

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, August 14, 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- 031
- Applicant: Pete Foster
- Owner: Mr. & Mrs. Ranft
- Location: 233 S. Remington Rd.
- Request: The applicant is seeking architectural review and approval to allow a detached garage with an attached covered terrace. The applicant is also seeking a variance from Bexley Code Section 1260.11(a), which limits accessory garages to 35% of the footprint of the principal structure, to allow a 572sq' garage with a 192sq' covered terrace, for a total of 764sq'.

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 07-31-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number #2014031

1. **Architectural Review for:**

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

2. **Variance For:**

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 210 sq.' / height of structure

5. LOCATION 233 S. REMINGTON Zoning District R6

6. OWNER MR. & MRS. E. RANFT Phone # _____ or Cell # 614.226.8898
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant RESIDENTIAL DESIGN LLC E-mail patefastball@aol.com Phone # _____ or Cell# 614.778.4701
Address 685 MONTROSE /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance NEW (2) CAR GARAGE WITH ATTACHED COVERED TERRACE

9. Valuation of Project \$ 30,000.00



• **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** [Signature] /DATE 7/24/14

Fee: based on valuation	\$ <u>100</u>
Fee: based on variance	\$ <u>100</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>200.</u>

**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 233 SOUTH REMINGTON Zoning District R-6

Lot Width 51.18 ft Depth 150 ft Total Area 7677 sq ft

Existing Residence (foot print) 7108 sq ft Garage _____ sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) _____ sq ft _____ one-story _____ two-story

Proposed Garage 754 sq.ft. one-story _____ two-story - GARAGE = 562 ~~sq~~
- COVERED TERRACE = 192 ~~sq~~

Permitted Lot Coverage 35 % = 2687 sq ft

754 sq

Lot to be covered 20 % = 1522 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 NEW 2 CAR GARAGE & ATTACHED COVERED TERRACE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

EXCEED PERMITTED GARAGE SIZE WHEN ATTACHED COVERED TERRACE SQUARE FOOTAGE IS INCLUDED

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: CERTAINTEED

3. New Roofing Type, Style & Color: TO MATCH EXISTING HOUSE

• **WINDOWS**

1. Existing Window Style: *N/A*
 Casement Double Hung Horizontal Sliding Awning
 Fixed Exterior Storm Other: _____

2. Existing Window Materials: *N/A*
 Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 Aluminum Metal Other: _____

3. New Window Manufacturer: MARVIN
 4. New Window Style, Material & Color: CASEMENT / ALUMINUM 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 ALUM CLAD / Style TOP HALF GLASS Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
()	()	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	(<input checked="" type="checkbox"/>)	Other: <u>JAMES HARDI SIDING / SPLIT FACE CONCRETE BLOCK</u>

• **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: JAMES HARDI BOARD

4. Proposed NEW Window Trim: JAMES HARDI BOARD

5. Trim: Color(s): MATCH EXISTING HOUSE

** Do the proposed changes affect the overhangs? NO

• **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 RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Proximity Report Results

3611144/2295837

The selection distance was **250 feet**.

The selected parcel was **020-000009**.

To view a table showing the [29 parcels](#) within the displayed proximity, scroll down.

 [Get Report](#)

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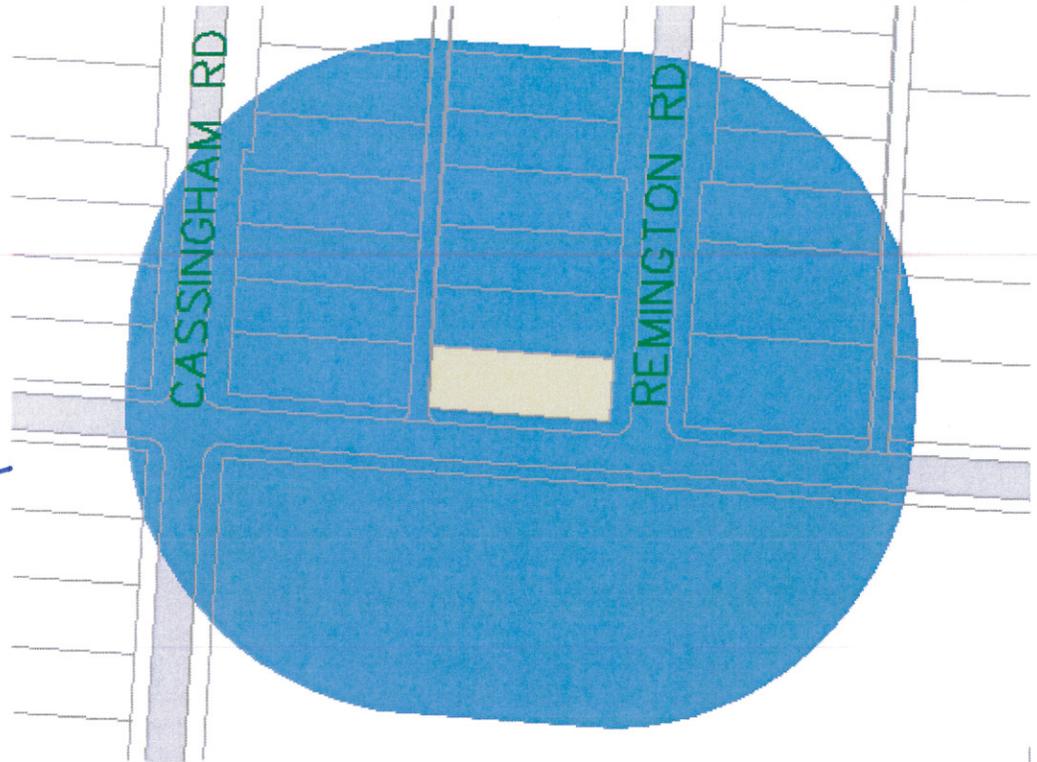


Image Date: Thu Jul 24 15:56:33 2014

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
020-003288	ABRAMSON MARC P	243 S STANWOOD RD ✓
020-001890	ADAMS CHARLES C ADAMS CLAIRE M	237 S CASSINGHAM RD ✓
020-000033	BECK MARK A & LISA S	234 S REMINGTON RD ✓
020-001759	BELL HAROLD E BELL STACY L	2645 POWELL AV ✓
020-003050	BERLAN MICHAEL D BERLAN ELISE D	205 S CASSINGHAM RD ✓
020-000237	BOARD OF EDUCATION	348 S CASSINGHAM RD ✓
020-003289	COOPER W DAVE	235 S STANWOOD RD ✓
020-000927	CROXTON JAMES A RECKLING ANNE	208 S REMINGTON RD ✓
020-000918	DORN TED R DORN HEIDI W	199 S REMINGTON RD ✓
020-002857	EVELAND WILLIAM P JR NATHANSON AMY	223 S CASSINGHAM RD ✓
020-003688	FARLEY JUDE A ET AL	204 S CASSINGHAM RD ✓
020-003026	FARRELL NICOLE L	210 S CASSINGHAM RD ✓
020-001919	FERGUSON SHARON K	215 S REMINGTON RD ✓
020-000238	FREEMAN CHRISTINA ANNE ROWLAND	211 S CASSINGHAM RD ✓
020-003290	HANIN JEFFREY A HANIN MELISSA M	225 S STANWOOD RD ✓
020-000926	KAPLAN JEAN S	200 S REMINGTON RD ✓
020-000032	LONERGAN WILLIAM P & LISA J	221 S REMINGTON RD ✓
020-002628	MCBRIDE KIM L FUNG BONITA R	212 S REMINGTON RD ✓
020-002644	MILLER ELLEN	226 S CASSINGHAM RD ✓
020-000182	MYERS ANNE J	224 S REMINGTON RD ✓
020-000929	O RIORDAN SEAN M O RIORDAN CRISTIN	190 S CASSINGHAM RD ✓

020-000009	RANFT ERON C RANFT CARA E	233 S REMINGTON RD ✓
020-001852	RAUCK CHARLES R	217 S CASSINGHAM RD ✓
020-004165	SHANK BARRY L SPEER SHARI R	216 S CASSINGHAM RD ✓
020-000928	SHAPIRO STEWART D & BEVERLY ROSEMAN	207 S REMINGTON RD ✓
020-001142	SON STUART H & FRANCES M	218 S REMINGTON RD ✓
020-000183	SWENDAL TROY B SWENDAL CATHERINE	227 S REMINGTON RD ✓
020-000917	SWINEHART JACOB M SWINEHART JENNIFE	196 S CASSINGHAM RD ✓
020-002643	VERDUN VINCENE	222 S CASSINGHAM RD ✓

