



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

1. Architectural Review for:

____ Addition ____ Alteration X New Structure (Home)
____ Demolition of a Principal Structure ____ Demolition of Garage

2. Variance For:

X Principal Structure X Garage ____ Fence ____ Other

3. Variance To:

X Front Yard Setback ____ Side Yard Setback X Rear Yard Setback ____ lot coverage

4. Conditional Use For: _____ Home Occupation ____ sq.' / height of structure

5. LOCATION vacant lot parcel # 020-004374 Zoning District R-2

6. OWNER The Tuckerman Home Group Phone # _____ or Cell # 614-419-1305
* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant same E-mail craig@tuckermanhomegroup.com Phone # _____ or Cell# _____
Address 64 E. Broad St /City, State, Zip Cols 43215

8. Brief Description of Request and/or Variance request New home to be constructed with attached garage encroaching into rear yard setback and front yard setback

9. Valuation of Project \$ \$ 600,000 +

• 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 [Signature] /DATE 08-13-14

Fee: based on valuation	\$ <u>600.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>700.00</u>

**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 TBD Stanbery Ave. Zoning District R-3
 Lot Width 100 ft Depth 4-135 (Ave.) ft Total Area 4-13500 sq ft
 Existing Residence (foot print) N/A sq ft Garage _____ sq ft
 Existing Building Height N/A one-story _____ two-story

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

Proposed ^{House} Garage _____ sq ft. Height _____ one-story _____ two-story

Permitted Lot Coverage 25 % = 3750 sq ft

Lot to be covered 22.0% 24.5 % = 3400 sq ft 2970

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 Scott Baker Associates
 Contractor/Builder The Truckerman Home Group, Inc.

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED new home

→ Three neighbor setbacks are averaging 55.1'. We look for a 4' variance, (front yard) We propose to set ours at 51.1' We also look for a rear yard setback variance.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Only a very small amount of homes on both sides of this street adhere to this % of rear yard requirement.

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: Certain Teed

3. New Roofing Type, Style & Color: 40 year + dimentronal ; weathersed wood

• **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: Weathershield
4. New Window Style, Material & Color: Double Hung, wood, white

• **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 ThermaTru /Style steel Color Black + white

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
()	(X)	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	(X)	Other: <u>Hardi Plank</u>
		<u>Boral, white-washed</u>
		<u>siding at garage + side areas (per plan)</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: Cedar ; smart-trim
4. Proposed NEW Window Trim: Cedar + Hardi plank
5. Trim: Color(s): white, off-white

** Do the proposed changes affect the overhangs? _____

• **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:

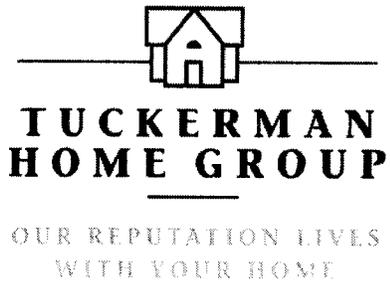
3. Proposed Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____
4. Proposed Railing Materials
5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



We are respectfully requesting the following variances from The Bexley Board of Zoning Appeals along with an architectural review of our plans for this new home we wish to construct at 230 Stanbery Avenue.

1. We request our new home and attached garage to be allowed to encroach into the rear yard of this lot beyond the minimum current requirement of 30% of the lots depth.
2. We request our new home and attached garage to be allowed to encroach into the front yard of this lot beyond the minimum current requirement of an average of the current homes on the street. We propose to sit approximately $4.1'$ in front of the average of the three current homes on the east side of Stanbery Avenue.

We will elaborate on our reasons and rational and listen to your opinions at the hearing.

Thank you.

Craig Tuckerman
President
The Tuckerman Home Group, Inc.

