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- 016
   Applicant: Pete Foster
   Owner: Stephen Kuss
   Location: 2609 Brentwood Road
   Request: The applicant is seeking architectural review and approval for a new detached garage. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits a garage to 576sq', to allow the garage to be 624sq' with a 208sq' covered porch; and a special permit to allow a 2nd floor in the 22' high garage. If approved, the existing garage would be demolished.

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 2015016

1. **Architectural Review for**:

   _____Addition _____Alteration ✓ New Structure (GARAGE)

   _____Demolition of a Principal Structure ✓ Demolition of Garage EXISTING

2. **Variance For**:

   _____Principal Structure ✓ Garage _____Fence _____ Other

3. **Variance To**:

   X GARAGE SIZE

   _____Front Yard Setback _____Side Yard Setback _____Rear Yard Setback ____ lot coverage

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

5. LOCATION 2609 BRENTWOOD RD. Zoning District R-6

6. OWNER STEPHEN KUSS Phone #_____ or Cell # 614. 216.5877

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

7. Applicant STEPHEN KUSS E-mail Stephen.Kuss@Gmail.com Phone # 7254023 or Cell# 614 216.5877

   Address 2609 BRENTWOOD /City, State, Zip BEXLEY

8. Brief Description of Request and/or Variance NEW 2 CAR GARAGE WITH ATTACHED COVERED PORCH AND FIREPLACE.

9. **Valuation of Project** $ $30,000

- **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** Stephen J. Kuss **/DATE** 5/4/2015

Fee: based on valuation	$ 100
Fee: based on variance	$ 90
_____**Other**	$
TOTAL FEE DUE	$ 190

****Be advised, if the Board 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.**

- **LOT INFORMATION**

Address 21009 BRENTWOOD ROAD Zoning District R. 6

Lot Width 52 ft Depth 142.25 ft Total Area 7036.9 sq ft

Existing Residence (foot print) 1384 sq ft Garage _____ sq ft

Existing Building Height _____ one-story ✓ two-story

Proposed Addition (foot print) _____ sq ft _____ one-story _____ two-story

Proposed Garage 832 sq.ft. ✓ one-story _____ two-story *GARAGE - 624 *COVERED PORCH = 208

Permitted Lot Coverage 35 % = 2463 sq ft

Lot to be covered 31 % = 2216 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 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 PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder Homeowner

Preliminary Review _____ Final Review ✓

- DESCRIPTION OF CHANGES PROPOSED ① NEW TWO CAR GARAGE WITH A PERMANENT STAIR TO A SECOND FLOOR HOBBY SPACE. ② ATTACHED COVERED PORCH & FIREPLACE.

- 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: CERTAINTEED
  3. New Roofing Type, Style & Color: SLATELINE - COLOR TO MATCH EXISTING.

4. Proposed NEW Window Trim: SMOOTH CEDAR TO MATCH EXISTING HOUSE

5. Trim: Color(s): MATCH EXISTING HOUSE

**** Do the proposed changes affect the overhangs?** NO

- **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:_____

_____

_____

_____

_____

- **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: Fiberglass
  3. New Window Manufacturer: Jeld WEN
  4. New Window Style, Material & Color: CASEMENT

- **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 Insulated Metal /Style ½ divided lite Color White

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
(✓)	( )	Natural Stone	
(✓)	(✓)	Cultured Stone	AT BASE
(✓)	(✓)	Brick	AT CHIMNEY
( )	( )	Mortar	
( )	( )	Stucco	
( )	( )	Wood Shingle	
( )	( )	Wood Siding	
( )	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
(✓)	(✓)	Other Hardie Panel	BOARD & BATTON

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ✓ Cedar ___ Redwood ___ Pine ___ Vinyl
     ___ Wood composite ✓ Aluminum Clad ___ Molding
     ___ Standard lumber Profile ___ Other: Hardie Battons
  2. Existing Window Trim:
     ✓ Cedar ___ Redwood ___ Pine ___ Vinyl
     ___ Wood composite ___ Aluminum Clad ___ Molding
     ___ Standard lumber Profile ___ Other: Hardie Battons
  3. Proposed NEW Door Trim: Hardie Battons