

**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, November 14th, 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.: 13-0068  
Applicant: John Ingwersen  
Owner: Joe Chay  
Location: 2738 E. Broad St.

**REQUEST:** The applicant is seeking approval of a previous approved design that would allow reconfiguration of a non-approved 2<sup>nd</sup> floor roof deck and the addition of architectural elements to the south and east facades.

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 11-07-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

20130068 ✓

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 2738 E FOREAD      Zoning District \_\_\_\_\_

6. OWNER JOE CHAY      Phone # \_\_\_\_\_ or Cell # 327 0700

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

7. Applicant JOHN INVERNIZZI E-mail JOHN@CADAFIS.COM Phone # 361-0447 or Cell# \_\_\_\_\_

Address 1050 BAYREN /City, State, Zip COLUMBUS OH 43205

8. Brief Description of Request and/or Variance TO REGAIN BOZB APPROVAL FOR RECONFIGURATION OF NON-APPROVED 2ND FLOOR / ROOF DECK WITH THE ADDITION OF ARCHITECTURAL ELEMENTS TO SOUTH & EAST FACADES

9. Valuation of Project \$ 8500

- 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 \_\_\_\_\_ /DATE 10-17-13

Fee: based on valuation	\$	<u>90-</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>90-</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 2738 E BROAD Zoning District R6  
Lot Width 94.7 ft Depth 130 ft Total Area 12240 sq ft .281 ACRES  
Existing Residence (foot print) 1690 sq ft Garage \_\_\_\_\_ sq ft  
Existing Building Height \_\_\_\_\_ one-story 24' two-story  
Proposed Addition (foot print) 35 sq ft 14' Height  one-story \_\_\_\_\_ two-story FRONT PORCH  
Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story  
Permitted Lot Coverage 35 % = 4284 sq ft  
Lot to be covered 14 % = 1725 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 • RESUBMITTAL OF PETE FOSTER DESIGN JULY 10, 2012 THAT APPROVAL WAS LAPSED

Architect and/or Residential Designer \_\_\_\_\_  
Contractor/Builder \_\_\_\_\_

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

• DESCRIPTION OF CHANGES PROPOSED NEW 35' FRONT PORCH, RAIL & BALKONET TREATMENT ALONG SOUTH & EAST ELEVATIONS, NEW FRETTE OVER EAST DOOR

• 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    NO CHANGE
- 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: \_\_\_\_\_

• WINDOWS

*NO CHANGE*

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

*NO CHANGE*

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

<input 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 type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	_____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding / <i>mim</i>	_____
<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: \_\_\_\_\_

2. Existing Window Trim:

Cedar       Redwood       Pine       Vinyl  
 Wood composite       Aluminum Clad       Molding  
 Standard lumber Profile       Other: \_\_\_\_\_

3. Proposed NEW Door Trim: *WOOD COMPOSITE - WHITE*

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 REMOVE ALL WOOD/PLASTIC & METAL

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

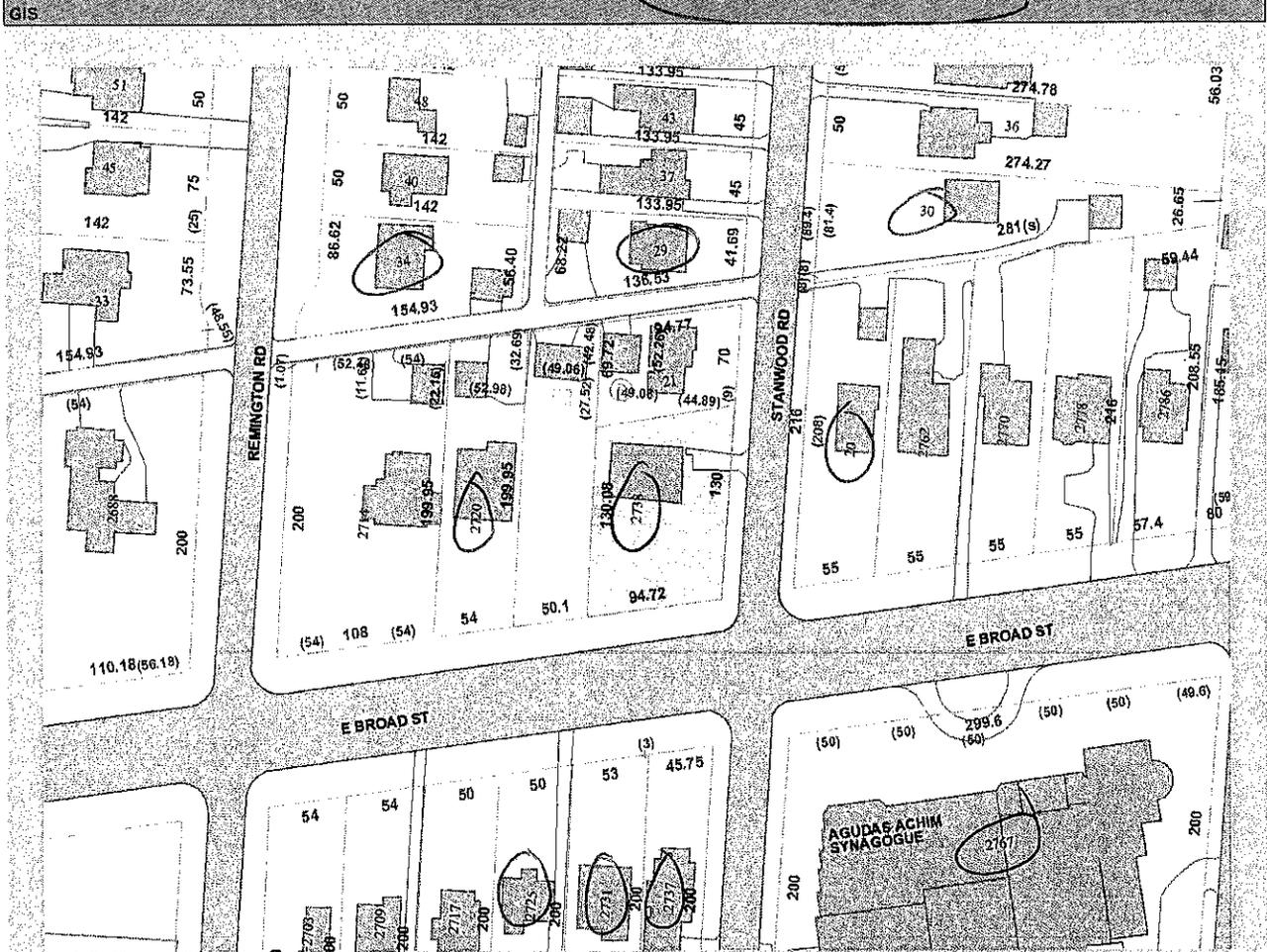
\_\_\_\_\_

\_\_\_\_\_

**Property Report**

Generated on 11/05/13 at 11:04:43 AM

Parcel ID: **020-000112-00**      Map Routing No: **020-N010 -089-00**      Card No: **1**      Location: **2738 E BROAD ST**



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.

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.

9/24/13

Bexley BZA  
2242 E Main St.  
Bexley, OH 43209

Dear Bexley BZA,

I have retained Columbus Consulting Group and John Ingwersen to represent me in a BZA / ARB application to correct issues with un-approved modifications to my residence at 2738 E. Broad St. Bexley, OH.

Thank you for your consideration,

  
Joe Chay