

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- 029
Applicant: Brent Kaufman
Owner: Ann and Ari Deshe
Location: 393 N. Columbia Ave.
Request: The applicant is seeking architectural review and approval to allow a 2-story addition on the rear (west side) of the existing 2-story principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(b), which requires a 65' rear yard setback, to allow a 2-story addition to be constructed 29.08' from the rear 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 07-31-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014029

1. Architectural Review for:

Addition Alteration New Structure (_____)
 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 _____ sq.' / height of structure

5. LOCATION 393 N. Columbia Zoning District R-2

6. OWNER _____ 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 Brett Kaufman E-mail brett@kaufmandev.com Phone # 565-7788 or Cell# _____
Address 393 N Columbia /City, State, Zip Columbus, OH 43209

8. Brief Description of Request and/or Variance _____

PAID

9. Valuation of Project \$ 750,000

- **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 /DATE 7/21/14

Fee: based on valuation	\$	<u>460</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>460</u>

**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 393 N Columbia Zoning District _____
Lot Width 178' ft Depth 250' ft Total Area 44,500 sq ft
Existing Residence (foot print) 4190 sq ft Garage _____ sq ft attached
Existing Building Height _____ one-story 42' two-story Pool House - 473 sq ft

Proposed Addition (foot print) 1493 sq ft 31'-6" Height _____ one-story two-story

Proposed Garage Attached sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 25 % = 11,125 sq ft

Lot to be covered 14 % = 6,100 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 Brian Jones / Brian Marzich
Contractor/Builder TBD

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Interior alterations and Addition of a garage to the west end of the 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: N/A

3. New Roofing Type, Style & Color: Matching existing slate & metal.

• **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: wood clad to match existing

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

1. Entrance Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
N/A ___ Sidelights ___ Transom Window
2. Garage Door Type ___ Wood ___ Insulated Metal Fiberglass
3. Door Finish ___ Stained Painted
- Proposed Door Type _____ /Style _____ Color Match Existing

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>match existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>match existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	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: Azek
4. Proposed NEW Window Trim: Aluminum Clad
5. Trim: Color(s): Match existing

** Do the proposed changes affect the overhangs? _____

• **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: _____

393 N. Columbia



Property Report

Generated on 07/25/14 at 11:07:16 AM

Parcel ID
020-002137-00

Map Routing No
020-N020 -022-00

Card No
1

Location
393 N COLUMBIA AV

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

KAUFMAN RESIDENCE



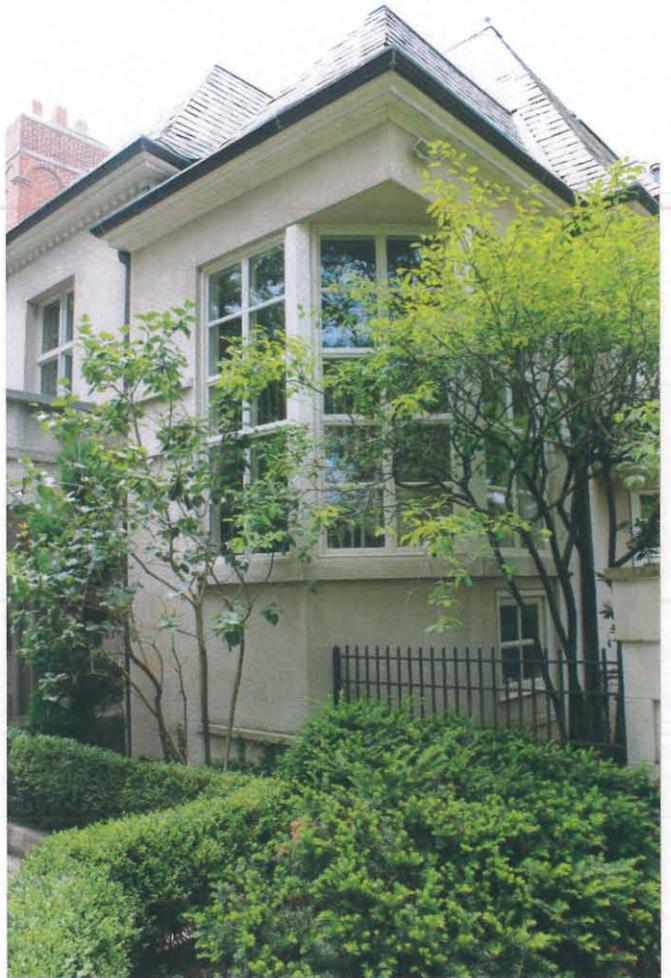
KAUFMAN RESIDENCE



KAUFMAN RESIDENCE



KAUFMAN RESIDENCE



KAUFMAN RESIDENCE



Proximity Report Results

7073058/9355162
 The selection distance was **250 feet**.
 The selected parcel was **020-002137**.

To view a table showing the **19 parcels** within the displayed proximity, scroll down.

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

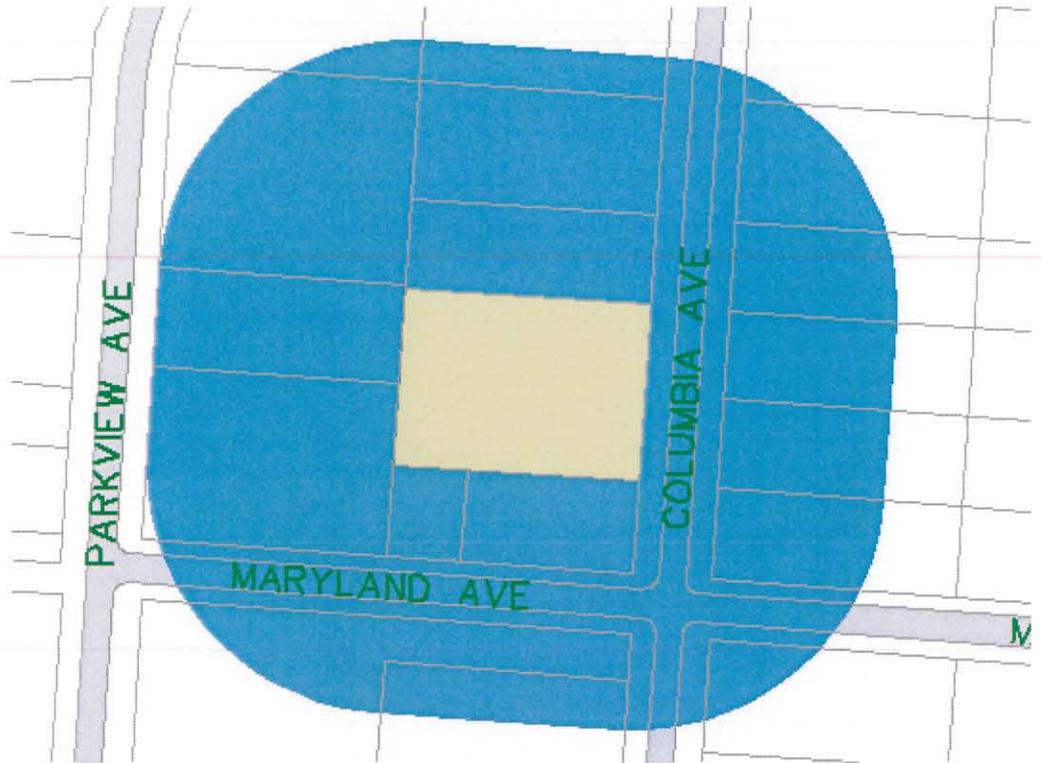


Image Date: Fri Jul 25 11:13:02 2014

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
020-004288	435 N COLUMBIA LLC	435 N COLUMBIA AV ✓
020-002037	ARNDT RANDALL S TR	386 N PARKVIEW AV ✓
020-004290	ARSHI ARASH ADELI ANAHITA	415 N COLUMBIA AV ✓
020-001355	CARMON A L TR	370 N COLUMBIA AV ✓
020-002137	DESHE ARI & ANN	393 N COLUMBIA AV ✓
020-003630	DOMICILE VENTURES LLC	444 N PARKVIEW AV ✓
020-000326	DOTSON ROBERT S DOTSON ANNE M	344 N COLUMBIA AV ✓
020-004300	GOLDIN DOROTHY TR	386 N COLUMBIA AV ✓
020-004302	HAYDEN WILLIAM HAYDEN AMANDA	400 N COLUMBIA AV ✓
020-004301	KORDA PETER E KORDA EDITH	410 N COLUMBIA AV ✓
020-004297	LUPER CAROL P	360 N COLUMBIA AV ✓
020-004291	OMALLEY DAVID M OMALLEY KERRI J	403 N COLUMBIA AV ✓
020-002181	RICHTER LELIA H	412 N PARKVIEW AV ✓
020-004296	SAAR YOAZ SAAR JULIE S	367 N COLUMBIA AV ✓
020-004294	SAAR YOAZ SAAR JULIE S	MARYLAND AV ✓
020-000871	SCHIFF SCOTT W	00422 N PARKVIEW AV ✓
020-000147	STATE OF OHIO	N PARKVIEW AV ✓
020-001951	STATE OF OHIO	358 PARKVIEW AV ✓
020-004304	ZOX WILLIAM P ZOX JEANNIE B	434 N COLUMBIA AV ✓

July 23, 2014

Ann and Ari Deshe
393 N. Columbia
Bexley, Ohio 43209

To Whom It May Concern:

This letter serves as permission for Mr. and Mrs. Brett Kaufman to represent the owner to review plans at the City of Bexley BZA review board. They are in contract to purchase 393 N. Columbia and plan to purchase no later than August 22, 2014.

Sincerely,



Ann and Ari Deshe

