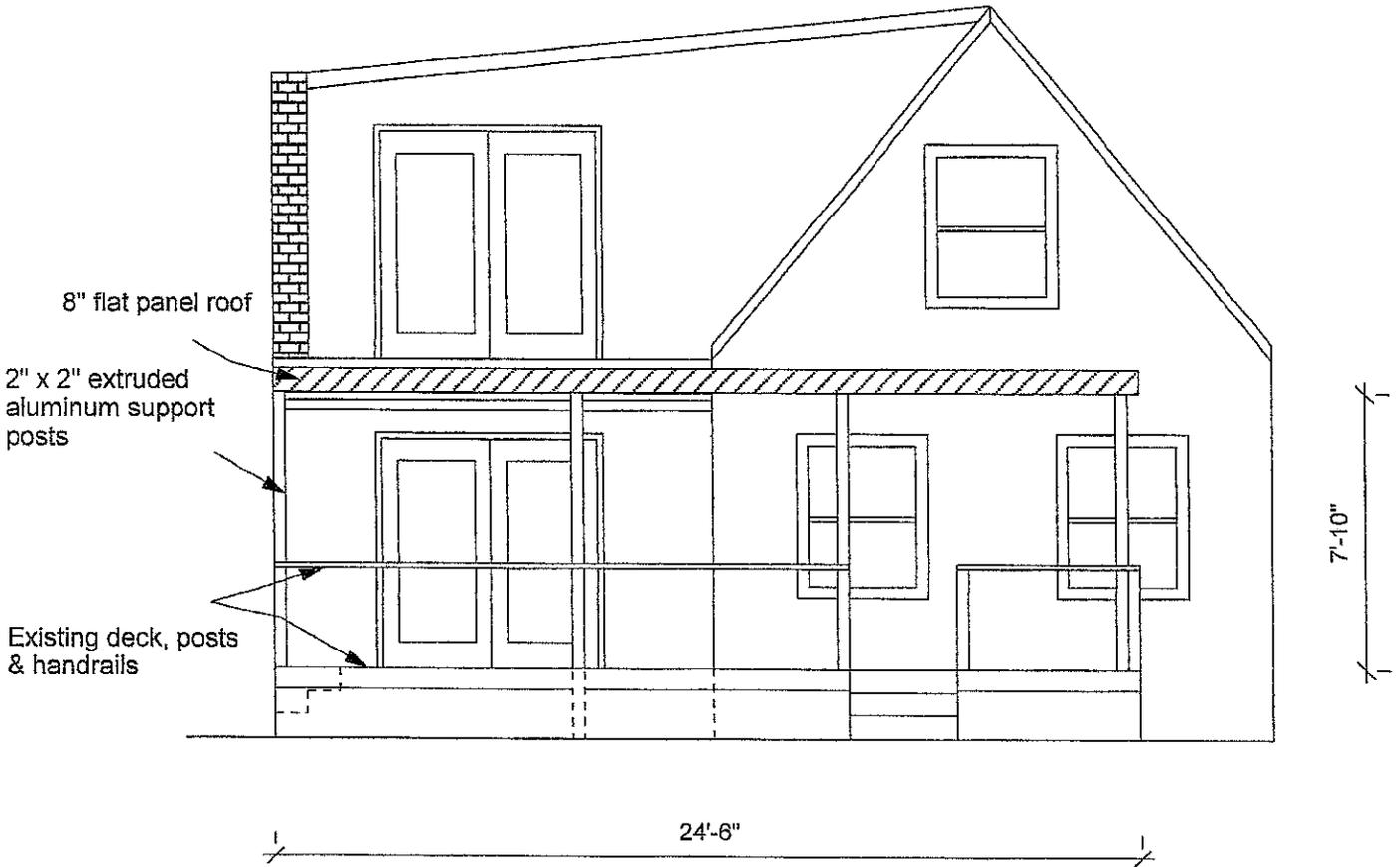




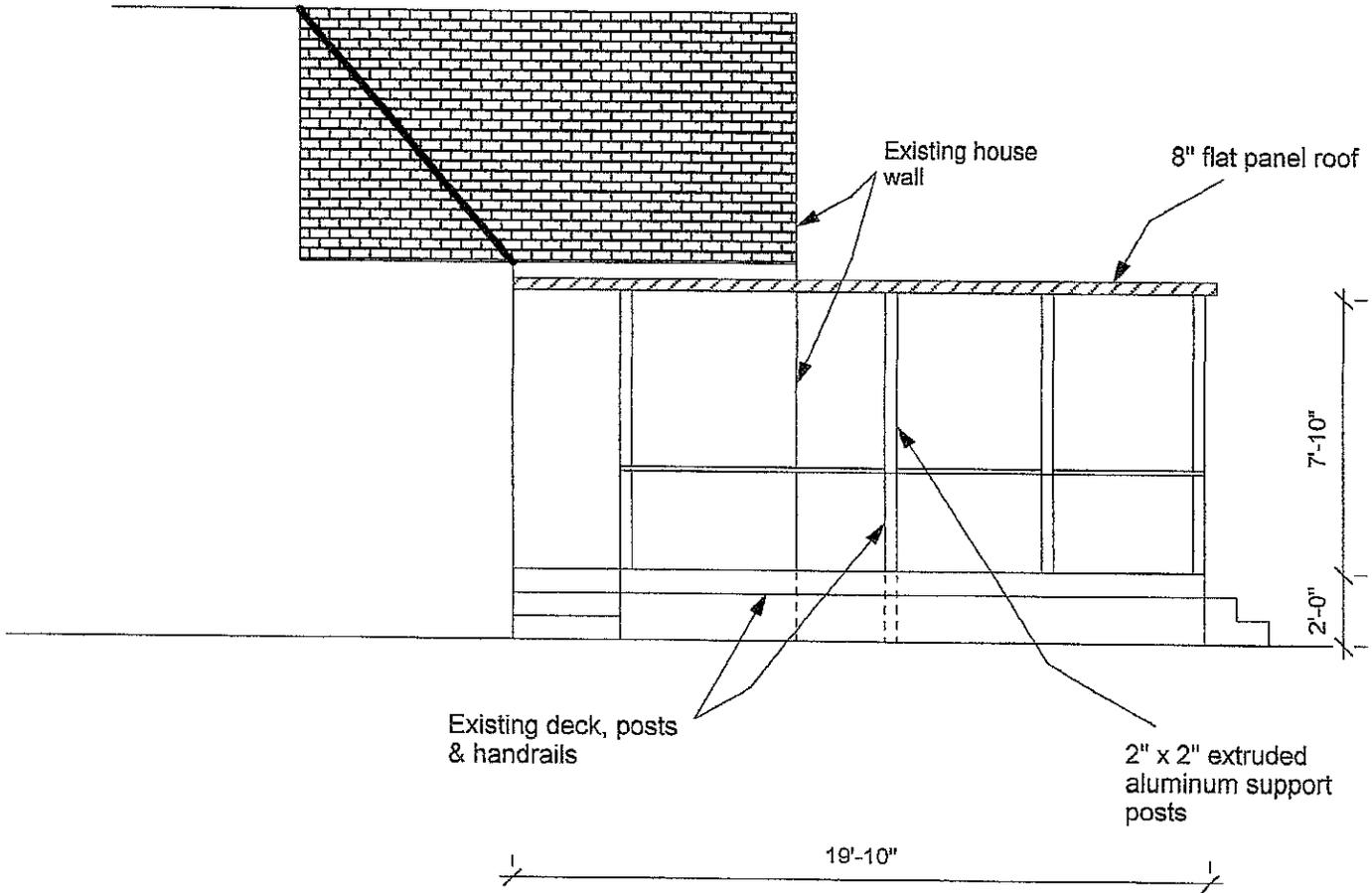
Floor Plan - Existing



Floor Plan - Proposed



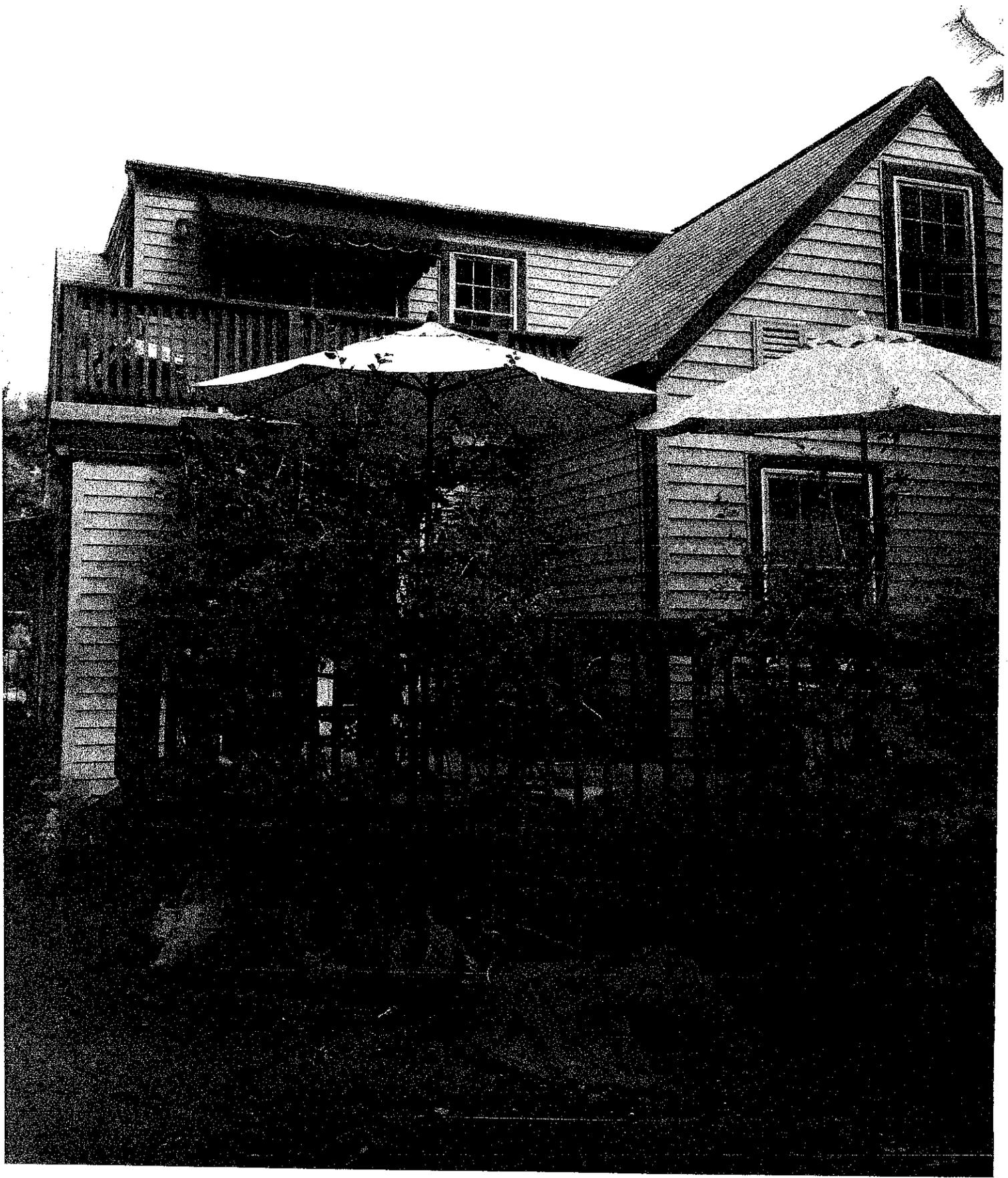
Rear Elevation - Proposed

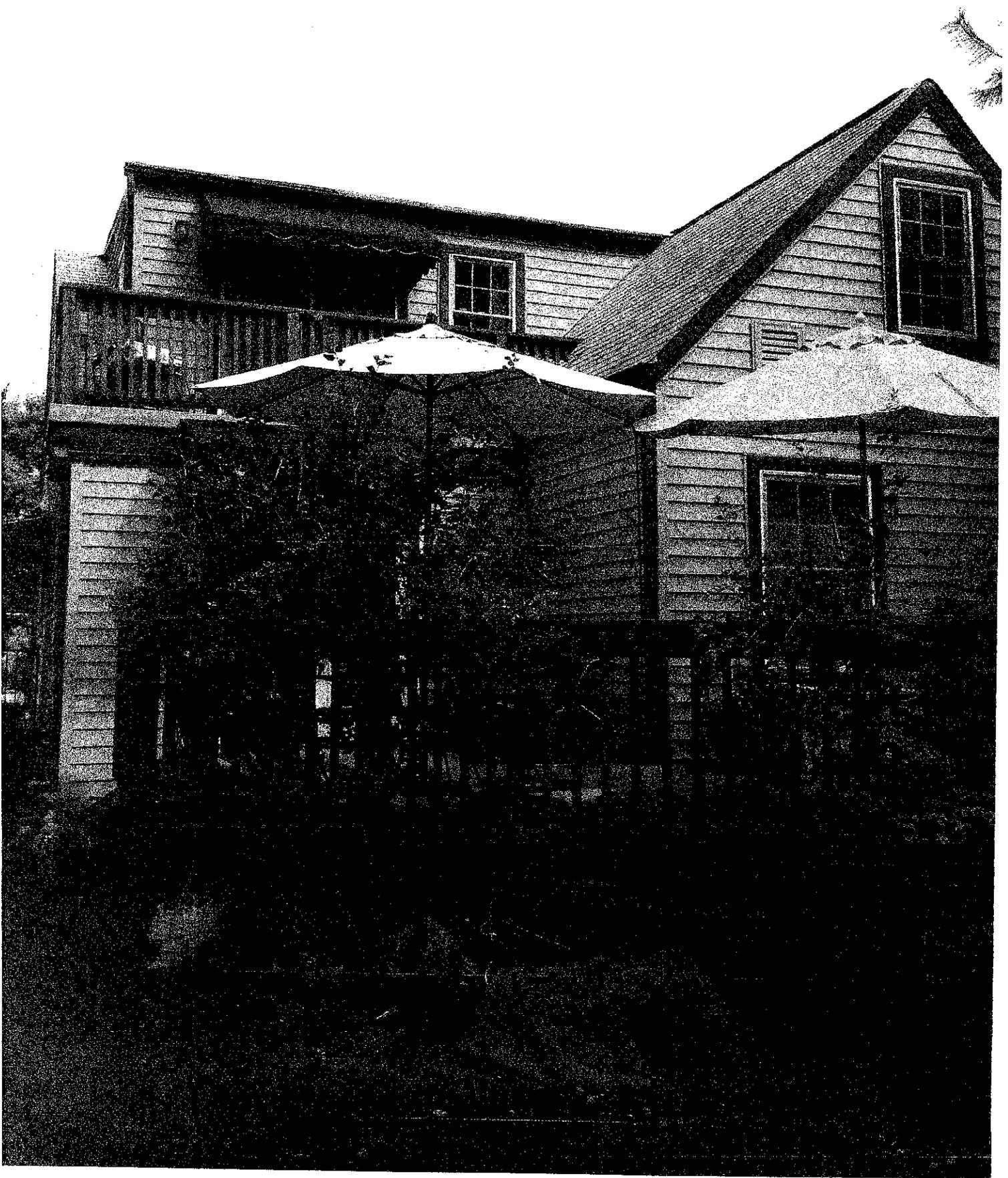


Side Elevation - Proposed









September 19, 2013

Susan Couden
2247 Astor Avenue
Bexley, Ohio 43209

To: City of Bexley
Re: proposed renovation to home

To Whom It May Concern:

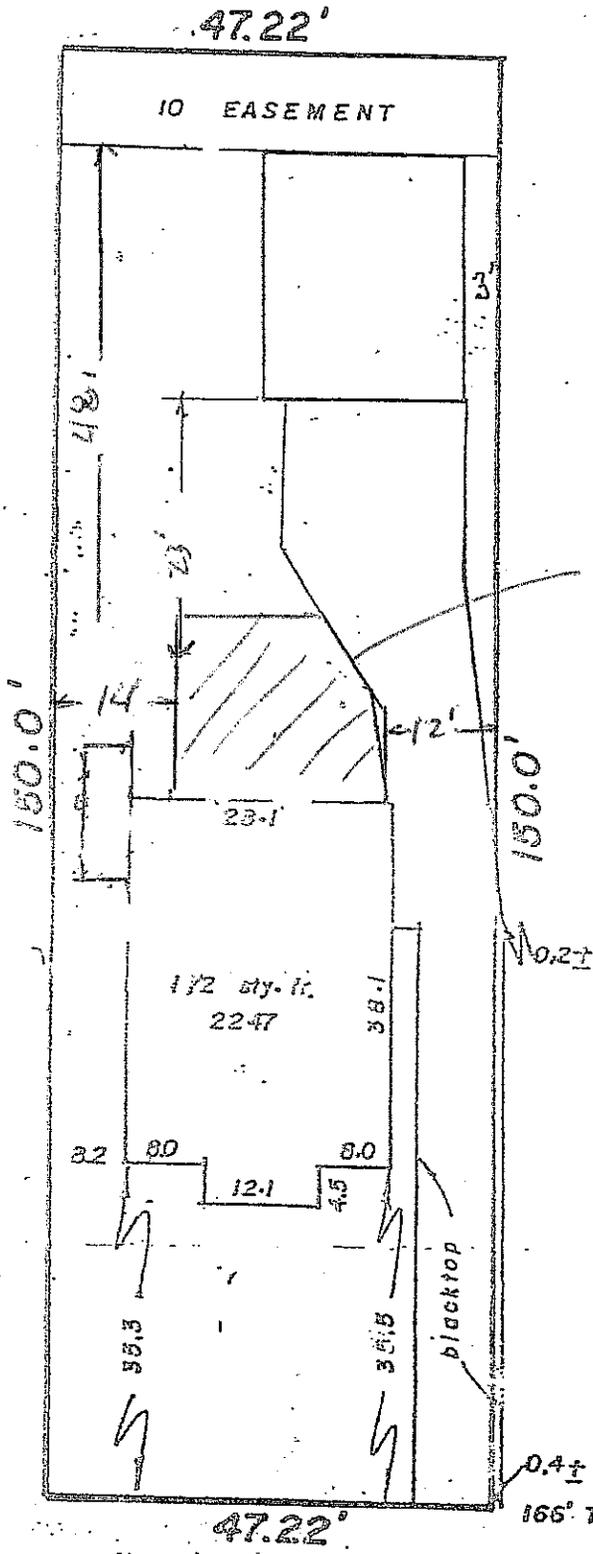
We have asked the Big Eight Company to plan and build a roof over our existing back deck. I sometimes feel as if I spend more time moving pillows off and on the deck furniture as I do sitting on them.

You may remember that Scott represented my husband and me in January of 2012 when we added a basement entry to our home. It has made a big difference in my husband's comfort level. Thank you.

If you have any questions regarding this remodel, please do not hesitate to contact me, Susan Couden, at 614-499-8034 or Scott at the Big Eight Company at 614-496-9027.

Sincerely,

Susan Couden



Proposed road
over existing
deck



2247

ASTOR AVE. 50'