

**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.: 14-015  
Applicant: Juliet Bullock Arch.  
Owner: Timothy & Ashley Pitts  
Location: 270 S. Dawson Ave.  
Request: The applicant is seeking architectural review and approval to allow a 2-story addition on the south side of the principal structure. The addition includes a two car garage, mudroom and a 2<sup>nd</sup> floor bedroom addition over garage and existing kitchen. If approved, the existing garage would be removed. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 28.66' rear yard setback, to allow the addition to be constructed 27'2" from the rear (south) 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 2014015

1. Architectural Review for:

Addition       Alteration      \_\_\_\_\_ New Structure ( \_\_\_\_\_ )  
\_\_\_\_\_ Demolition of a Principal Structure       Demolition of Garage

2. Variance For:

\_\_\_\_\_ Principal Structure    \_\_\_\_\_ Garage    \_\_\_\_\_ Fence    \_\_\_\_\_ Other    N/A

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 270 S. Dawson      Zoning District RG

6. OWNER Timothy + Ashley Pitts.      Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

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

7. Applicant Juliet Bullock Arch. Email bullock.juliet@gmail.com Phone # 614.935.0944 or Cell# \_\_\_\_\_

Address 1182 Wyandotte /City, State, Zip Columbus, Ohio 43212

8. Brief Description of Request and/or Variance Design review.

9. Valuation of Project \$ \$140,000<sup>00</sup>

• 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 Juliet Bullock /DATE 4/21/14

Fee: based on valuation      \$ 600<sup>00</sup>  
Fee: based on variance      \$ \_\_\_\_\_  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 600<sup>00</sup>

\*\*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 270 S. Dawson Zoning District R6

Lot Width 105.30 ft Depth 143.53 ft Total Area 15089 sq ft

Existing Residence (foot print) 1858.37 sq ft Garage 852.72 sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 985.63 sq ft Height \_\_\_\_\_ one-story 28.7 +/- two-story 1 1/2 story -

Proposed Garage included in above sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story match existing. 26'-13/8"

Permitted Lot Coverage 35 % = 5281 sq ft

Lot to be covered 18.85 % = 2844 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 Juliet Bullock Architects

Contractor/Builder Stutz design build

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

• DESCRIPTION OF CHANGES PROPOSED Remove non original detached garage + mudroom; Mudroom, Garage, Bedroom addition  
Cover garage and existing kitchen

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED  
no variances req.

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: Match existing

3. 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 Integrity
4. New Window Style, Material & Color: White Clad to match existing.

• **DOORS**

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

1. Entrance Door Type N/A  Wood  Insulated Metal  Fiberglass   
 Sidelights  Transom Window
2. Garage Door Type  Wood  Insulated Metal  Fiberglass
3. Door Finish  Stained  Painted

Proposed Door Type \_\_\_\_\_ / Style \_\_\_\_\_ Color \_\_\_\_\_   
French full lite @ friend's entry; 1/2 lite @ garage   
Painted to match trim

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
<input checked="" type="checkbox"/>	( )	Brick _____
( )	( )	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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: Wood
4. Proposed NEW Window Trim: Wood
5. Trim: Color(s): Match existing

\*\* Do the proposed changes affect the overhangs? yes.

• **DECKS**

*N/A*

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:

*N/A*

- 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

