

CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on June 12, 2014.

Application No.: 14-021
Applicant: Zack Cole
Owner: Andrew Rowe
Location: 464 N. Parkview Avenue

REQUEST: ~~The applicant is seeking architectural review and approval to allow a 6' wooden fence in line with the front of the principal structure as part of a courtyard enclosure.~~ The applicant is also seeking a variance from Bexley Code Section 1256.04(b) which requires: No spaces or aisles shall be located in the required front yard, to allow a screened parking space to be located in front of the principal structure.

MOTION 1: To Table the application to allow time for modifications to accommodate a different courtyard configuration, design changes to fence and proposed façade improvements.

The applicant; ~~Juliet Bullock~~, and owner; Adrew Rowe, agreed to the finding of fact and conclusions of law.

ACTION: Motion to TABLE approved.

Staff Certification:

Recorded in the Official Journal this
9th day of June 12, 2014



Karen Bokor
Residential Design Consultant



Kathy Rose
Zoning Officer

Board of Zoning Appeals
ARCHITECTURAL REVIEW

Mtg. Date: 6-12-14

THE FINDINGS OF FACT AND CONCLUSIONS OF LAW for

Application No. 14-021

The Board finds that a Certificate of Appropriateness should be issued for

(address): 464 N. Parkview

Noting that the: ~~the facade~~ fence addition + facade *to accommodate the courtyard + facade improvements*

is architecturally consistent with the existing structure ___ (and should be approved as submitted.). ___ (With the following condition / modification (s):

Table

All major changes required by the conditions for this approval are subject to further review and approval by

The Residential Design Consultant
The Architectural Review Board

- 1) Rein *All to*
- 2) Kiss *Table*

VARIANCE

Based on the testimony presented, the Board finds it appropriate to grant the ___ variance from Bexley Code Section 1256.04 (b) as requested with the following modification(s):

to accommodate temporary parking only

option or

Subject

All minor changes to the design that are typical in the transition from schematic design to construction documentation or resulting from unforeseen site circumstances, are subject to approval by the Residential Design Consultant.

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- 021
Applicant: Juliet Bullock
Owner: Andrew Rowe
Location: 464 N. Parkview Avenue
Request: ~~The applicant is seeking architectural review and approval to allow a 6' wooden fence in line with the front of the principal structure as part of a courtyard enclosure.~~ The applicant is also seeking a variance from Bexley Code Section 1256.04(b) which requires: No spaces or aisles shall be located in the required front yard, to allow a screened parking space to be located in front 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 2014-021 ✓

1. Architectural Review for:

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

2. Variance For:

Principal Structure Garage Fence Other Parking

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 464 Parkview Zoning District R-3 Medium Density

6. OWNER Andrew Rowe 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 ~~Julia Bullock~~ E-mail ~~bullock.julie@gmail.com~~ Phone # ~~935-0944~~ or Cell# _____
Address ~~1182 Wypandotte Rd.~~ City, State, Zip ~~643212~~

Zack Cole
zcole@hufft.com
816-531-0200
3612 Karnes Blvd
Kansas City, MO
64111

8. Brief Description of Request and/or Variance 1262.03 Front yard fence
We request to use a portion of the front yard as a screened parking spot.

9. Valuation of Project \$ 30,000

• 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 Julia Bullock / DATE 5/27/14

Fee: based on valuation \$ 100
Fee: based on variance \$ 65.00
Other \$ _____
TOTAL FEE DUE \$ 165.

**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 464 Parkview Zoning District R-3 Medium Density
Lot Width 85.62 ft Depth 184.99/157.01 ft Total Area 14,641 sq ft
Existing Residence (foot print) 3811 sq ft Garage incl. sq ft
Existing Building Height X one-story _____ two-story

Proposed Addition (foot print) N/A sq ft _____ Height _____ one-story _____ two-story

Proposed Garage _____ sq.ft. N/A Height _____ one-story _____ two-story

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ sq ft

No change

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 Hufft Projects

Contractor/Builder to be determined

Preliminary Review _____

Final Review _____

• DESCRIPTION OF CHANGES PROPOSED New fence, new parking pad (grass

permeable), new siding, paint brick, new soffits, ~~new~~ beams/posts, new concrete driveway.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

unique architecture dictates unique solution. Neighbors securely detail/maintenance utilize available street parking.

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: Not looking for overnight parking just guest/nanny parking to not block garage

• ROOFING House Only | Garage Only | House & Garage

1. Existing Roof Type:

___ Slate ___ Clay Tile ___ Wood Shake X Standard 3-Tab Asphalt Shingle
___ Architectural Dimensional Shingles X EPDM (rubber) Roofing ___ Metal

2. New Shingle Manufacturer: N/A

3. New Roofing Type, Style & Color: N/A

• **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: N/A

• **DOORS**

- Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)
1. Entrance Door Type ___ Wood X Insulated Metal *Flush etched metal.* ___ Fiberglass
 ___ Sidelights ___ Transom Window
2. Garage Door Type ___ Wood X Insulated Metal / Glass ___ Fiberglass
3. Door Finish ___ Stained X Painted
- Proposed Door Type _____ / Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
<u>/</u>	()	Brick <i>No change</i>
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
<u>/</u>	<u>/</u>	Wood Siding <u>Cedar. painted</u>
()	()	Vinyl Siding
()	()	Aluminum Siding
()	()	Other _____

• **EXTERIOR TRIM**

1. Existing Door Trim:
 ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite X Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____
2. Existing Window Trim:
 ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite X Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____
3. Proposed NEW Door Trim: _____
4. Proposed NEW Window Trim: N/A
5. Trim: Color(s): charcoal grey

** Do the proposed changes affect the overhangs? yes new stained cedar soffits

• **DECKS**

EXISTING:

1. Existing Decking Materials *N/A* _____
___ 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: _____

