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, April 9, 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.: 15- 012
Applicant: Juliet Bullock
Owner: Christopher Doty
Location: 2793 Bexley Park
Request: The applicant is seeking architectural review and approval for a 2- story addition at the rear (north side) of the principal structure. If approved, the existing screened porch 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 03-26-15

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015012

1. **Architectural Review for:**

   X Addition X Alteration ____New Structure (_____)

   ____Demolition of a Principal Structure ____Demolition of Garage

2. **Variance For:** N/A

   ____Principal Structure ____Garage ____Fence ____ Other

3. **Variance To:** N/A 8'/20'-0"

   ____Front Yard Setback ____ 'e Yard Setback 27'-4 1/4" Rear Yard Setback 16.5 lot coverage

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

5. LOCATION 2793 Bexley Park. Zoning District R-6

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 Juliet Bullock E-mail bullock.juliet@gmail.com Phone #9350944 or Cell#_____

   Address 1182 Wyandotte /City, State, Zip Columbus.

8. Brief Description of Request and/or Variance 2 story addition to rear

9. **Valuation of Project $** $150,000

- **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**) $160.00
- **VARIANCE REVIEW FEES**:
  Single Family **$100.00**; Fences or Special Permit **$65.00**; All others **$90.00**
- **SIGNATURE** [signature] /DATE 3/13/15

Fee: based on valuation	$ 160.00
Fee: based on variance	$
Other	$
TOTAL FEE DUE	$ 160.00

****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 2793 Burley Park. Zoning District R-6

Lot Width 72 ft Depth 136.51 ft Total Area 9800 sq ft

Existing Residence (foot print) 1094 sq ft Garage attached sq ft inc. in footprint

Existing Building Height 23'-6" ~~one-story~~ X two-story

Proposed Addition (foot print) 447 sq ft 23'-6 Height ____ one-story X two-story

Proposed Garage N/A sq.ft. ' Height ___ one-story ___ two-story

Permitted Lot Coverage 35 % = 3430 sq ft

Lot to be covered 16.5 % = 1615 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 Juliet Bullock Architects

Contractor/Builder to be determined

Preliminary Review ____ Final Review X

- DESCRIPTION OF CHANGES PROPOSED: 2 story addition to rear; remove screen porch

- 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** X **House Only** / ☐ **Garage Only** / ☐ **House & Garage**
  1. Existing Roof Type:
     ___ Slate ___ Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt Shingle
     ___ Architectural Dimensional Shingles X EPDM (rubber) Roofing ___ Metal
  2. New Shingle Manufacturer: N/A
  3. New Roofing Type, Style & Color: EPDM rubber.

- **WINDOWS**
  1. Existing Window Style:
     X Casement ___Double Hung ___Horizontal Sliding ___Awning
     ___ Fixed ___Exterior Storm ___Other:_____
  2. Existing Window Materials:
     X Wood ___Vinyl ___Vinyl Clad Wood ___Aluminum Clad Wood
     ___Aluminum ___Metal ___ Other:_____
  3. New Window Manufacturer: Pella architectural series
  4. New Window Style, Material & Color: wood white match exist

- **DOORS**
  Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)
  1. Entrance Door Type ___Wood ___Insulated Metal X Fiberglass
     ___Sidelights ___Transom Window
  2. Garage Door Type ___Wood X Insulated Metal ___Fiberglass
  3. Door Finish ___Stained X Painted

  Proposed Door Type French doors /Style_____Color_____

- **EXTERIOR WALL FINISHES**

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

- **EXTERIOR TRIM**
  1. Existing Door Trim: Brick Mold only
     ___Cedar ___Redwood ___Pine ___Vinyl
     ___Wood composite ___Aluminum Clad ___Molding
     ___ Standard lumber Profile ___Other:_____
  2. Existing Window Trim: Brick Mold only
     ___Cedar ___Redwood ___Pine ___Vinyl
     ___Wood composite ___Aluminum Clad ___Molding
     ___ Standard lumber Profile ___Other:_____
  3. Proposed NEW Door Trim: Brick mold only
  4. Proposed NEW Window Trim: Brick mold only.
  5. Trim: Color(s): Match exist.

**** Do the proposed changes affect the overhangs?** N/A

- **DECKS** N/A

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:_____

_____

_____

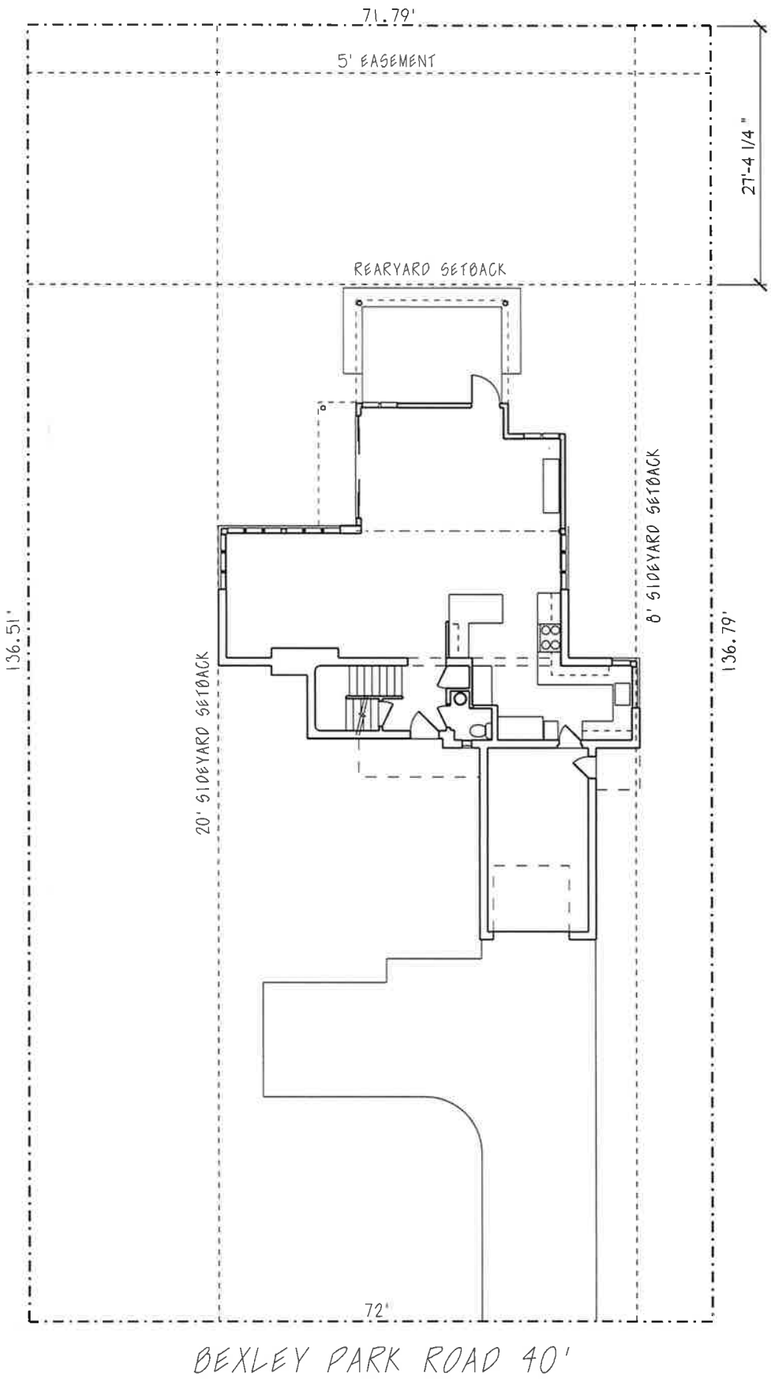
_____

_____

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

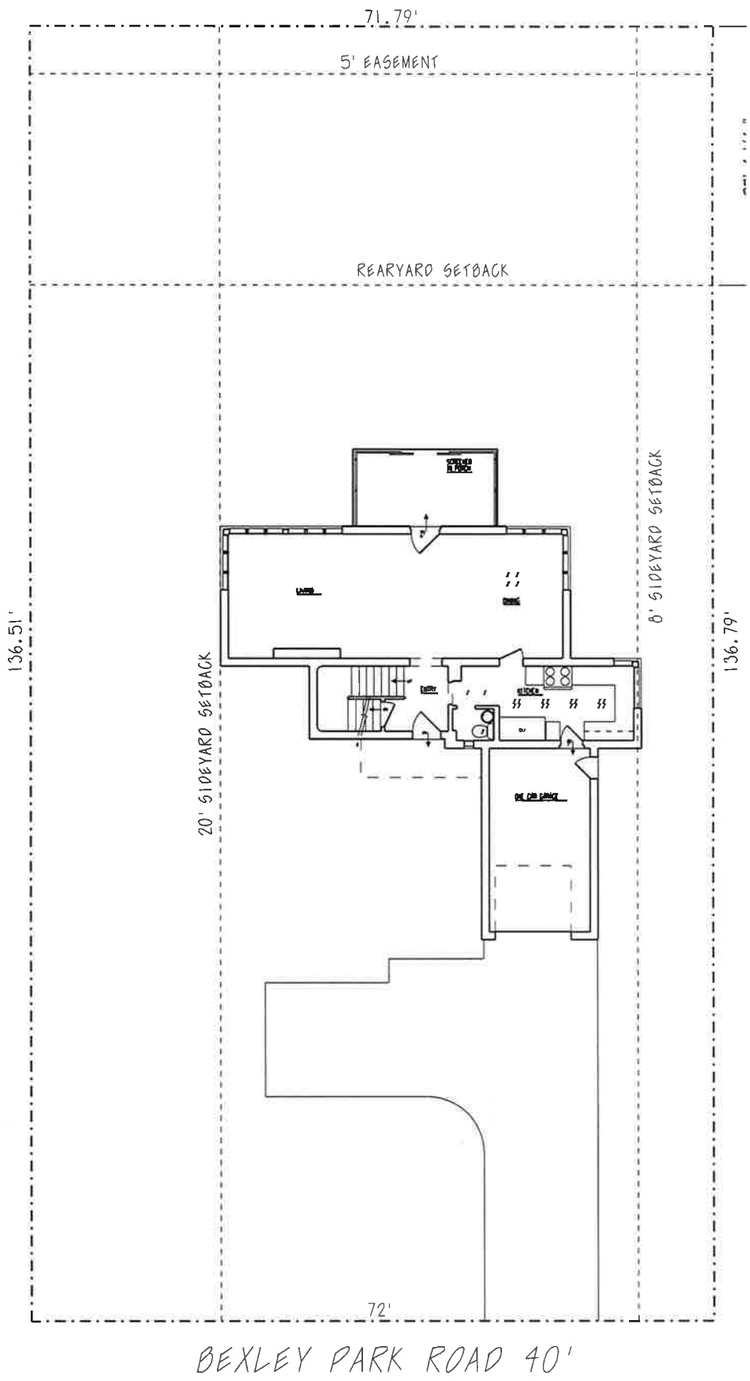
ZONING INFORMATION

ZONED R-6
LOT AREA 9800 SF
HOUSE FOOT PRINT 1615 SF
35% LOT COVERAGE ALLOWED
16.5% LOT COVERAGE PROPOSED.



PROPOSED
SITE PLAN

SCALE: 1/16" = 1'-0"



ASBUILT
SITE PLAN

SCALE: 1/16" = 1'-0"

1/27/15

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BEXLEY OHIO

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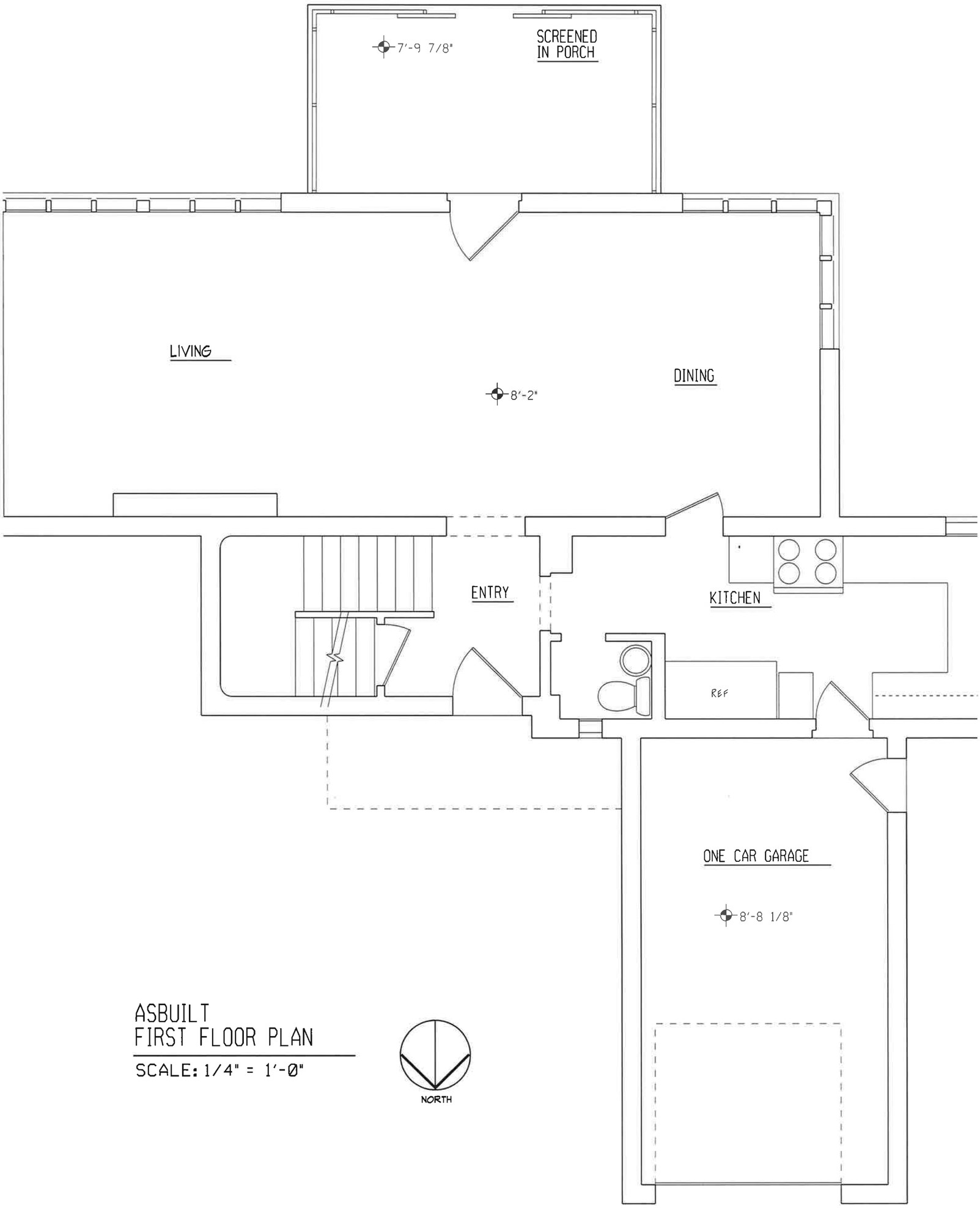

ASBUILT
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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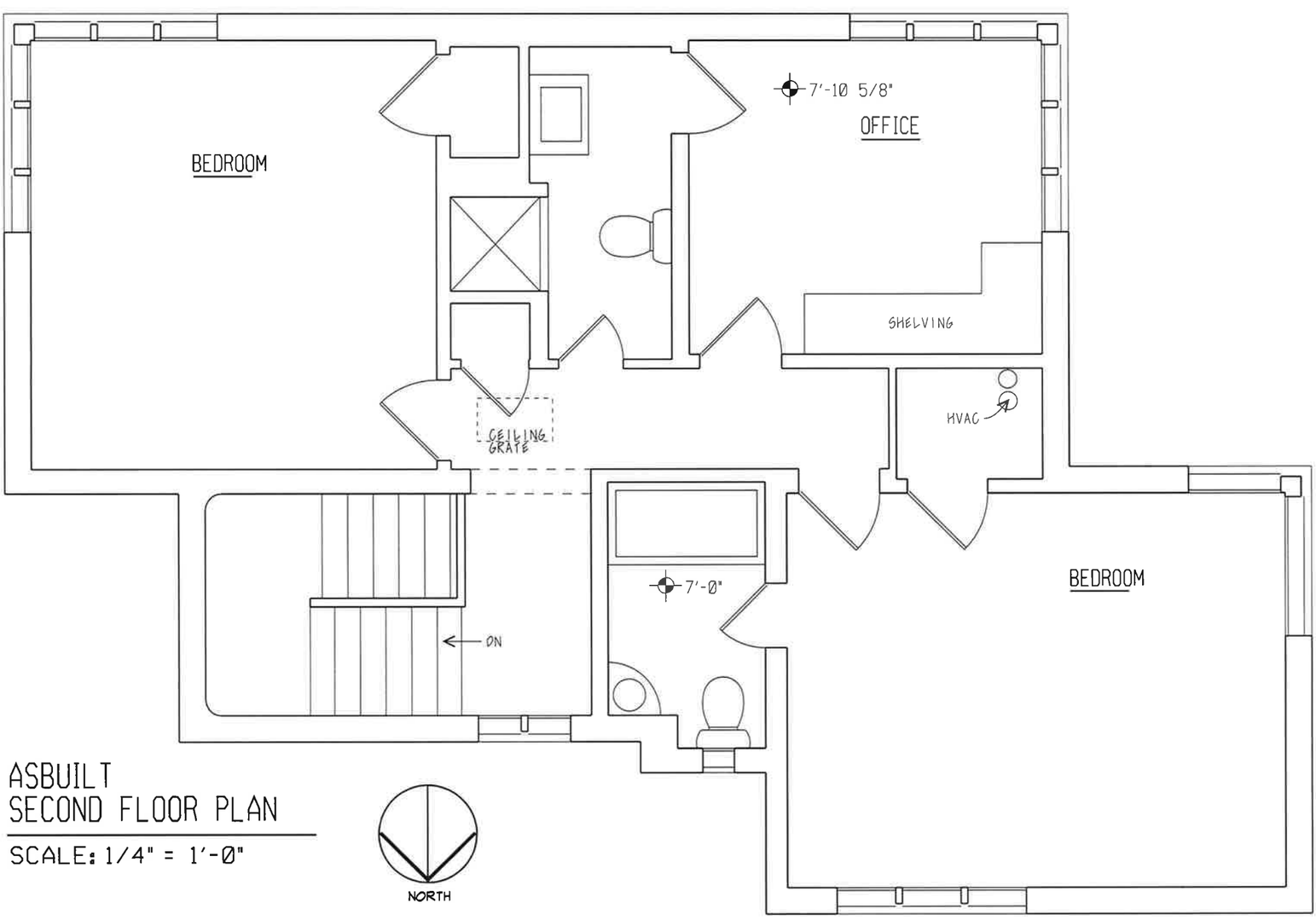

ASBUILT
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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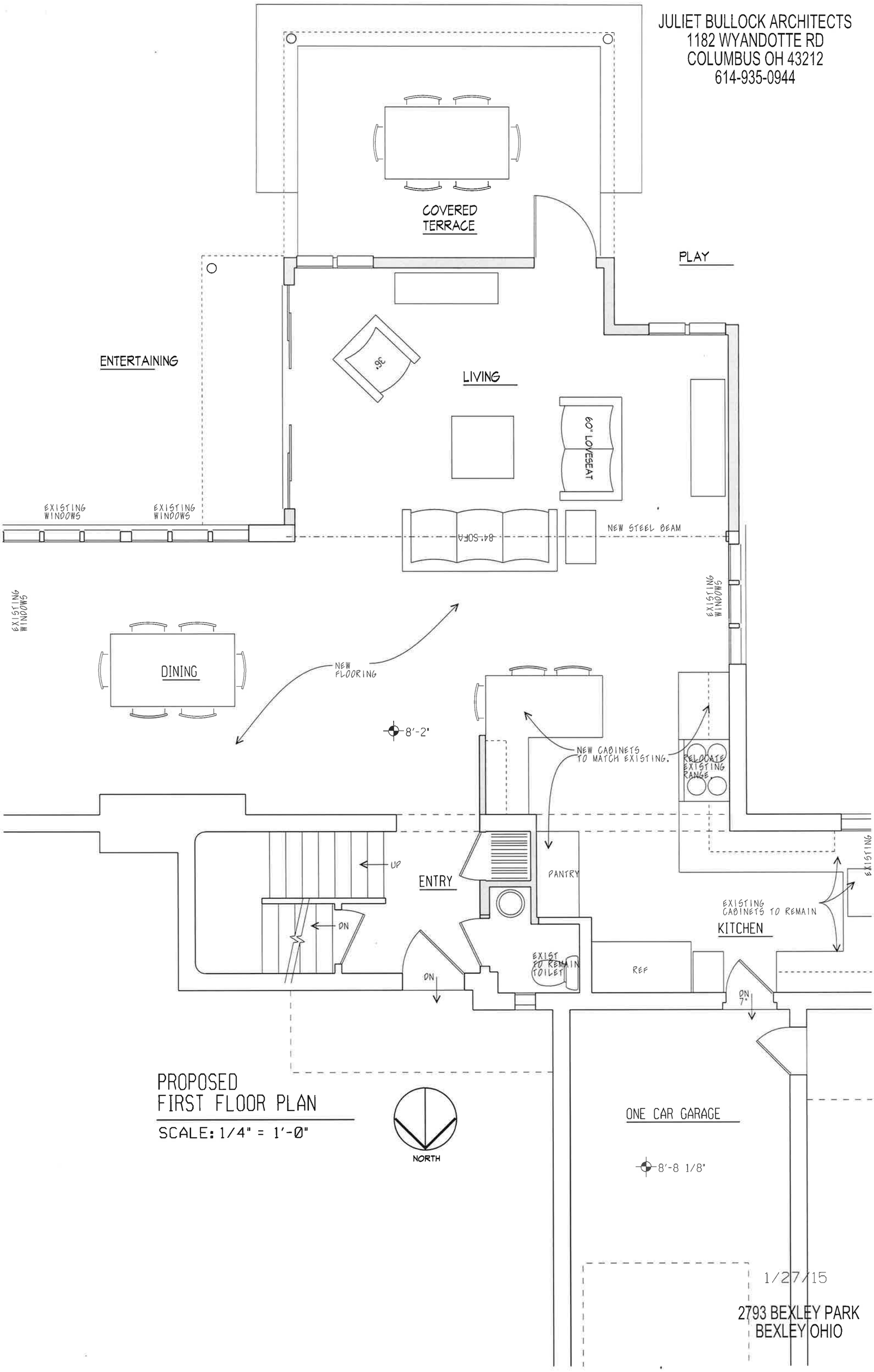

PROPOSED
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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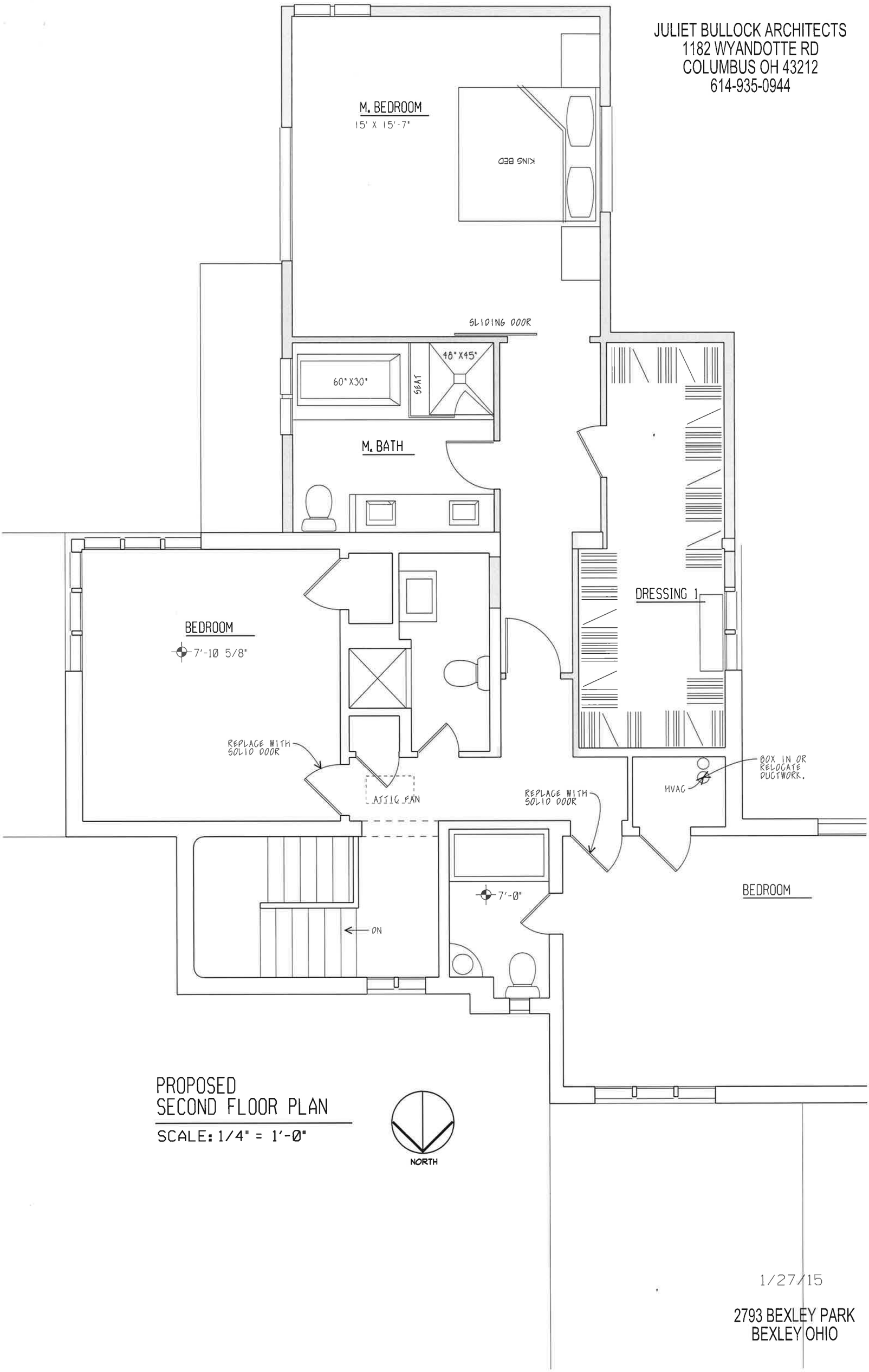

PROPOSED
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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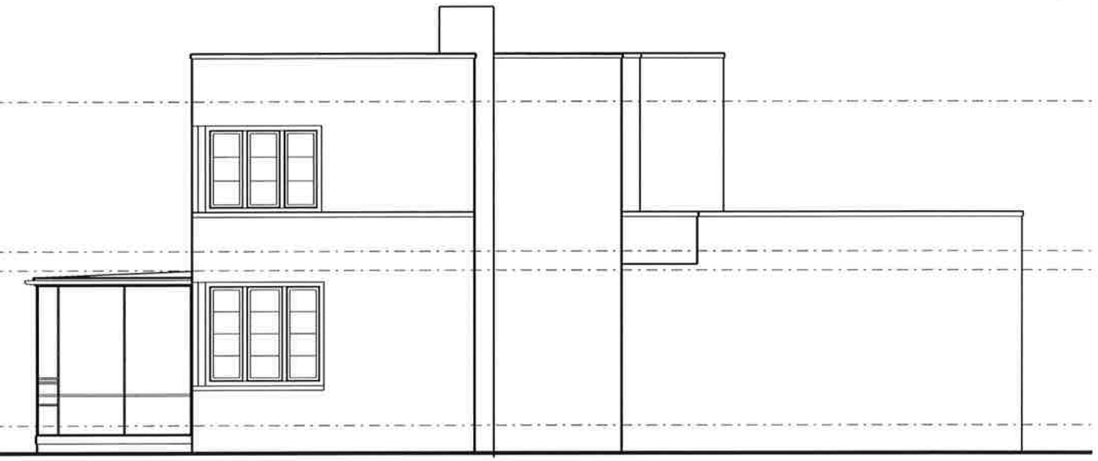
ASBUILT SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

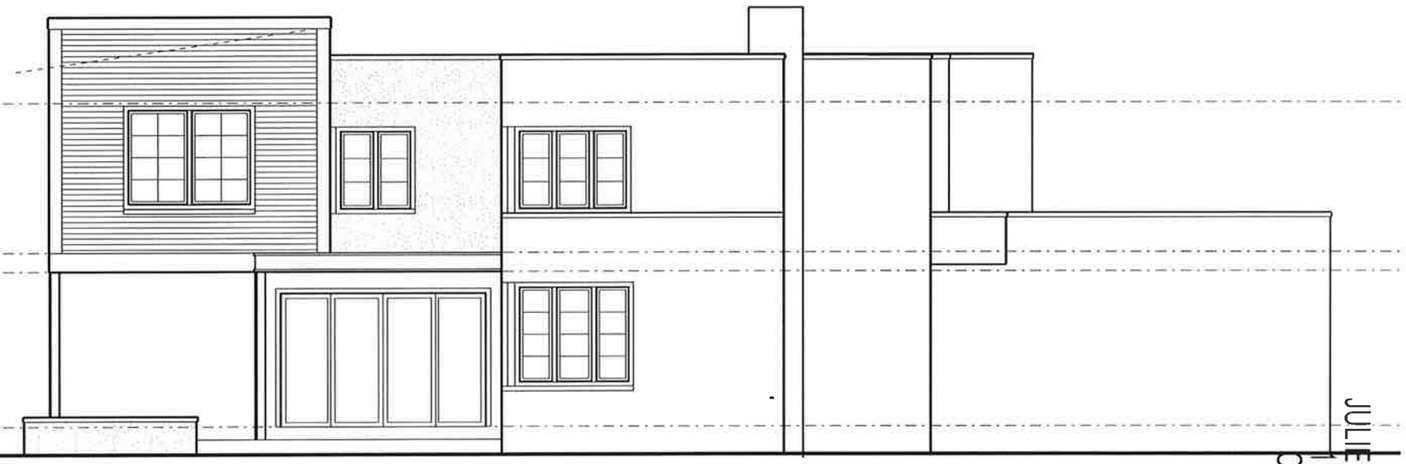


ASBUILT EAST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

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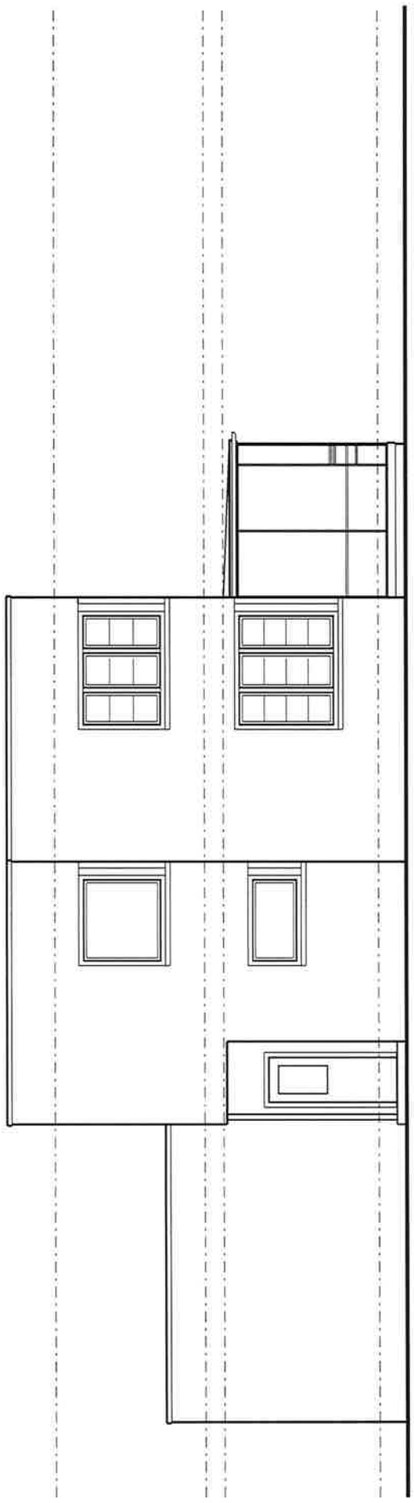
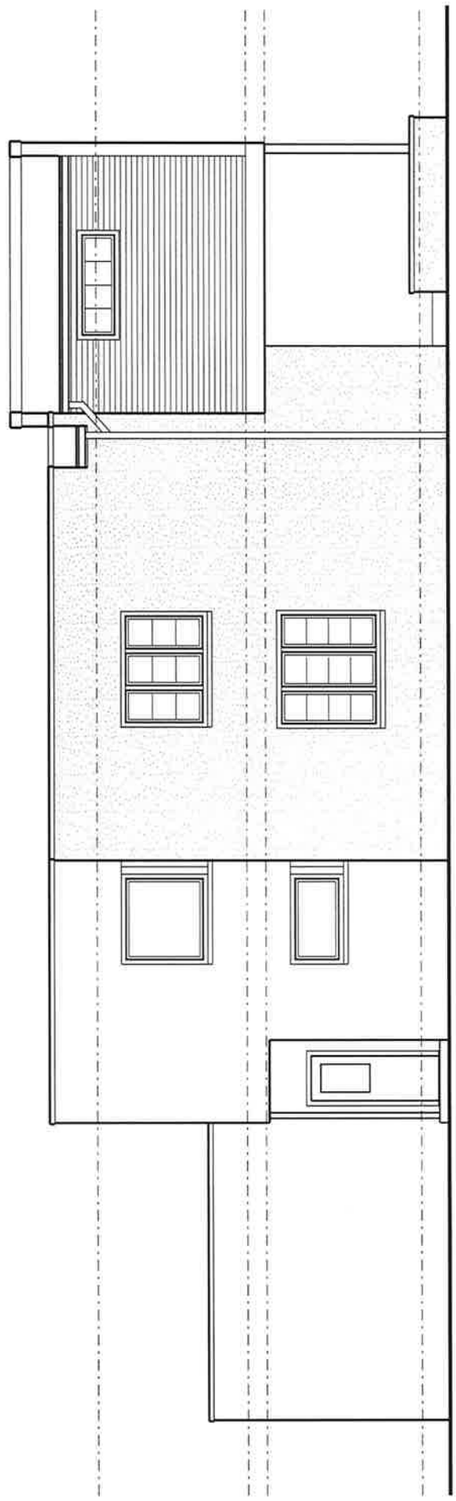


ASBUILT WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
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