

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- 021
- Applicant: Zack Cole
- Owner: Andrew Rowe
- Location: 464 N. Parkview Avenue
- Request: The applicant is seeking architectural review and approval to allow exterior changes to the front of the principal structure, which includes 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. (This application was tabled at the June 12th BZA meeting.)

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

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: 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.

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



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@~~ Phone # ~~935-0944~~ or Cell# _____
Address ~~1182 Wyandotte Rd.~~ /City, State, Zip ~~63212~~

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

• **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: _____



BZA SUBMITTAL

23 July 2014

268 - ROWE-DeHAAN RESIDENCE

464 North Parkview Avenue
Columbus, OH 43209



Hufft Projects

3612 Karnes Blvd.
Kansas City, MO 64111
P: 816.531.0200
F: 816.531.0201

hufft.com



VICINITY MAP (NTS)



PHOTO OF EXISTING WEST FACADE



PHOTO OF EXISTING SOUTH FACADE



PHOTO OF EXISTING EAST FACADE



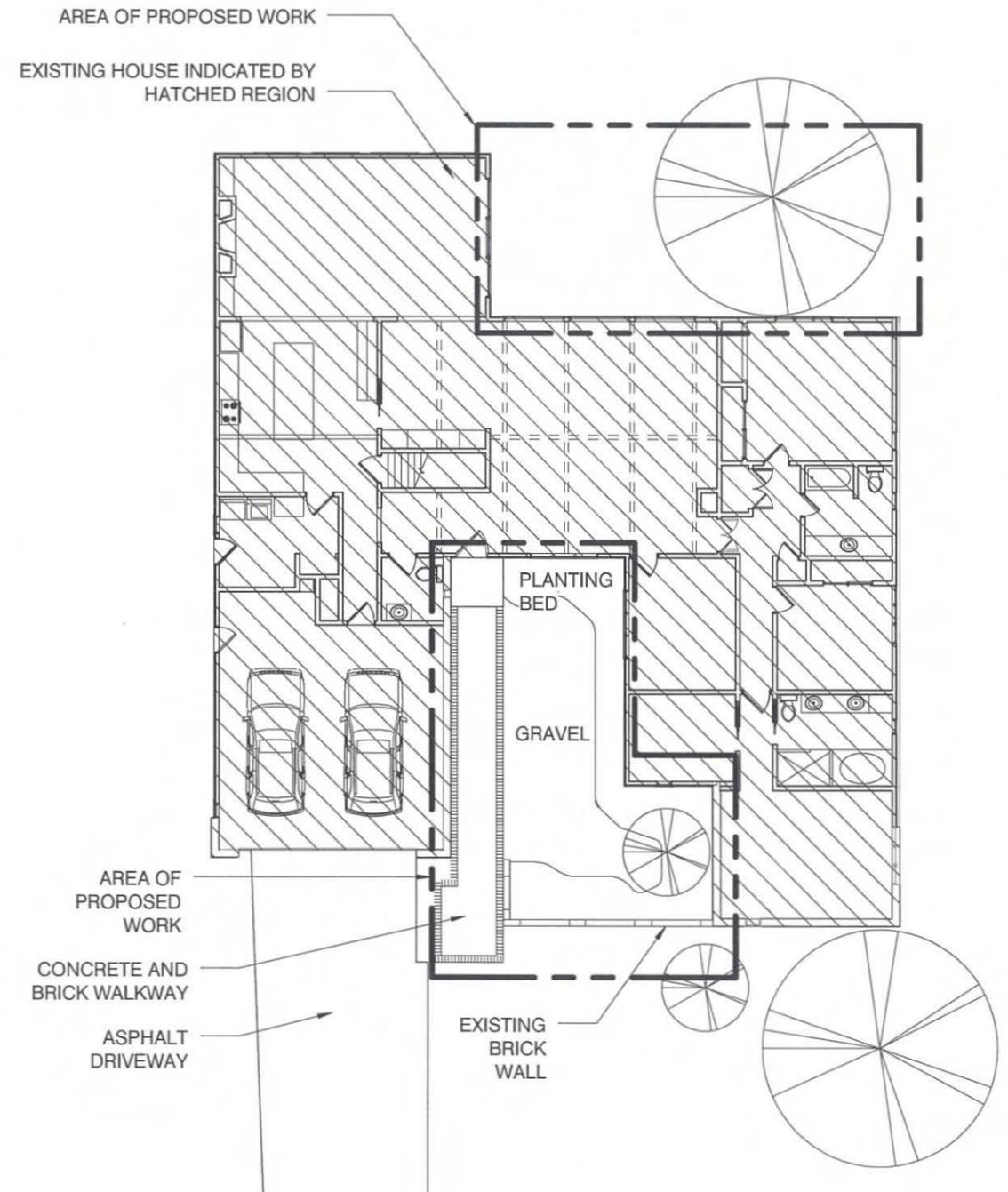
PHOTO OF EXISTING NORTH FACADE

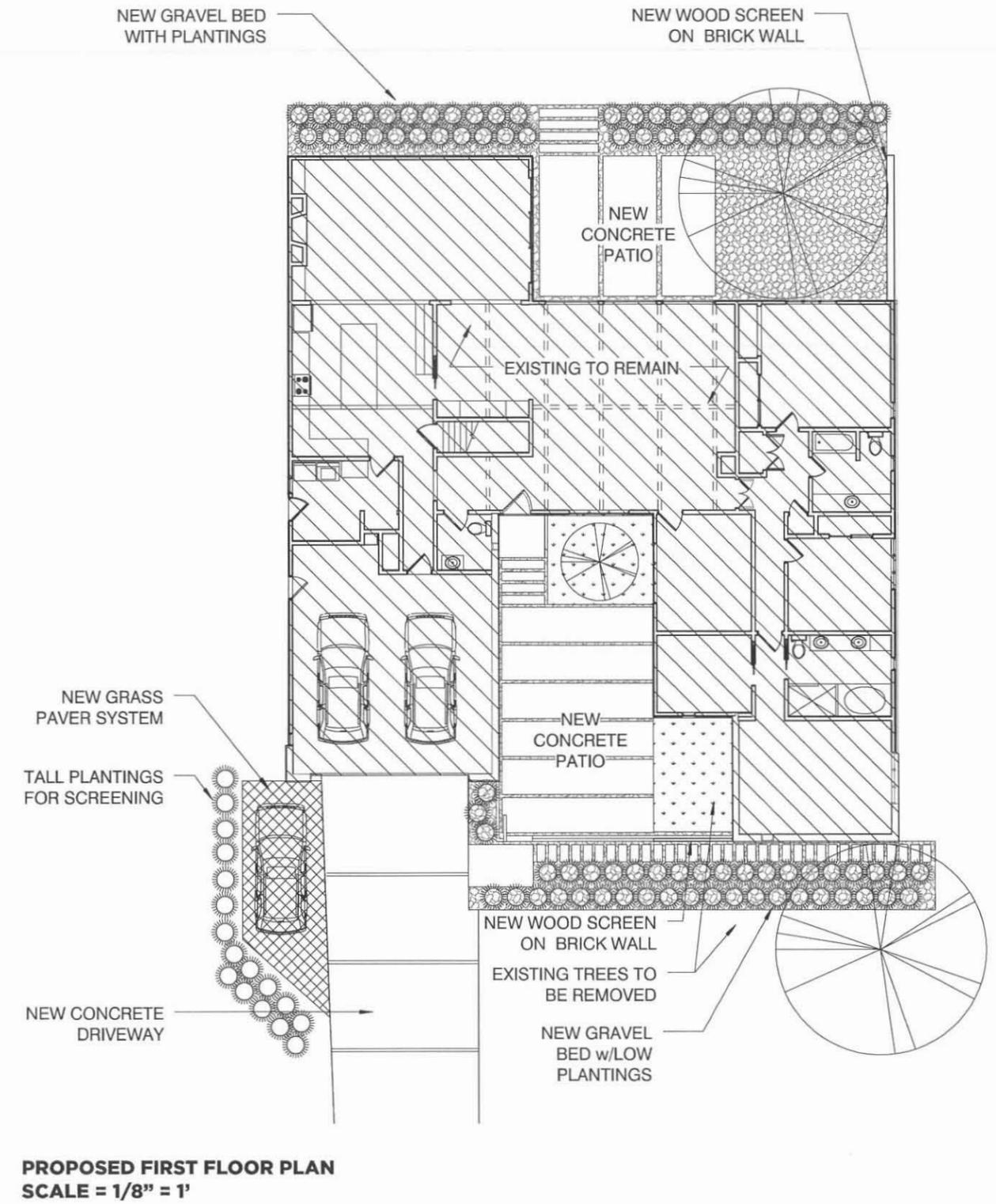
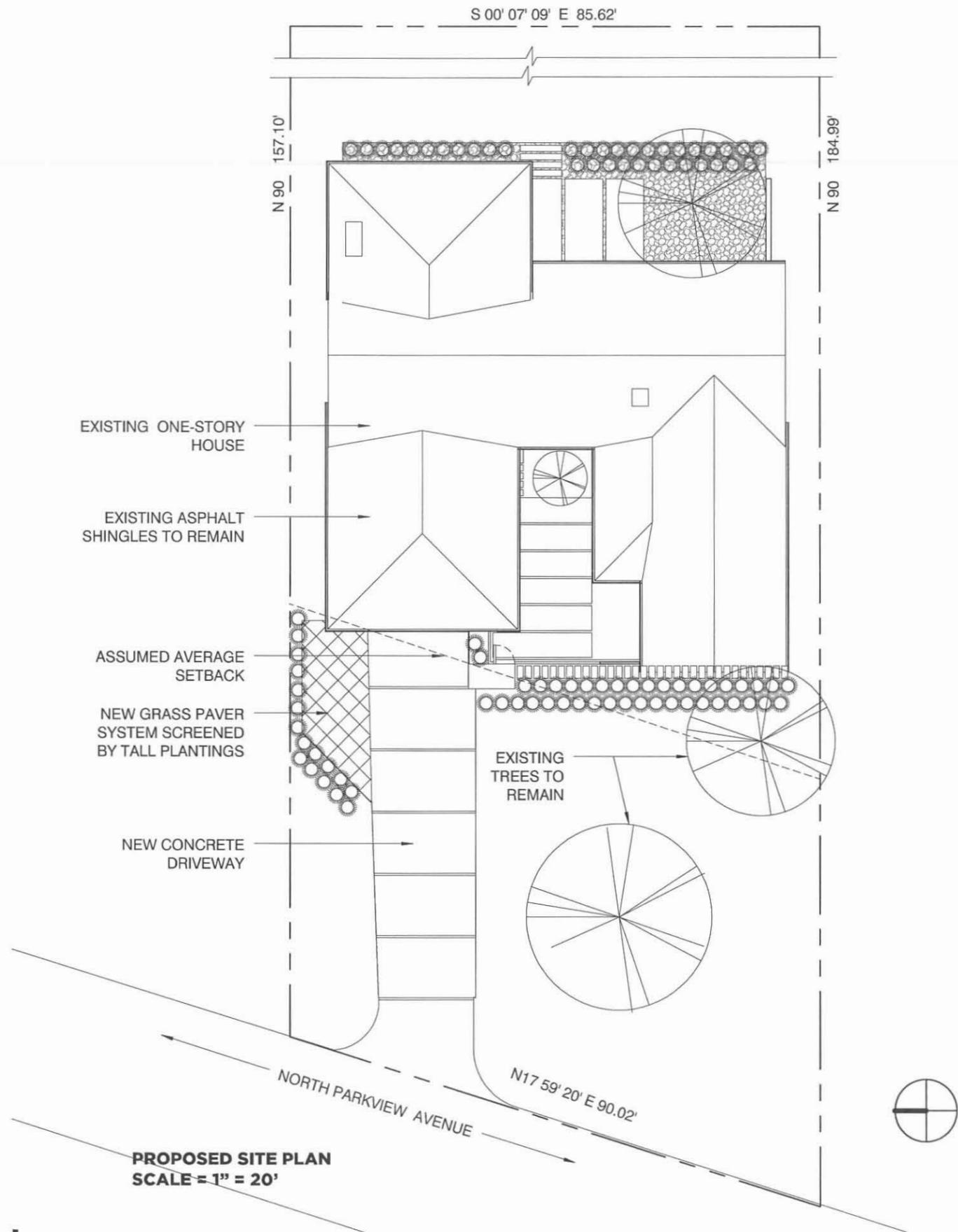


PHOTO OF EXISTING COURTYARD ENTRANCE



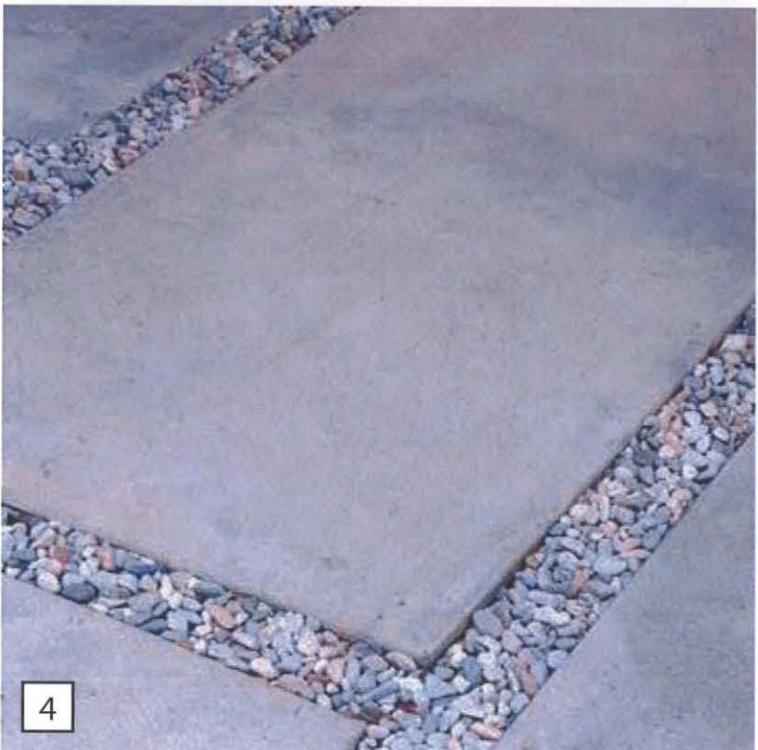
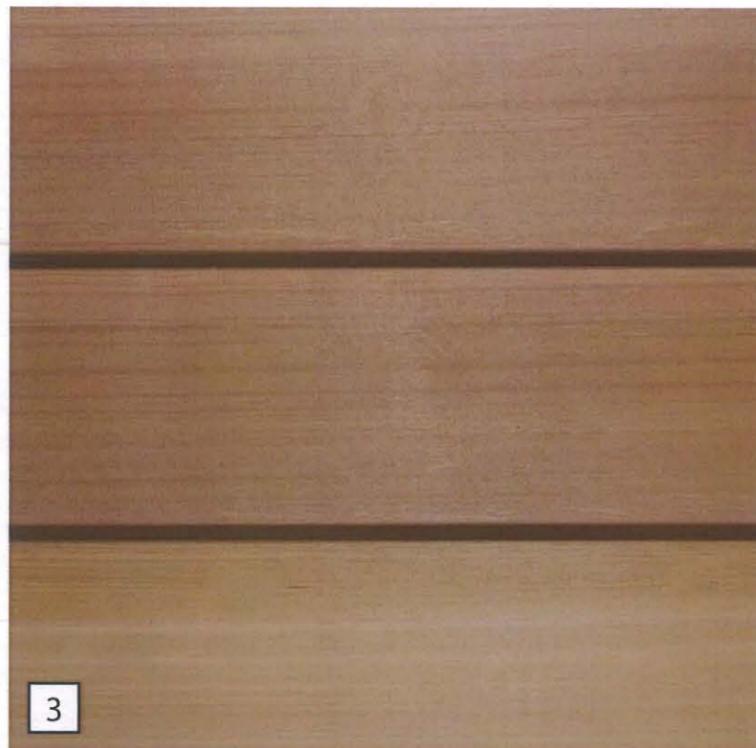
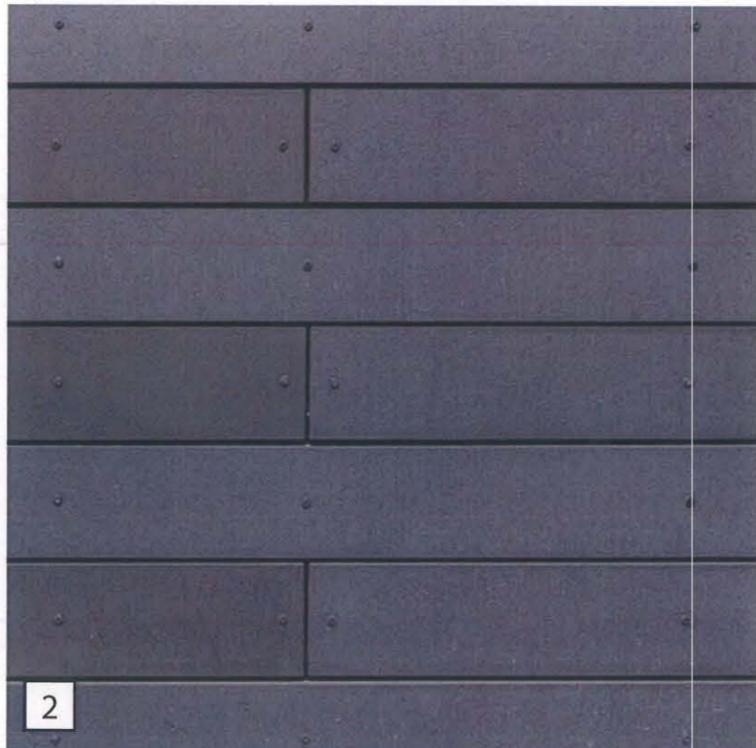
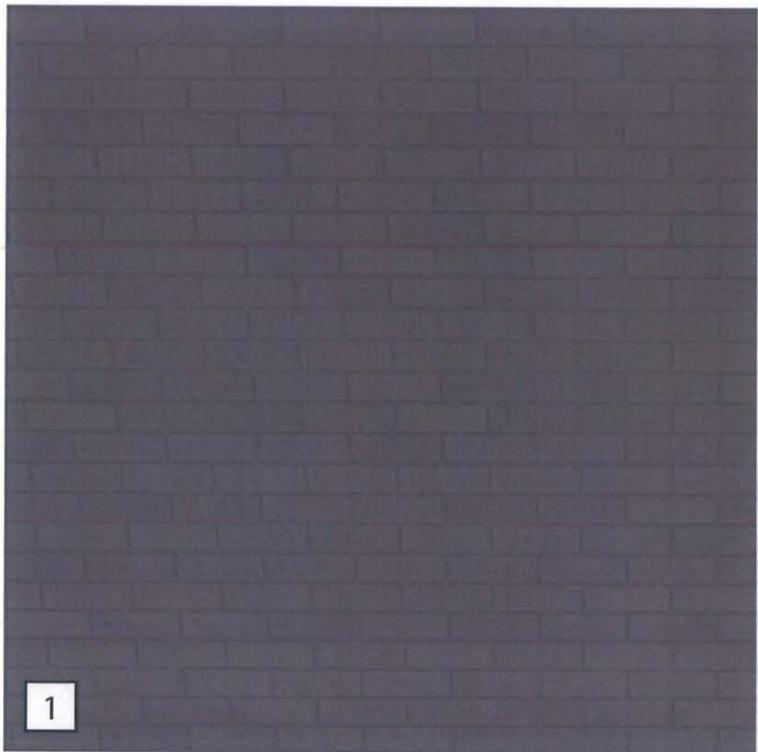
PHOTO OF EXISTING COURTYARD

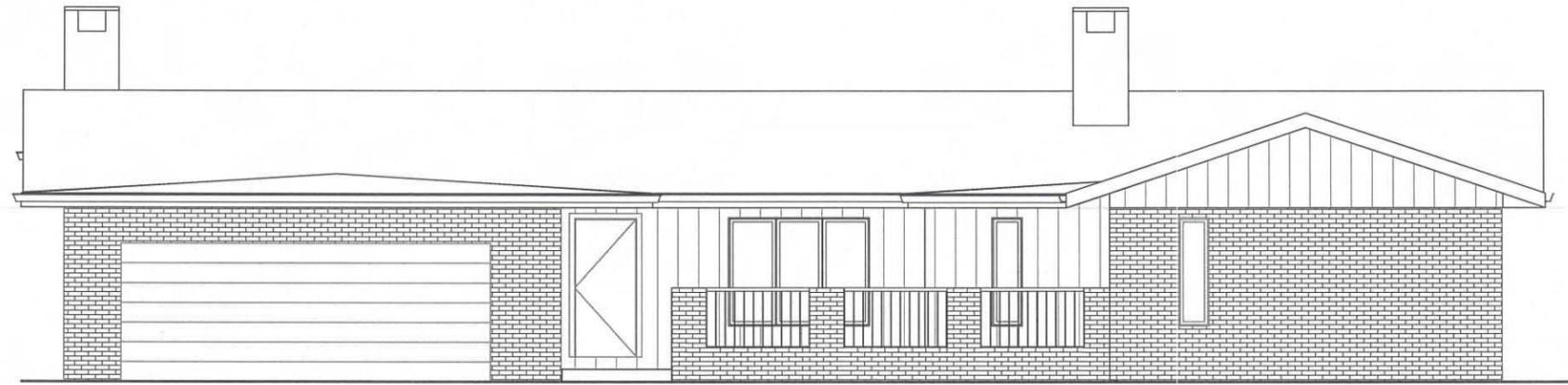




**ENTRY COURTYARD
MATERIALS**

1. New and Existing Brick - Painted Dark Grey
2. Oko skin - Cement Board Rainscren
3. VG Cedar, integral color film finish w/ UV protection.
4. Sand blasted concrete pavers with separation for gravel between. Slab to be recessed at gravel, not cut all the way through.
5. Ground cover
6. Accent Tree - Japanese Maple





EXISTING ELEVATION

- 1. New and Existing Brick - Painted Dark Grey
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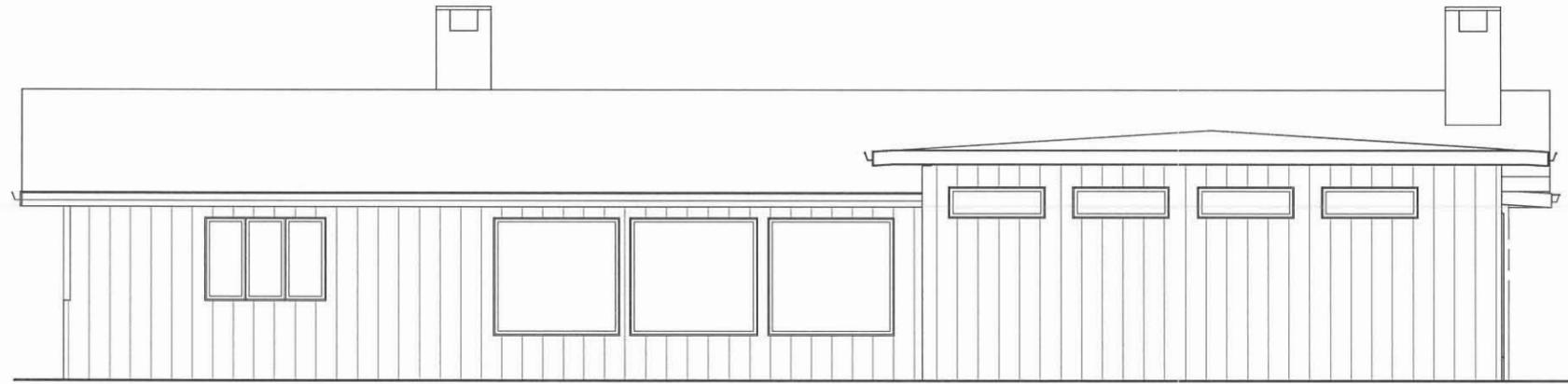


PROPOSED ELEVATION - DIAGRAMATIC

NEW CONSTRUCTION

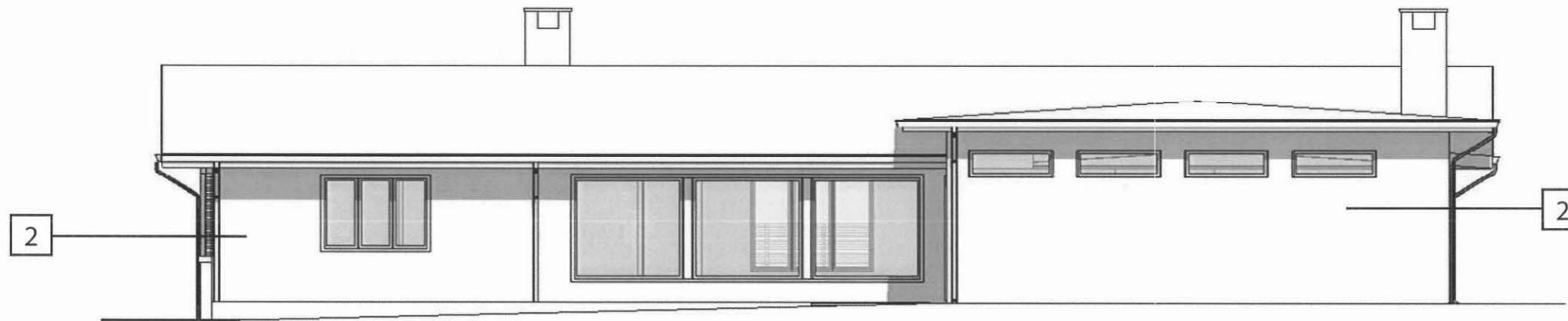


PROPOSED ELEVATION - RENDERDED



EXISTING ELEVATION

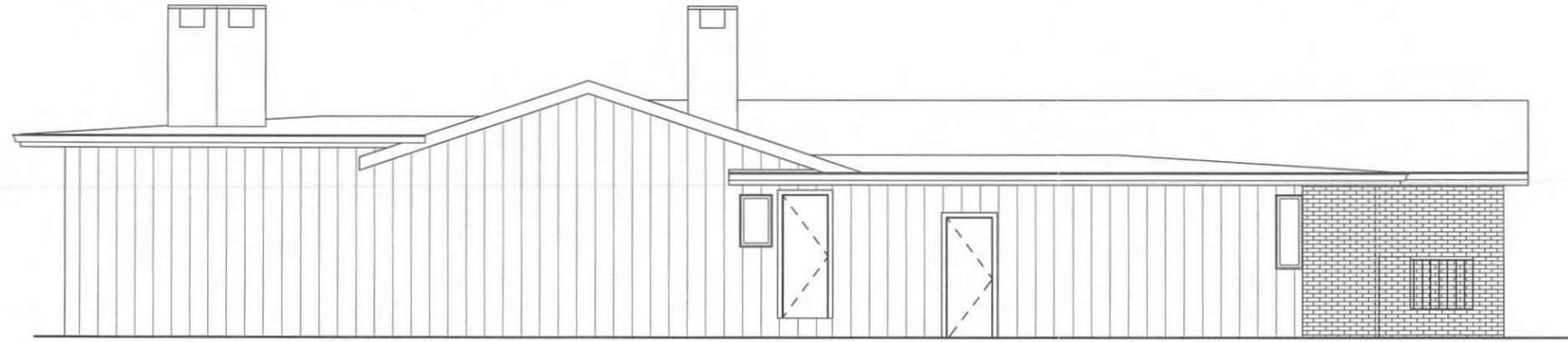
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PROPOSED ELEVATION - DIAGRAMATIC

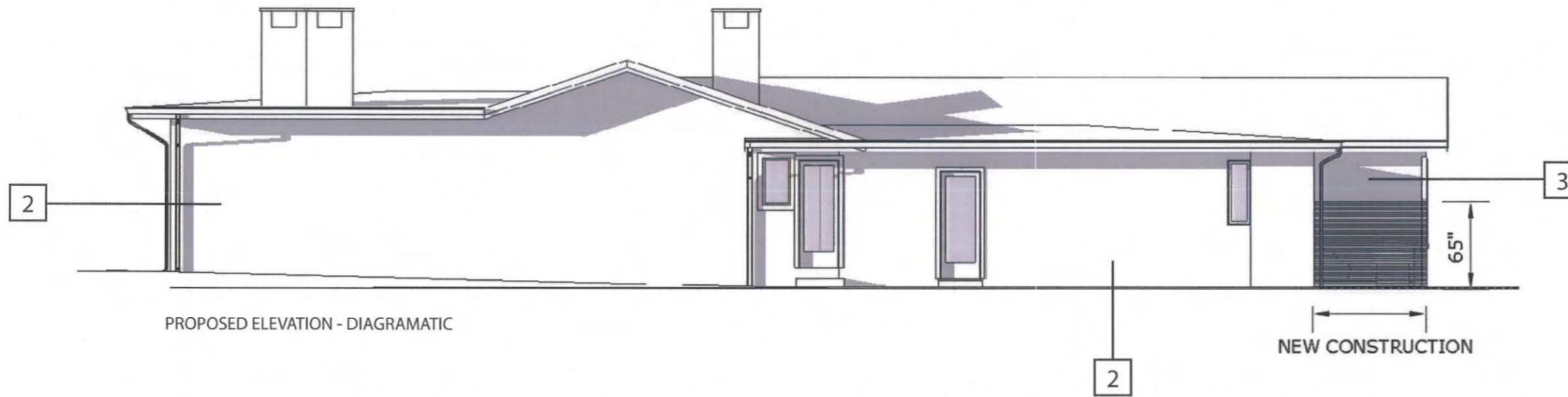


PROPOSED ELEVATION - RENDERDED



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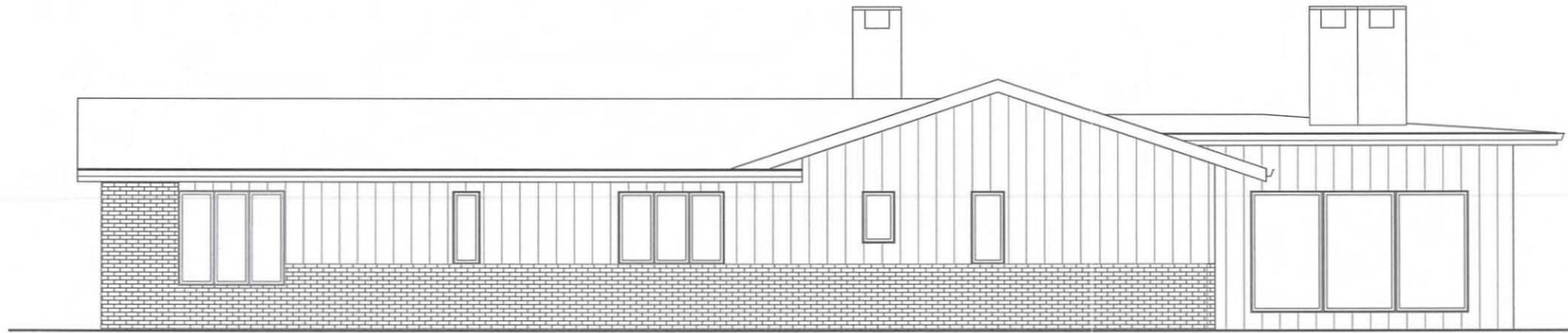


PROPOSED ELEVATION - DIAGRAMATIC

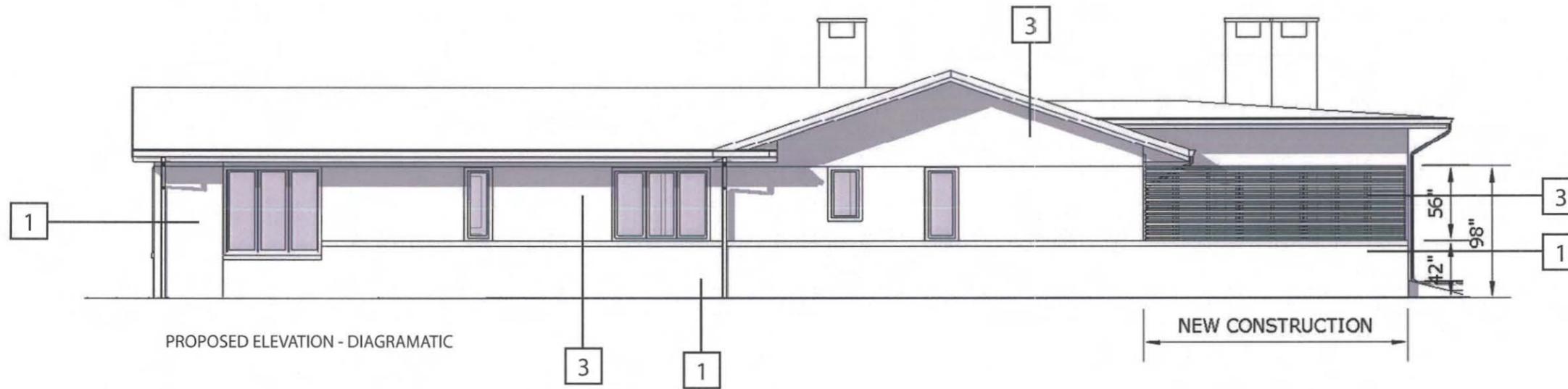


PROPOSED ELEVATION - RENDERDED

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EXISTING ELEVATION



PROPOSED ELEVATION - DIAGRAMATIC



PROPOSED ELEVATION - RENDERED

**ENTRY COURTYARD
MATERIALS BOARD**

1. New and Existing Brick - Painted
2. Oko Skin - Cement Board Rainscren
3. VG Cedar, integral color film finish w/ UV protection.
4. Sand blasted concrete pavers with separation for gravel between. Slab to be recessed at gravel, not cut all the way through.
5. Ground cover
6. Accent Tree - Japanese Maple





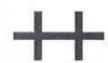
WEST FACADE FROM DRIVEWAY



APPROACH TO NEW ENTRY GATE



WEST FACADE FROM SOUTHWEST





NEW ENTRY GATE



NEW FRONT COURTYARD



REAR YARD WITH NEW WOOD SCREEN





OVERVIEW FROM THE WEST

