

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- 020
- Applicant: Peter Foster
- Owner: Mr. & Mrs. David Powers
- Location: 2655 Brentwood Ave.
- Request: The applicant is seeking architectural review and approval to allow an open porch addition and a hallway addition at the rear of the principal structure.

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



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 204020

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: N/A

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

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

N/A

5. LOCATION 2655 BRENTWOOD ROAD Zoning District R.6

6. OWNER MR. & MRS. DAVID POWERS Phone # _____ or Cell # 614.361.2729

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

7. Applicant PEL & KOSTER E-mail fosterresdes@excite.com Phone # _____ or Cell# 614.778.4701
Address 2414 E. MAIN ST. /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ① NEW HALLWAY ADDITION TO SOUTH ELEVATION OF EXISTING RESIDENCE ② NEW COVERED PORCH TO SOUTH ELEVATION OF EXISTING RESIDENCE

9. Valuation of Project \$ 80,000.00

• 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 5.22.2014

Fee: based on valuation \$ 125.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 125.00

**Be advised, if the Board 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.

• **LOT INFORMATION**

Address 2655 BRENTWOOD ROAD Zoning District R.6
Lot Width 81.4 ft Depth 140.85 ft Total Area 11,465.19 sq ft
Existing Residence (foot print) 2544.5 sq ft Garage 157A sq ft ATTACHED
Existing Building Height 1 one-story two-story
Proposed Addition (foot print) 0 sq ft one-story two-story - 96.72 - HALL CONNECTOR
Proposed Garage 0 sq.ft. one-story two-story - 390 - COVERED PORCH
Permitted Lot Coverage 35 % = 4012.81 sq ft
Lot to be covered 23 % = 2641.22 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 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 UNKNOWN
Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED ① NEW HALLWAY ADDITION TO THE SOUTH ELEVATION OF THE EXISTING RESIDENCE
② NEW COVERED PORCH TO THE SOUTH ELEVATION OF THE EXISTING RESIDENCE.

• 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: UNKNOWN
3. New Roofing Type, Style & Color: EPDM

• **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: MATCH EXISTING

• **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 PATIO / Style FULL GLASS Color MATCH EXISTING

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick <u>MATCH EXISTING</u>
()	()	Mortar _____
<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: ALUM CLAD / CEDAR

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? NO

• **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:

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: _____

Proximity Report Results

4728698/6743468
The selection distance was 75 feet.
The selected parcel was 020-003196.

To view a table showing the 10 parcels within the displayed proximity, scroll down.

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

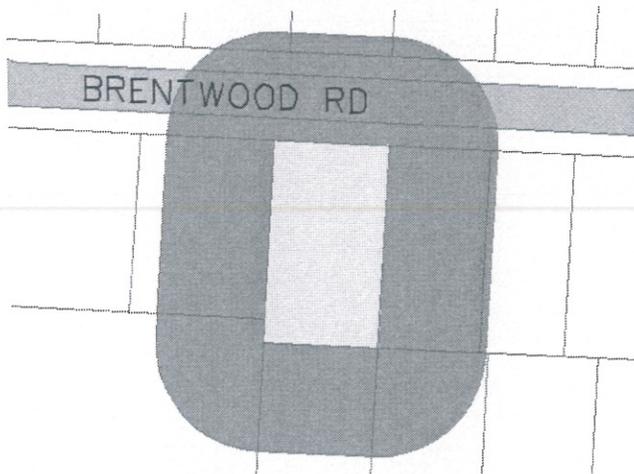


Image Date: Mon Jun 2 10:24:13 2014

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.

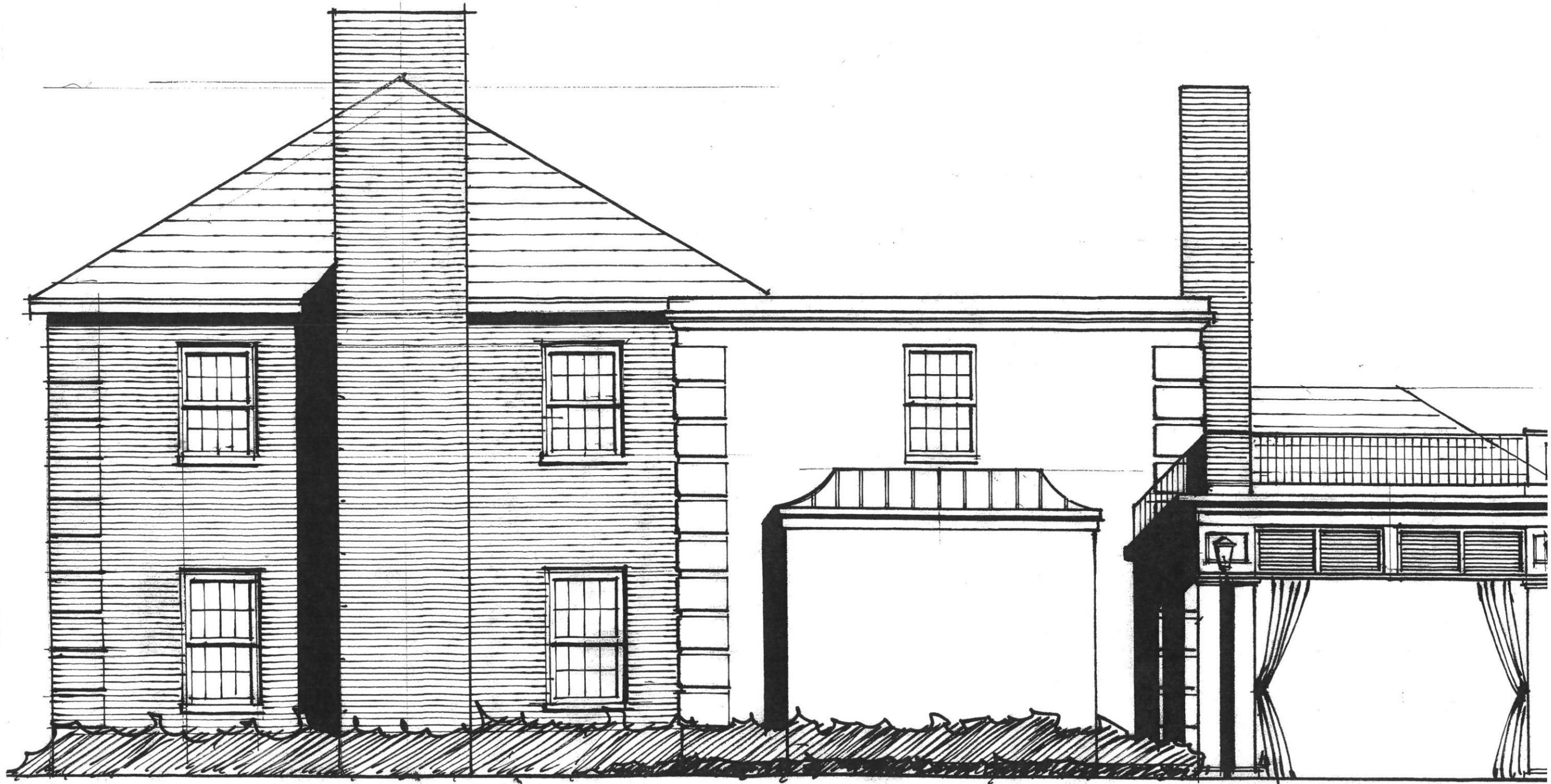
You can then Paste the report into another application.

Parcel	Owner Name	Address
020-003204	GONSIOROWSKI MICHAEL GONSIOROWSKI J	2666 BRENTWOOD
020-003164	GURWIN PRESTON & STEPHANIE	02658 BEXLEY PARK
020-003202	KAUFFMAN CATHERINE F KAUFFMAN TOM D	2650 BRENTWOOD
020-003203	LAPE STEVEN M LAPE KRISTINA P	2658 BRENTWOOD
020-003272	MAYBRUCK HEIDI A	2643 BRENTWOOD
020-004675	PECK JAMES D & SHARON R	02675 BRENTWOOD
020-003196	POWERS DAVID S POWERS LAURA B	2655 BRENTWOOD
020-003163	SECKEL SARALEE	02646 BEXLEY PARK
020-003772	SIMPSON ERIN P L	02624 BEXLEY PARK
020-003195	YEE DANNY & KAREN EISENBACH	2665 BRENTWOOD



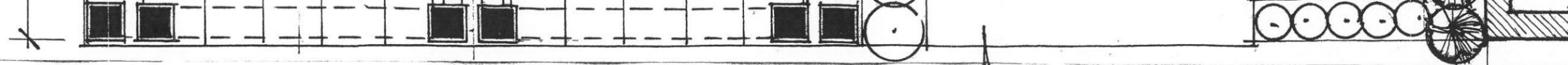
East Elevation

$\frac{1}{4}'' = 1'-0''$



West Elevation

$\frac{1}{4}'' = 1'-0''$



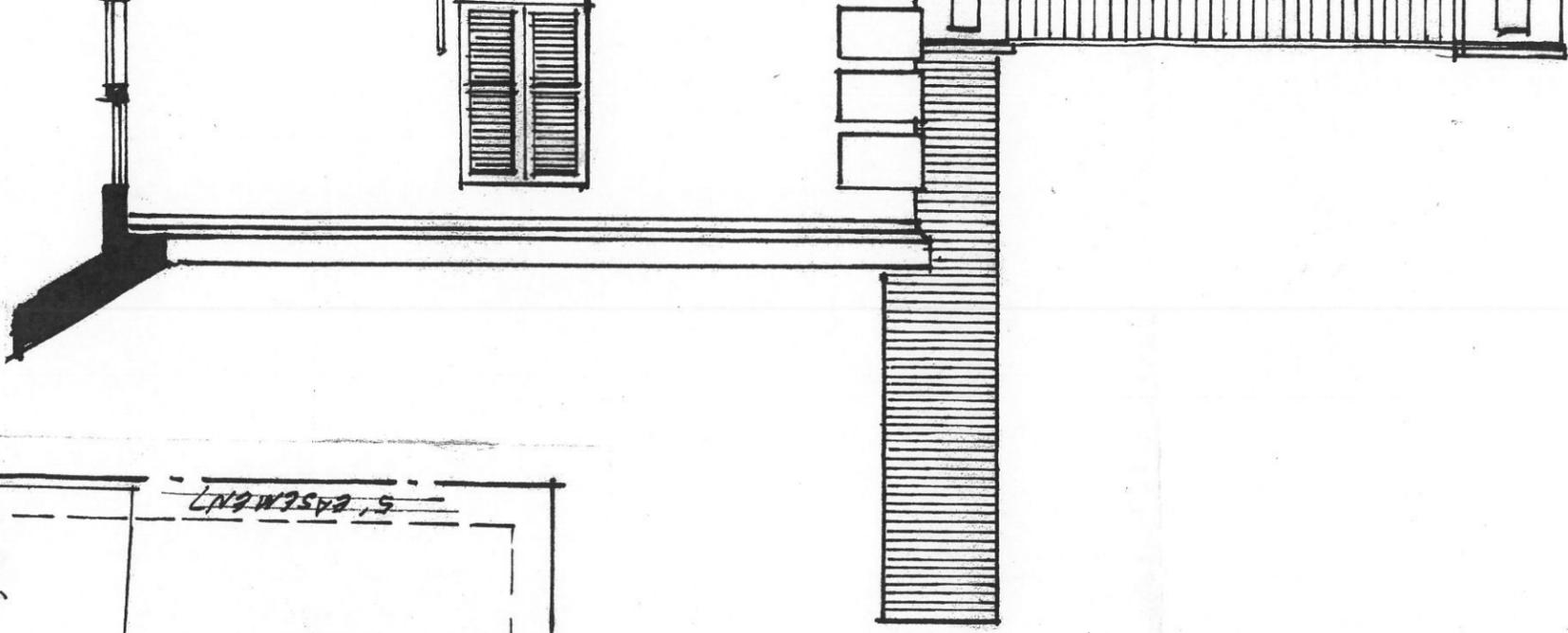
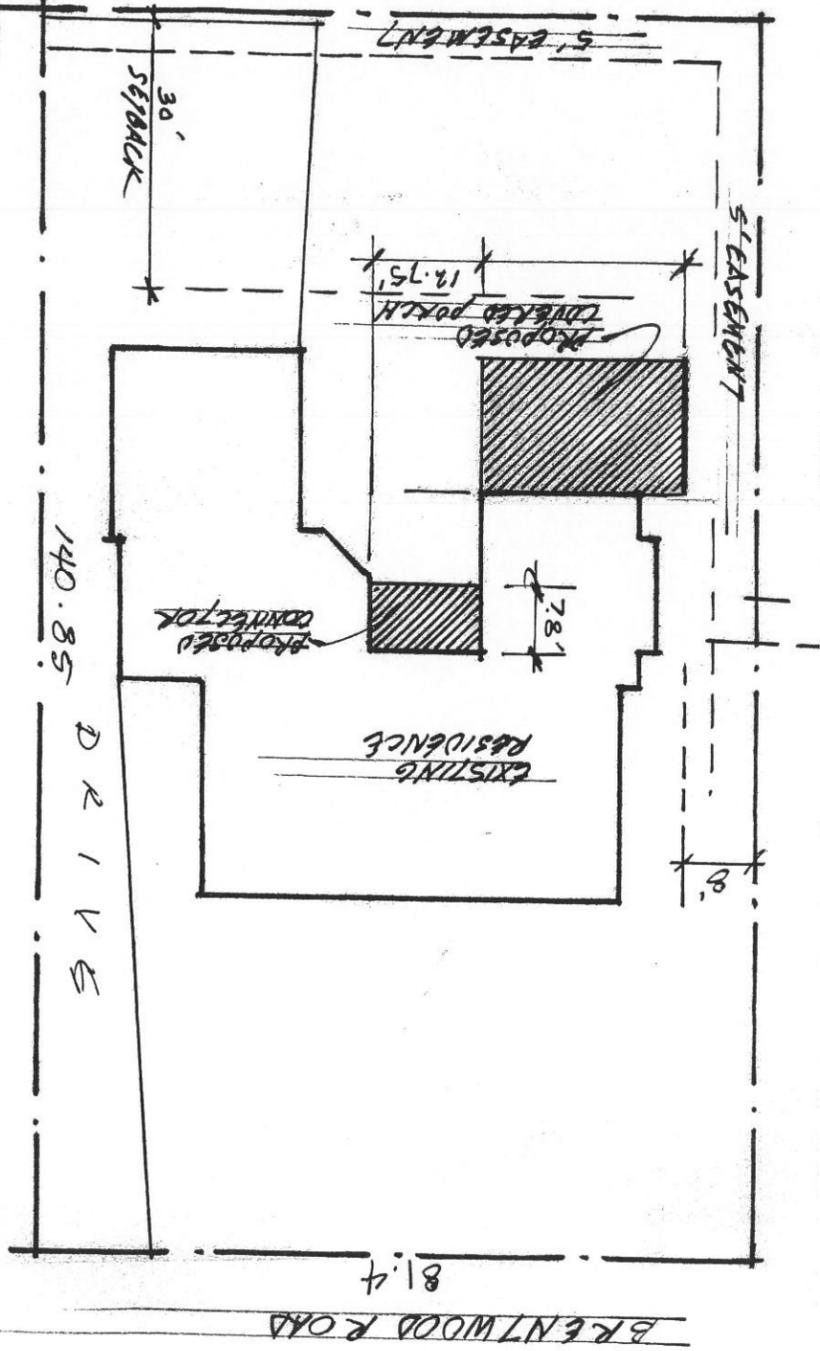
Plan
1/4" = 1'-0"

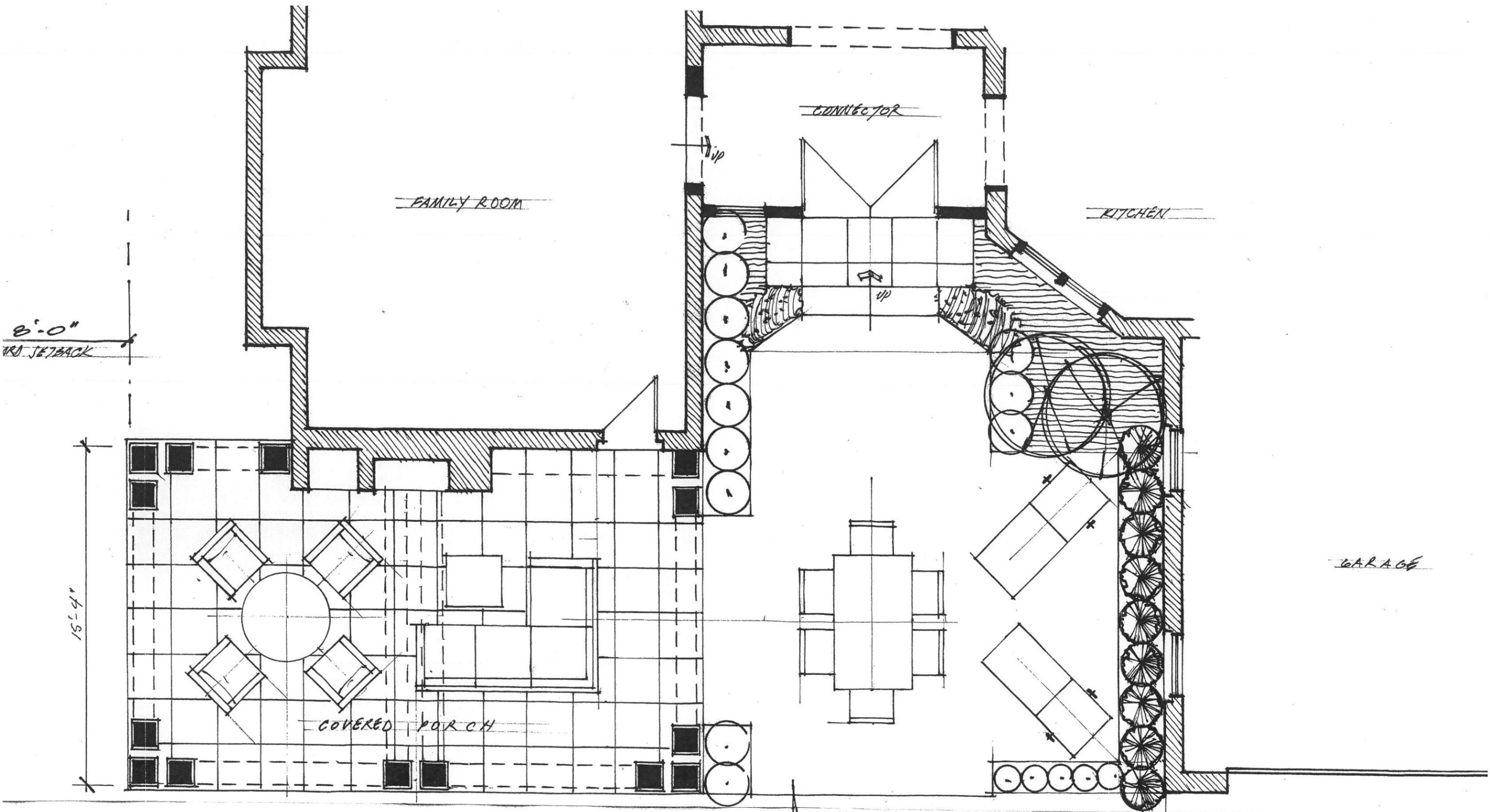


South Elevation
1/4" = 1'-0"



Site
1" = 20'





Plan
1/4" = 1'-0"