

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, January 8, 2015, 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- 057
Applicant: Julie Bullock
Owner: William J. Hicks
Location: 2484 Brentwood Rd.
Request: The applicant is seeking architectural review and approval to allow a second story addition atop the existing 1-story portion of the existing principal structure. The applicant is also proposing a 1-story addition at the rear of the principal structure, which will connect the house with the existing detached garage. The applicant is seeking two variances from Bexley Code Section 1252.03(d). The first variance is to require 8' side yard setback, to allow the 1-story addition to be constructed 6'9" from the west side property line, and in line with the existing principal structure. The second variance is to the required 30% of the lot depth rear yard setback, to allow the principal structure to be attached to the existing detached garage that is located 2'5" from the rear (east) property line.

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 12-24-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

2014057

Application Number _____

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 2484 Brentwood Zoning District R-6

6. OWNER William J. Hicks Phone # _____ or Cell # _____

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

7. Applicant Julie Bullock E-mail bullock.juliet@gmail.com Phone # 935-0941 or Cell# _____

Address 2484 Brentwood, State, Zip Moxy 43209

8. Brief Description of Request and/or Variance small addition to rear connecting house to garage, new second floor addition atop existing first floor

9. Valuation of Project \$ 100,000⁰⁰

• 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 Julie Bullock /DATE 12/1/14

Fee based on valuation	\$ <u>135</u>
Fee based on variance	\$ <u>100</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>235</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 2484 Brentwood Zoning District R6
 Lot Width 75 ft Depth 138.62 ft / 138.34 Total Area 10395 sq ft
 Existing Residence (foot print) 1369 sq ft Garage 606 sq ft
 Existing Building Height 2 1/2 story one-story two-story
 Proposed Addition (foot print) 503 ~~1369~~ sq ft Height 25 4 1/2 / 17'-2" one-story two-story
 Proposed Garage — sq.ft. Height — one-story two-story N/A
 Permitted Lot Coverage 35 % = 3638 SF sq ft
 Lot to be covered 23.83 % = 2478 SF sq ft 2478

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 Juliet A. Bullock Architects
 Contractor/BUILDER unknown
 Preliminary Review X Final Review _____

• DESCRIPTION OF CHANGES PROPOSED add atop existing ^{for} second floor addition, new one story connector.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Existing home over sideyard, building atop continues that setback, connecting to existing garage requires variance

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: to be determined
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
 N/A ___ Sidelights ___ Transom Window
2. Garage Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
 N/A
3. Door Finish ___ Stained ___ Painted
- Proposed Door Type french /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(X)	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
(X)	(X)	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: match exist.
4. Proposed NEW Window Trim: match exist.
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: _____

Proximity Report Results

7152709/4631347

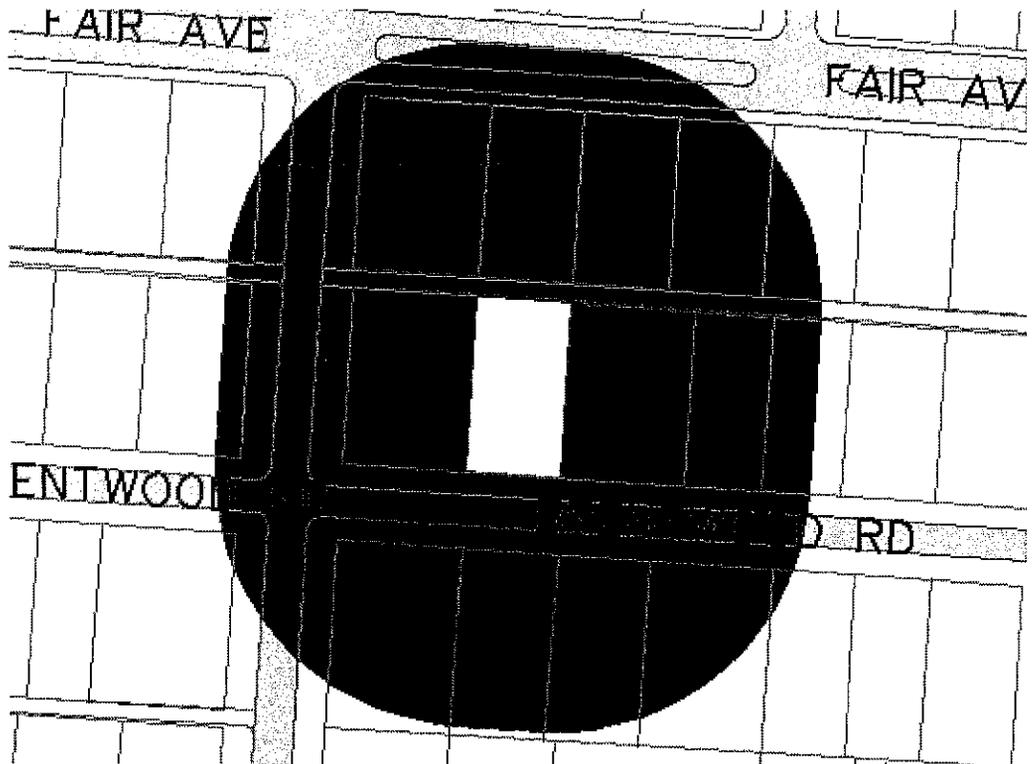
The selection distance was **200 feet**.The selected parcel was **020-001267**.To view a table showing the **18 parcels** within the displayed proximity, scroll down. [Get Report](#) [Print Window](#) [Back to Proximity Report](#)

Image Date: Mon Dec 22 10:30:09 2014

Proximity Parcels**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-001301	BECKMAN GARY S BECKMAN STACY S	2461 FAIR
020-001348	FREEMAN SUSAN H	2473 BRENTWOOD
020-001267	HICKS WILLIAM J II @(2)	2484 BRENTWOOD
020-001332	HOFFMAN ROBERT J HOFFMAN SHELLY A	2498 BRENTWOOD
020-002861	HOYER SCOTT W HODGE-HOYER LINDA S	2481 BRENTWOOD
020-001352	LUEHMANN JOHN M LUEHMANN ANNA B	2513 BRENTWOOD
020-001302	MASSER SONETA E TR	2479 FAIR
020-001350	MASSINOPLE JOSEPH D LASHUK ANNE M	2487 BRENTWOOD
020-001306	MASYS ROBERT A & O RHODENA	2501 FAIR
020-000866	PELZ JONATHAN P & ELAINE P	2516 BRENTWOOD
020-000759	QUINLAN MARK D SCHMIDT CATHERINE A	2454 BRENTWOOD
020-002178	RINGEL STEVEN A RINGEL GENEVA M	2451 BRENTWOOD
020-000862	SANTINI ROBERTO G SANTINI MICHELE B	2474 BRENTWOOD
020-003706	SCHOTTENSTEIN LINDA E	2508 BRENTWOOD
020-001308	SWANSON DAVID H JR & LOUISE L	2519 FAIR
020-001304	THRUSH JASON A THRUSH KATHLEEN E	2491 FAIR
020-001307	TSITOURIS FAMILY TRUST OF 2/18/2013	2513 FAIR
020-002839	WAKEMAN DEANNA S WAKEMAN DAVID R	2495 BRENTWOOD

