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, February 13, 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.: 13-0065
Applicant: Daniel Mayer
Owner: Andrew Bergman & Sharon Schweikhart
Location: 2495 Bryden Rd.
Request: The applicant is seeking architectural review and approval to allow a screened porch addition to the east side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(c), which requires an 8' side yard setback, to allow the screened porch to be constructed 3' off the east side property line. PLEASE NOTE: This application was tabled at the November 14, 2013 meeting of the Board of Zoning Appeals.

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 02-06-2014

CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on November 14, 2013.

Application No.:	13-0065
Applicant:	Daniel Mayer
Owner:	Andrew Bergman & Sharon Schweikhart
Location:	2495 Bryden Rd.

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MOTION 1: To Table and adjourn this application and reconvene at the January 9th Board of Zoning Appeals meeting.

ACTION: Motions to Table approved.

Staff Certification:

Karen Bokor
Residential Design Consultant

Recorded in the Official Journal this
14th day of November, 2013

Kathy Rose
Zoning Officer

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Mailed by 11-07-2013

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130065 V

1. **Architectural Review for**:

   X 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 2495 BRYDEN ROAD Zoning District_____

6. OWNER ANDREW BERGMAN & SHARON SCHWEIKHART Phone #614-237-9415 Cell #_____

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

7. Applicant DANIEL MAYER E-mail mayer690@gmail.com Phone #_____ or Cell# 614-425-9503

   Address 796 GLADDEN RD /City, State, Zip COLUMBUS, OHIO, 43212

8. Brief Description of Request and/or Variance SUBMITTING DESIGN INTENT DRAWINGS FOR REVIEW TO RECEIVE CERTIFICATE OF APPROPRIATENESS PRIOR TO COMPLETING BUILDING APPLICATION FOR A REAR SCREENED PORCH ADDITION.

9. **Valuation of Project** $ 15,000

- **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**_____/**DATE**_____

Fee: based on valuation	$ 95.00
Fee: based on variance	$ Ø
_____**Other**	$ Ø
TOTAL FEE DUE	$ 95.00

****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 2495 BRYDEN ROAD Zoning District_____

Lot Width 50 ft Depth 138 ft Total Area 6,900 sq ft

Existing Residence (foot print) 1,886 sq ft Garage 390 sq ft

Existing Building Height_____one-story X two-story

Proposed Addition (foot print) 242 sq ft 10'-0" Height X one-story _____two-story

Proposed Garage _____sq.ft. _____Height __one-story ___two-story

Permitted Lot Coverage_____% = _____sq ft

Lot to be covered_____% = ~~242~~ _____sq ft 2518

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 30° DESIGN SOLUTIONS - DANIEL MAYER

Contractor/Builder_____

Preliminary Review_____ Final Review X

- DESCRIPTION OF CHANGES PROPOSED ADDITION OF A SCREENED PORCH ON THE REAR CORNER OF THE PROPERTY

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

PREVIOUS DECK WAS REMOVED 5+ YEARS AGO, VEGETATION CAN'T GROW

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 X Standard 3-Tab Asphalt Shingle
     ___ Architectural Dimensional Shingles ___ EPDM (rubber) Roofing ___Metal
  2. New Shingle Manufacturer: N/A
  3. New Roofing Type, Style & Color: PVC THERMOPLASTIC MEMBRANE, WHITE

- **WINDOWS**
  1. Existing Window Style:
     ___Casement X Double Hung ____Horizontal Sliding ____Awning
     ___ Fixed _____Exterior Storm ____Other:_____

  2. Existing Window Materials:
     ___Wood ___Vinyl X Vinyl Clad Wood ____Aluminum Clad Wood
     ___Aluminum ___Metal ___ Other:_____

  3. New Window Manufacturer: N/A
  4. New Window Style, Material & Color: N/A

- **DOORS**

  Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

  1. Entrance Door Type X Wood ___Insulated Metal ___Fiberglass
     ___Sidelights ___Transom Window

  2. Garage Door Type ___Wood X Insulated Metal ___Fiberglass

  3. Door Finish ___Stained X Painted

  Proposed Door Type N/A /Style N/A Color N/A

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	
( )	( )	Cultured Stone	
(X)	( )	Brick	
( )	( )	Mortar	
( )	( )	Stucco	
( )	( )	Wood Shingle	
( )	( )	Wood Siding	
( )	( )	Vinyl Siding	
(X)	( )	Aluminum Siding	
( )	(X)	Other_____	CEMENT BOARD PANELS

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     X Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____

  2. Existing Window Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     X Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____

  3. Proposed NEW Door Trim: N/A

4. Proposed NEW Window Trim: N/A

5. Trim: Color(s): N/A

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

- **DECKS**

EXISTING:

1. Existing Decking Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   X Other N/A

2. Existing Railing Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   X Other N/A

PROPOSED:

3. Proposed Decking Materials
   ____Cedar ____Pressure-treated wood X Wood/Plastic Composite
   ____Other_____

4. Proposed Railing Materials
5. Existing Railing Materials
   ____Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   X Other N/A

---------- **TO BE COMPLETED BY RESIDETIAL DESIGN CONSULTANT** ----------

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

October 15, 2013

Board of Zoning Appeals
City of Bexley
2242 East Main Street
Bexley, Ohio 43209

Dear members of the Board of Zoning Appeals,

I hereby grant permission to Daniel Mayer to submit the application and documents for the porch addition to my residence at 2495 Bryden Road, and to represent my interests before the Board. Please feel free to contact me at 614-370-0386 if you have any questions.

Sincerely,

Drew Bergman

2495 Bryden Rd.

"property owner"

Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 11/05/13 at 11:22:05 AM

Parcel ID	Map Routing No	Card No	Location
020-001451-00	020-L056 -003-00	1	2495 BRYDEN RD

GIS

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.