

**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, June 11, 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- 018
- Applicant: Stacey Lowe
- Owner: Stacey Lowe
- Location: 2482 Powell Ave.
- Request: The applicant is seeking architectural review and approval to allow an existing covered porch, at the rear (north side) of the principal structure, to be enclosed.

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.

Mailed by 05-28-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015018

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 48/12' sq.' / height of structure

5. LOCATION 2482 POWELL AVE Zoning District R6

6. OWNER STACEY LOWE Phone # _____ or Cell # 614-638-4540

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

7. Applicant STACEY LOWE E-mail _____ Phone # _____ or Cell# 614-638-4540

Address 2482 POWELL /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance ENCLOSE EXIST 48 S.F. REAR PORCH

9. Valuation of Project \$ 5000⁰⁰

• 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 [Signature] /DATE 5/14/15

Fee: based on valuation \$ 90
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 90

**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 2402 POWELL Zoning District R6

Lot Width 50 ft Depth 150 ft Total Area 7500 sq ft

Existing Residence (foot print) 1138 sq ft Garage 480 sq ft

Existing Building Height _____ one-story 32' two-story

Proposed Addition (foot print) 48 sq ft 12' Height one-story _____ two-story

Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 25 % = 2625 sq ft

Lot to be covered ~~15.8~~ % = 1186 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 BRIAN MARZICH

Contractor/Builder TBD

Preliminary Review Final Review _____

• DESCRIPTION OF CHANGES PROPOSED ENCLOSE EXIST. REAR PORCH
TO BE USED AS MUO ROOM

• 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: REUSE OR MATCH EXISTING
4. New Window Style, Material & Color: DOUBLE HUNG 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 1/2 LITE /Style _____ Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick <u>FOUNDATION</u>
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding <u>PAINTED CLASBOARD</u>
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other <u>PAINTED PANEL</u> <u>FIBER CEMENT - PAINTED</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: WOOD COMP.
4. Proposed NEW Window Trim: WOOD COMP.
5. Trim: Color(s): MATCH EXIST.

** Do the proposed changes affect the overhangs? NO

• ~~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 _____

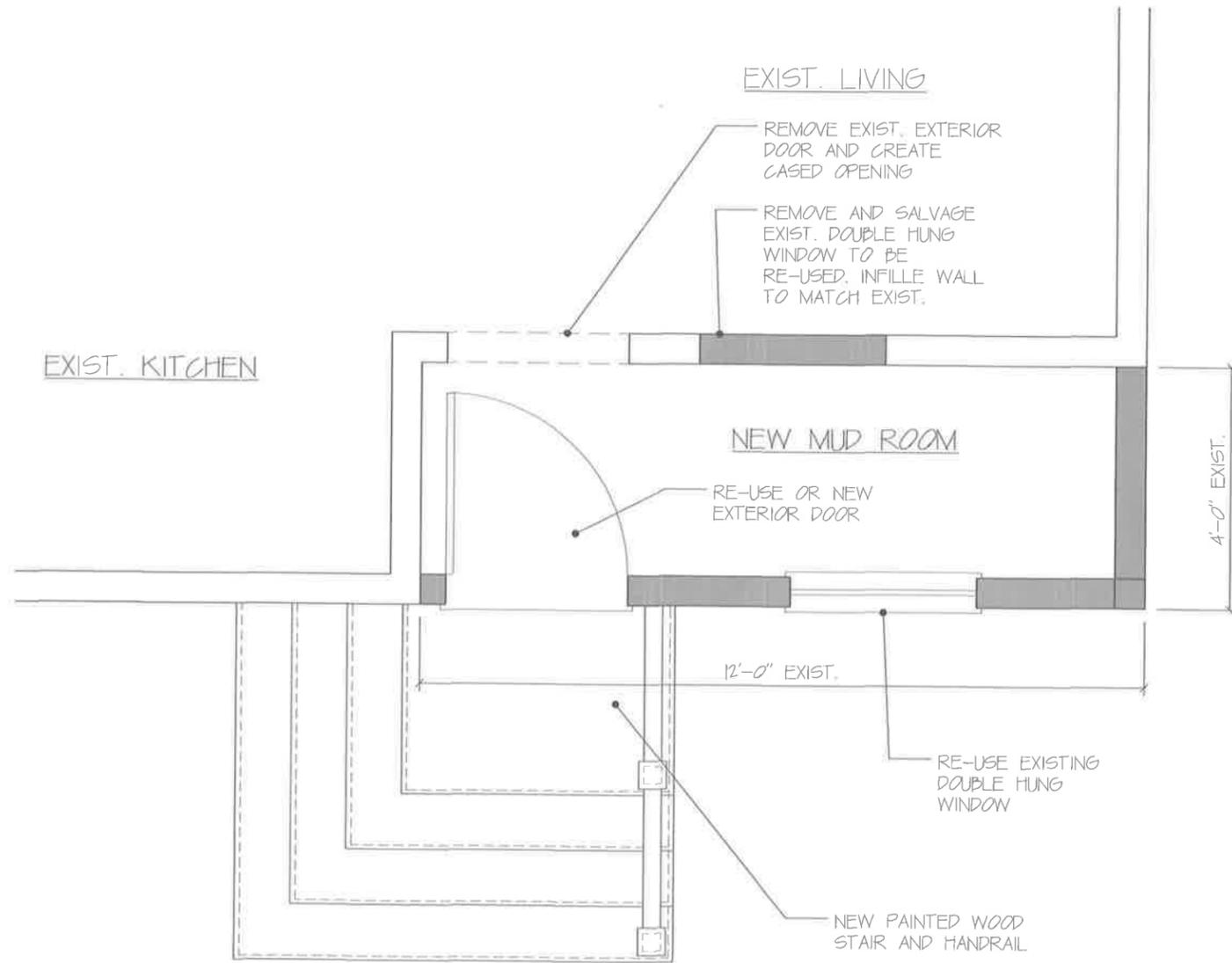
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

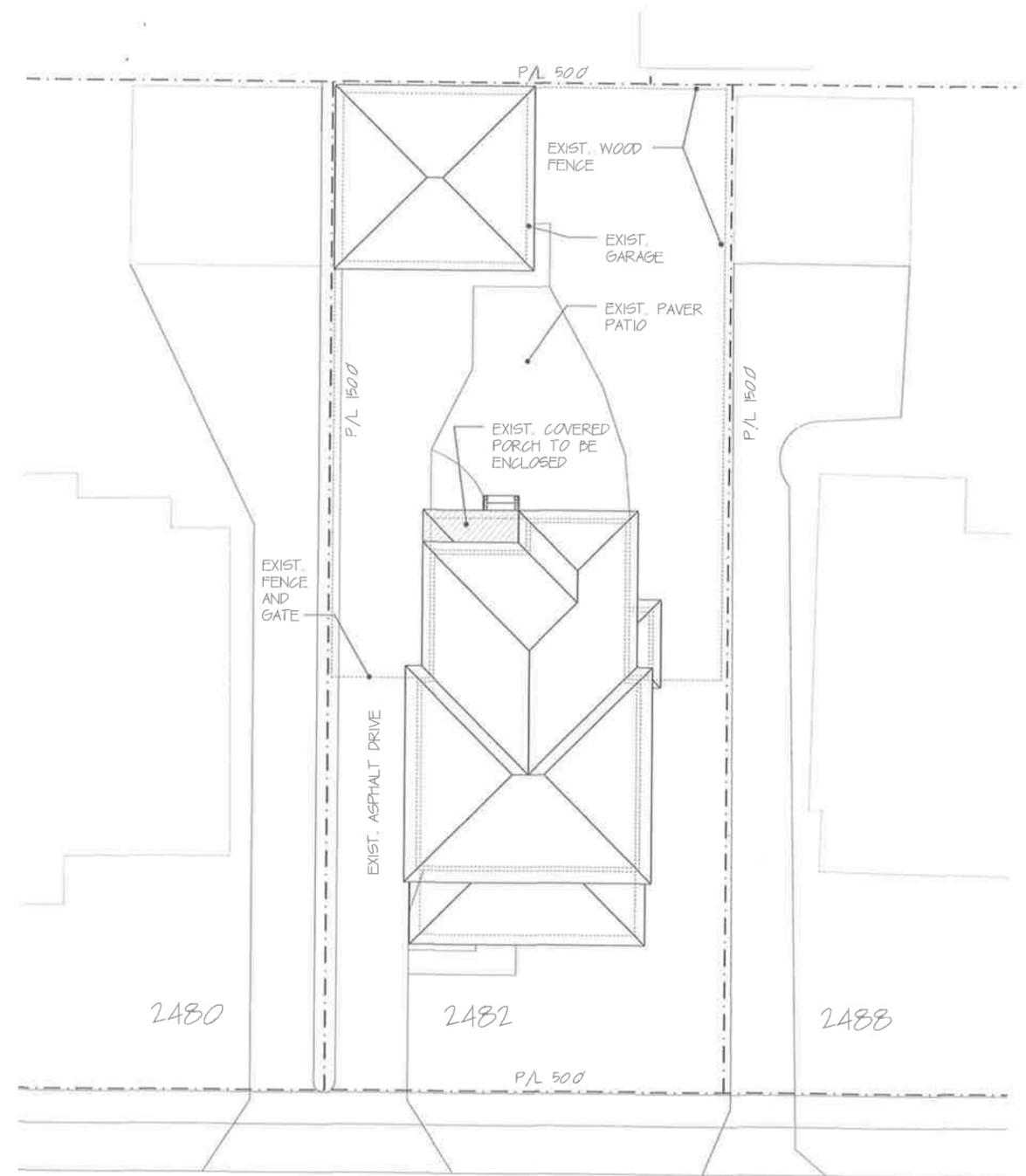
To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

AREA:	EXISTING	NEW	TOTAL
FIRST FLOOR	1,138 S.F.	48 S.F.	1,186 S.F.
SECOND FLOOR	1,137 S.F.	0 S.F.	1,137 S.F.
TOTAL	2,275 S.F.	48 S.F.	3,323 S.F.



FLOOR PLAN
SCALE - 3/32"=1'-0"



 **SITE PLAN**
SCALE - 1"=20'-0"



PROPOSED NORTH ELEVATION
SCALE - 3/32"=1'-0"

PROPOSED WEST ELEVATION
SCALE - 3/32"=1'-0"



EXISTING LOOKING SOUTH EAST



EXISTING LOOKING SOUTH