

**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, April 10<sup>th</sup>, 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.: 14-006
- Applicant: Brian Zingelmann
- Owner: Jeff Turner & Nancy Belay
- Location: 790 Montrose Avenue
- Request: The applicant is seeking architectural review and approval to allow a new screened porch and open entry porch addition on the front (west side) of the principal structure. The applicant is also seeking a 6.5' variance from Bexley Code Section 1252.03(d), which requires a 30' front yard setback, to allow the proposed screened porch to be constructed 24' from the front yard property line.

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 04-03-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014006 V

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 790 MONTROSE AVENUE      Zoning District R6

6. OWNER JEFF TURNER & NANCY DELAY      Phone # 236-2637 or Cell # \_\_\_\_\_

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

7. Applicant BRIAN ZINGELMANN E-mail BZPLANS@AOL.COM Phone # 262-7565 or Cell# \_\_\_\_\_

Address 261 GARDEN ROAD /City, State, Zip COLUMBUS OHIO 43214

8. Brief Description of Request and/or Variance

NEW 1-STORY FRONT SCREENED PORCH AND VARIANCE REQUEST FOR REQUIRED FRONT YARD SETBACK.

9. Valuation of Project \$ 23,000.

- **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 3/14/2014

Fee: based on valuation	\$	<u>100.</u>
Fee: based on variance	\$	<u>100.</u>
Other	\$	
<b>TOTAL FEE DUE</b>	\$	<u>200.</u>

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 790 MONTROSE AVENUE Zoning District R6

Lot Width 68.0 ft Depth 135.0 ft Total Area 9180 sq ft

Existing Residence (foot print) 1145 sq ft Garage 425 sq ft

Existing Building Height  one-story  two-story

Proposed Addition (foot print) 195 sq ft 12'-0" Height  one-story  two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height  one-story  two-story

Permitted Lot Coverage 35 % = 3213 sq ft

Lot to be covered 19.2 % = 1765 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 BRIAN ZINGELMANN, ARCHITECT

Contractor/Builder JOE SNIDERMAN, S&G BUILDERS

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

• DESCRIPTION OF CHANGES PROPOSED \_\_\_\_\_

1. STORY SCREENED FRONT PORCH ADDITION

• 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

- Existing Roof Type:
  - Slate  Clay Tile  Wood Shake  Standard 3-Tab Asphalt Shingle
  - Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal

2. New Shingle Manufacturer: TO BE DETERMINED

3. New Roofing Type, Style & Color: TO MATCH EXISTING ROOF

**• 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: \_\_\_\_\_

N/A

**• 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 FULL SCREEN / Style WOOD      Color PAIN, WHITE

**• 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 _____

**• 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: SMOOTH WOOD, PAINTED WHITE

5. Trim: Color(s): WHITE

\*\* Do the proposed changes affect the overhangs? FIRST FLOOR ONLY, NEW OVERHANGS TO MATCH EXISTING.

• **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 \_\_\_\_\_

N/A

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

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

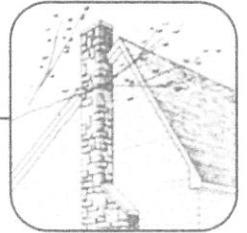
Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



261 Garden Road  
Columbus, Ohio 43214  
Phone: (614) 262-7565  
Fax: (614) 267-0198

## Tabulation of existing front setbacks

East side of Montrose Avenue from Mound Street to Astor Avenue  
Bexley, Ohio

<u>Address</u>	<u>Setback</u>
832 Montrose Avenue	30.8'
828 Montrose Avenue	30.4'
824 Montrose Avenue	31.4'
818 Montrose Avenue	30.2'
808 Montrose Avenue	33.3'
802 Montrose Avenue	31.6'
798 Montrose Avenue	29.4'
790 Montrose Avenue	29.9'
780 Montrose Avenue	32.2'
774 Montrose Avenue	31.8'
768 Montrose Avenue	30.1'
764 Montrose Avenue	29.7'
758 Montrose Avenue	30.7'
752 Montrose Avenue	30.7'
746 Montrose Avenue	32.1'
742 Montrose Avenue	32.8'
736 Montrose Avenue	30.5'
730 Montrose Avenue	30.9'
726 Montrose Avenue	21.0'
720 Montrose Avenue	<u>31.1'</u>
Total:	610.6'
Average:	30.53'

Select Language

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### MAP(GIS)

Parcel ID: **020-002474-00**      Map Routing Number: **020-N024 -137-00**      Owner: **TURNER JEFFREY G & NANCY E BELAY**      Location: **790 MONTROSE AV**  
Click owner name for additional records

#### Parcel Info

- Summary
- Property Profile
- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)**
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office
- Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here

Zoom IN

OUT



Current Map: 1630' x 1200'

Click to view map using:



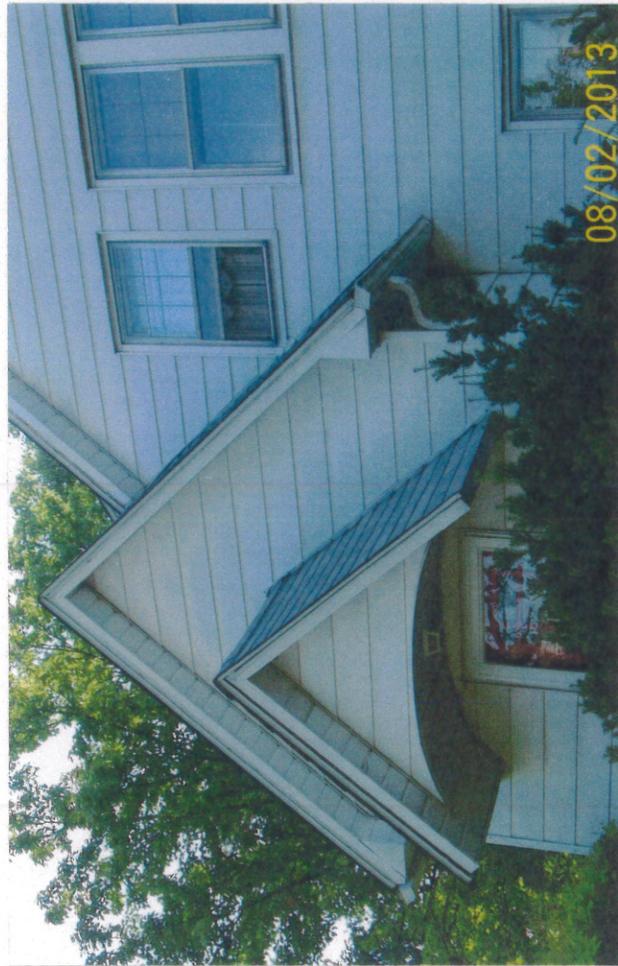
Data updated on: 2013-11-15 06:20:37



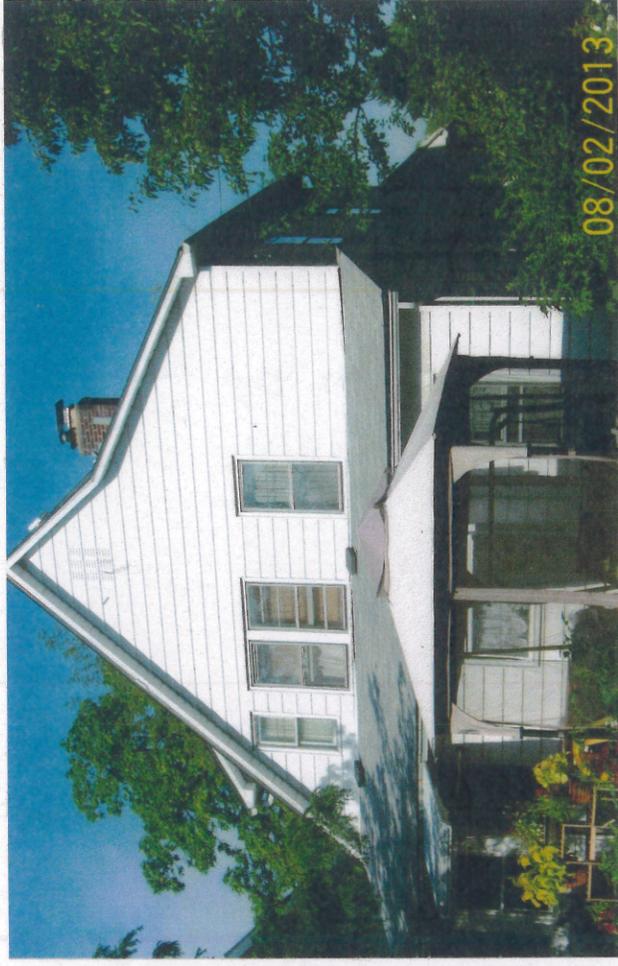
FRONT ELEVATION



FRONT & RIGHT SIDE



EXISTING FRONT ENTRY



REAR & LEFT SIDE

790 MONTROSE AVENUE BEXLEY, OHIO

### Proximity Report Results

4323424/6204833

The selection distance was **100 feet**.  
The selected parcel was **020-002474**.

To view a table showing the **18 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

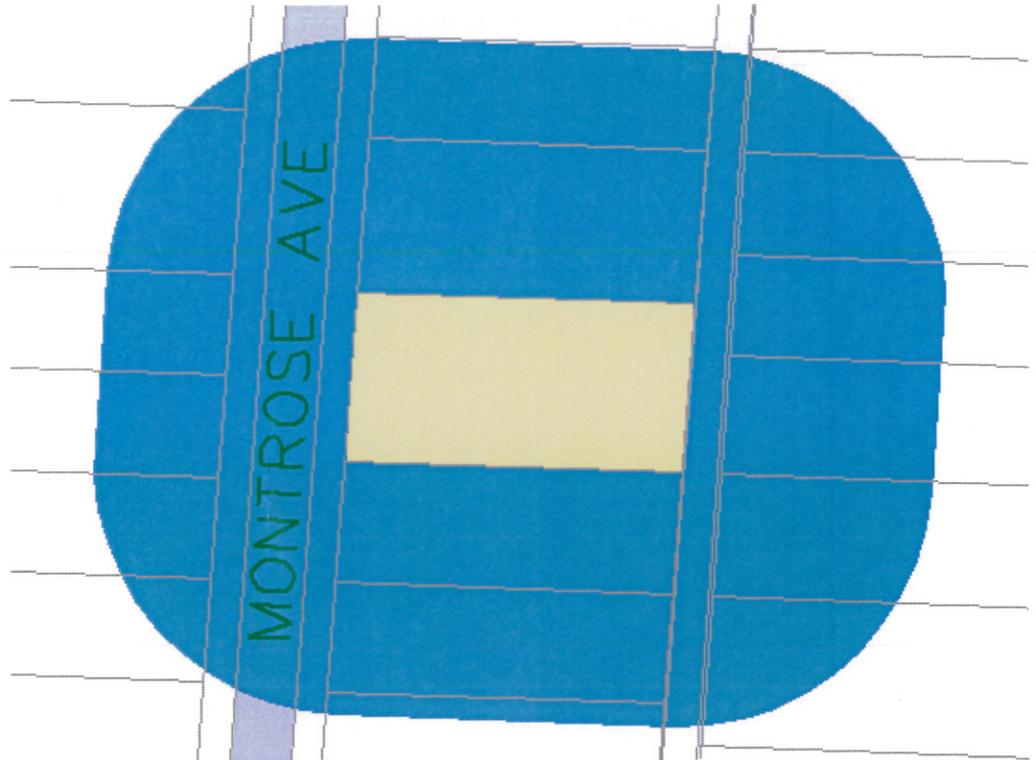


Image Date: Wed Apr 2 11:54:25 2014

### Proximity Parcels

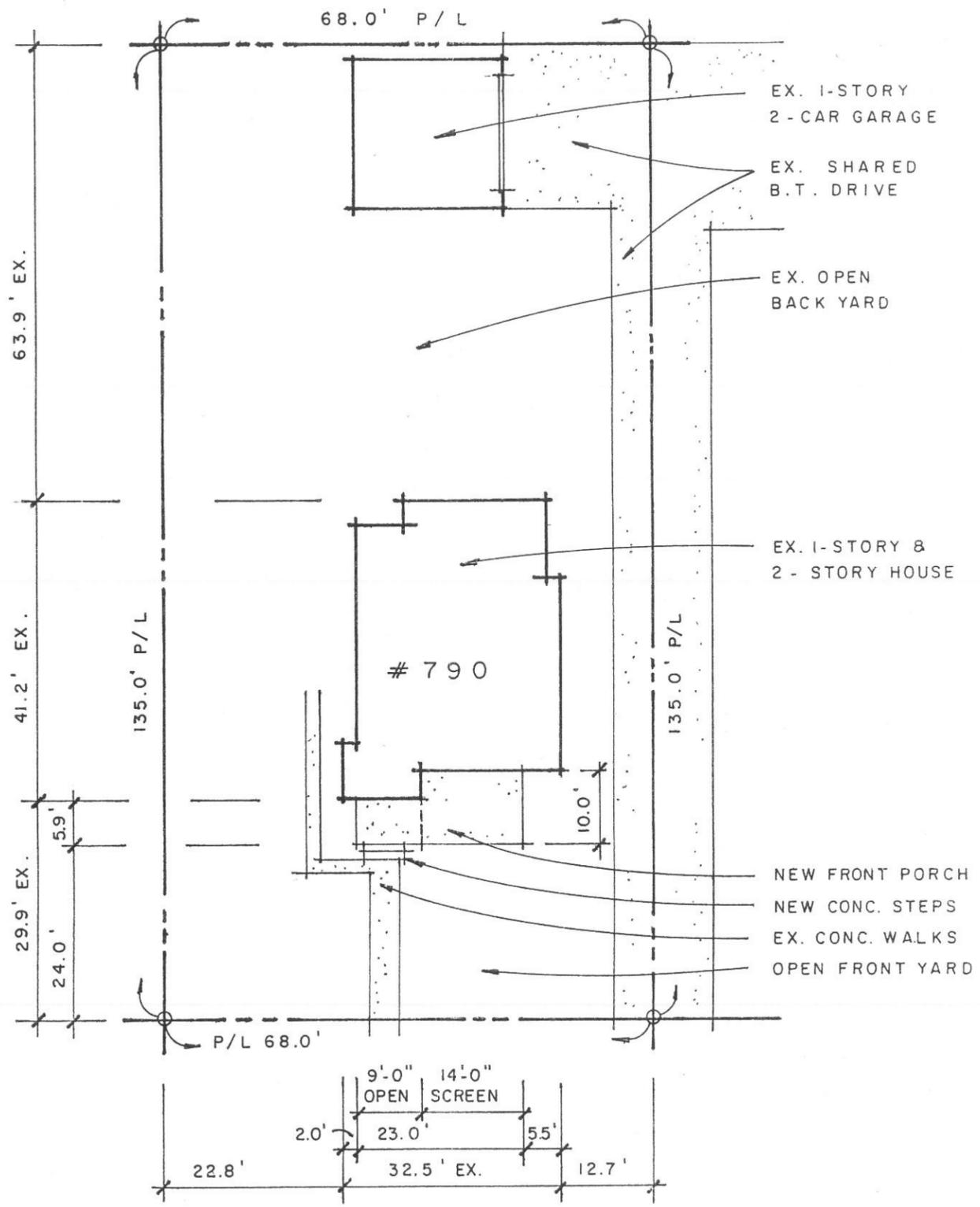
**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-002473	BROWN MICHAEL D REEDY DANIELLE E	798 MONTROSE
020-002472	DELGADO MARIA JOSE P	802 MONTROSE
020-002519	EPSTEIN MARK J EPSTEIN EILEEN M	793 S REMINGTON
020-002517	FEINSTEIN SHERRY R	783 S REMINGTON
020-002521	FOREMAN JONATHON A	809 REMINGTON
020-000693	GRIFFITH JENNIFER M	781 MONTROSE
020-002476	HERNON HUGH F	780 MONTROSE
020-002516	JACKSON TONIA S JACKSON WILLIAM E	779 S REMINGTON
020-000832	JAMES MEGAN A JAMES GREGORY D	799 MONTROSE
020-002518	KAPENGA DENNIS KAPENGA MARY C	789 S REMINGTON
020-004282	MITCHELL JUDITH B	785 MONTROSE
020-002520	NASCIMENTO NATHAN NASCIMENTO KELLY	801 REMINGTON
020-000695	NORDHAM SHERI M	793 MONTROSE
020-000694	SAMUELS MARGARET A	787 MONTROSE
020-000692	SHAMHART RHONDA M TOD	767 MONTROSE
020-002477	SHANKS JANICE S	774 MONTROSE
020-002474	TURNER JEFFREY G & NANCY E BELAY	790 MONTROSE
020-002471	WAGNER JAQUELINE A & MITCHELL B STE	808 MONTROSE



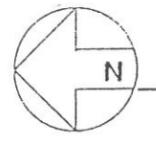
EXISTING ALLEY (16')



MONTROSE AVENUE (50')

SITE PLAN

SCALE : 1" = 20'-0"



**Project Development Notes:**

The Turner Residence  
 Proposed New Front Porch  
 790 Montrose Avenue  
 Bexley, Ohio 4209

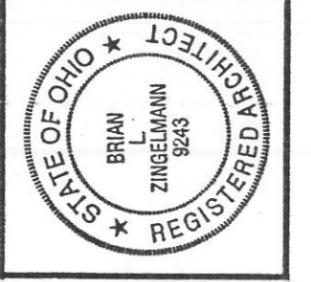
Building areas:	
House	1145 sq. ft.
Garage	425 sq. ft.
Porch	195 sq. ft.
<b>Total:</b>	<b>1765 sq. ft.</b>

Lot size: 68.0'W x 135.0'D  
 Lot area: 9180 sq. ft.  
 Lot cover (%): 19.2%

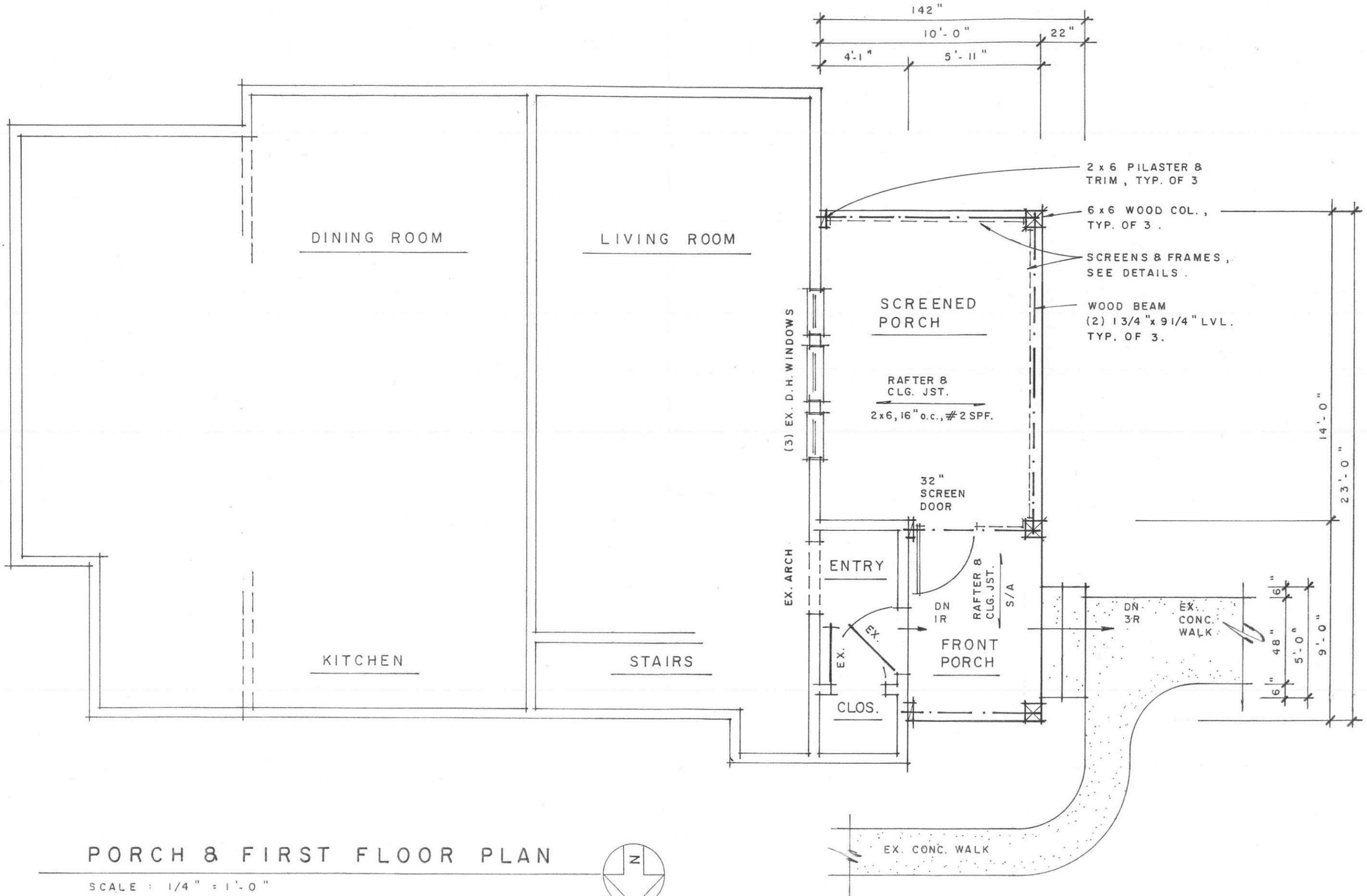
Rear setback:	63.9'	(no change)
Side yard (south):	12.7'	(existing house)
	18.2'	(new porch)
Side yard (north):	22.8'	(existing house)
	24.8'	(new porch)
Front setback:	29.9'	(existing house)
	24.0'	(new porch)

SHEET NO:		1	
DATE DRAWN		3/14/2014	
DATE ISSUED		MAR 17 2014	
REVISIONS	MARK	DATE	

Brian Zingelmann  
 Architect  
 261 Garden Road  
 Columbus, Ohio 43214  
 (614) 262-7565

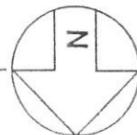


The Turner Residence  
 Proposed New Front Porch  
 790 Montrose Avenue  
 Bexley, Ohio 43209



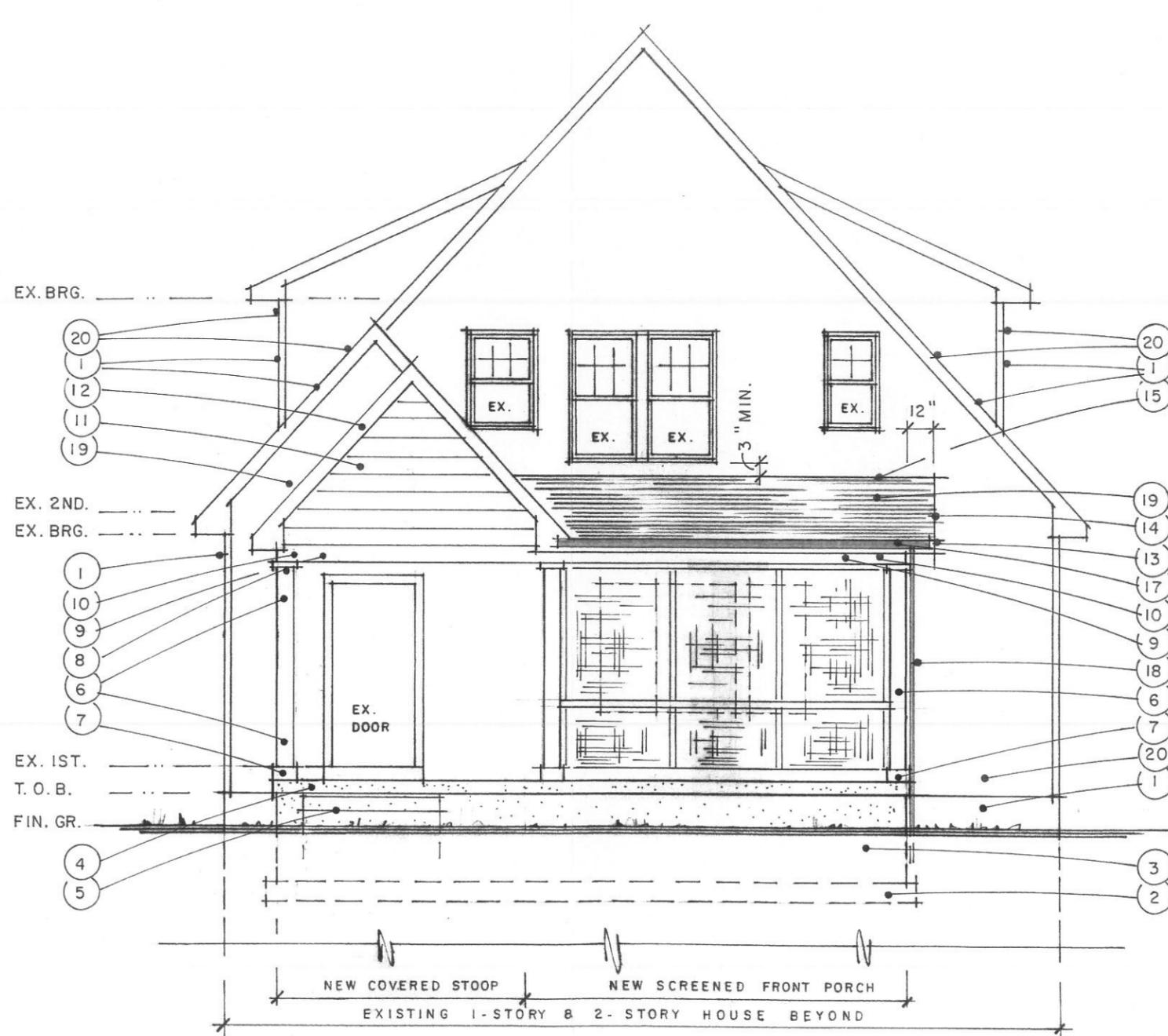
PORCH & FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



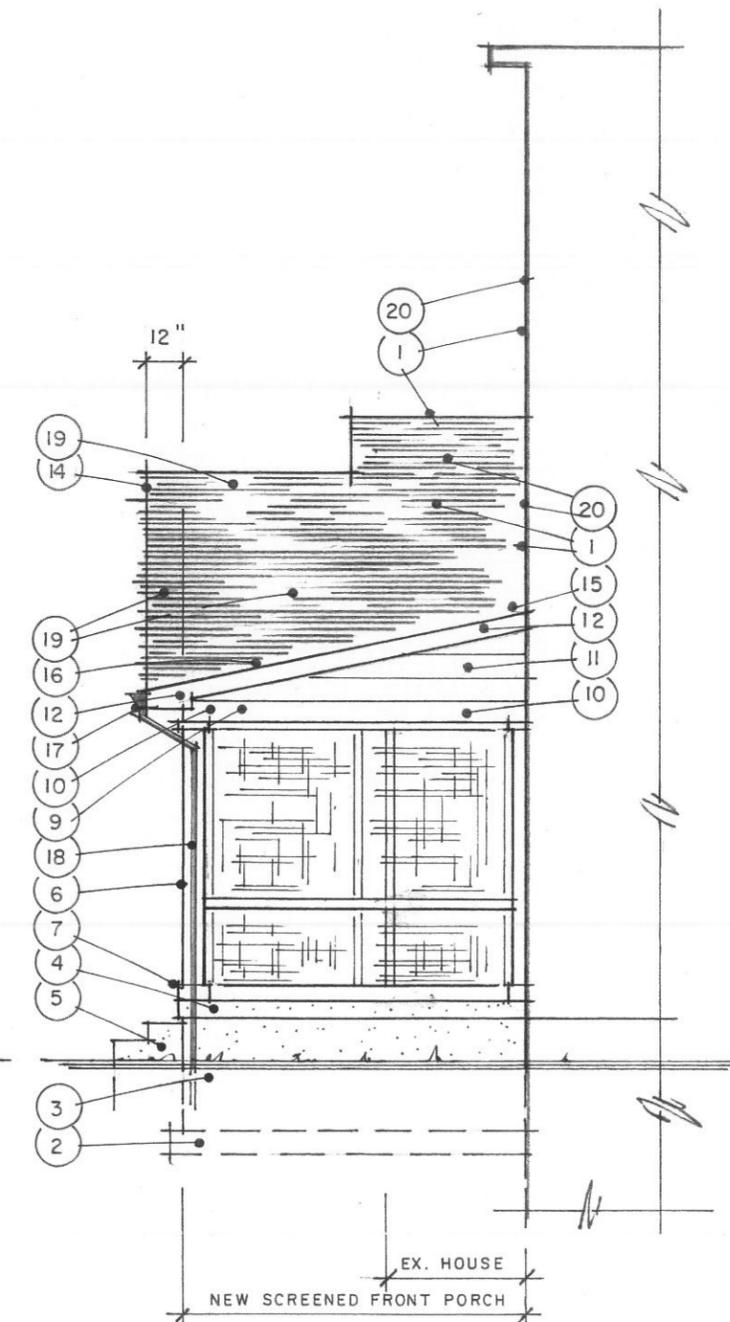
**Material Notes:**

1. Existing house construction.
2. 8" x 16" concrete footing.
3. 8" concrete block wall.
4. 4"T concrete porch slab.
5. Concrete steps, see plans.
6. 6x6 smooth wood column, painted.
7. 1x4 wood column base trim.
8. 8 x 8 x 1 1/2" wood column cap.
9. Wood beam, see plans.
10. 1 x 10 wood beam trim, aluminum wrap.
11. White aluminum siding, to match existing.
12. 1x rake trim, aluminum wrap, to match existing.
13. 1x fascia trim, aluminum wrap, to match existing.
14. Prefinished aluminum drip edge.
15. Prefinished aluminum apron flashing.
16. Prefinished aluminum valley flashing.
17. Prefinished aluminum 5" ogee gutter.
18. Prefinished aluminum 2" x 3" downspout.
19. Asphalt shingle roof, to match existing.
20. Restore all disturbed parts of existing house.



**FRONT ELEVATION (WEST)**

3/16" = 1'-0"



**RIGHT SIDE (SOUTH)**

3/16" = 1'-0"