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- 060
Applicant: Jim Clarke
Owner: Christopher Gregory
Location: 99 Bullitt Park
Request: The applicant is seeking architectural review and approval to allow a 2-story addition on the rear (west) side of the principal structure that includes a garage and master suite. The applicant is also seeking a variances from Bexley Code Section 1252.03(d), to the require 16' rear yard setback, to allow the addition to be constructed 7.37' from the rear (west) property line. If approved, the existing detached garage will be removed. The applicant is also proposing a new driveway entrance on the south side of the lot, off of Bexford Place. The Bullitt Park entrance would be removed.

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

Application Number 2014060

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 99 Bollitt Park Place Zoning District____

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.***

7. Applicant Jim Clarke E-mail jclarke@clarkearchitects.com Phone #____ or Cell# 614-271-8420

Address 2453 Shillingham CT. /City, State, Zip Powell, OH 43065

8. Brief Description of Request and/or Variance Garage addition on back of house

9. **Valuation of Project** $ 85,000.00

- **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**____ /DATE 12-16-14

Fee: based on valuation	$ 125.00
Fee: based on variance	$ 100.00
____ **Other**	$____
TOTAL FEE DUE	$ 225.00

****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 99 Bulhit Park Place Zoning District_____

Lot Width 64.79 ft Depth 80 ft Total Area 5,114 sq ft

Existing Residence (foot print) 730 sq ft Garage_____sq ft

Existing Building Height_____one-story _____two-story

(131) 1st floor

Proposed Addition (foot print) 551 sq ft _____Height _____one-story ✓ two-story

Proposed Garage 420 sq.ft. _____Height __one-story ✓ two-story

Permitted Lot Coverage 35 % = 1792 sq ft

Lot to be covered 28 % = 1441 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 Jim Clarke

Contractor/Builder_____

Preliminary Review_____ Final Review_____

- DESCRIPTION OF CHANGES PROPOSED_____

_____

- 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: _____
  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 Existing	Proposed		Manufacture, Style, Color
( )	( )	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 RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - -

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Proximity Report Results

8254088/3566588
The selection distance was **200 feet.**
The selected parcel was **020-001818.**

To view a table showing the **32 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

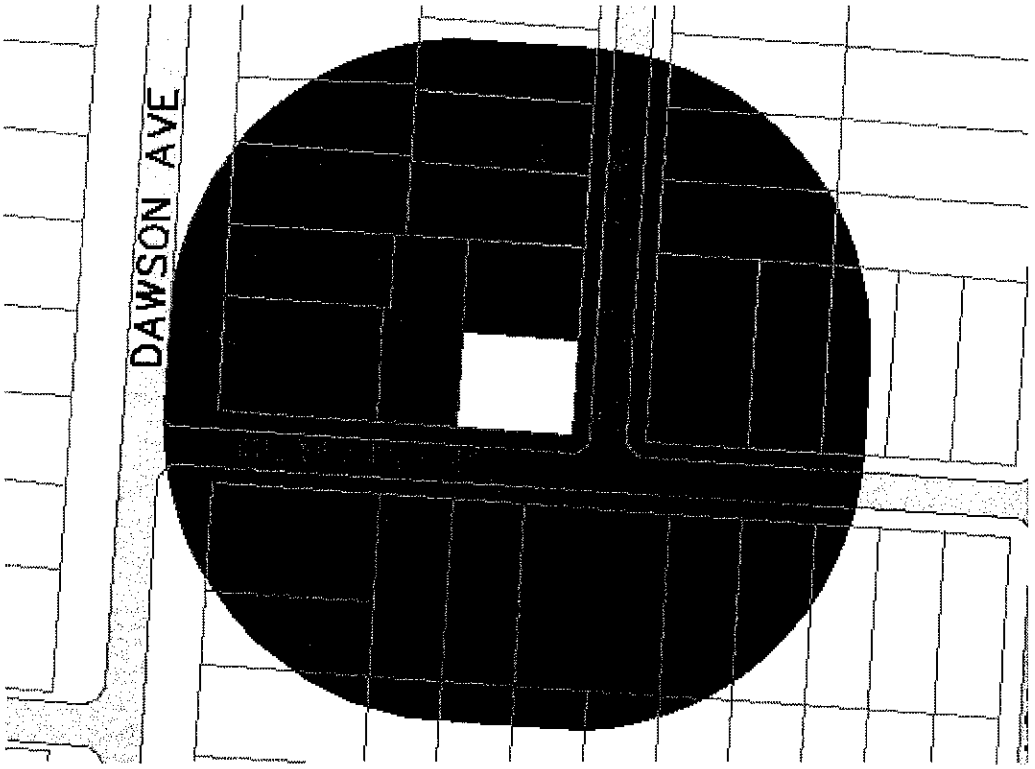

Image Date: Mon Dec 22 09:38:12 2014

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
020-002010	ALBEIT DANIEL J ALBEIT LESLIE A	2495 BEXFORD
020-000050	BLANK DENISE GALINKIN	75 BULLITT PARK
020-001782	CORY TIMOTHY G CORY CATHY S	2469 BEXFORD
020-001950	DOBKIN MALVINA	91 CASSADY
020-002779	DREIBELBIS JON E @(2)	2464 BEXFORD
020-001745	DUNKER PAUL W DUNKER JULIE A	00089 BULLITT PARK
020-002850	EIKENBERRY JOHN P EIKENBERRY JULIE	2490 BEXFORD
020-002214	ERMINE MARK B & LISA M	104 DAWSON
020-001818	GREGORY CHRISTOPHER H	00099 BULLITT PARK
020-000065	HOY PAUL HOY BRITTANY	70 S DAWSON
020-002162	KAHLER DAVID A MOORE RHEANNA E	2462 POWELL
020-002158	KOPP IRWIN C & DORA F	84 DAWSON
020-002636	LAFOLLETTE THOMAS E LAFOLLETTE MEGA	2468 POWELL
020-000046	LAFORTUNE JOANNA M LAFORTUNE GLEN D	00070 BULLITT PARK
020-002009	LAWRENCE TIMOTHY R	2489 BEXFORD
020-001903	MYERS RANDY A	2476 POWELL
020-002413	MYLANDER DAVID HENRY BANVARD HONOR	2504 BEXFORD
020-000049	NESBIT MARK M HURD SHANNON	00081 BULLITT PARK
020-002161	PHELPS EDWARD F PHELPS JOSEPHINE K	92 DAWSON
020-004183	PLUMLEY JACK L PLUMLEY ANN M	114 DAWSON
020-001780	RUSH JUDITH L TR	122 DAWSON

020-000051	RUSS JASON H RUSS JILL E	00069 BULLITT PARK
020-002077	SARVAS EVAN & MARY C	2496 BEXFORD
020-000048	SEBERT DAVID M SEBERT MICHELLE D	00082 BULLITT PARK
020-001755	SMITH DAVID E	2456 POWELL
020-001239	STEIN BECCA M STEIN THOMAS A	2461 BEXFORD
020-000863	TURNER KENNETH A & LANA I	2501 BEXFORD
020-000066	WATERMAN CHARLES H IV LONDON EMILY	76 S DAWSON
020-003199	WEEDEN ELIZABETH P WEEDEN ERIC L	62 S DAWSON
020-002859	WITTMAN BETH A & BRIAN L MORRIS	2473 BEXFORD
020-000047	WOLVERTON RICHARD C JR & PHYLLIS M	00076 BULLITT PARK
020-004671	ZACH HOWARD ZACK LINDA VLOSKY	2480 POWELL

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