

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.: 13-0070
Applicant: John Mally
Owner: John & Abby Mally
Location: 515 N. Drexel Ave.

REQUEST: The applicant is seeking architectural review and approval to allow the existing 2nd floor shed dormers on the north and south side of the 2nd floor roof of the principal structure to be extended towards the rear (east). The proposed modifications would accommodate an additional bedroom on the 2nd floor.

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

Application Number 20130070

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: Bedroom Home Occupation sq.' / height of structure

5. LOCATION 515 N. Drexel Ave. Zoning District _____

6. OWNER John & Abby Mally Phone # _____ or Cell # 937-313-0240

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

7. Applicant John Mally E-mail jmally@gmail.com Phone # _____ or Cell # 614-602-1110
Address 515 N. Drexel /City, State, Zip Bexley Ohio 43209

8. Brief Description of Request and/or Variance Extending existing dormers equally to the rear of house to increase space in room and add a bedroom.

9. Valuation of Project \$ 7,000

- 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 John W. Mally /DATE 10/24/13

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>90.00</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 515 N. Drexel Ave Zoning District Bexley Heights

Lot Width 125 ft Depth 150 ft Total Area _____ sq ft

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

Existing Building Height _____ one-story two-story

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

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

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ 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 Eagle Eye CARPENTRY

Contractor/Builder JE. MORRIS / Eagle Eye CARPENTRY / SELF PERFORMED

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Extension of Dormers on North and South of upstairs to create useable bedroom.

• 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: Owens Corning Duration

3. New Roofing Type, Style & Color: Black / brown - house will get complete new roof once Dormer's extension complete.

• **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 NA /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	<input checked="" type="checkbox"/>	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other <u>Smart siding B&B</u> <u>Tan, Board & Batton</u>

• **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** *NA.*

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 _____

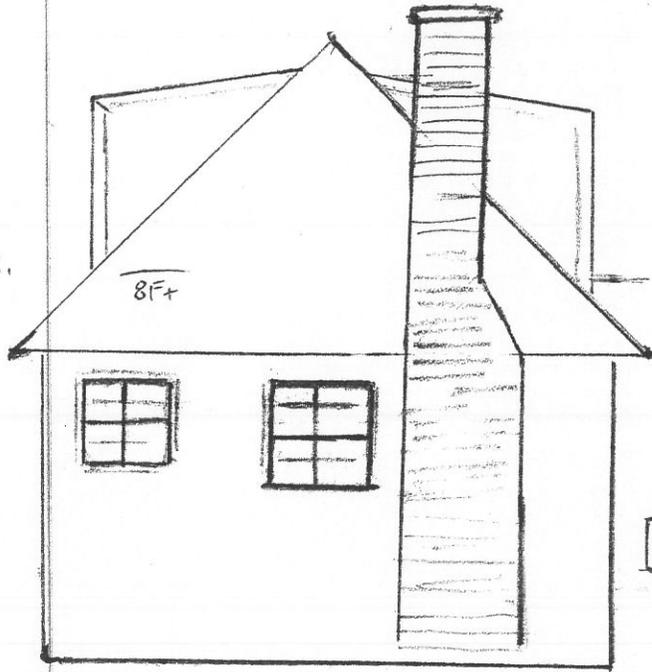
To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

VES 1
REAR VIEW

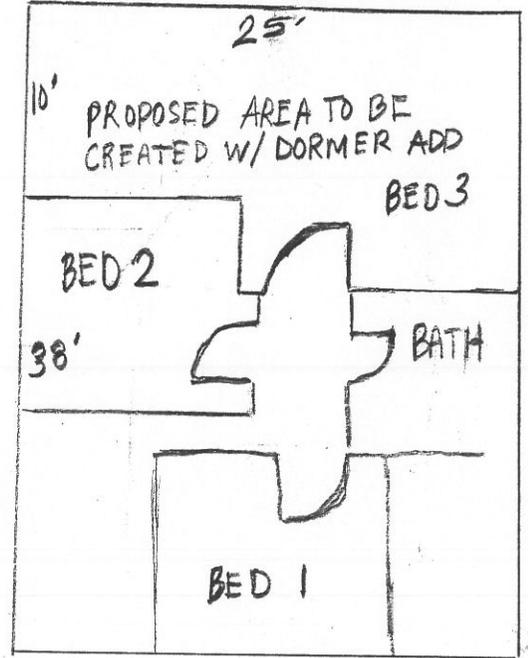
515 N. DREXEL

PROPOSED
EXTENSION
OF TWO SIDE
DORMERS TO
CREATE A
BEDROOM IN
PLACE OF ATTIC.



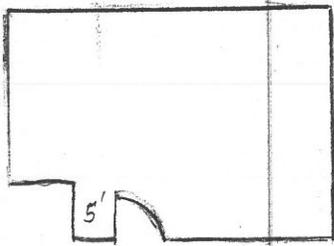
2" = 20'

UPSTAIRS LAYOUT

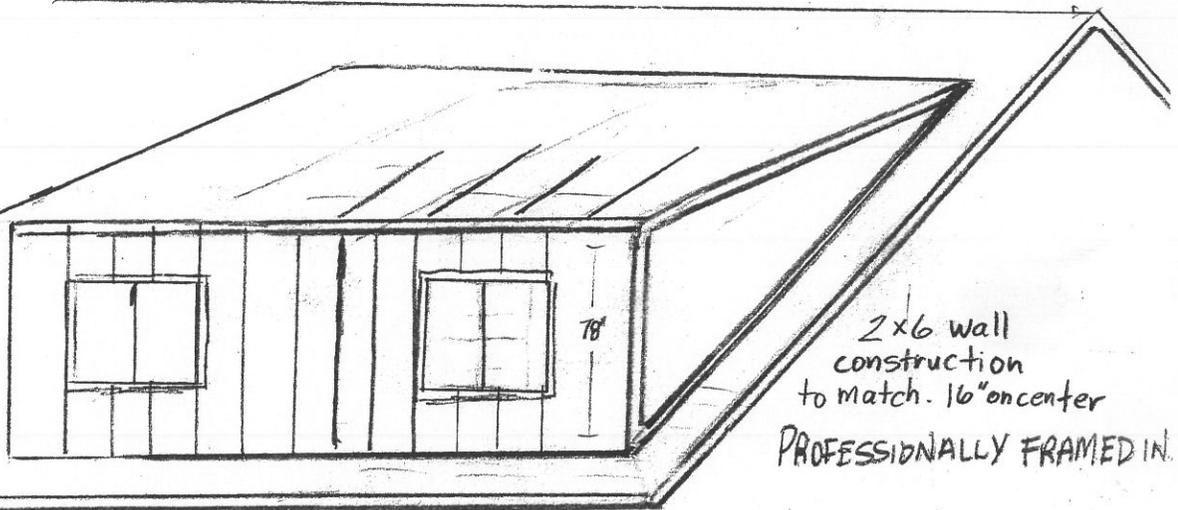


NORTH DORMER EXTENSION

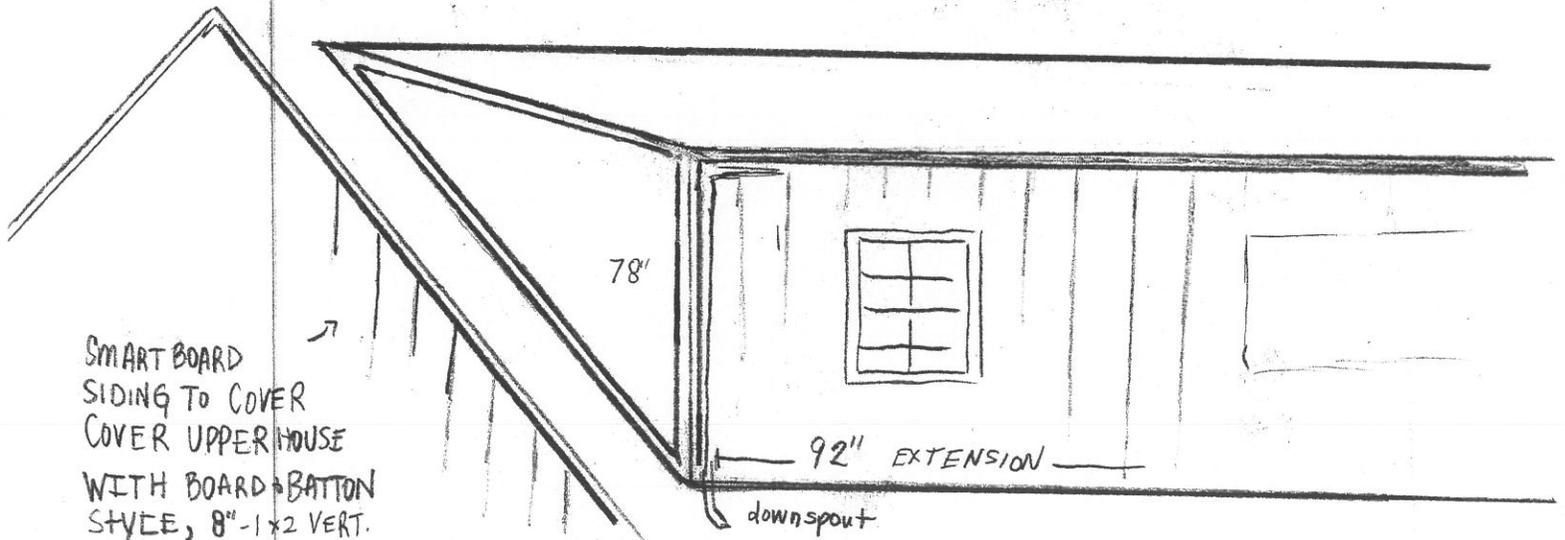
25'



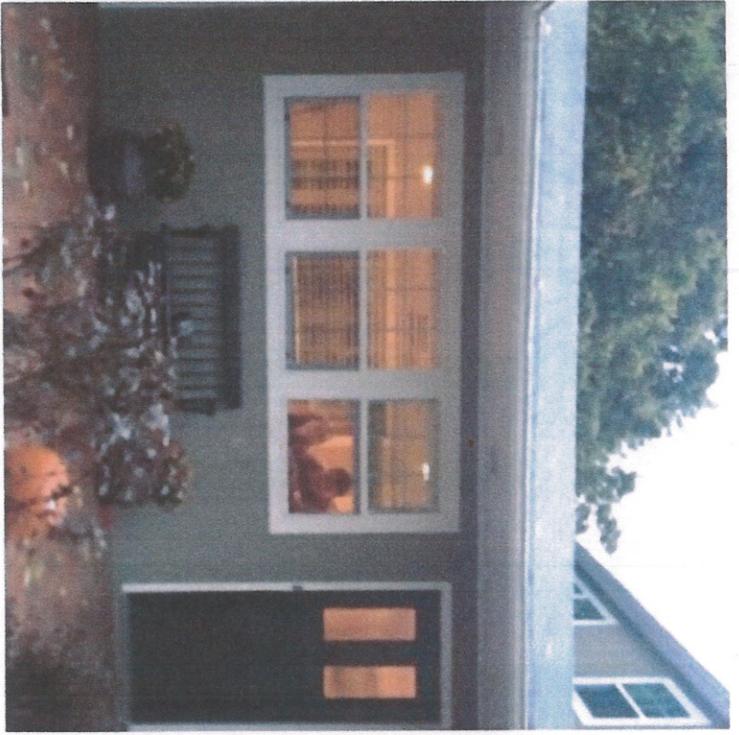
13'



SOUTH DORMER EXTENSION



NORTH VIEW:
UPSTAIRS BATH
DORMER TO BE
EXTENDED TO
SOUTH.



STREETVIEW:
STYLE OF WINDOW
WHITE DOUBLE
HUNG, JELDPWEN.
TRIM SHALL BE
DONE TO MATCH
BY JOE MORRIS
CARPENTRY.

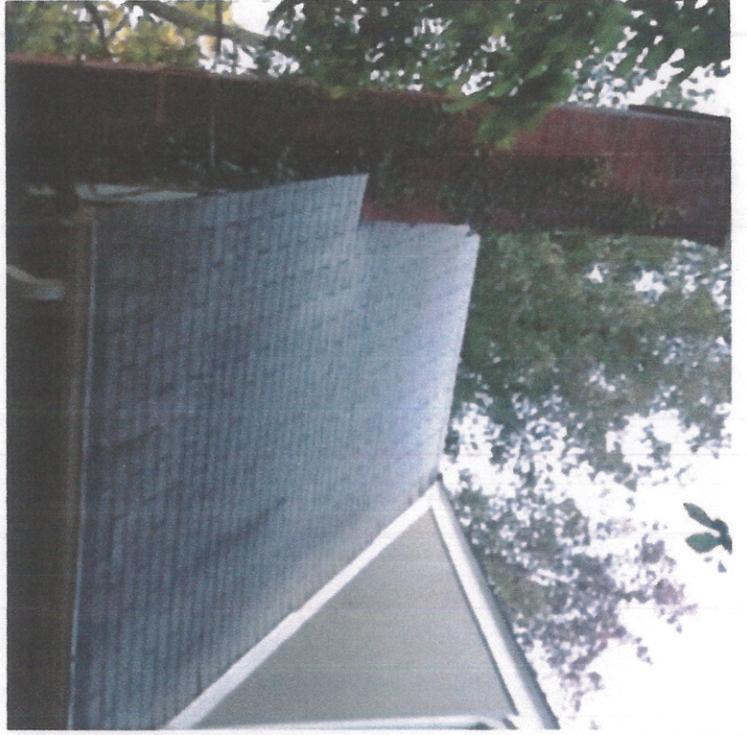
INSIDE THE
BACK UPSTAIRS
IF THE HOUSE IS
IN UNFINISHED
ATTIC /SPACE W/
ALL STUDS EXPOSED
AND NO INSULATION.

WE WILL BE
MATCHING THE
EXISTING HEIGHTS
AND MAKING THIS
A BEAUTIFUL
FUNCTIONAL
BEDROOM/CLOSET



WEST VIEW:
REAR OF HOUSE.
DORMER ON
LEFT & RIGHT
TO BE EXTENDED
AND EVENLY
MATCH AT EDGE
OF ROOF LINE.
FAN IN BACK
TO BE REMOVED
FOR SAFETY.

SOUTH VIEW:
DORMER OF
BEDROOM TO
BE EXTENDED
SOUTH 12" FROM
EDGE OF ROOF.
WINDOW 36x36"
CENTERED TO
MATCH.



NO CHANGE
TO STREET
VIEW OF HOUSE.



Property Report

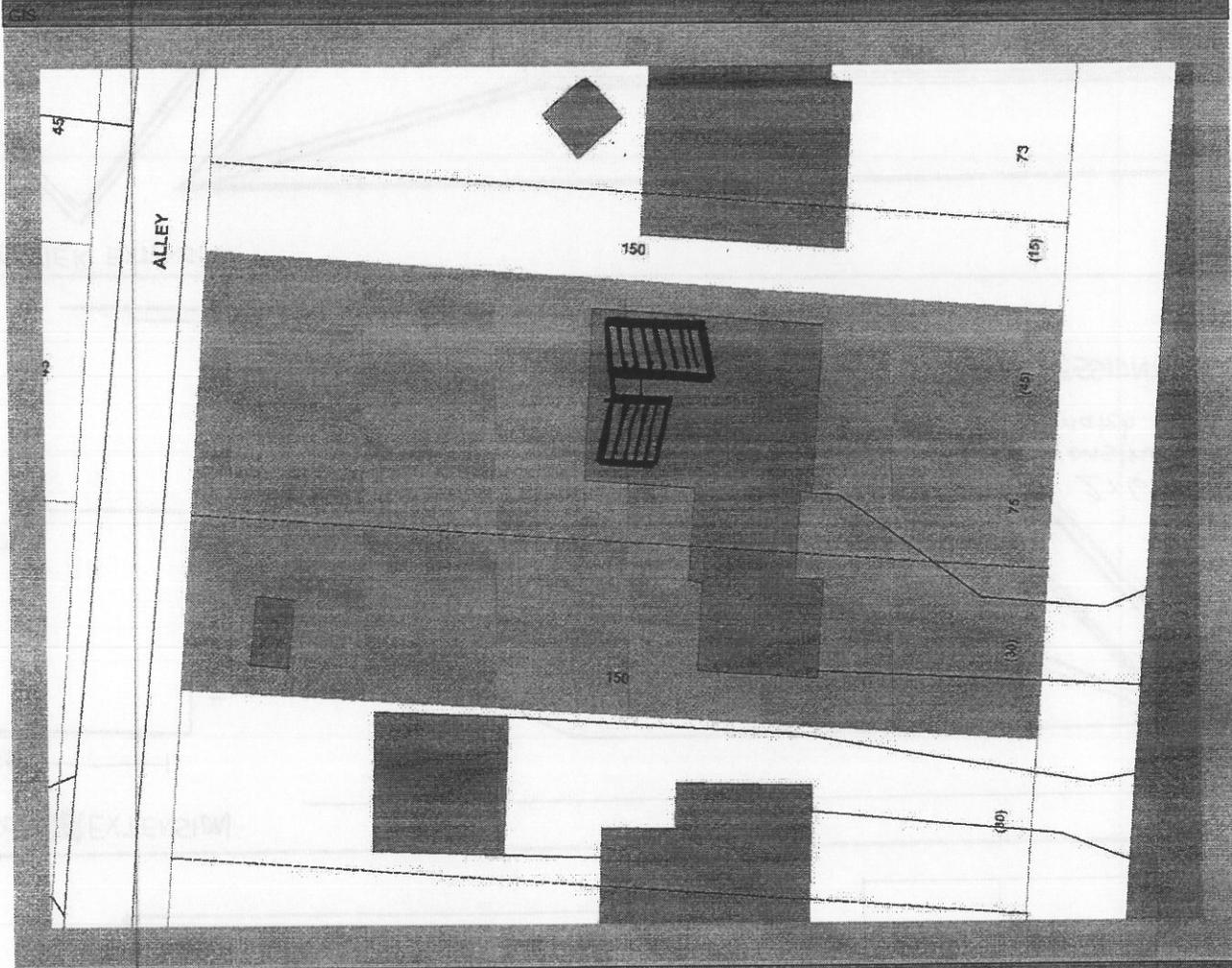
Generated on 11/03/13 at 01:42:49 PM

Parcel ID
020-001677-00

Map Routing No
020-N018A -042-00

Card No
1

Location
515 N DREXEL AV



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.

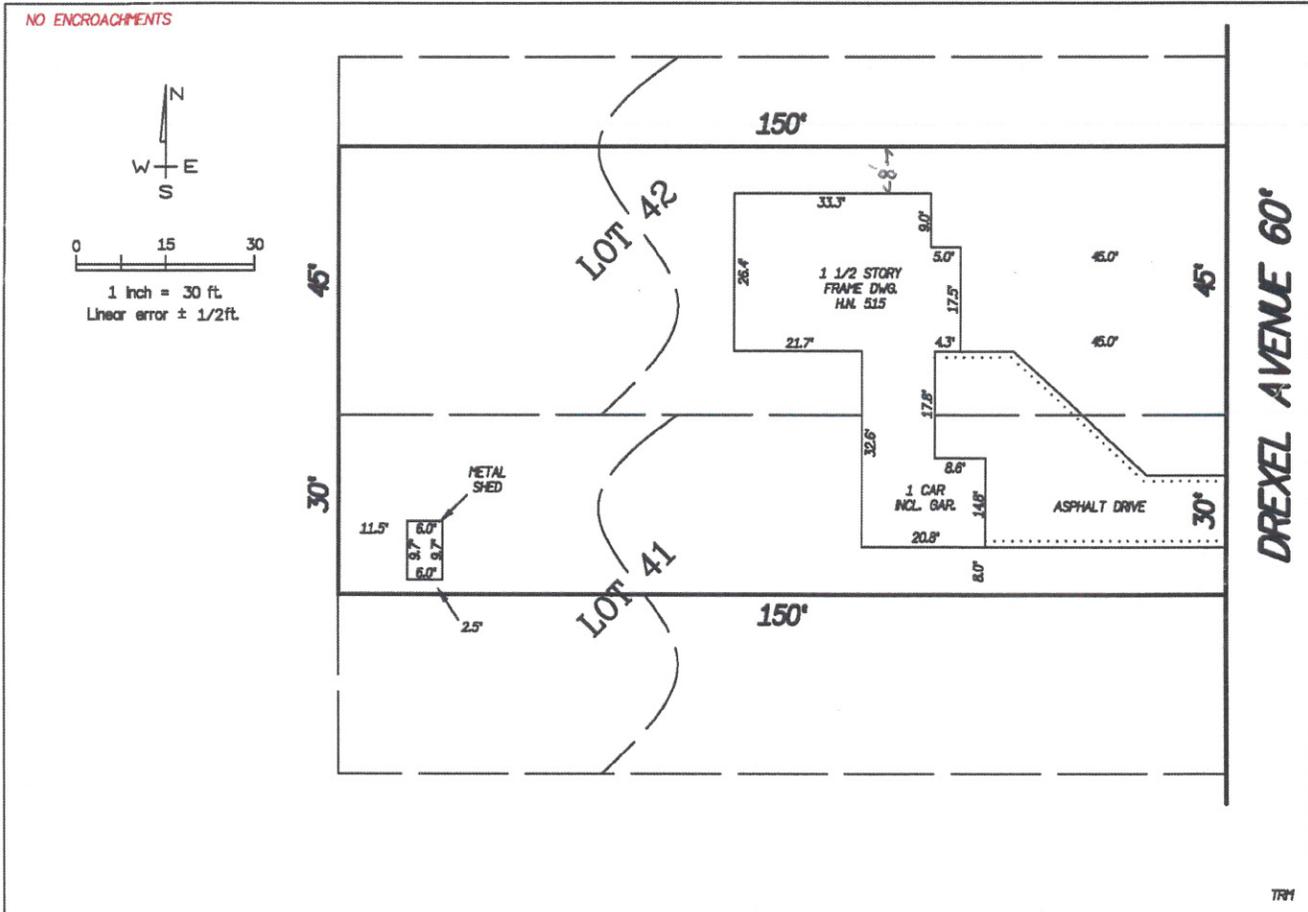
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

This survey is a mortgage location survey prepared in accordance with chapter 4733-38, Ohio administrative code and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code.

Prepared For: CLEAN TITLE, INC
ANDERSON FINANCIAL
Present Owner: RALPH, D. JEFFREY & BRADLEY K.
New Owner: MALLY, JOHN W. & ABBY L.
Occupied By: Vacant
Work: None Observed
Street Improvements: None Apparent
Title Co. File #: HTAC-0024589



Terrence W. Feller



Building Department,

I appreciate your reviewing and assistance in assembling these documents. This project will be substantial in benefitting our home and you can be sure we will perform every step at the highest quality and conform in every way the city would expect.

Approval on November 14th will allow us to complete the dormer, install a new roof, fix two leaking spots, and fully insulate the back attic, prior to winter.

Please call w/ any questions. Thank you!

John Mally - 937-313-0240
- jwmally@gmail.com

Scott Gablemen - 614-554-5980
Eagle Eye Custom Carpentry

