

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, September 11, 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- 041
Applicant: Pete Foster
Owner: Mr. & Mrs. K. Alexander
Location: 332 S. Cassady Avenue
Request: The applicant is seeking architectural review and approval to allow an addition that would connect the existing detached garage to the principal structure, and a covered porch addition on the south side, and a small addition to the rear (east) side of the garage. The applicant is also proposing modifications to the existing structure which include material and window changes. The applicant is seeking a variance from Bexley Code Section 1252.03(d), which requires a 30' rear yard setback, to allow the existing detached garage to be attached to the principal structure, and allow an addition to the east side of the garage, which will be 14' 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 08-28-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014041

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 332 SOUTH CASSADY AVE Zoning District R.6

6. OWNER MR & MRS. K. ALEXANDER Phone # _____ or Cell # 614.296.4894

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

7. Applicant PETE FOSTER / PETE FOSTER RESIDENTIAL DESIGN LLC E-mail petefoster@prod.com Phone # _____ or Cell# 614.778.4701

Address 685 MONTROSE AVE /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance ① NEW MUDROOM CONNECTOR TO ATTACH THE EXISTING TWO CAR GARAGE TO THE EXISTING HOME. ② ADDITION TO EAST ELEVATION OF THE EXISTING GARAGE. ③ ADDITION OF A COVERED PORCH TO THE SOUTH ELEVATION OF THE HOME. ④ REMOVAL OF EXISTING STUCCO TO BE JAMES HARDIE SIDING & WOOD PANELS ⑤ ADDITION OF NEW WINDOWS & REPLACEMENT OF CIRCA 1920 WINDOWS WITH MORE ARCHITECTURALLY CORRECT WINDOWS.

9. Valuation of Project \$ 150,000.00

• 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 8/21/14

Fee: based on valuation \$ 160.00
Fee: based on variance \$ 100.00
Other \$ _____
TOTAL FEE DUE \$ 260.00

**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 332 SOUTH CASSADY AVE Zoning District R. 6

Lot Width 60.9 ft Depth 160 ft Total Area 9744 sq ft

Existing Residence (foot print) 1500 sq ft Garage 484 sq ft

Existing Building Height _____ one-story two-story
CONNECTOR = 170 GARAGE = 55.3

Proposed Addition (foot print) 225.3 sq ft Height one-story _____ two-story

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

Permitted Lot Coverage 35 % = 3410.4 sq ft

Lot to be covered 23 % = 2209.3 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 PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED ① MUDROOM CONNECTOR FROM EXISTING GARAGE

TO EXISTING PRIMARY STRUCTURE ② ADDITION TO EAST ELEVATION OF EXISTING GARAGE ③ REMOVAL OF STUCCO & REPLACE WITH JAMES HARDIE SIDING & WOOD PANELS ④ ADDITION OF NEW WINDOWS & REPLACEMENT OF CIRCA 1980 WINDOWS WITH MORE ARCHITECTURAL CORRECT WINDOWS ⑤ NEW COVERED PORCH ON SOUTH ELEVATION OF THE EXISTING HOME.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED
DUE TO THE SOUTH & EAST PROPERTY LINES BEING SURROUNDED BY ALL OF THE NEIGHBORING PROPERTIES GARAGES & HEAVY TREE COVERAGE THE NEW CONNECTOR WILL NOT NEGATIVELY IMPACT VIEWS FROM THE ADJACENT PROPERTIES

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: MATCH EXISTING

• **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: DOUBLE HUNG / CASEMENT - ALUM. CLAD

• **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 WOOD / INSULATED METAL / Style HALF GLASS / FULL GLASS Color UNDECIDED

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(<input checked="" type="checkbox"/>)	()	Brick _____
()	()	Mortar _____
(<input checked="" type="checkbox"/>)	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	(<input checked="" type="checkbox"/>)	Other <u>JAMES HARDIE SIDING / WOOD PANELS</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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): UNDECIDED

** 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: _____





