

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, November 13, 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.

Application No.: 14-055

Applicant: Gary Alexander

Owner: Mr. & Mrs. George Elliott

Location: 2755 Bexley Park Rd.

Request: The applicant is seeking architectural review and approval, to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking a variance to Bexley Code Section 1252303(d), which requires an 8' side yard setback, to allow a 2-story addition to encroach 2.9' into the side yard setback.

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 10-30-14



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014055

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 2755 BEXLEY PARK RD  
MR. & MRS. GEORGE P. ELLIOTT

Zoning District R-6  
Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_  
jei@columbus.rr.com

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

7. Applicant GARY J. ALEXANDER E-mail gary@garyjalexanderarchitect.com Phone # 487-0637 or Cell# 403-6908

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

8. Brief Description of Request and/or Variance REQUESTING VARIANCE TO  
ENCROACH 2.9' (2-10 3/4") INTO THE 8' SIDE YARD  
SETBACK.

9. Valuation of Project \$ 60,000.00

• 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 10.23.14

Fee: based on valuation	\$ <u>115.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>215.00</u></b>

\*\*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 2755 BEXLEY PARK RD Zoning District R-6  
 Lot Width 75 ft Depth 137.5 ft<sup>+</sup> Total Area 10,502 sq ft  
 Existing Residence (foot print) 2,328 sq ft Garage (ATTACHED INCLUDED IN RESIDENCE TOTAL)  
 Existing Building Height \_\_\_\_\_ one-story  two-story

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

Proposed Garage \_\_\_\_\_ sq.ft. Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 3675.7 sq ft

Lot to be covered 2,363 <sup>sq. ft.</sup> % = 22.5 % 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 STONE PILLAR CONSTRUCTION, RYAN SKELTON

Preliminary Review \_\_\_\_\_ Final Review

• DESCRIPTION OF CHANGES PROPOSED REPLACEMENT OF EXISTING ONE STORY PORCH WITH A TWO-STORY STRUCTURE COMPOSED OF AN OFFICE WITH MASTER CLOSET ABOVE.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED EXISTING PORCH WHICH ENCROACHES .4' (4 3/4") INTO THE SETBACK IS TOO NARROW TO UTILIZE AS A ROOM. ADDITIONAL WIDTH IS NEEDED TO CREATE USEABLE ROOMS.

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: SLATE TO MATCH EXISTING

3. New Roofing Type, Style & Color: FLAT PORTION OF ROOF TO BE COVERED WITH RUBBER MEMBRANE.

• **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: \_\_\_\_\_

4. New Window Style, Material & Color: MARVIN - MATCH EXISTING  
CASEMENT, ALUMINUM CLAD W/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 NO NEW EXTERIOR DOORS /Style \_\_\_\_\_ 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 type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>CEMENT FIBER PANELS WITH WOOD TRIM</u> <u>ALL PAINTED WHITE</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: NO NEW EXTERIOR DOORS

4. Proposed NEW Window Trim: ALUMINUM CLAD BRICK MOLD

5. Trim: Color(s): WHITE - TO MATCH EXISTING

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

• **DECKS**

EXISTING:

- 1. Existing Decking Materials - *NO EXISTING DECK*  
\_\_\_ Cedar    \_\_\_ Pressure-treated wood    \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_
  
- 2. Existing Railing Materials - *NONE*  
\_\_\_ Cedar    \_\_\_ Pressure-treated wood    \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_

PROPOSED:

- 3. Proposed Decking Materials - *NO DECK PROPOSED*  
\_\_\_ Cedar    \_\_\_ Pressure-treated wood    \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_
  
- 4. Proposed Railing Materials - *NONE*
- 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Property Report**

Generated on 10/23/14 at 08:24:15 AM

Parcel ID  
**020-003665-00**

Map Routing No  
**020-L000G -055-00**

Card No  
**1**

Location  
**02755 BEXLEY PARK 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.

## The Elliott Residence

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