

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, January 9th, 2014, 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.

- a. Application No.: 130074
Applicant: Jeff & Emily Janis
Owner: Jeff & Emily Janis
Location: 44 S. Parkview
REQUEST: The applicant is seeking architectural review and approval to allow a 1-story addition on the north side of the existing one-story structure between the main house and garage and an addition of a second floor above the existing one-story 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 01-02-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

2013 0074V

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 44 S. Parkview Ave. Zoning District R-3

6. OWNER Jeff & Emily Janis Phone # _____ or Cell # 214.335.4111

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

7. Applicant Jeff & Emily Janis E-mail jjanisd@sbcglobal.com Phone # _____ or Cell# 214.335.4111

Address 44 S. Parkview Ave. /City, State, Zip Bexley, Ohio 43209

8. Brief Description of Request and/or Variance Addition of a one-story breakfast nook on the North side of the existing one-story structure between the main house and the garage. And an addition of a second floor above the existing one-story structure for a bedroom suite.

9. Valuation of Project \$ 60,000

- **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 Emily Janis /DATE 12.23.13

Fee: based on valuation	\$ <u>115.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>115.00</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 44 S. Parkview Ave. Zoning District R-3
118.3'-Front, 172.72'-Rear 255.34'-North, 250.0'-South
Lot Width _____ ft Depth _____ ft Total Area 33,759 sq ft
Existing Residence (foot print) 2,870 sq ft Garage 693 sq ft
Existing Building Height 12'-4" one-story 32'-2" two-story

Proposed Addition (foot print) 138 sq ft Height 14'-7" one-story 27'-6" two-story

Proposed Garage N/A sq.ft. Height _____ one-story _____ two-story

Permitted Lot Coverage 25 % = 8,440 sq ft

Lot to be covered 11 % = 3,701 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 Heidi Machul Bolyard, Bolyard Architecture & Design Studio

Contractor/Builder Not Known

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED A second floor addition on the existing one-story structure between the main house and garage, and a one-story addition on the North side of the existing one-story structure.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

None

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
- New** Shingle Manufacturer: Match existing
- New** Roofing Type, Style & Color: Match existing simulated slate, asphalt roofing

• **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: Jeld-Win

4. New Window Style, Material & Color: Casement & Fixed Transoms, Wood,

Painted to match existing.

• **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 No new doors /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>Texture and color to match existing.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>Reveal and color to match existing.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<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: No new doors to be installed

4. Proposed NEW Window Trim: Cedar

5. Trim: Color(s): Painted to match existing trim.

** Do the proposed changes affect the overhangs? No.

• **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: _____

44 S. Parkview Ave.

Interactive Map Parcel ID 020-004358 Map Routing No. L030 01500 Location 44 PARKVIEW AV Generated on: 12/30/13 01:01:47 PM



0 29 58 87 116 145 ft

Parcel Information		
Owner Name: JANIS JEFFREY E JANIS EMILY	Appraised Total: \$772700	Last Transferred: 07/03/2013
Calc Acreage: 0.848	Sale Price: \$	Annual Taxes: \$18446.180

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.

44 S. Parkview Avenue
Bexley, Ohio 43209

North Elevation



East and North Elevations



East Elevation



South and East Elevations

75 S. High Street . Suite 4 . Dublin, Ohio 43017
614.774.2490 phone . 614.633.1053 fax
www.bolyardstudio.com



44 S. Parkview Avenue
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East Elevation



East Elevation



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