

**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.: 14-054

Applicant: James Schlueter

Owner: James & Geraldine Schlueter

Location: 2606 Bexley Park Rd.

Request: The applicant is seeking a Special Permit in accordance with Bexley Code Section 1262.03(b), which limits fences in the side yard to 42" in height, to allow a 5' high fence to be located 12.5' from the east side property line along Remington 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 10-30-14



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014054

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 2606 Bexley Park Rd      Zoning District \_\_\_\_\_

6. OWNER James Schuster      Phone # \_\_\_\_\_ or Cell # 540 312 5871

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

7. Applicant \_\_\_\_\_ E-mail \_\_\_\_\_ Phone # \_\_\_\_\_ or Cell# \_\_\_\_\_  
Address \_\_\_\_\_ /City, State, Zip \_\_\_\_\_

8. Brief Description of Request and/or Variance Install 5' stucco wall to create courtyard. Side wall to run parallel to Remington 7.5' beyond side yard setback.

9. Valuation of Project \$ 10,000

• 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 James Schuster /DATE 9/30/14

Fee: based on valuation      \$ 65  
Fee: based on variance      \$ 90  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 155

\*\*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 2606 Berkeley Park Rd. Zoning District R-6  
Lot Width 67.76 ft Depth 134.55 ft Total Area 9117 sq ft  
Existing Residence (foot print) 1450.5 sq ft Garage \_\_\_\_\_ sq ft  
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 \_\_\_\_\_ % = \_\_\_\_\_ 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 \_\_\_\_\_

Contractor/Builder Rehl Construction

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

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

• DESCRIPTION OF CHANGES PROPOSED Install barrel<sup>tile</sup> style metal roofing to reflect Spanish Colonial Revival architecture of house

• 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: Dacra

3. New Roofing Type, Style & Color: \_\_\_\_\_

• **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: \_\_\_\_\_

• **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 \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	( )	Other _____

• **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: \_\_\_\_\_

4. Proposed NEW Window Trim: \_\_\_\_\_

5. Trim: Color(s): \_\_\_\_\_

\*\* 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: \_\_\_\_\_

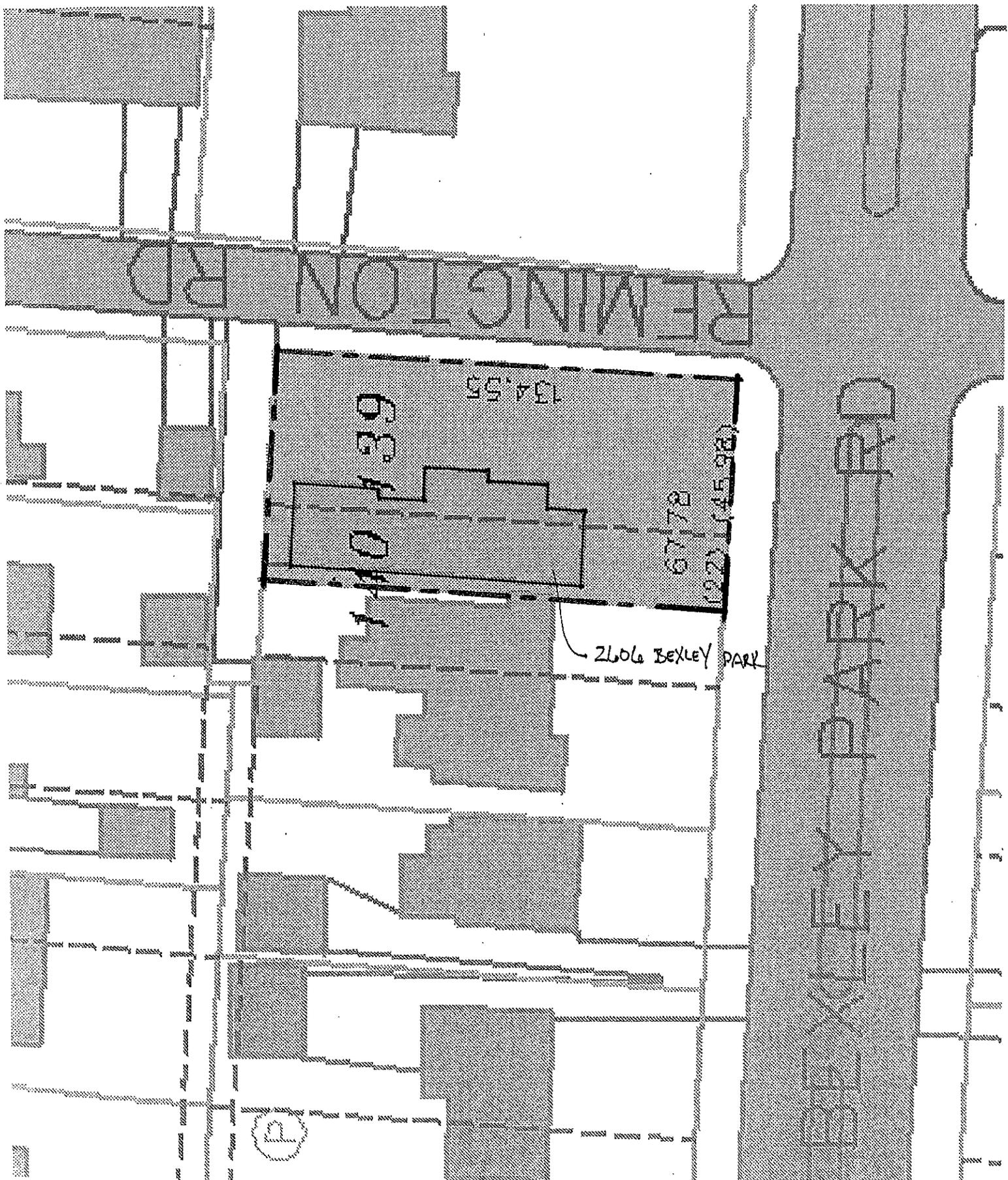
Conditions / Stipulations: \_\_\_\_\_

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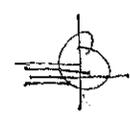
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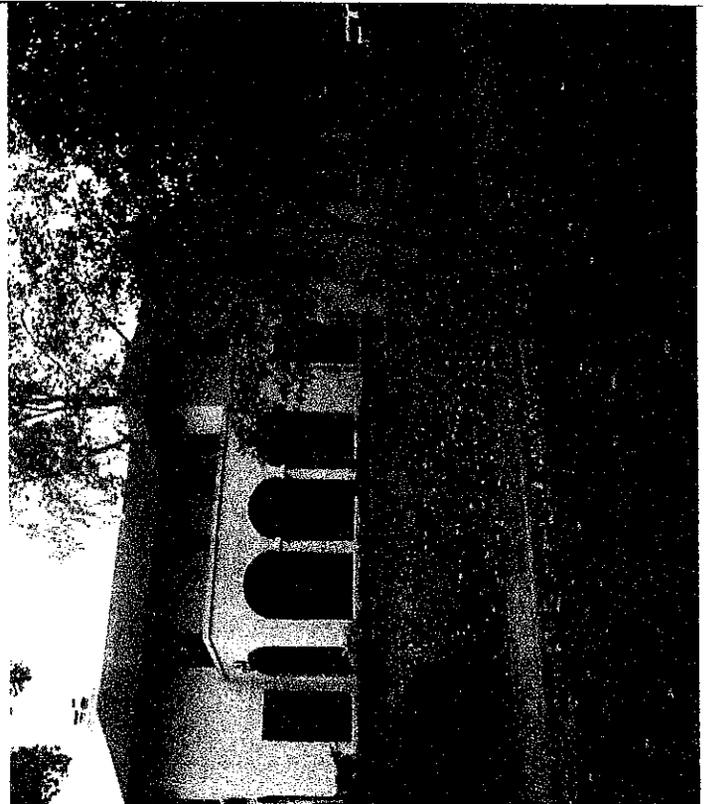
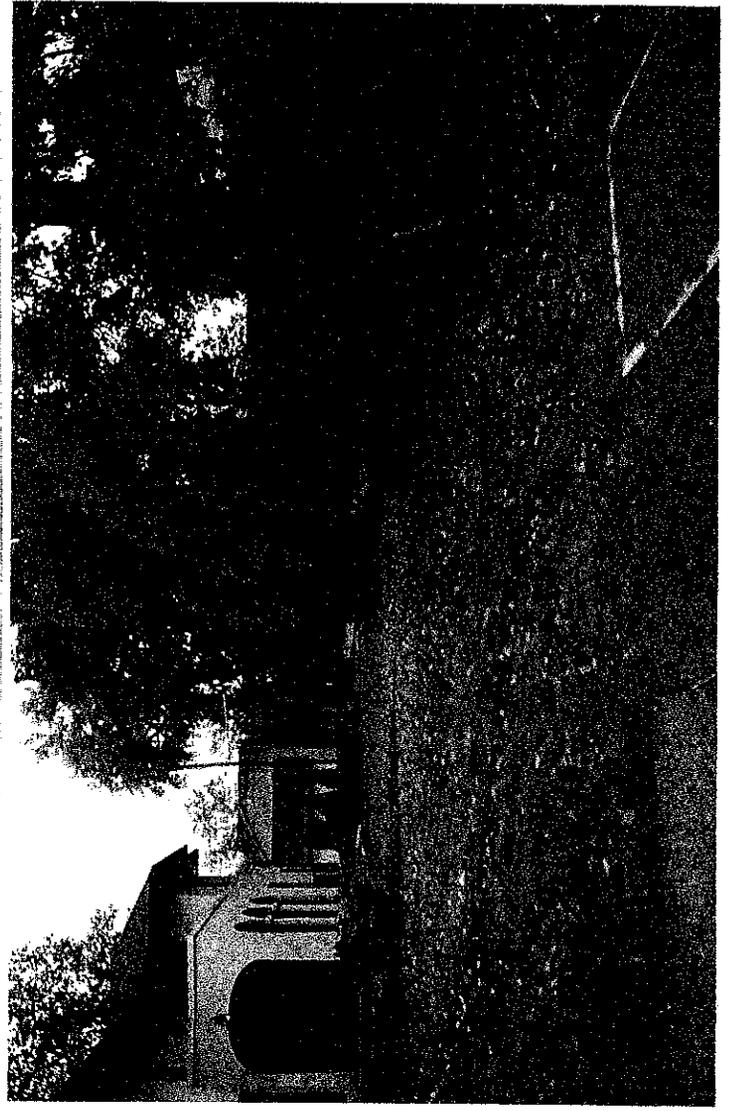
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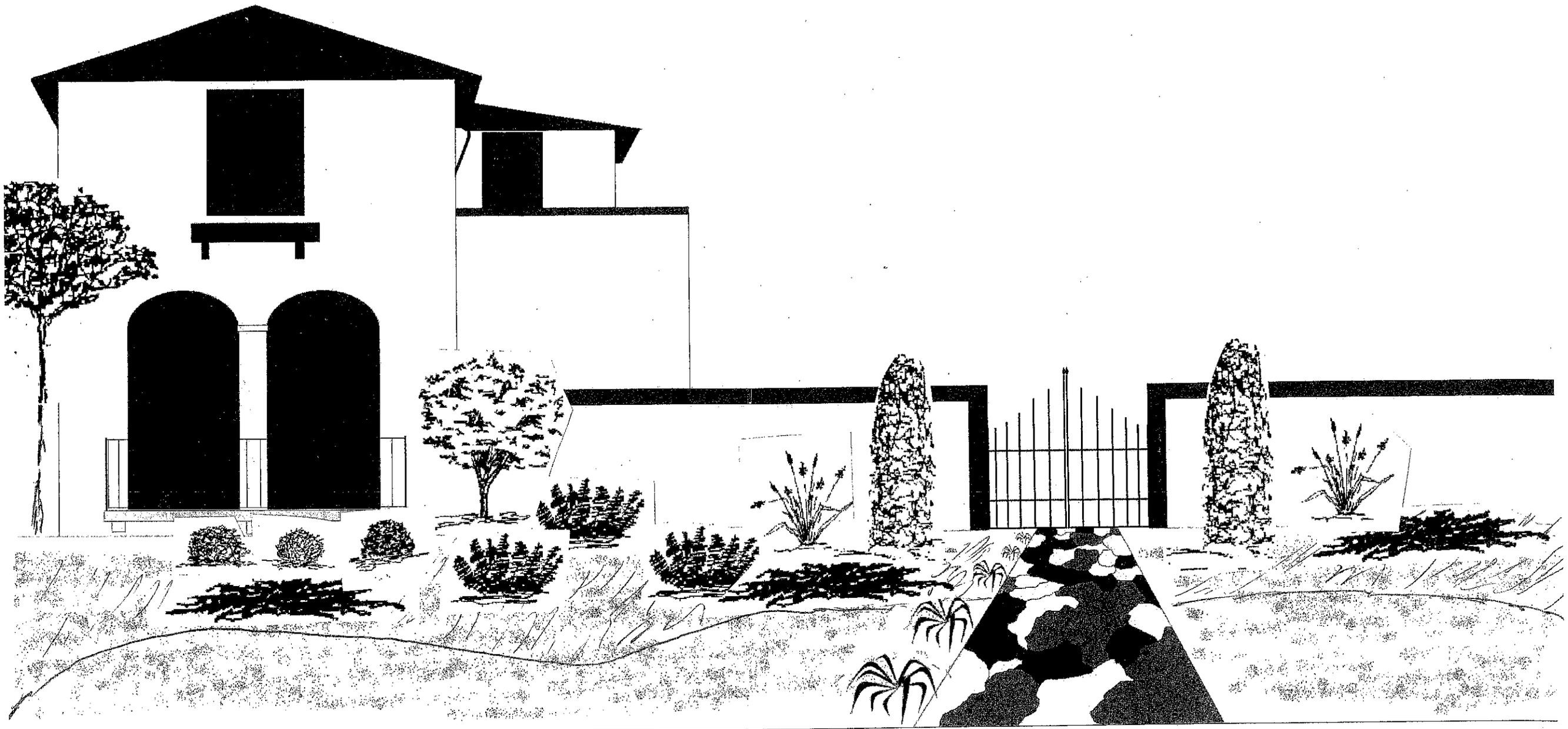
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VICINITY MAP  
N.T.S.







Bexley Park Road 80'

67.76' P/L

Lot 139

Front Yard Setback

Side Yard Setback

EXISTING SLAB

EXISTING 1-STORY SCREENED PORCH

EXISTING PLANTER

Side Yard Setback

5' Stucco wall

Rear Yard Setback

134.55' P/L

Remington Avenue 30'

134.55' P/L

67.76' P/L

20'-0"

26'-11"

20'-0"

EXISTING 2-STORY RESIDENCE

20'-0"

New SITE PLAN

1"= 10'-0"



Bexley Park Road 80'

67.76' P/L

Lot 139

134.55' P/L

Side Yard  
Setback

EXISTING  
2-STORY RESIDENCE

EXISTING  
SLAB

EXISTING 1-STORY  
SCREENED PORCH

EXISTING  
PLANTER

67.76' P/L

20'-0"

Side Yard  
Setback

Front Yard  
Setback

Rear Yard  
Setback

134.55' P/L

Remington Avenue 30'

# SITE PLAN

1" = 10'-0"

