

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- 043
- Applicant: Pete Foster
- Owner: Mr. & Mrs. P. Hayden
- Location: 822 Pleasant Ridge Ave.
- Request: The applicant is seeking architectural review and approval for a new front porch on the west elevation of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1260.07(c), which allows unenclosed porches to extend eight feet into the required front yard (31'7" from the front property line). If approved, the new front porch would be constructed 27'3" from the front 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 2014043

1. Architectural Review for:

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

2. Variance For:

Principal Structure Garage Fence Other FRONT PORCH

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 822 PLEASANT RIDGE DRIVE Zoning District R-6

6. OWNER MR. & MRS. P. HAYDEN Phone # _____ or Cell # 614.296.1691

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

7. Applicant PETE FOSTER RESIDENTIAL DESIGN LLC E-mail petefastball@aol.com Phone # _____ or Cell # 614.778.4701

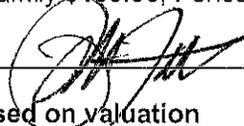
Address 685 MONTROSE AVE / City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance NEW FRONT PORCH TO THE WEST ELEVATION OF THE EXISTING TWO STORY HOME.

9. Valuation of Project \$ 15,000

• 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 8-21-2014

Fee: based on valuation \$ 95
Fee: based on variance \$ 100
Other \$ _____
TOTAL FEE DUE \$ 195.00

**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)

...ATION

Address 822 PLEASANT RIDGE DRIVE Zoning District R.6

Lot Width 55 ft Depth 150 ft Total Area 8250 sq ft

Existing Residence (foot print) 1213.2 sq ft Garage 750 sq ft = 1963.2

Existing Building Height one-story two-story

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

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

Permitted Lot Coverage 35 % = 2887.5 sq ft

Lot to be covered 24 % = 1963.2 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 PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNKNOWN

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED NEW COVERED PORCH TO THE WEST ELEVATION OF THE EXISTING TWO STORY HOME.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

THE OLDER HOMES ON THE BLOCK (NORTH END) SIT MUCH CLOSER TO THE SIDEWALK (WEST) THAN DO THE NEWER HOMES AS THE STREET CONTINUES SOUTH AND BEGINS TO CURVE. AS A RESULT THE AVG. SETBACK IS EXTREME.

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

- Existing Roof Type:
 - Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 - Architectural Dimensional Shingles EPDM (rubber) Roofing Metal
- New Shingle Manufacturer: METAL RAISED SEAM
- New Roofing Type, Style & Color: DARK GRAY

• **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: N/A
 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 Insulated Metal Fiberglass
 Sidelights Transom Window
2. Garage Door Type Wood Insulated Metal Fiberglass
3. Door Finish Stained Painted

N/A Proposed Door Type _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other _____

SMOOTH CEDAR

• **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: N/A
 4. Proposed NEW Window Trim: N/A
 5. Trim: Color(s): MATCH EXISTING

** 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:

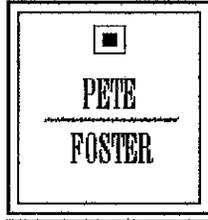
3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____
4. Proposed Railing Materials *CEDAR*
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



LLC

Hayden/ Jaede Residence

822 Pleasant Ridge Drive

***all measurements were taken from the east side of the existing sidewalk.**

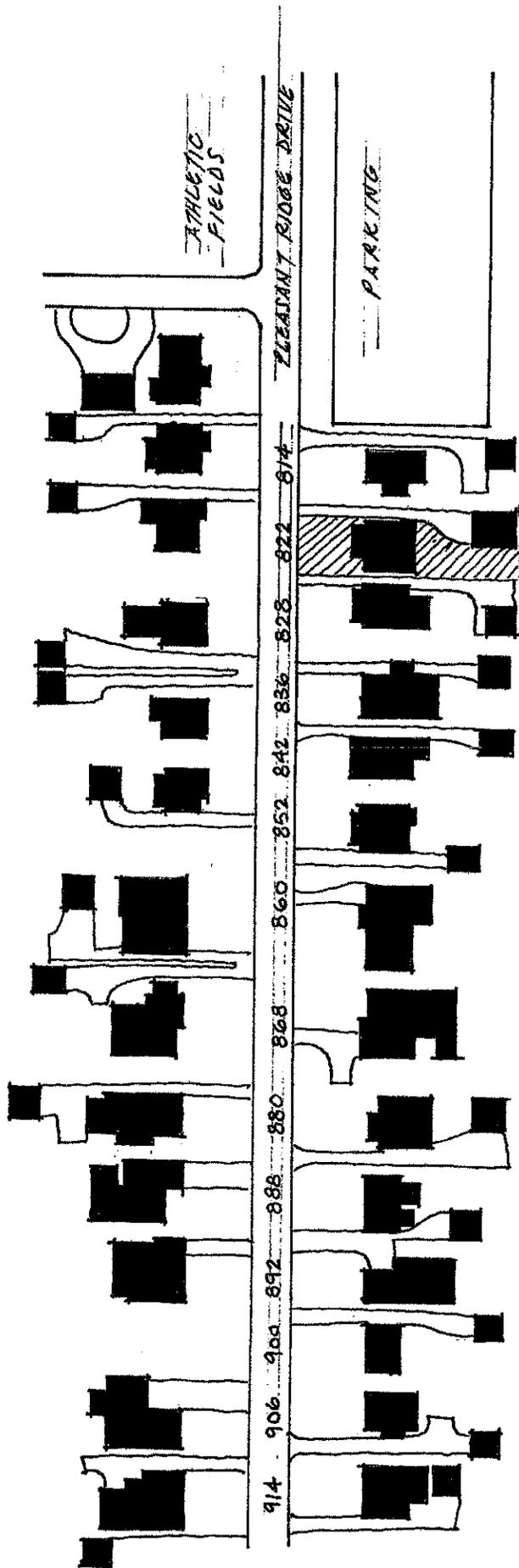
<u>House #</u>	<u>House setback from s/w</u>
814	39'- 0"
822	39'- 3"
828	39'- 9"
836	39'- 9"
842	39'- 3"
852	39'- 0"
860	45'- 3"
868	45'- 9"
880	56'- 5"
888	45'- 9"
892	45'- 9"
900	45'- 9"
906	45'- 0"
914	45'- 5"
average	43'- 7"

*property line
4' behind
SIDEWALK
K. Row*

front porch setback allowed 35'-7"

proposed porch setback 31'- 3"

822 PLEASANT RIDGE DRIVE
BEXLEY, OH 43209



M.S.

822 Pleasant Ridge

Proximity Report Results

4077453/8370970
 The selection distance was **200 feet**.
 The selected parcel was **020-004345**.

To view a table showing the **27 parcels** within the displayed proximity, scroll down.

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

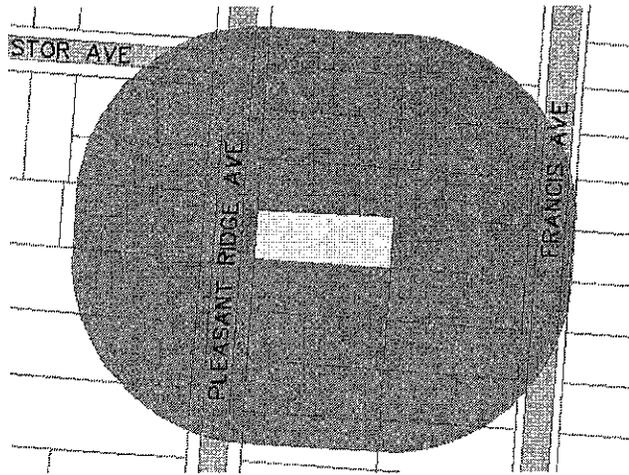


Image Date: Tue Aug 26 09:25:15 2014

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
020-001333	AGLER DOUGLAS J	837 FRANCIS
020-004254	ARMSTRONG JOSEPH A ARMSTRONG QUINN	829 FRANCIS
020-003732	BERNLOHR LUCINDA R	811 PLEASANT RIDGE
020-002639	BIRKNER JOHN E SCHROEDER JOY A	814 PLEASANT RIDGE
020-001819	CAPITAL UNIVERSITY	PLEASANT RIDGE
020-000261	CAPITAL UNIVERSITY	PLEASANT RIDGE
020-002716	CAPITAL UNIVERSITY	805 FRANCIS
020-003614	CAPITAL UNIVERSITY	PLEASANT RIDGE
020-001542	COADY THOMAS P & KAREN S	859 FRANCIS
020-001980	DEARDURFF JACQUELINE MARLENE TR	826 FRANCIS
020-002223	DULING RYAN R	842 PLEASANT RIDGE
020-000359	FOSTER ALLEN E JR FOSTER BRENDA J	851 FRANCIS
020-000220	GREFF STACEY A	834 FRANCIS
020-001800	GROOM MARK T & JACQUELINE F	841 FRANCIS
020-000210	HINCH KARL J HINCH JANET A	836 PLEASANT RIDGE
020-003974	HUNT PAUL F	811 FRANCIS
020-000497	HUNT PAUL F	817 FRANCIS
020-002729	HUNT PAUL F	FRANCIS
020-004345	JAEDE MARGUERETHE HAYDEN PATRICK S	822 PLEASANT RIDGE
020-001832	MESMER KAREN L TR	805 PLEASANT RIDGE
020-003749	PRYOR DAVID PRYOR DIANA	835 PLEASANT RIDGE
020-000258	REED FRANK J JR & FRANCES M	817 PLEASANT RIDGE
020-000259	SALVATORE ALMA M	825 PLEASANT RIDGE
020-001329	SHAULIS SYDNEY D	840 FRANCIS
020-002243	SKRADE CARL E & CAROL	845 PLEASANT RIDGE
020-001751	TOME LISA M WRIGHT JEFFREY S	852 PLEASANT RIDGE
020-002247	TORNES PATRICIA A	828 PLEASANT RIDGE

