

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, October 9, 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- 048
- Applicant: Rhonda Brotherton
- Owner: Agudas Achim
- Location: 2767 E. Broad Street
- Request: The applicant is seeking architectural review and approval to allow a fence to be installed along the south property line that borders the front and side yard of 48 S. Stanwood Road.

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 09-25-14



CITY OF BEXLEY

V V

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014048 V

1. Architectural Review for:

Addition Alteration New Structure (Mudroom/Porch)
 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 48 S. Stanwood Rd Zoning District _____

6. OWNER Dave & Rhonda Brotherton Phone # 614 359-7553 or Cell # 920 284-5411
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Dave & Rhonda Brotherton E-mail rhdbro@gmail.com Phone # _____ or Cell# _____
Address 48 S Stanwood Rd City, State, Zip Bexley OH

8. Brief Description of Request and/or Variance Variance for 6' fence on North side past front of house - agreement w/ Agudas Agim Syn.

9. Valuation of Project \$ 60,000

• APPLICATION REVIEW FEES, (based on valuation of the project): 90 + 25 = 115
\$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 9/17/14

Fee: based on valuation \$ 115
Fee: based on variance \$ 65
Other \$ ~~90~~
TOTAL FEE DUE \$ 180⁰⁰

**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 48 S. Stanwood Rd Zoning District _____

Lot Width 50 ft Depth 144 ft Total Area 72000 sq ft

Existing Residence (foot print) 894 sq ft Garage 324 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 356.4 sq ft 7' Height one-story _____ two-story Dormer Mudroom

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

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ 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 Owner

Contractor/Builder To be determined

Preliminary Review _____ Final Review _____

• **DESCRIPTION OF CHANGES PROPOSED** Add a rear dormer to roof, and replace exist old porch w/ enclosed porch/ mudroom. Extend fence on north property (Agrius from front house to existing brick wall on Stanwood Acorn)

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**
Parking lot to north meets our driveway - People cut through yard/drive to parking lot to avoid walking around brick wall.

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:** EPDM (rubber)

3. **New Roofing Type, Style & Color:** color hbd - gray scale

Letter re fence from
Agudas Achim

January 21, 2014

Mr. & Mrs. David Brotherton
48 S. Stanwood Rd.
Bexley, OH 43209

Dear Dave:

This letter is to formally confirm that the Agudas Achim Executive Committee has approved your request to build a fence between your property at 48 S. Stanwood Rd. and Congregation Agudas Achim at 2767 East Broad St. Furthermore, Congregation Agudas Achim understands that said fence will be erected approximately one to three feet into the synagogue's property line as indicated on your supplied project drawing and we hereby give permission for that construction to be done by the contractor of your choice. As per our discussions, you may also clear any brush and limbs below six feet in height as needed for the appropriate construction of the fence. It is understood that the fence will remain in place for as long as you legally hold ownership of the property at 48 S. Stanwood Rd. It should also be noted that any repairs to the fence, whether the result of natural disasters or regular wear and tear shall be your responsibility.

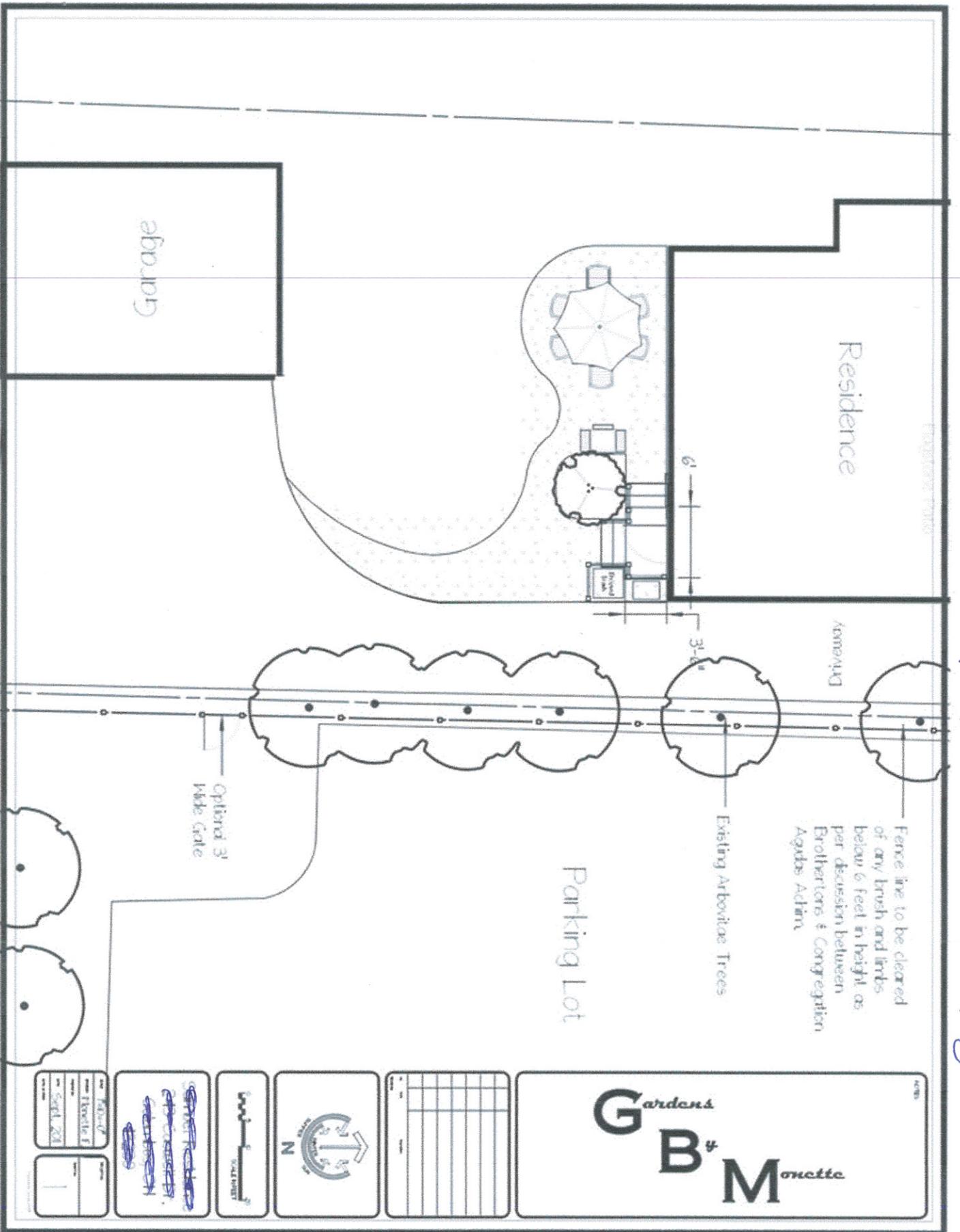
Congregation Agudas Achim expresses its appreciation to you for being "a good neighbor" and for taking full responsibility for the erection of this fence.

Kind Regards,



Ari Y. Goldberg
Chief Administrator

48 S. Starwood Rd - Proposed Landscaping



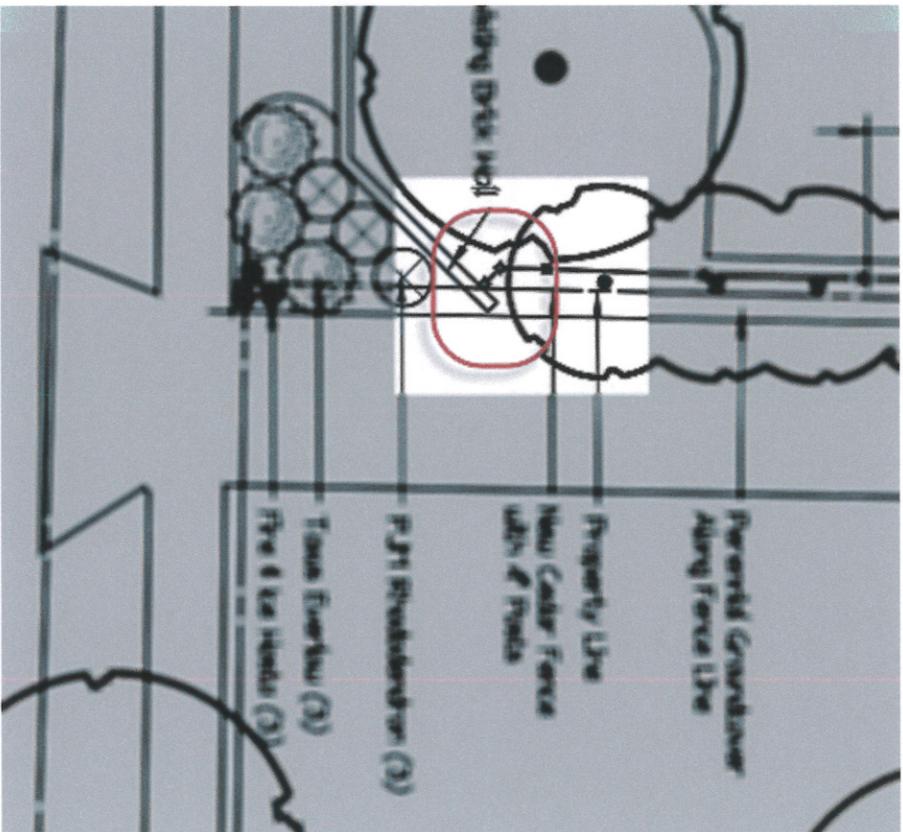
Gardens
B^y
Monette



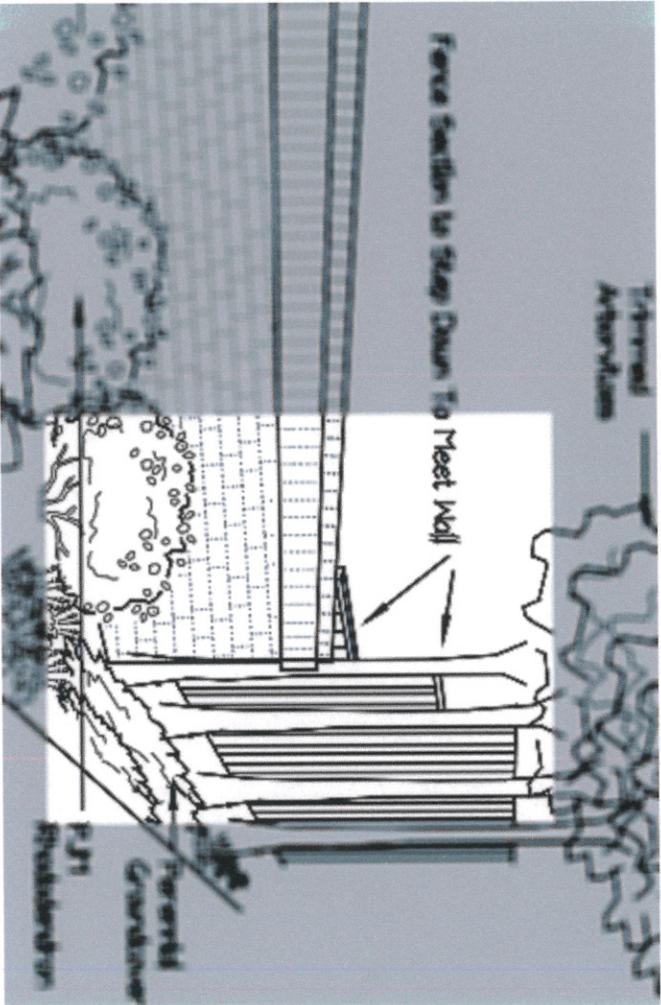
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

Project: 48 S. Starwood Rd
 Date: Sept. 2011

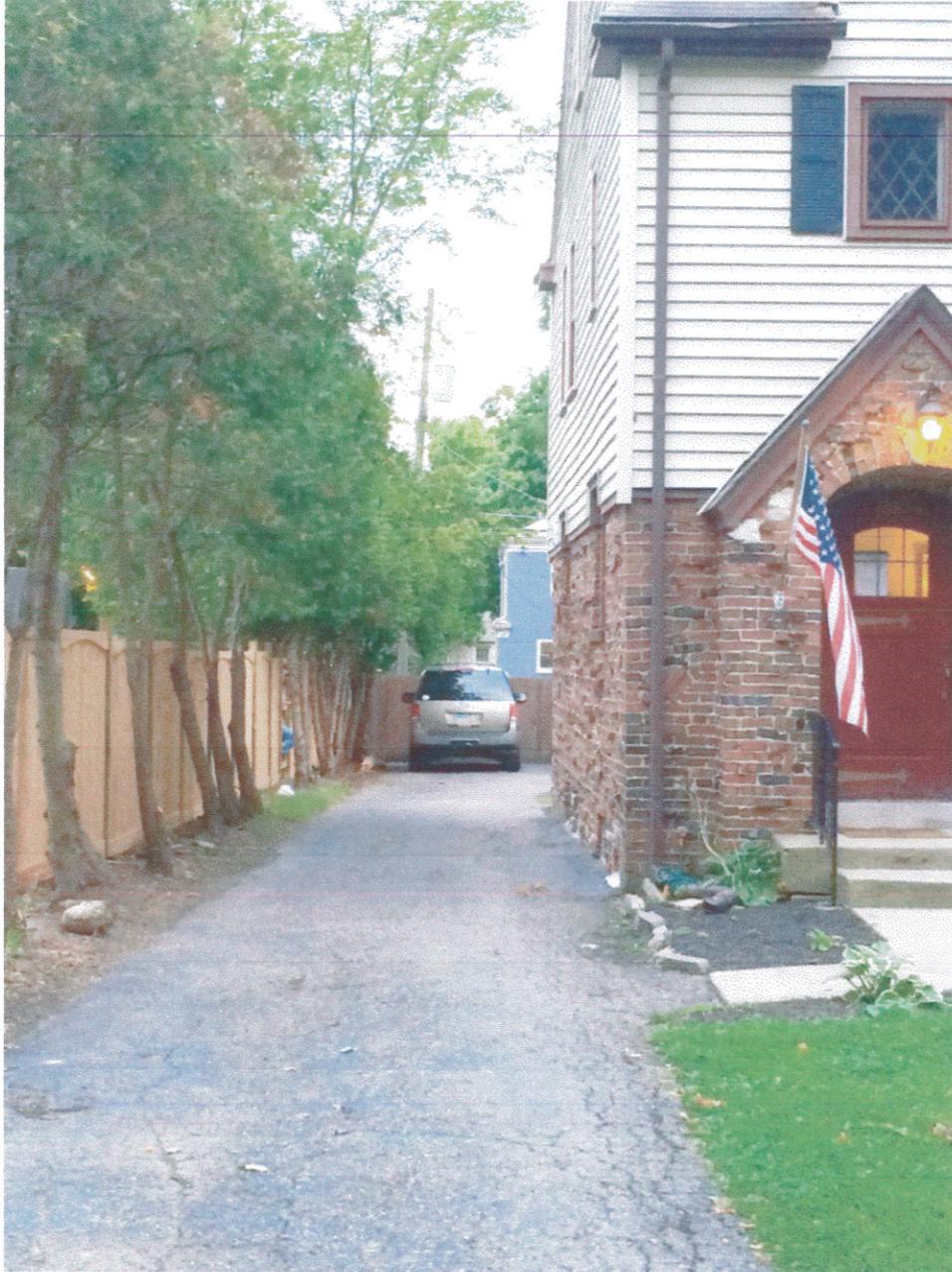
Fence -
Top View - of new meeting existing.



Fence -
Step Down in Height to meet existing.



48 S. Stanwood
New fence -



48 S. Stanwood Rd

Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Generated on 09/17/14 at 01:28:54 PM

Parcel ID
~~020-001045-00~~

Map Routing No
~~020-1010-063-00~~

Card No
4

Location
~~166 N STANWOOD RD~~

GIS



Proximity Report Results

3696288/42419
The selection distance was **200 feet**.
The selected parcel was **020-002207**.

To view a table showing the **33 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

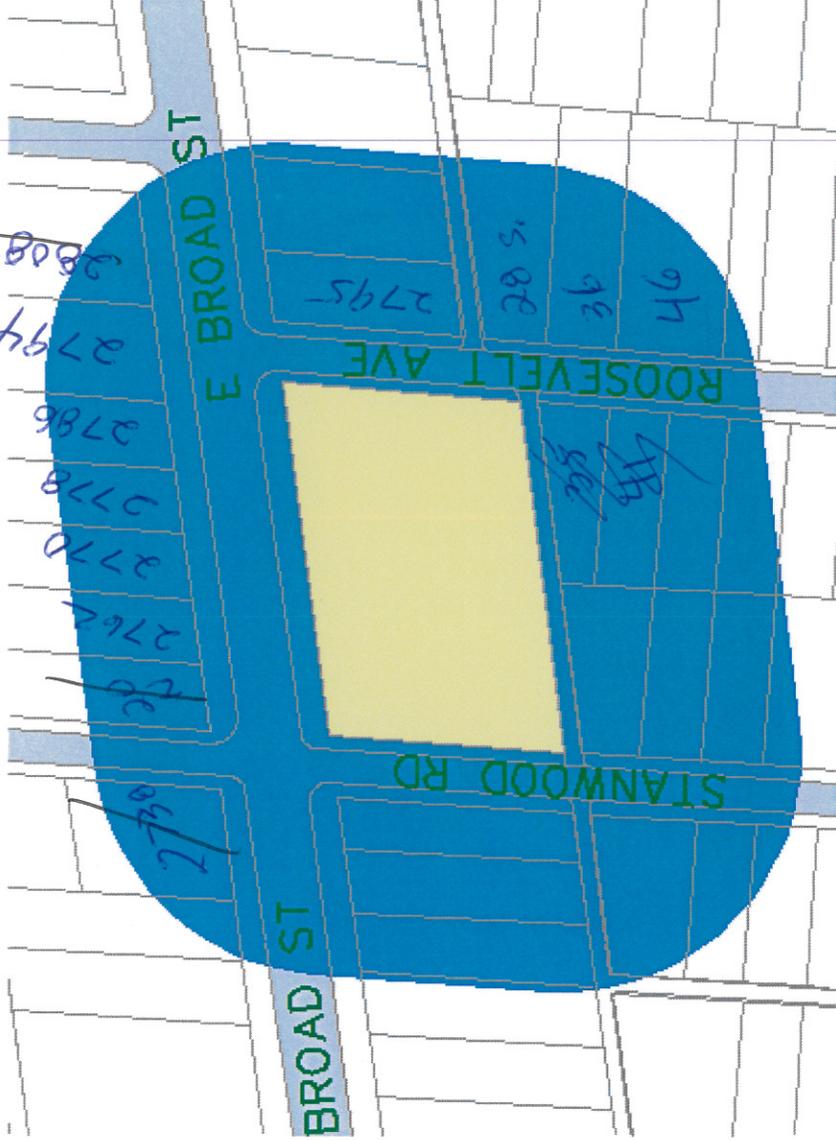


Image Date: Thu Sep 25 13:46:44 2014

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
020-000189	ACTON SYLVIA C	51 S STANWOOD RD ✓
020-003736	ADAR DAVID ADAR RACHEL K	2819 E BROAD ST ✓
020-000935	BAITH KYLE L HELLER SARAH G	20 N STANWOOD RD ✓
020-002082	BINSKY BEATRICE J	58 S STANWOOD RD ✓
020-002988	BLACK JASON BLACK KRISSY	2808 E BROAD ST ✓
020-000980	BLAU JONATHAN TENENBLATT KAREN	41 S ROOSEVELT AV ✓

Proximity Report Results

1286926/5859069
 The selection distance was **250 feet**.
 The selected parcel was **020-000938**.

To view a table showing the **32 parcels** within the displayed proximity, scroll down.

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

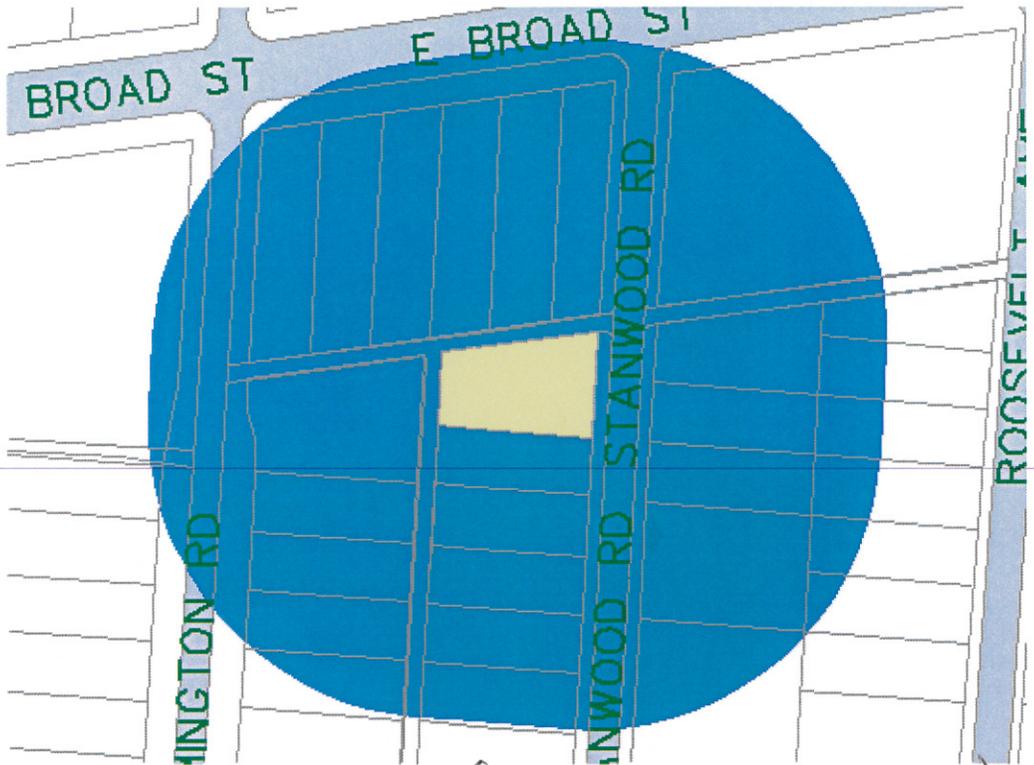


Image Date: Thu Sep 25 10:54:48 2014

48 S. Stanwood
 35 S. Stanwood
 2767 E. Broad St.

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
020-000189	ACTON SYLVIA C	51 S STANWOOD RD ✓
020-002804	BARDWELL PETER L & JANE N	2703 E BROAD ST ✓
020-000875	BEXLEY UNITED METHODIST CHURCH	2657 E BROAD ST ✓
020-003577	BEXLEY UNITED METHODIST CHURCH	43 S REMINGTON RD ✓
020-002082	BINSKY BEATRICE J	58 S STANWOOD RD ✓
020-000980	BLAU JONATHAN TENENBLATT KAREN	41 S ROOSEVELT AV ✓
020-000979	BROTHERTON DAVID BROTHERTON RHONDA	48 S STANWOOD RD ✓
020-002905	BUTLER MICHAEL J & PATRICIA J	2737 E BROAD ST ✓
020-000940	COHEN DOUGLAS J COHEN JULIE Z	65 S STANWOOD RD ✓
020-001678	CONGREGATION AGUDAS ACHIM	35 S ROOSEVELT AV ✓
020-002209	CONGREGATION AGUDAS ACHIM	STANWOOD RD
020-002207	CONGREGATION AGUDATH ACHI	2767 E BROAD ST ✓
020-004215	CONGREGATION AQUDAS ACHIM	STANWOOD RD
020-000981	DASHEVSKIY MARK DASHEVSKIY YELENA	47 S ROOSEVELT AV ✓
020-000983	DICK MICHAEL	59 S ROOSEVELT AV ✓
020-000982	DIXON AARON L DIXON HEATHER J	55 S ROOSEVELT AV ✓
020-002744	FINE CHARLOTTE	36 S REMINGTON RD ✓
020-001783	FRANCO CARMEN R	71 S STANWOOD RD ✓
020-000937	FULFORD DAVID M FULFORD LESLIE C	2725 E BROAD ST ✓
020-002133	GATTERDAM KATHERINE N & RICHARD P	2731 E BROAD ST ✓
020-002818	HARA JOSHUA M HARA HALLE B	46 S REMINGTON RD ✓

020-002369	JEREB DANIEL J JEREB DARCY D	50 S REMINGTON RD
020-002383	MCCANN CORMAC J MCCANN JENNIFER	59 S STANWOOD RD
020-000865	OLDHAM STEVEN A OLDHAM JESSICA I	65 ROOSEVELT AV
020-002006	PETROV MIKHAIL PETROV ALLA	58 S REMINGTON RD
020-004123	POHLMAN WILLIAM J & LISA M KEDER	74 S STANWOOD RD
020-001754	TEDEROUS KELLY A	64 S REMINGTON RD
020-000939	VANASSENDERP KAREN B TR	45 S STANWOOD RD
020-000984	VOLFA JULIJA HAIMANI ADNANE	71 S ROOSEVELT AV
020-002803	WATERMAN FRANCES A LE WATERMAN WILL	2709 E BROAD ST
020-000938	WELSH MARK W WELSH NICOLE A	35 S STANWOOD RD
020-000850	WEXLER LEWIS D & CAROL A	2717 E BROAD ST

