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: Dave & Rhonda Brotherton
   Location: 48 S. Stanwood Road
   Request: The applicant is seeking architectural review and approval to allow a third floor shed dormer addition, on the back (east side) of the principal structure. The applicant is also seeking approval of a new rear entry porch, which will replace the existing rear porch.

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

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number_____

1. **Architectural Review for**:

   X Addition _____Alteration X New Structure (Mudroom/Porch

   _____Demolition of a Principal Structure _____Demolition of Garage

2. **Variance For**:

   _____Principal Structure _____Garage X 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 # 614 859-7858 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 rhobro@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. See Letter

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** 65
- **SIGNATURE**_____/**DATE**_____

Fee: based on valuation	$ 115
Fee: based on variance	$ 65
_____**Other**	$ ~~150~~
TOTAL FEE DUE	$ 180.00

**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 48 S. Stanwood Rd Zoning District_____

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

Existing Residence (foot print) 896 sq ft Garage 324 sq ft

Existing Building Height_____one-story X two-story

356.4 7' X

Proposed Addition (foot print) 45 sq ft _____Height X one-story _____two-story Dormer Mudroom

Proposed Garage _____sq.ft. _____Height X 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 (Agudus Acum) from front house to existing brick wall on stanwood

- 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 X 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 tbd - gray scale

- **WINDOWS**
  1. Existing Window Style:
     X Casement ____Double Hung ____Horizontal Sliding ____Awning
     ___ Fixed _____Exterior Storm ____Other:_____
  2. Existing Window Materials:
     X Wood ___Vinyl ____Vinyl Clad Wood ____Aluminum Clad Wood
     ___Aluminum ___Metal ___ Other:_____
  3. New Window Manufacturer:_____
  4. New Window Style, Material & Color: Same

- **DOORS**

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

  1. Entrance Door Type X Wood ___Insulated Metal ___Fiberglass
     ___Sidelights ___Transom Window
  2. Garage Door Type ___Wood ___Insulated Metal ___Fiberglass
  3. Door Finish ___Stained X Painted

  Proposed Door Type Wood /Style painted Color Gray

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	
( )	( )	Cultured Stone	
(X)	( )	Brick	
( )	( )	Mortar	
( )	( )	Stucco	
( )	(X)	Wood Shingle	
( )	( )	Wood Siding	
(X)	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
( )	(X)	Other_____	Hardie board

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ___Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other: Wood painted
  2. Existing Window Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite X Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____
  3. Proposed NEW Door Trim: wood - painted
  4. Proposed NEW Window Trim: wood - painted
  5. Trim: Color(s): Gray

**** Do the proposed changes affect the overhangs?** NO

- **DECKS**

EXISTING:

1. Existing Decking Materials
   ____Cedar ___X___Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

2. Existing Railing Materials
   ____Cedar ___X___Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

PROPOSED:

3. Proposed Decking Materials
   ___X___Cedar ____Pressure-treated wood ___X___Wood/Plastic Composite
   ____Other_____

4. Proposed Railing Materials
5. Existing Railing Materials
   ___X___Cedar ____Pressure-treated wood ____Wood/Plastic Composite
   ____Other_____

- - - - - - - - - - - - - - - - TO BE COMPLETED BY RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - -

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

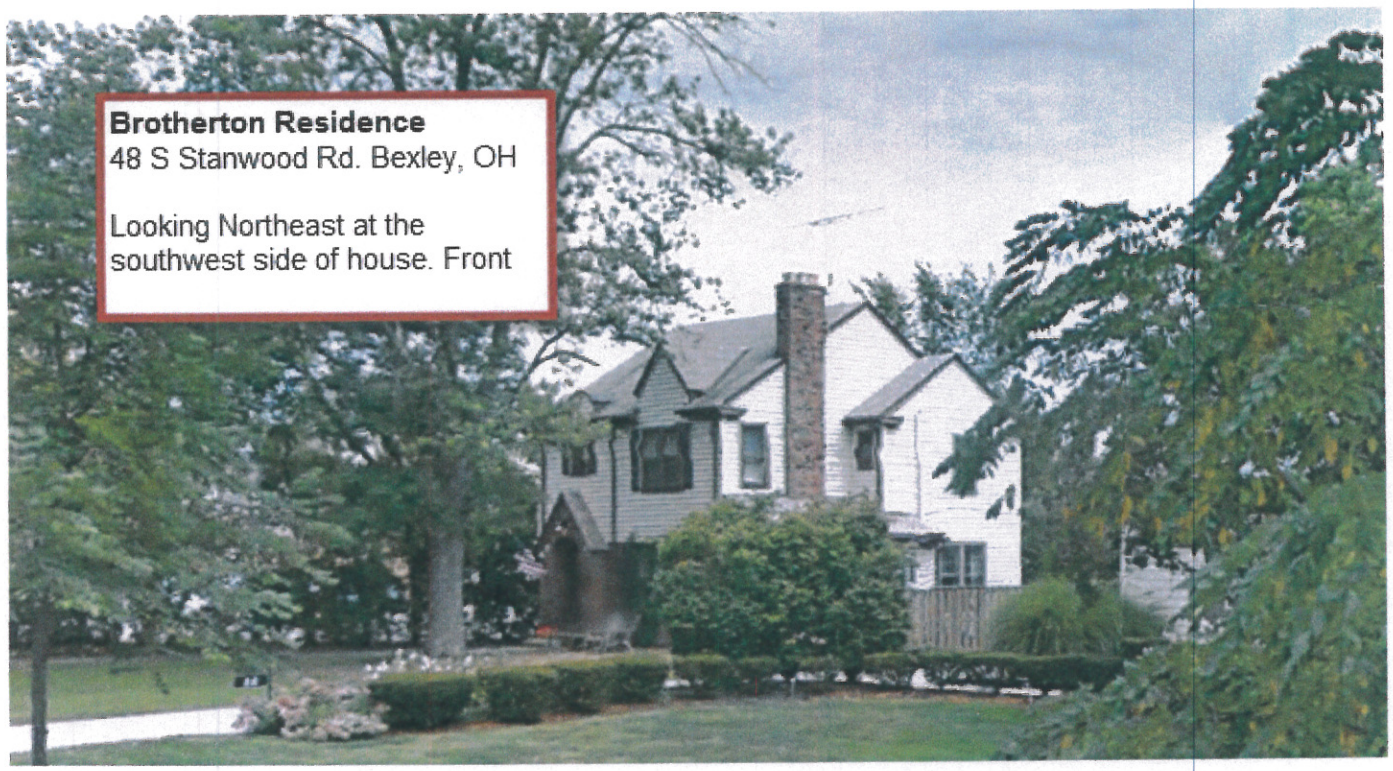
Conditions / Stipulations:_____

_____

_____

_____

_____



Brotherton Residence
48 S Stanwood Rd. Bexley, OH

Looking Northeast at the southwest side of house. Front

Rear 48 S. Stanwood Rd

Existing Old Porch
48 S. Stanwood Rd

48 S. Stanwood Rd
South

Clarence E. Mingo, II
Franklin County Auditor

MAP(GIS)

Generated on 09/17/14 at 02:26:00 PM

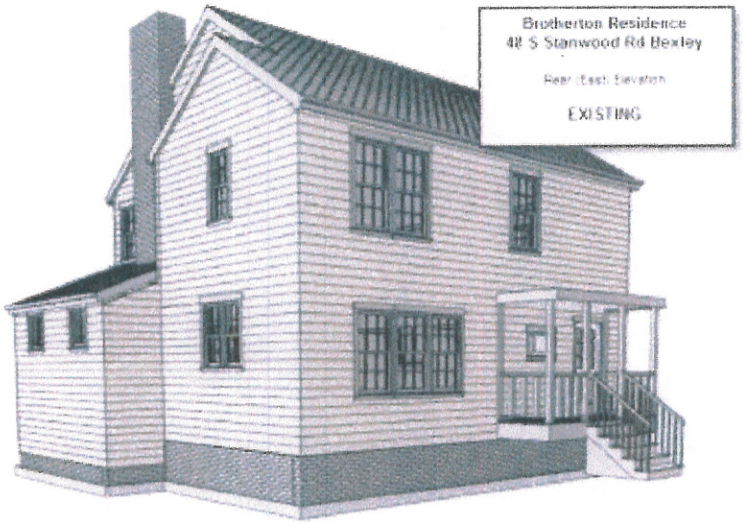
Parcel ID	Map Routing No	Card No	Location
020-000979-00	020-N010L -145-00	1	48 S STANWOOD RD

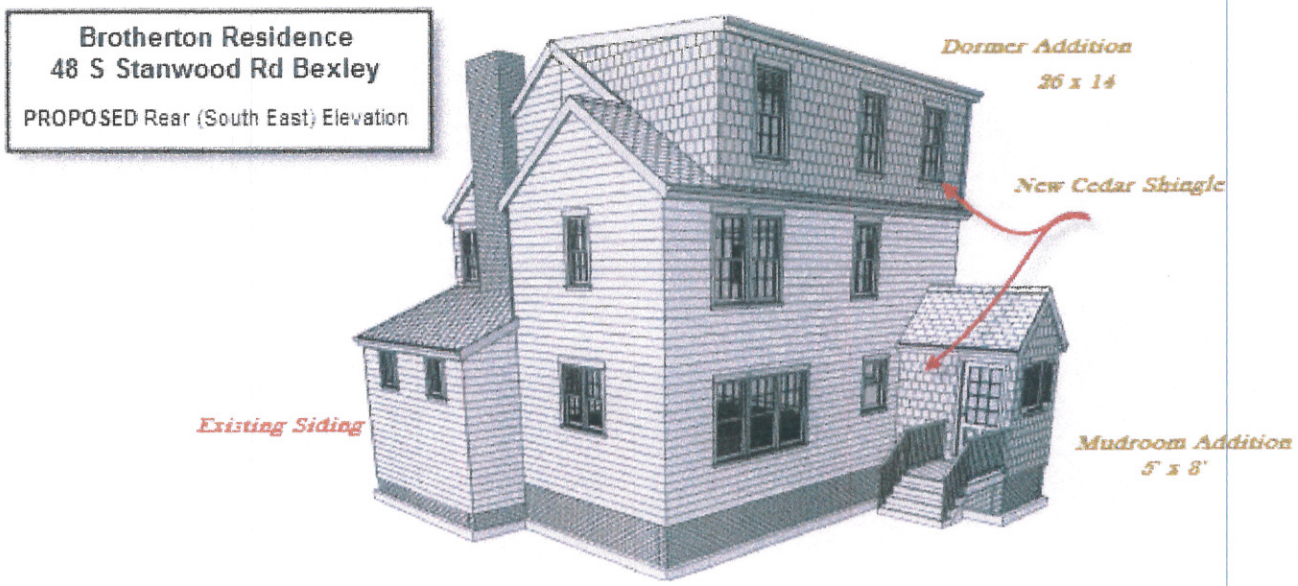
GIS

Disclaimer

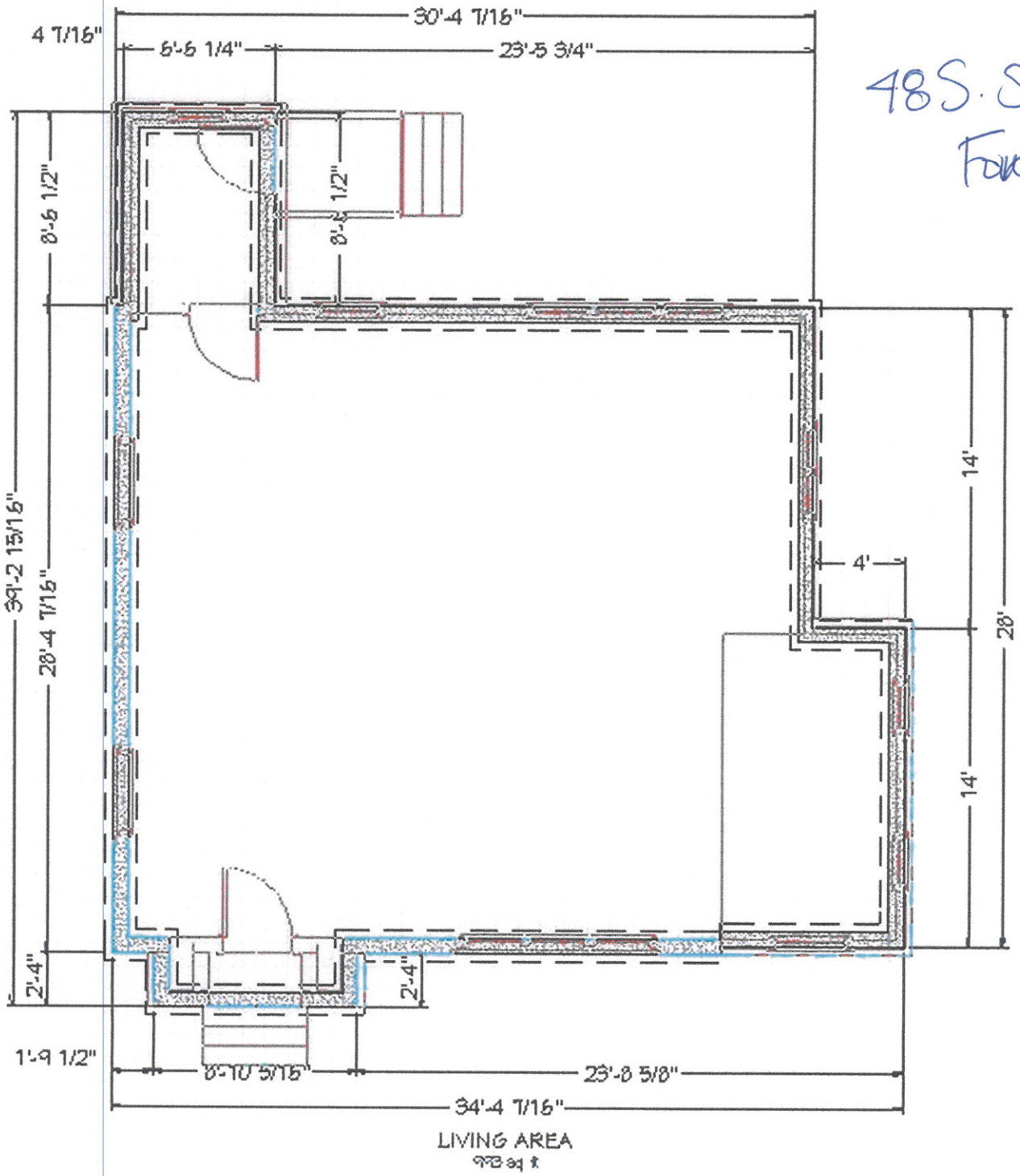
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained 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.

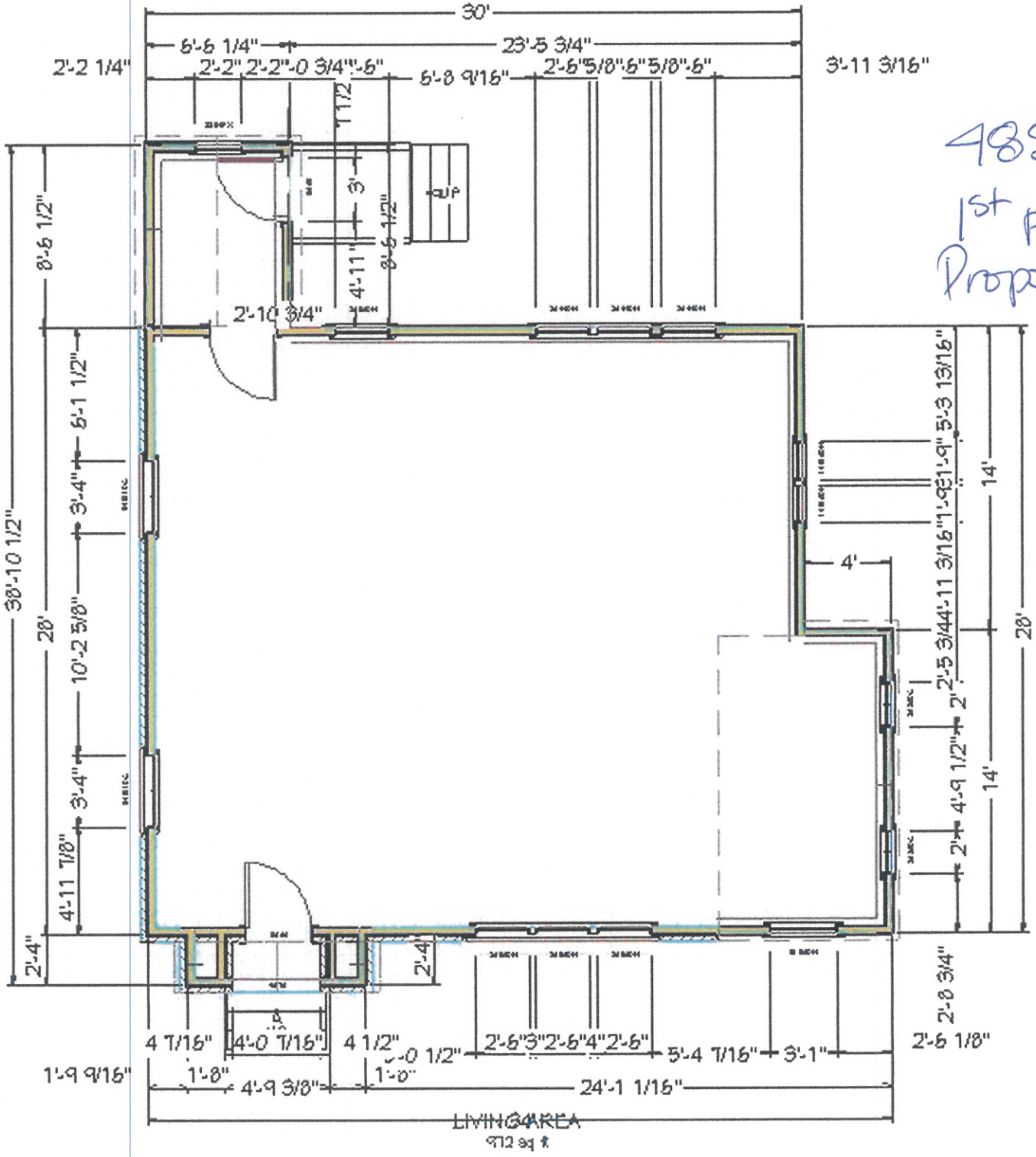
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities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


Brotherton Residence
48 S Stanwood Rd Bexley
Rear (East) Elevation
EXISTING


Brotherton Residence
48 S Stanwood Rd Bexley
PROPOSED Rear (South East) Elevation
Dormer Addition
26 x 14
New Cedar Shingle
Existing Siding
Mudroom Addition
5' x 8'

48 S. Stanwood Rd
Foundation

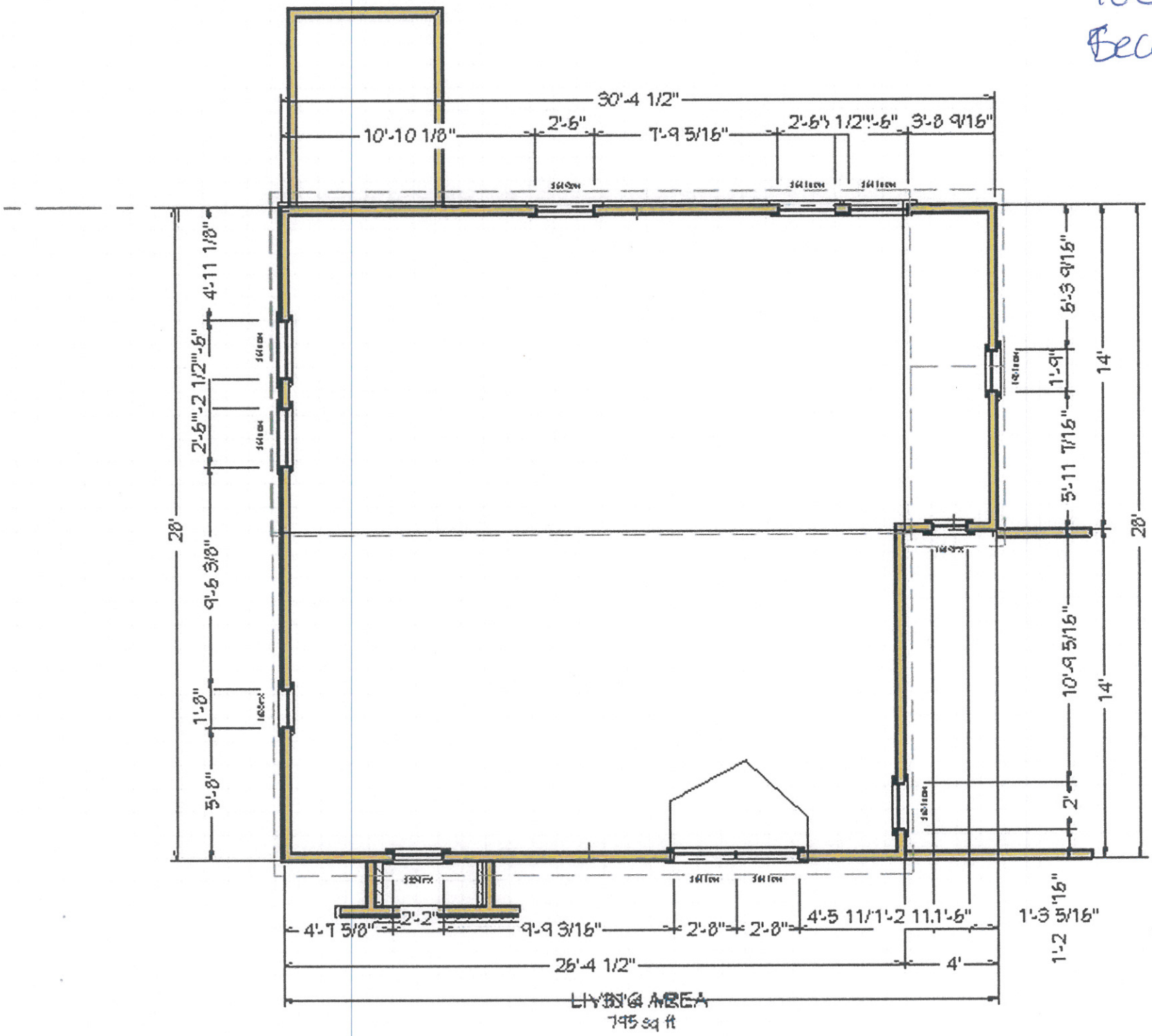




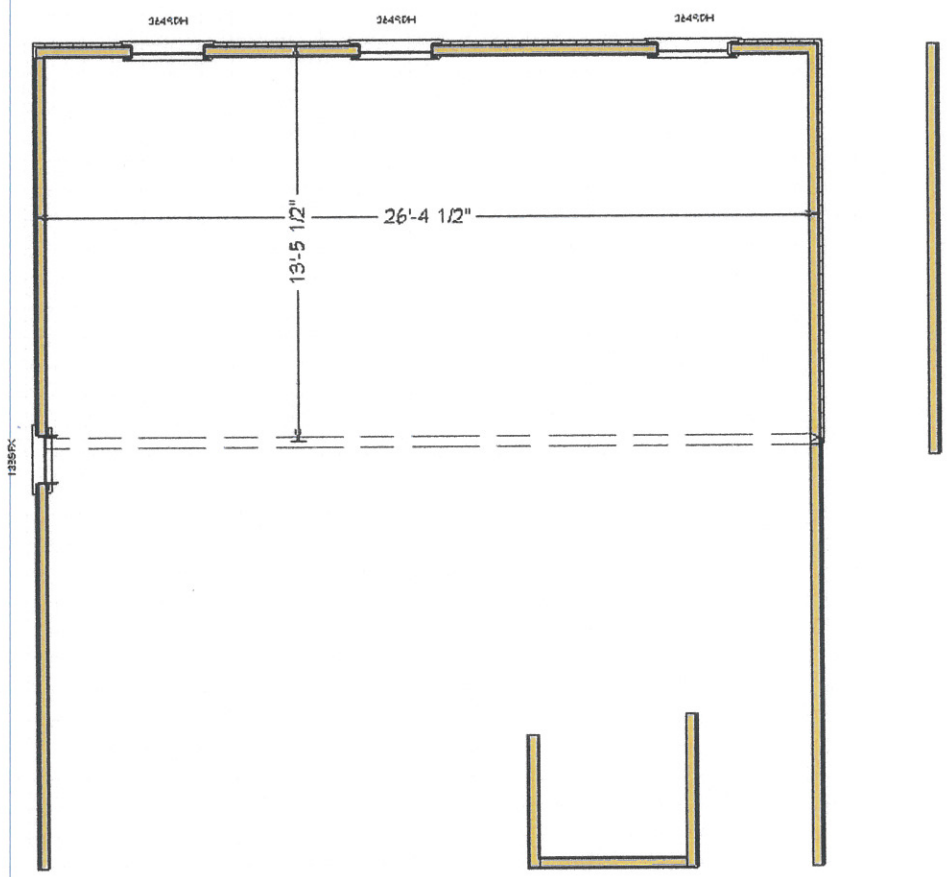
48 S Stanwood Rd

1st FL Proposed

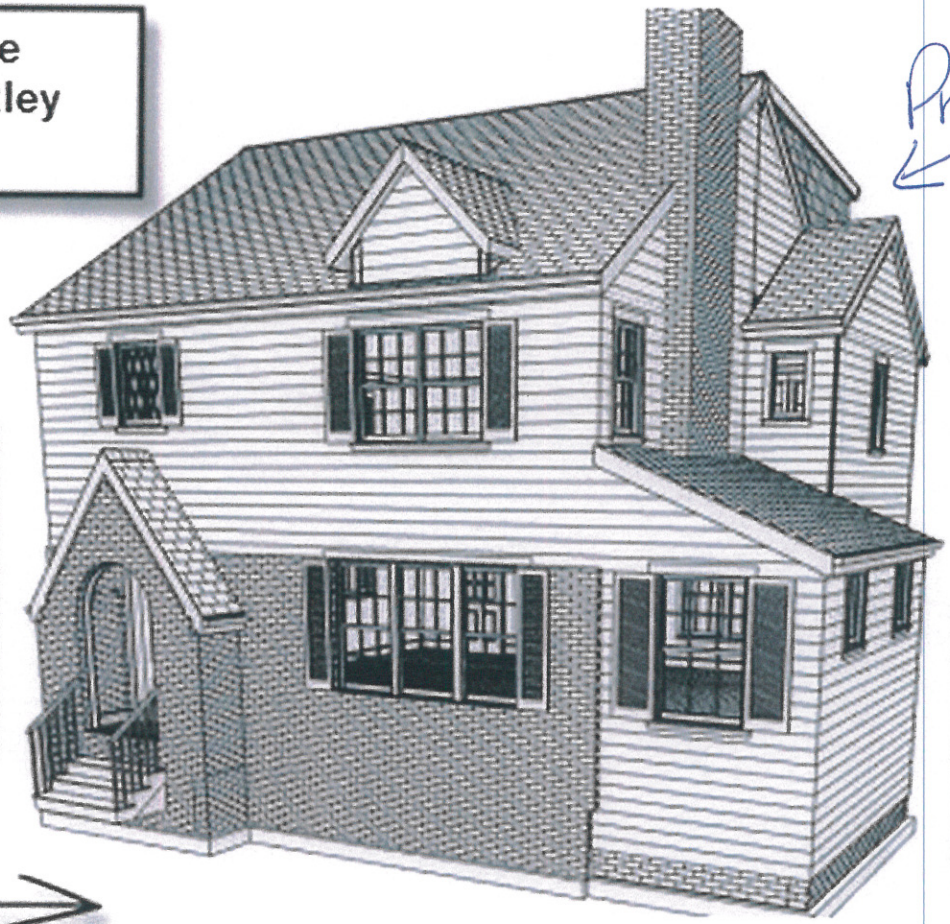
48 S Stanwood Rd
Second Floor



48 S. Stanwood
Proposed
3rd FL.



Brotherton Residence
48 S Stanwood Rd Bexley
West (Front) Elevation



Proposed

Driveway then 6' Privacy Fence w 20 ft Cedar Trees

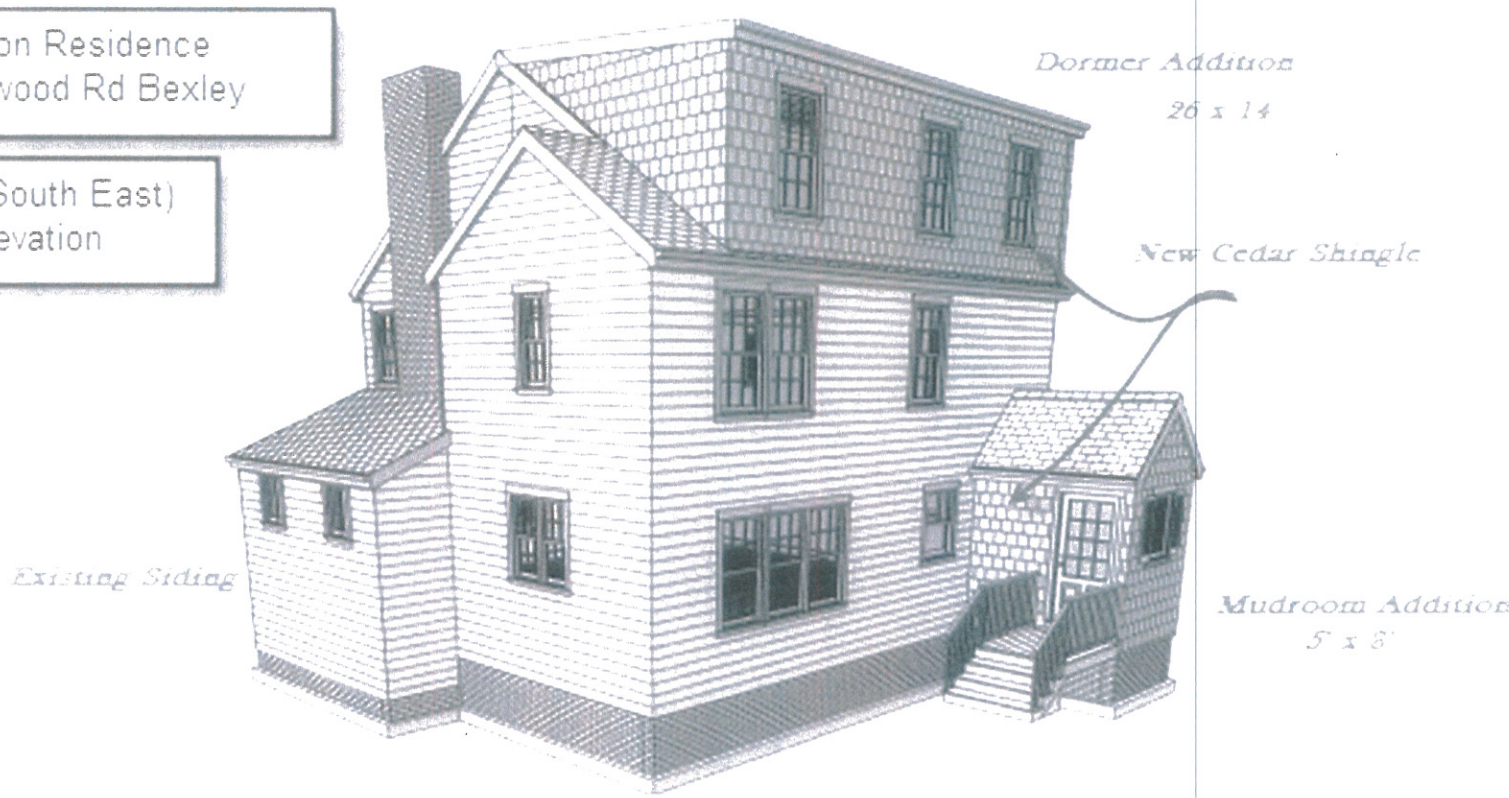
4 feet of grass then 6' Privacy Fence

Existing Sidewalk & Landscaping

Proposed

Brotherton Residence
48 S Stanwood Rd Bexley

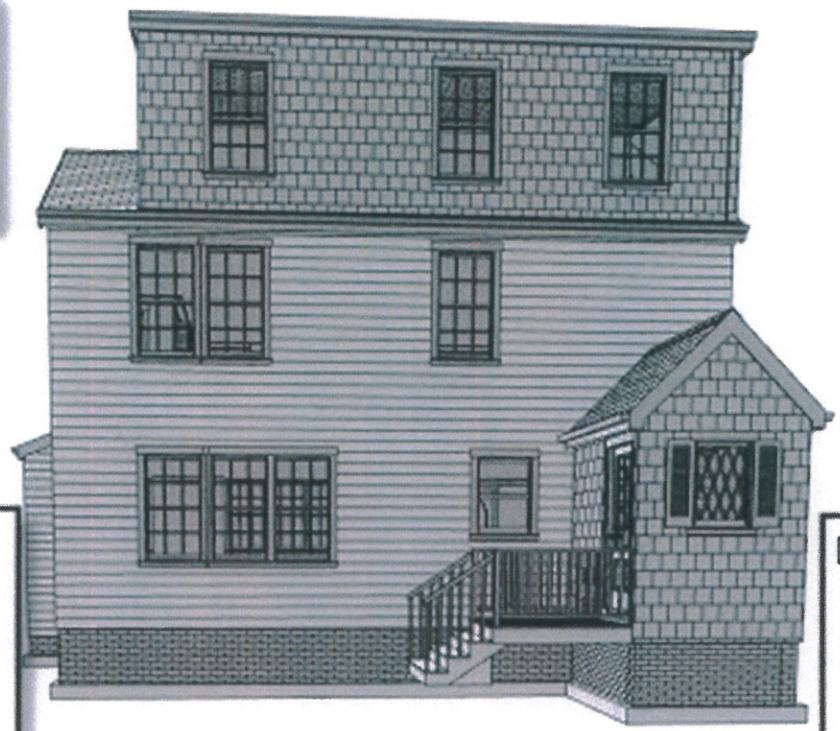
Rear (South East)
Elevation



Proposed

Brotherton Residence
48 S Stanwood Rd Bexley

Rear (East) Elevation



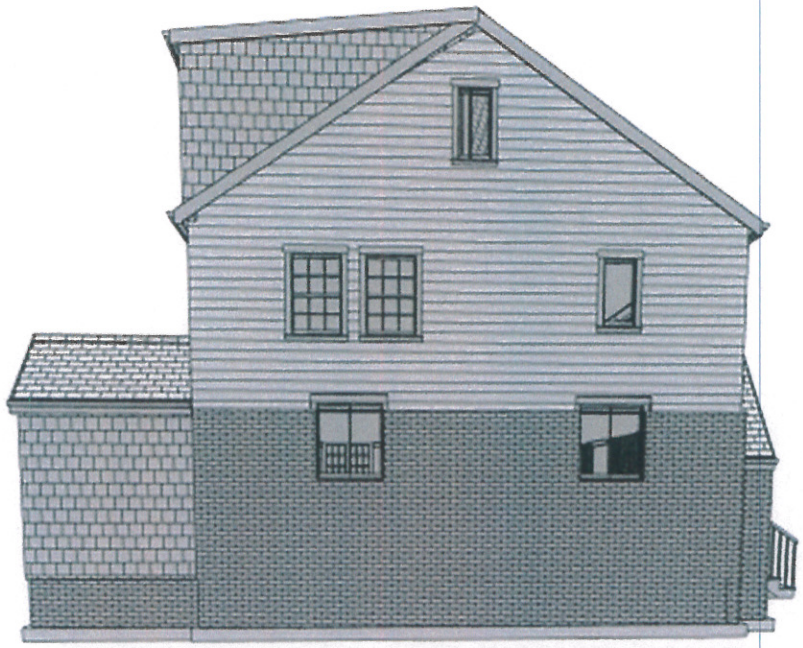
4 feet of grass then 6' Privacy Fence

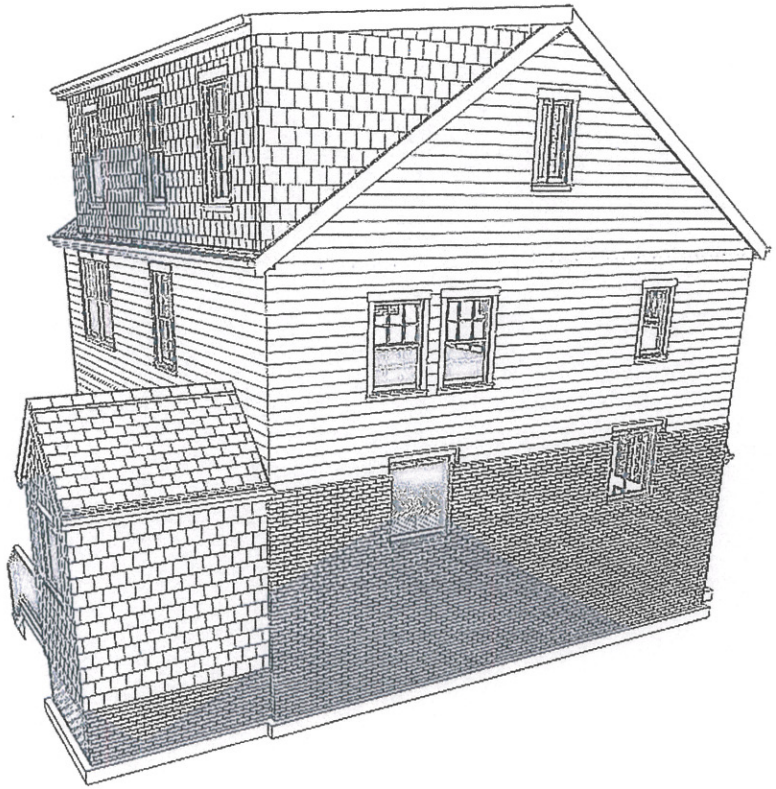
Driveway then 6' Privacy Fence

Proposed

Brotherton Residence
48 S Stanwood Rd Bexley

North Elevation



Driveway
6' Privacy Fence
20 Plus feet tall Cedar Trees
Separate property from Parking Lot

Proposed