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, June 12, 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- 018
Applicant: Michael Brickey
Owner: Michael Brickey & Deborah Stuman
Location: 865 College Ave.
Request: The applicant is seeking architectural review and approval to allow an open carport addition at the rear of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which requires a 6.6' side yard setback for a 40' wide lot, to allow the carport to be located 5.5' 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 06-05-2014

866 College

Proximity Report Results

339965/4173888
The selection distance was **75 feet.**
The selected parcel was **020-003525.**

To view a table showing the **12 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

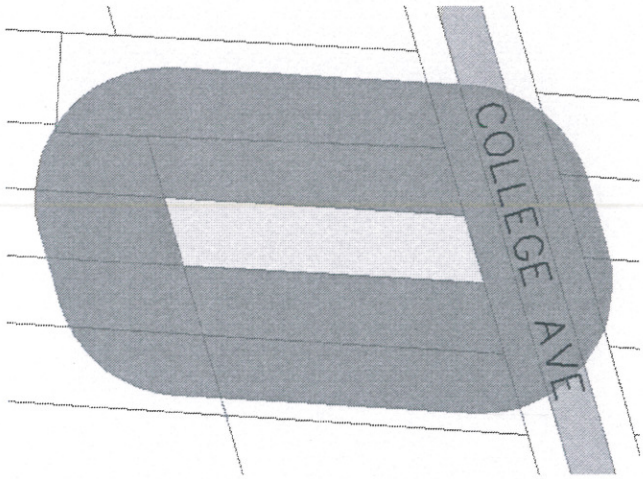


Image Date: Mon Jun 2 10:53:04 2014

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
020-003525	BRICKEY MICHAEL P BRICKEY DEBORAH-S	865 COLLEGE
020-000754	DULING RYAN R	866 COLLEGE
020-003524	GOLDSMITH LAWRENCE J & AUDREY A	869 COLLEGE
020-003764	HASSELL MICHAEL A HASSELL YAFFA	854 -56 COLLEGE
020-003523	LONGSTRETH CRAIG	862 SHERIDAN
020-003983	MEYER GATES RENTALS LTD	860 -62 COLLEGE
020-003527	MJM INVESTMENTS COLUMBUS LTD	856 SHERIDAN
020-003531	PROSPEROUS HOLDINGS LLC	853 COLLEGE
020-003518	RILEY JOHN M	875 COLLEGE
020-003528	SCHWARZ CANDIS C & HENRY Z	850 SHERIDAN
020-003526	SEYMOUR TODD W & JILL	859 COLLEGE
020-003522	T T ESTATES LLC	866 -68 SHERIDAN

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Permit Date: 06/02/2014 APPLICATION NUMBER : 2014018 V

Address: 865 COLLEGE AV

Scope of Work: ARCHITECTURAL REVIEW
Project: REVIEW CARPORT

Owner: BRICKEY MICHAEL P
865 COLLEGE AVE

COLUMBUS, OH 43209
Telephone:

Applicant:

Telephone:

An application to request review upon payment of a fee of $ $190.00 is hereby granted.

Receipt number: 20133400

KMR / DH , 6-2-14
Zoning Officer Date

= = = = = = = = = = = = =

Date of Review Meeting:_____ Action:____Approved ____Denied

CITY OF BEXLEY

2242 EAST MAIN STREET
BEXLEY, OH 43209

* * * RECEIPT * * *

APPLICANT:

Receipt #: 20133400 06/02/2014

Application #: 20134172

Lot #: N/A

Address: 865 COLLEGE AV

Description: V

AMOUNT PAID: $190.00

PAYMENT TYPE: CHK-3189

FEES: VARIANCE 190.00

AMOUNT DUE: $0.00

By: _____

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**:

_____Principal Structure _____Garage _____Fence ✓ Other open air carport

3. **Variance To**:

_____Front Yard Setback ✓ Side Yard Setback _____Rear Yard Setback ____ lot coverage

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

20'X12' - overlaps roof 1.5 feet

5. LOCATION behind house 865 College Ave Zoning District_____

6. OWNER Michael Brickey & Deborah Stutman-Brickey Phone # 237-4556 or Cell #_____

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

7. Applicant Michael Brickey E-mail DrBrickey@DrBrickey.com Phone #237-4556 or Cell#_____

Address 865 College Ave /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance attach open air carport to end of house

9. **Valuation of Project** $ 3,000K

- **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** 5-21-14

Fee: based on valuation	$ 90.00
Fee: based on variance	$ 100.00
_____**Other**	$
TOTAL FEE DUE	$ 190.00

****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 865 College Ave. Zoning District_____

Lot Width 40 ft Depth 168.1 ft Total Area 6742 sq ft

Existing Residence (foot print) 1313 sq ft Garage 330 sq ft

Existing Building Height_____one-story ✓ two-story

Proposed Addition (foot print) ~~230~~ sq ft ~~7'9"~~ Height _____one-story _____two-story

Proposed ~~Garage~~ carport _____sq.ft. 7-9' Height ✓ one-story ___two-story

20x12 with 1.5 feet overlapping house roof → 230 sq ft footprint just roof - no sides other than side of house

Permitted Lot Coverage 35 % = 2,359 sq ft

Lot to be covered 27 % = 1873 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 N.A.

Contractor/Builder All Steel Carports

Preliminary Review_____ Final Review_____

- DESCRIPTION OF CHANGES PROPOSED_____

_____

- 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: _____
  3. New Roofing Type, Style & Color:_____

- **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:_____

- **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_____/Style_____Color_____

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	car port
( )	( )	Cultured Stone	
( )	( )	Brick	steel frame
( )	( )	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:_____
  4. Proposed NEW Window Trim:_____
  5. Trim: Color(s):_____

**** 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_____

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

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Add open air all steel carport to back of 865 College Ave.

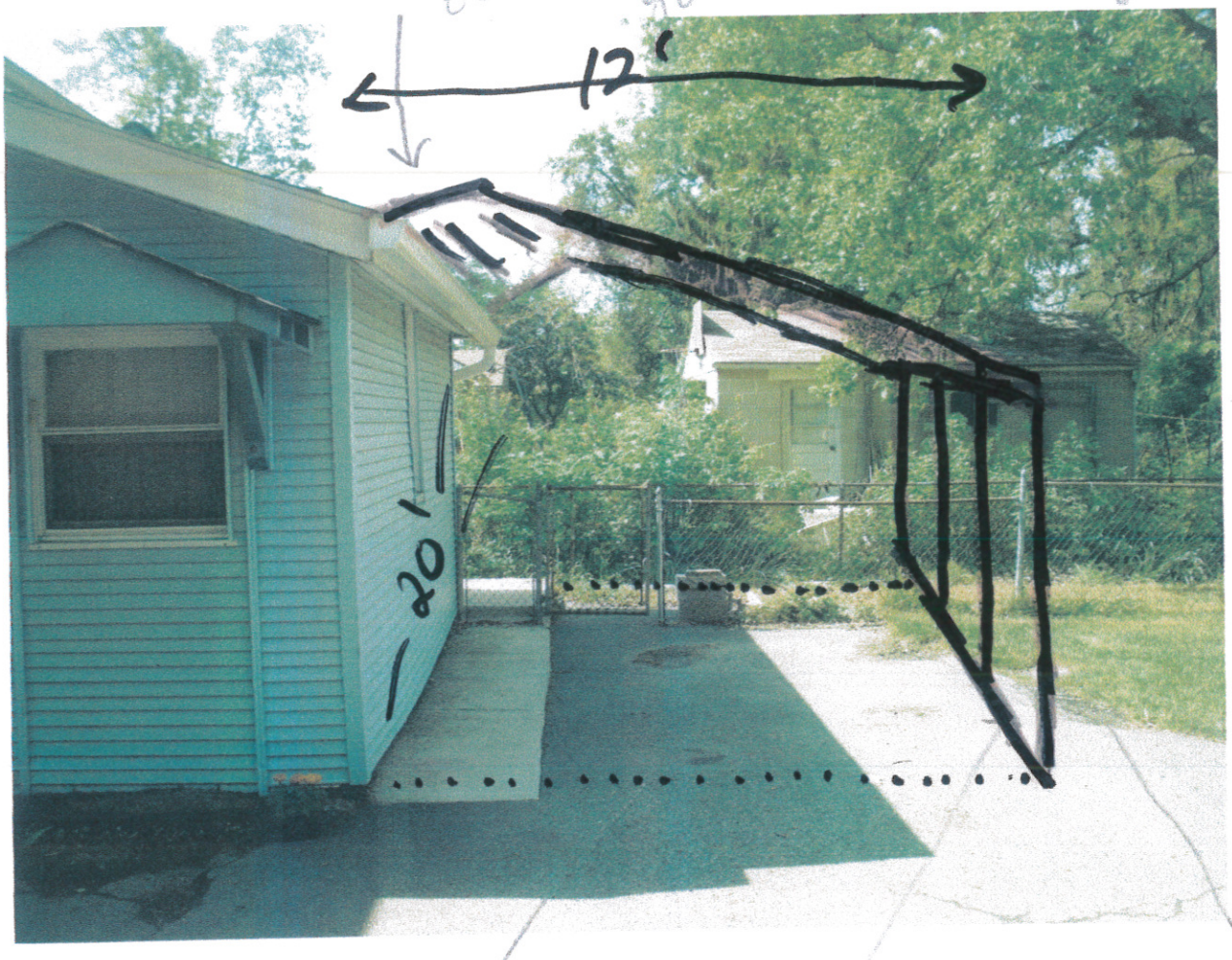
A few months ago I stepped out of my back door onto the concrete stoop, slipped on the ice and fell backwards landing on my head and back. I could easily have become brain damaged or paralyzed. The gutter had iced over, water had dripped on the back stoop and iced over the stoop. It was dark so the ice was not visible. I know my wife has also slipped on ice en route to getting into her car. Thus I decided to build a carport to keep ice off the stoop and off where my wife parks her car. Of course the carport will also help protect her car from sun, ice, and snow.

The carport I would like to build consists of a roof that is made of 14 gauge steel with 2.5 inch steel supports. All parts are rustproof. It is capable of withstanding 100 mph winds. The 9' high carport metal roof will overlap the one story back-of-the-house room by about 1.5 feet. (The roof of the house + gutter extends 12 inches from the house.) The length of the carport roof 20 feet, which is the length of the roof in the back of the house (thus covering the back stoop as well as the parking area). The width of the roof is 12 feet (with about 1.5 feet overlapping the roof and 10.5 feet beyond the roof of the house = a 230 square foot footprint). Thus the land area the carport roof covers is approximately 210 square feet. The structure will have steel poles supporting it, but no sides other than the side of the house itself. One side will be attached to the roof. Poles will secure the side on the ground to the 2.5 steel support that runs the length of the 20 foot side and is secured with rebar stakes. The structure will be professionally installed by contractors approved by the manufacturer, All Steel Carports (www.allsteelcarports.com) in Muncie Indiana. The local distributor is Buckley Brothers, Inc. in Circleville, OH. The color will either be white on top and bottom, which goes with the already oversized white gutters and the white window trim; or "Hawaiian blue" on top, to go with the house's vinyl siding, and white underneath. The nearest edge of the garage is 15.5 feet from the nearest edge of the proposed carport. The edge of the house is approximately 5.5 feet from the property line of our 869 neighbors. Thus there would need to be a 1.1 foot variance on the side yard between our 865 house and our 869 neighbors to the South.

Our property is approximately 40 feet by 168.1 feet. The two-story house occupies approximately 1313 square feet including the front porch and back vestibule. There is a detached garage that occupies approximately 330 square feet. There is a playhouse that is approximately 51 square feet. The playhouse is wearing out and we will probably remove it within a year or two. Were it a deal breaker, we could remove it before constructing the carport. The proposed carport would extend 230 square feet beyond the roof in the back of the house. There used to be a spa behind the garage but it was removed about a year ago. There used to be a black walnut tree that covered the garage but it was removed because the falling nuts were hazardous.

1313 house
330 garage
51 playhouse
230 proposed carport
1924 total footprints

attached to roof
overhang roof
goes up for about 3'
then slants
down



2"x4" steel supports

dots are
not real -
just to
show the
dimensions

865 College Ave. building permit exhibits

Photos:

1. Back of house with carport area in pink. Carport roof will be above the roof and overlap it by about 1.5 feet.
2. 15.5 feet between nearest edge of garage and nearest edge of carport\
3. Houses are close together but neighbor's house ends many feet before our house ends.
4. Note the carport roof goes up a little and then slants down. Short side goes over roof on the house. There will be no sides on the carport except for the side of the house.
5. View of inside of carport roof 6.Beam runs the length of the bottom, secured with rebar stakes. Note, unlike this picture there are several vertical supports but no paneling on back or side.

MYERS SURVEYING CO.

2740 East Main Street, Columbus 9 (Bexley), Ohio

LOT 101 BEXLEY DRIVE # 3 BEXLEY, OHIO

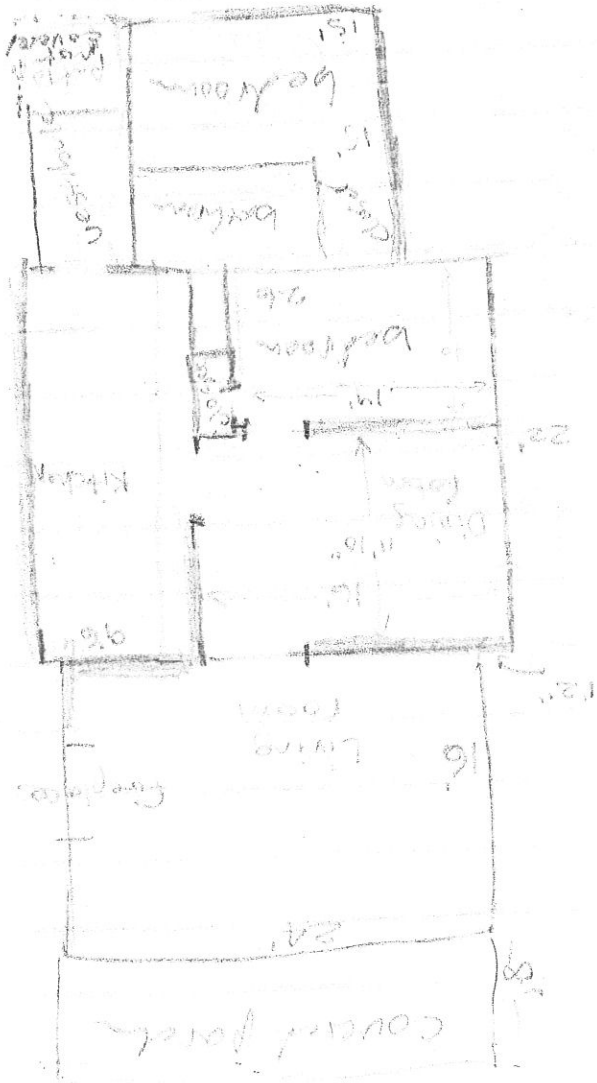
FOR

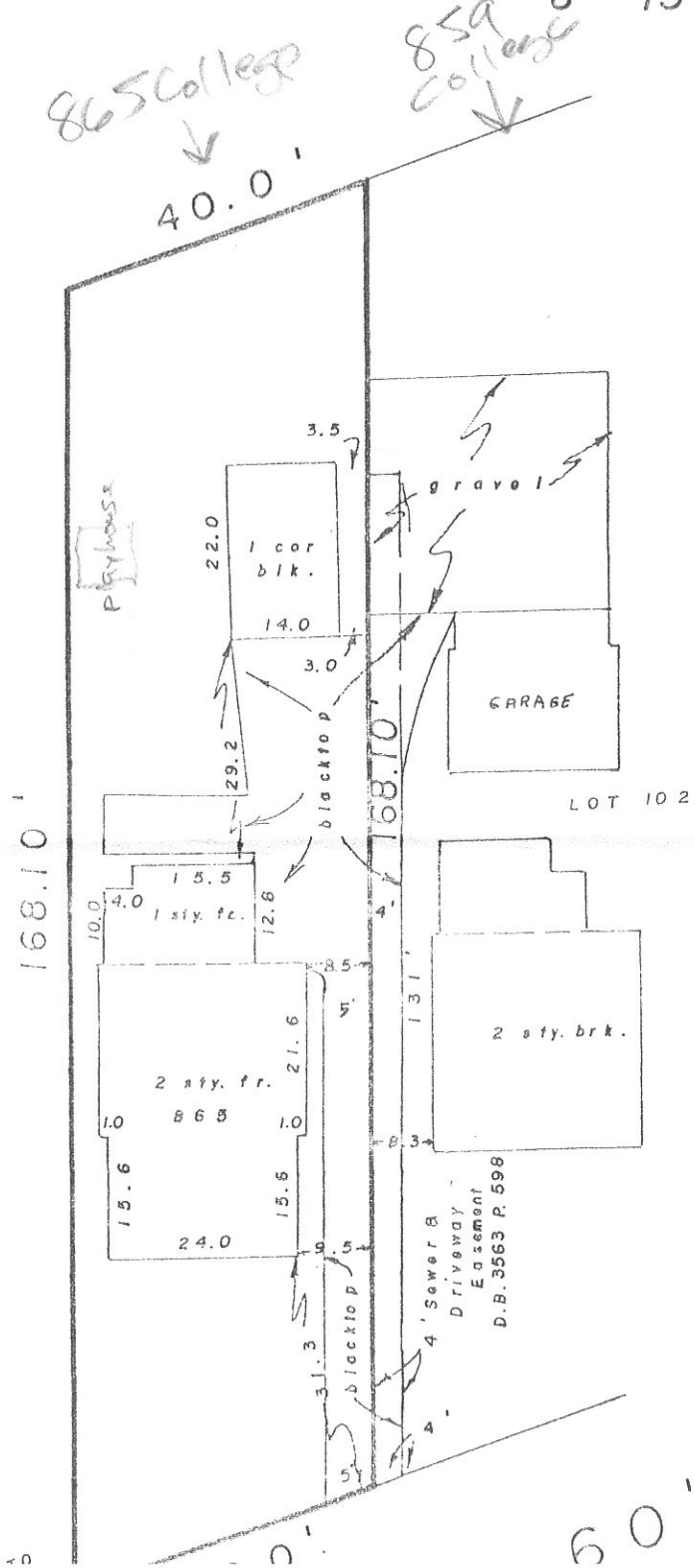
TRANS OHIO TITLE AGENCY, INC. AND / OR

AL SAVINGS & LOAN ASS'N.

Franklin Co. Rec. Off

6 · 13 · 8





USED TO ERECT FENCES