

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 8th, 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.: 14-014
Applicant: Pete Foster
Owner: Todd Thompson
Location: 2501 Powell Ave (lot 34, which is west of 161 S. Cassady)

Request: The applicant is seeking architectural review and approval to allow for the construction of a new single-family dwelling and detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 7.5' side yard setback for a 45' wide lot, to allow two 11' wide bays to encroach 2' into the (west) side yard setback.

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 2014014V

1. Architectural Review for:

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

2. Variance For: N/A

Principal Structure Garage Fence Other

3. Variance To: N/A

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION 2501 Powell Ave
POWELL AVENUE Lot 34 Zoning District R.6

6. OWNER MR. TODD THOMPSON Phone # _____ or Cell # 404-693-1526
* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant PETE FOSTER E-mail _____ Phone # 614-238-9510 or Cell# _____
Address 2414 E MAIN ST. City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance NEW TWO STORY RESIDENCE & DETACHED GARAGE

9. Valuation of Project \$ 400,000.00

- 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 4/17/2014

Fee: based on valuation	\$	<u>285.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>285.00</u>

PAID

**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 UNASSIGNED - POWELL AVE Zoning District R.6

Lot Width 45 ft Depth 125 ft Total Area 5625 sq ft

Existing Residence (foot print) _____ sq ft N/A Garage _____ sq ft N/A

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 1439 sq ft Height 33⁰ TO RIDGE one-story two-story

Proposed Garage 484 sq.ft. 20⁰ Height one-story _____ two-story

Permitted Lot Coverage 35 % = 1968.75 sq ft

Lot to be covered 34 % = 1923 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 TWO STORY RESIDENCE & DETACHED GARAGE

• 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: GAF

3. New Roofing Type, Style & Color: DESIGNER WOODLAND / CASTLEWOOD GRAY

• **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: PELLA
- 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 SEE DRAWINGS / Style _____ Color MATCH SIDING + TRIM

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	(<input checked="" type="checkbox"/>)	Cultured Stone
()	(<input checked="" type="checkbox"/>)	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	(<input checked="" type="checkbox"/>)	Other _____

PROVIA - LIMESTONE HERITAGE STONE (CAMBRIDGE)
CHEROKEE BRICK & TILE CO. OLD FRENCH QUARTER
 (MODULAR TUMBLED)

JAMES HARDI SIDING - 6" EXPOSURE - SMOOTH
 (SW 7020 - BLACK FOX)

• **EXTERIOR TRIM** N/A

- 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: JAMES HARDI - SMOOTH

5. Trim: Color(s): SW - 7020 BLACK FOX

** Do the proposed changes affect the overhangs? _____

• **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 WROUGHT IRON

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Proximity Report Results

8901671/6553038

The selection distance was **100 feet**.

The selected parcel was **020-002683**.

To view a table showing the **17 parcels** within the displayed proximity, scroll down.

[Get Report](#)

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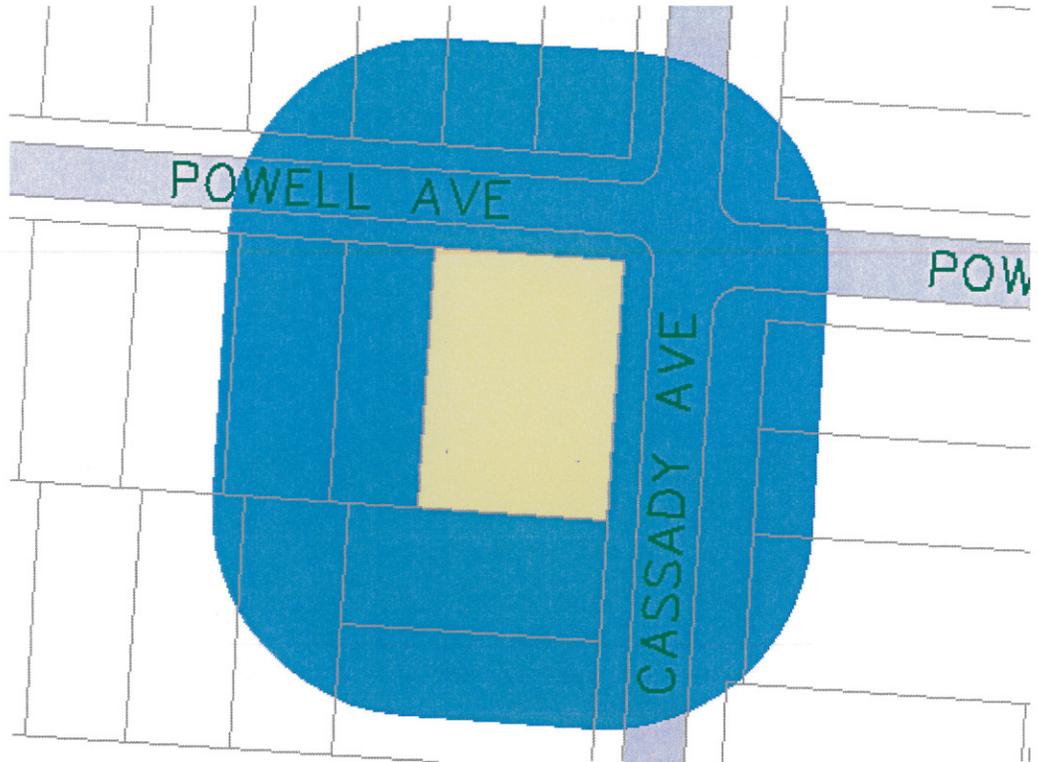


Image Date: Fri Apr 25 15:45:35 2014

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
020-003641	BALDWIN JEFFREY L BALDWIN SHANNON F	02474 SENECA PARK PL
020-002222	FLOWER STEPHEN C & NANCY H SIMUNIC	186 S CASSADY RD
020-003742	GAWLIK JASON GAWLIK KATE	141 CASSADY AV
020-002683	HUTCHINSON STEPHEN S HUTCHINSON JAY	161 CASSADY AV
020-001876	KUTSAY VITALIY A CUBONOVA PETRA	180 S CASSADY RD
020-002911	LAKE MARY D TR	2494 POWELL AV
020-003687	LAMBERT DAVID R	170 S CASSADY RD
020-002370	LOWE STACEY LOWE KYLE	2482 POWELL AV
020-003642	MUST DAVID B MUST JAMIE M W	02480 SENECA PARK PL
020-000884	NEWMAN NEAL P & RAYNA B	150 S CASSADY AV
020-003683	PIERCE JAMES T PIERCE KAREN L	2481 POWELL AV
020-003644	PRATT LINDA TR HARRIMAN JEFFREY G T	02492 SENECA PARK PL
020-002371	ROBEANO JEFFREY M ROBEANO NICOLE M	2488 POWELL AV
020-001258	TOWLE RICHARD H TOWLE DEIDRE	2493 POWELL AV
020-001257	TUROFF MICHAEL S & DEBORAH S KRANTZ	2487 POWELL AV
020-003643	WAINER GEORGE D & BARBARA S	175 S CASSADY RD
020-002060	WALTERS RICHARD A HARRISON ANDREW K	164 S CASSADY RD

