

**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.: 13-0060
Applicant: James Trout
Owner: James Trout
Location: 1021 Grandon Avenue

REQUEST: The applicant is seeking architectural review and approval to allow a 720sq' detached garage at the rear of the property. If approved, the existing garage and carport will be demolished. The applicant is also seeking a variance from Bexley Code Section 1260.11(a) which limits an accessory structure to 35% or less of the footprint of the principal use or structure, to allow the garage to be 720sq'.

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 20130060V

1. Architectural Review for:

Addition Alteration New Structure (garage)
 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 1021 Grandon Ave Bexley, Ohio Zoning District R-6

6. OWNER James Trout Phone # 614-239-1939 Cell # _____
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant James Trout E-mail: j.t.trout@stcglobal.net Phone # 614-1939 or Cell# _____
Address 1021 Grandon Ave City, State, Zip Bexley, Ohio 43209

8. Brief Description of Request and/or Variance Demolish existing garage AND carport.
Build 30' x 24' garage with gable roof.

9. Valuation of Project \$ 22,100.00

- 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 9-6-2013

Fee: based on valuation	\$	<u>45</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>45</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 1021 Grandon Ave Zoning District R-6

Lot Width 50.0 ft Depth 127.0 ft Total Area 6350 sq ft

Existing Residence (foot print) 885.4 sq ft Garage 311.61 sq ft

Existing Building Height one-story two-story

+ Shed 100 sq'

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

Proposed Garage 720 sq.ft. 12.5' Height one-story two-story

Permitted Lot Coverage 35 % = 2222.50 sq ft

Lot to be covered 26.85 % = 1705.4 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 Grand Garages Lima, Ohio (800) 398-2154

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED _____

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

A large garage is needed to provide secure off street parking for a pick up truck (4x4 extended cab, 8' bed), Jeep, storage of utility vehicle and other power equipment.

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: _____

4. New Window Style, Material & Color: _____

• **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 _____ / Style _____ Color _____

• **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>Hardi board</u> <u>to be painted white (new garage)</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
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: _____

3. 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 _____

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:
AmeriTitle, Inc. and/or Principal Financial Group

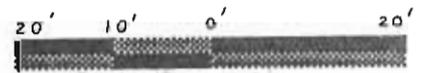
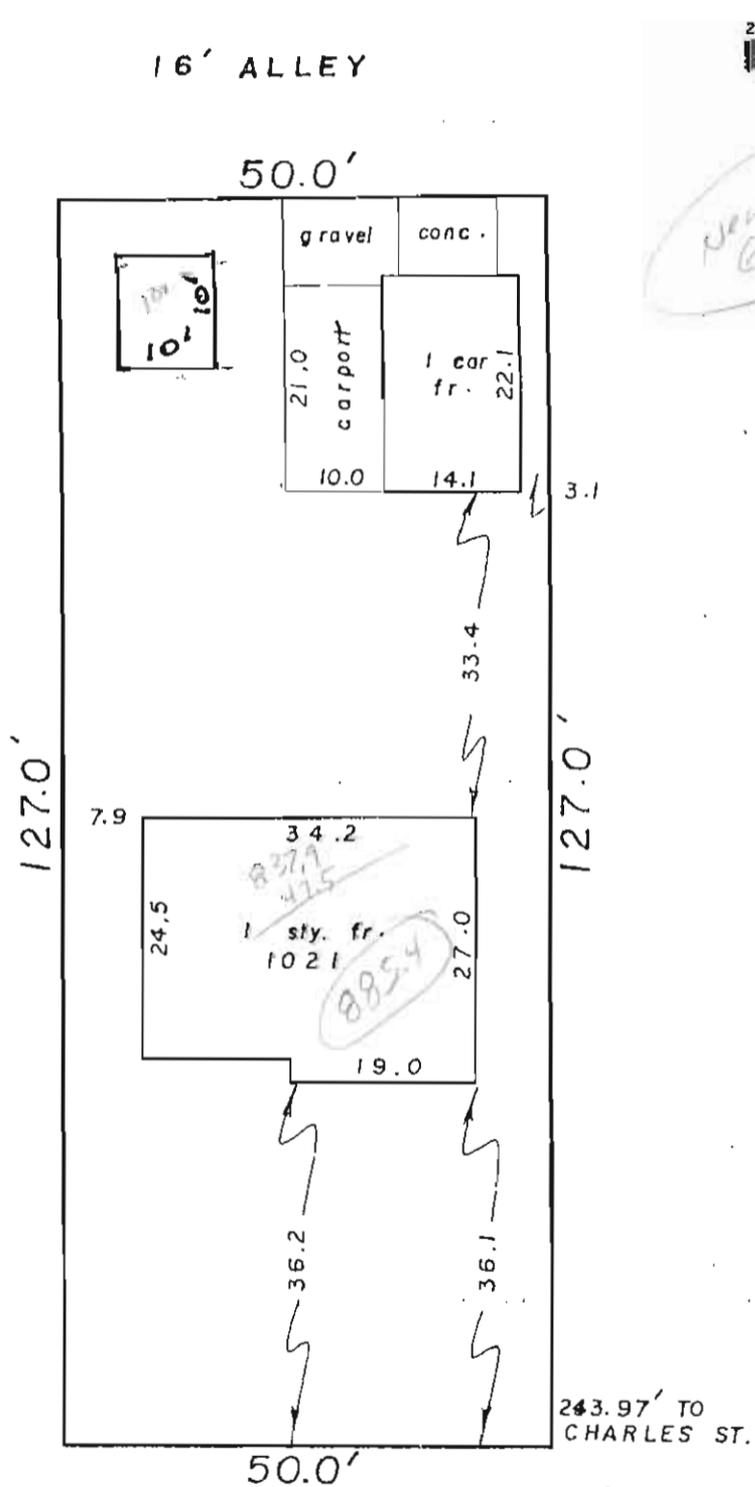
Legal Description: Situated in Ohio, County of Franklin, City of Bexley, Being Lot 70 Beverly Park, Plat Book 15, Page 29

Applicant: Trout, James

Posted Address: 1021 Grandon Avenue, Bexley, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390168 0260G

Apparent Encroachments: 1) None



Scale: 1" = 20'

Date: 1 - 28 - '97

New Garage - 720sq



WE HAVE RECEIVED A COPY OF THIS SURVEY
 AND FIND THE CONDITIONS ACCEPTABLE

Existing structures at 1021 Grandon Ave
 GRANDON AVE. 50'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

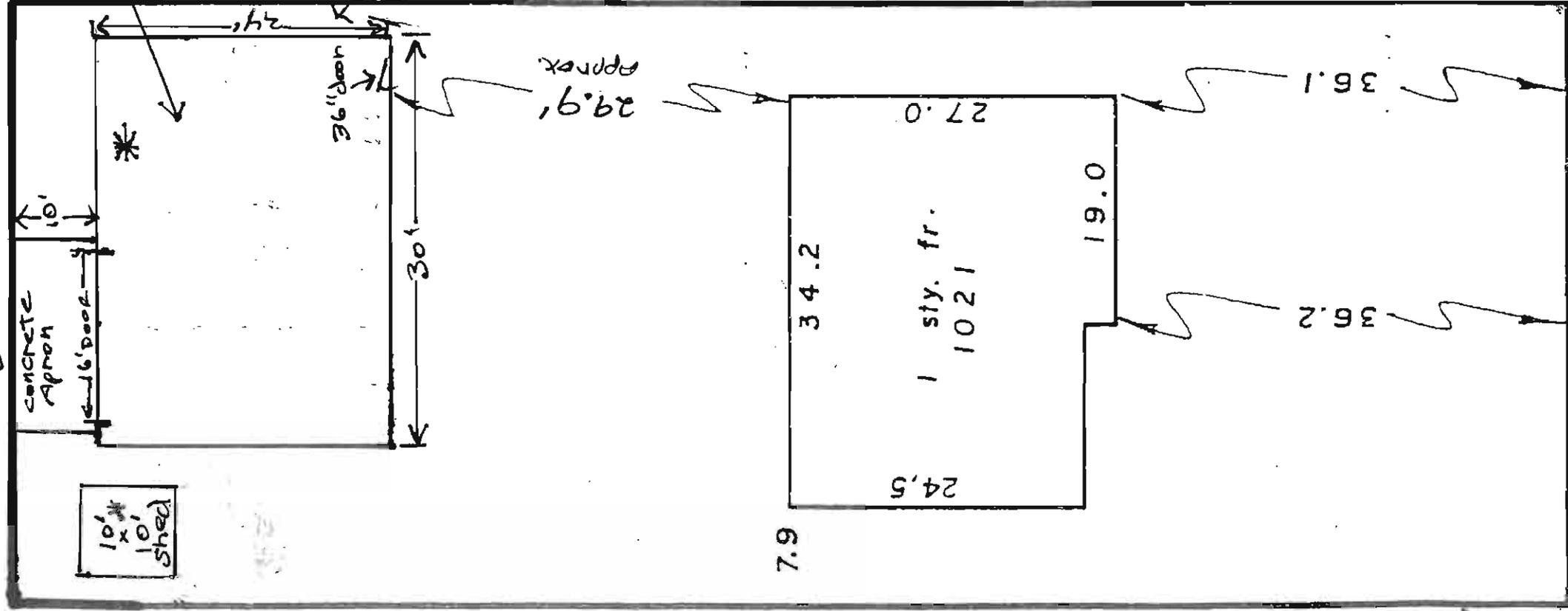
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *Albert J. Myers*
 Professional Surveyor

16' ALLEY

50.0'



Proposed location
of new garage
*not drawn to scale

127.0'

approx.
29.9'

127.0'

243.97' TO
CHARLES ST

50.0'

