

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- 045
- Applicant: Gary Alexander
- Owner: Mr. & Mrs. Elliott Good
- Location: 2808 Fair Avenue
- Request: The applicant is seeking architectural review and approval to allow a Screened porch addition at the rear (north side) of the principal, and two windows added to the (west) side elevation.

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 2014-045V

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 2808 FAIR AVE Zoning District R.6
MR. & MRS. ELLIOTT R. GOOD

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.

gary@garyjalexanderarchitect.com

7. Applicant GARY J. ALEXANDER Phone # 614 487-0637 or Cell # 614 403-6908

Address 1324 DUBLIN RD. /City, State, Zip COLUMBUS, OHIO, 43215

8. Brief Description of Request and/or Variance
ADDITION OF A SCREENED PORCH AND TWO
WINDOWS AT THE SIDE

9. Valuation of Project \$ 120,000.00

- 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 Gary J. Alexander /DATE 09.18.14

| | | |
|-------------------------|----|---------------|
| Fee: based on valuation | \$ | <u>105.00</u> |
| Fee: based on variance | \$ | _____ |
| Other | \$ | _____ |
| TOTAL FEE DUE | \$ | <u>105.00</u> |

PAID

**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 2808 FAIR AVE Zoning District R-6
 Lot Width 125 ft Depth 140 ft Total Area 17,500 sq ft
 Existing Residence (foot print) 3,457 sq ft Garage (INCLUDED IN TOTAL) sq ft
 Existing Building Height _____ one-story _____ two-story ✓ 1 1/2 STORY
 Proposed Addition (foot print) 250 sq ft Height ✓ one-story _____ two-story
 Proposed Garage _____ sq.ft. Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 6,125 sq ft

~~Lot to be covered~~ EXIST'G 19.8 % = 3,457 sq ft
PROPOSED 21.2 % = 3,707 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 GARY J. ALEXANDER ARCHITECT
 Contractor/Builder RITCHEY CONSTRUCTION, FRED RITCHEY
 Preliminary Review _____ Final Review ✓

• DESCRIPTION OF CHANGES PROPOSED ADDITION OF A SCREENED PORCH AND TWO WINDOWS AT THE SIDE

• 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: MATCH EXISTING
- 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: WINN-DIXIE
 4. New Window Style, Material & Color: CASEMENT, ALUMINUM CLAD WOOD, COLOR TO MATCH EXISTING

• **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 SCREENED DOOR / Style ALUMIN. CLAD WOOD GLASS DOOR Color MATCH EXISTING
DOOR - MATCH EXISTING COLOR

• **EXTERIOR WALL FINISHES**

| TYPE | | Manufacture, Style, Color |
|-------------------------------------|-------------------------------------|---|
| Existing | Proposed | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Natural Stone _____ |
| <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 type="checkbox"/> | Stucco _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood Shingle _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wood Siding <u>- COLOR TO MATCH TRIM</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Vinyl Siding _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Aluminum Siding _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other <u>CEMENT FIBER PANELS</u> <u>- COLOR TO MATCH TRIM</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: WOOD SCREENED DOOR - WOOD TRIM
ALUMINUM CLAD WOOD DOOR - WOOD TRIM

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? EXISTING OVERHANGS THAT PROJECT INTO NEW PORCH TO BE REMOVED.

• **DECKS**

EXISTING:

1. Existing Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other NONE
2. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other NONE

PROPOSED:

3. Proposed Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other NONE
4. Proposed Railing Materials
5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other NONE

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

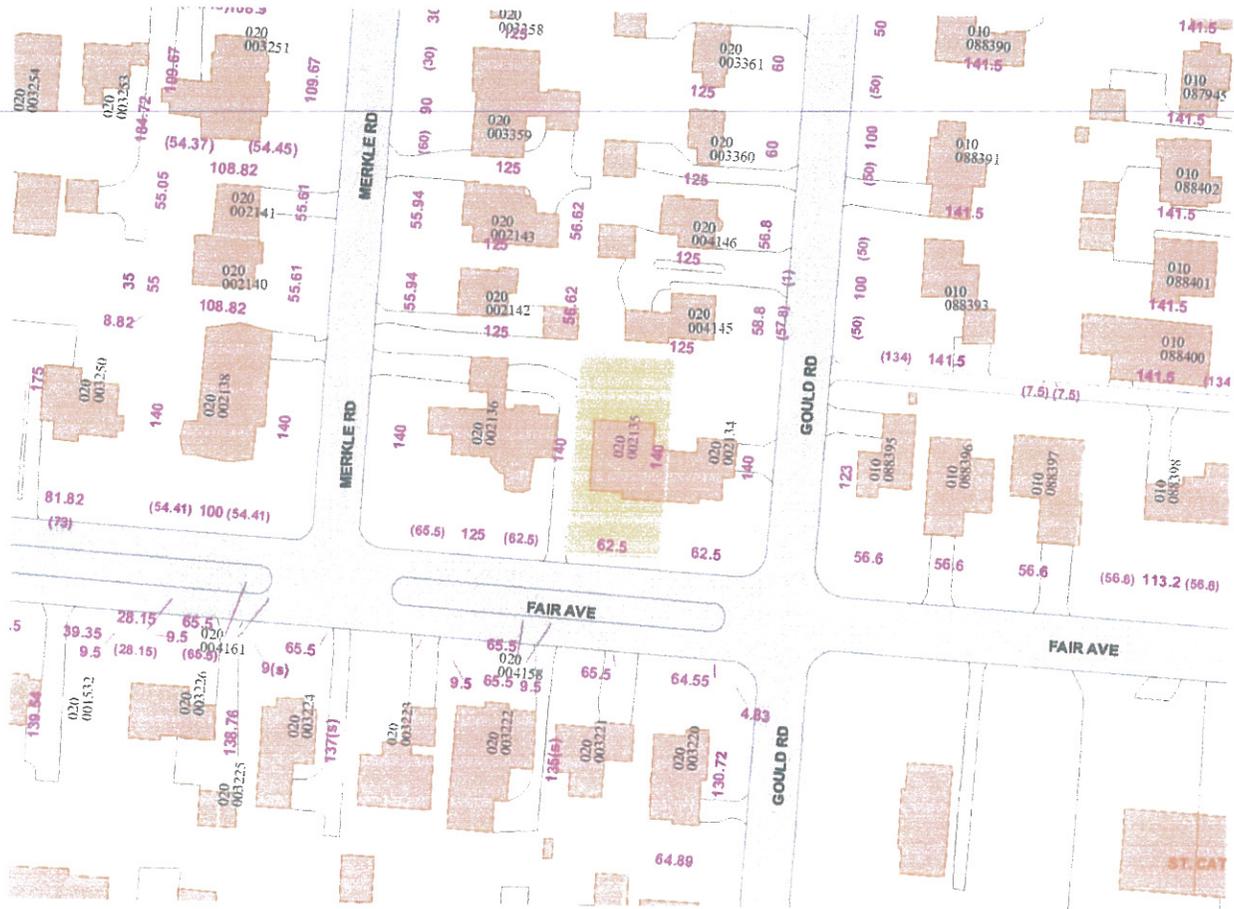
Conditions / Stipulations: _____

Property Report

Generated on 09/18/14 at 08:33:32 AM

Parcel ID: **020-002135-00**
 Map Routing No: **020-L000E -049-00**
 Card No: **1**
 Location: **2808 FAIR AV**

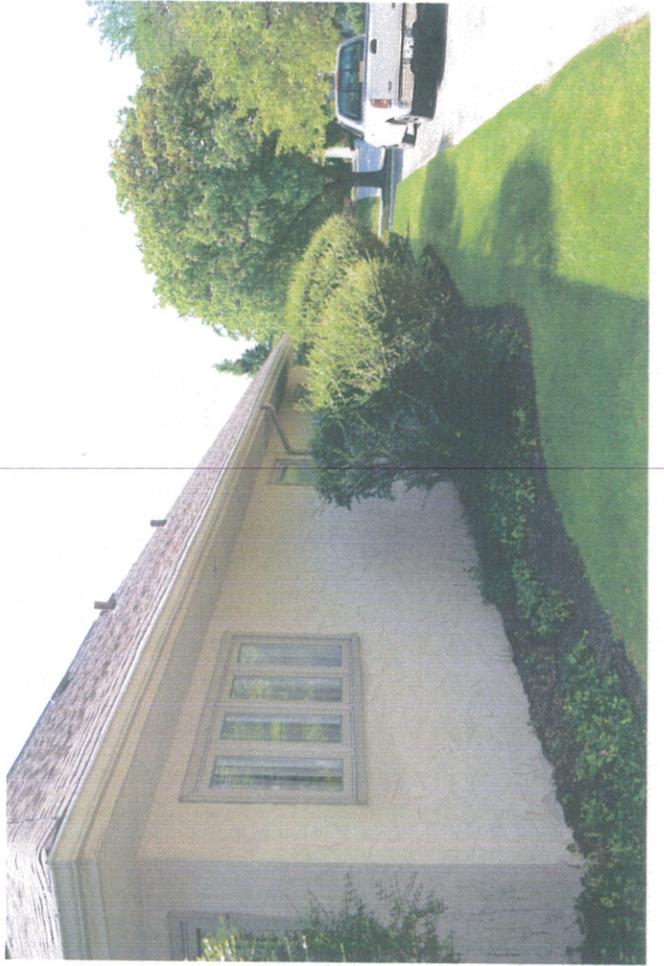
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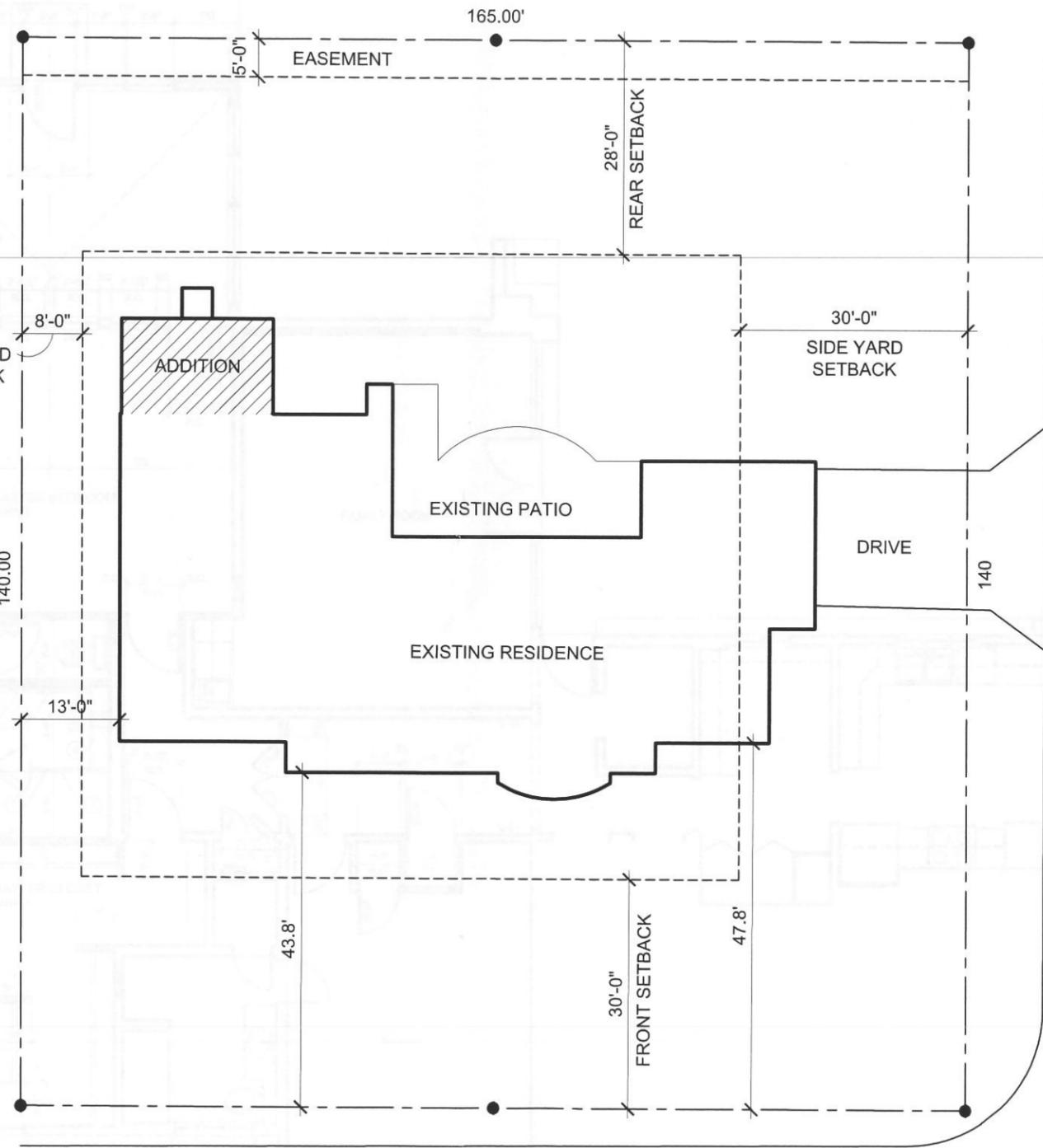


Disclaimer

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.





SITE PLAN
SCALE: 1" = 20'-0"

| | | |
|-----------------------|---|---------------------------------|
| PARCEL ID | - | 020-002134-00 |
| LOT AREA | - | 17,500 SQ. FT. |
| ZONING CLASSIFICATION | - | R-6 |
| MAXIMUM LOT COVERAGE | - | 6,125 SQ. FT. 35.0% OF LOT AREA |
| EXISTING LOT COVERAGE | - | 3,457 SQ. FT. 19.8% OF LOT AREA |
| PROPOSED LOT COVERAGE | - | 3,707 SQ. FT. 21.2% OF LOT AREA |



ARCH. REV. 09-18-14

A-1

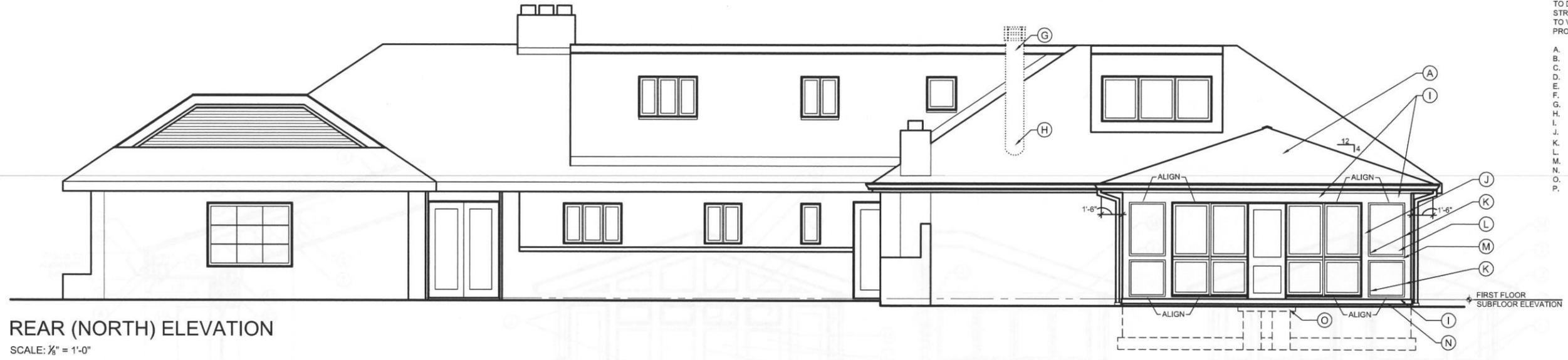
**ADDITION & REMODELING
THE GOOD RESIDENCE
2808 FAIR AVE.**

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(614) 487-0637 Fax (614) 486-4040

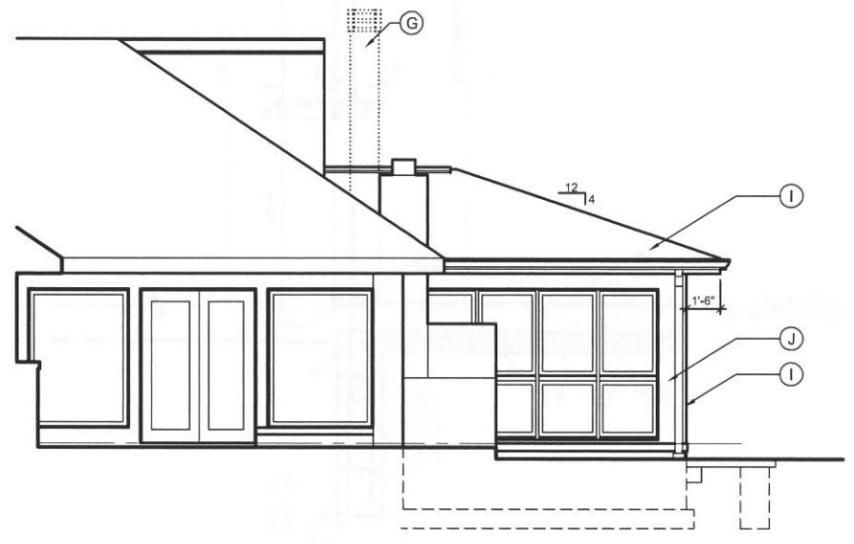
ELEVATION NOTES
 -ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

-ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

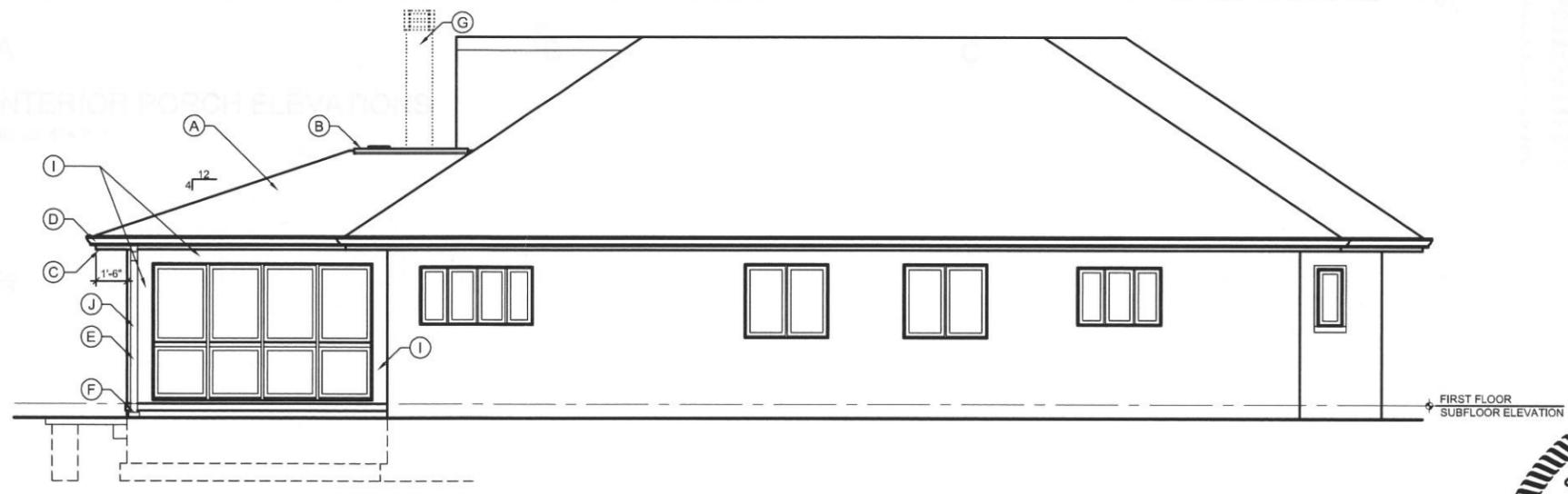
- A. ROOF SHINGLES TO MATCH EXISTING
- B. RIDGE VENT BENEATH SHINGLES
- C. FASCIA TO MATCH AND ALIGN WITH EXISTING
- D. OGEE PROFILE GUTTER TO MATCH EXISTING
- E. DOWNSPOUT MATCH EXISTING
- F. DOWNSPOUT BOOT
- G. METAL CHIMNEY AND FIREPLACE BELOW TO BE REMOVED
- H. PATCH ROOF WHERE CHIMNEY IS REMOVED
- I. 1x4 WOOD TRIM
- J. 1x6 WOOD TRIM
- K. PANEL MOLDING, CAPITAL CITY MILLWORK, KL523 1/2" X 1 1/2"
- L. HARDIPANEL CEMENT FIBER PANEL, SMOOTH FINISH
- M. 1x4 WOOD TRIM
- N. CONCRETE SLAB
- O. CONCRETE STOOP
- P. TRANSOM WINDOWS



REAR (NORTH) ELEVATION
 SCALE: 1/8" = 1'-0"



COURTYARD (EAST) ELEVATION
 SCALE: 1/8" = 1'-0"



SIDE (WEST) ELEVATION
 SCALE: 1/8" = 1'-0"

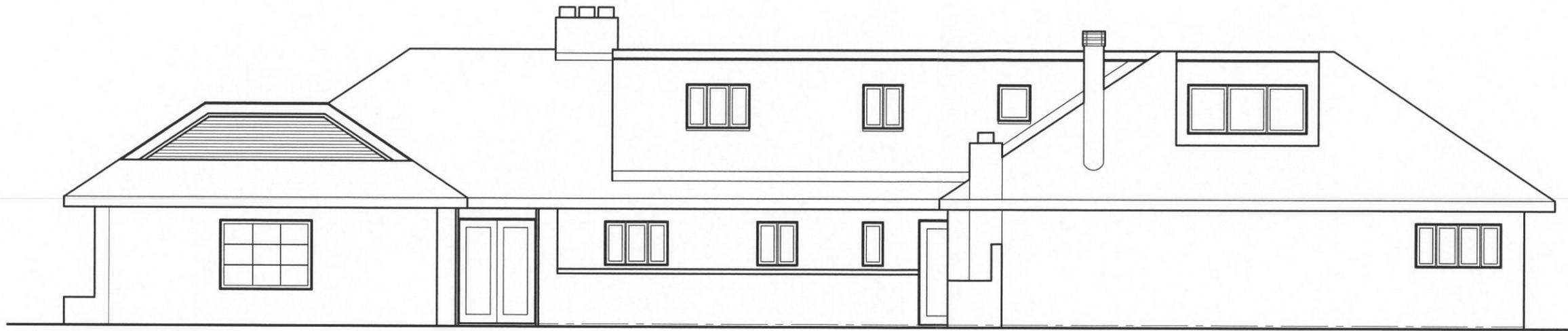


ARCH. REV. 09-18-14

A-3

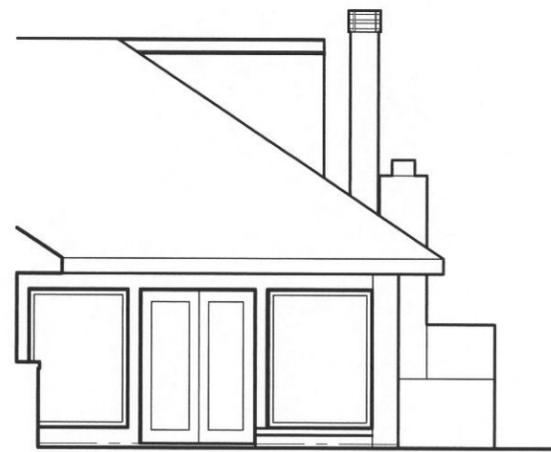
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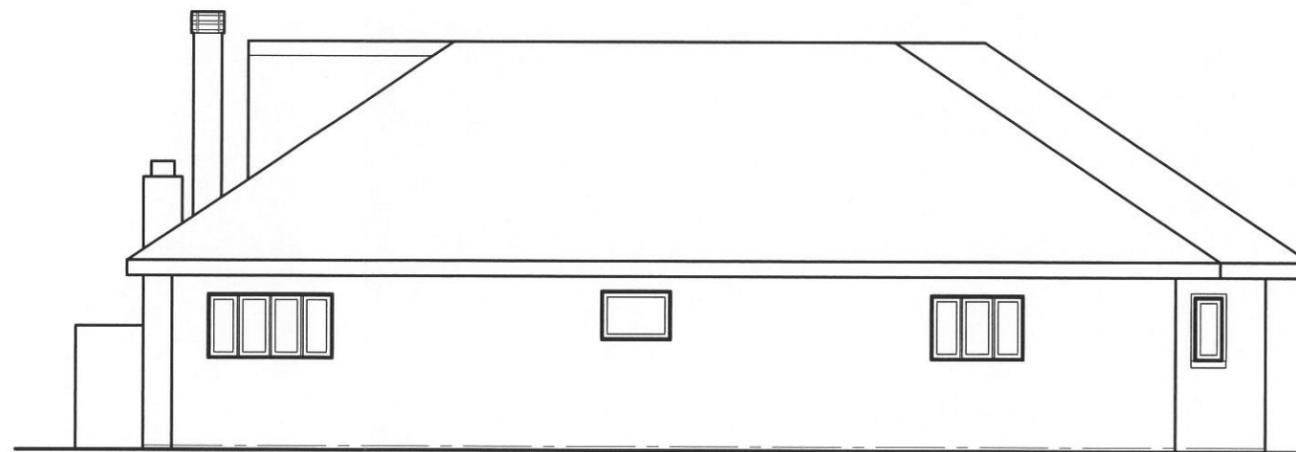
REAR (NORTH) ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



COURTYARD (EAST) ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



SIDE (WEST) ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



ARCH. REV. 09-18-14

A-6

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