

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, May 8, 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- 013
Applicant: Pete Foster
Owner: Mr. F. Weiland/Mrs. S. Spinelli
Location: 439 S. Parkview Ave.
Request: The applicant is seeking architectural review and approval, to allow a screened porch addition over part of the existing terrace at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1260.03(a), which requires a 25' side yard setback from the street side of lots 100' – 150' in width, to allow the screen porch to be constructed 18' from the south side 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 05-01-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014013 ✓

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For: N/A

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 439 S. PARKVIEW Zoning District R.3

6. OWNER MR. F. WELAND / MRS. S. SPINELLI Phone # _____ or Cell # 914.557.8794

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

7. Applicant DEJE FOSTER LLC E-mail _____ Phone # 238.9510 or Cell# _____

Address 2414 E. MAIN / City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance NEW SCREEN PORCH & COVERED STAIR TO WEST OF EXISTING RESIDENCE - PORCH IS BEING CONSTRUCTED OVER AN EXISTING TERRACE

9. Valuation of Project \$ 40,000

- 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 [Signature] / DATE 4/17/2014

Fee: based on valuation	\$	<u>105.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	_____

**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 439 S. PARKVIEW AVE Zoning District R.3
Lot Width 133 ft Depth 250 ft Total Area 33,250 sq ft
Existing Residence (foot print) 2732 sq ft Garage 1020 sq ft DETACHED → 3752
Existing Building Height _____ one-story two-story
Proposed Addition (foot print) *252 OVER EXISTING RAISED TERRACE sq ft _____ Height one-story _____ two-story
Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story
Permitted Lot Coverage 25 % = 8312.5 sq ft
Lot to be covered 12 % = 4004 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 PETE FOSTER RESIDENTIAL DESIGN, LLC
Contractor/Builder UNDECIDED
Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED NEW SCREEN PORCH & COVERED STAIR
OVER EXISTING TERRACE & STAIR

• 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
 - New Shingle Manufacturer: MATCH EXISTING
 - New Roofing Type, Style & Color: MATCH EXISTING

• **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: MARVIN
4. New Window Style, Material & Color: CASEMENT / CLAD / WHITE

• **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 SCREENED | Style FULL | Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	(<input checked="" type="checkbox"/>)	Brick <u>MATCH EXIST. - PAINTED</u>
()	()	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 CEDAR

4. Proposed NEW Window Trim: SMOOTH CEDAR

5. Trim: Color(s): WHITE TO MATCH EXISTING

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other BLUESTONE

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: _____

