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.: 13-058A
Applicant: Bexley United Methodist Church
Owner: Same
Location: 2657 Broad Street
Request: The applicant is seeking review and approval of hardscape and landscape changes.

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 06-09-15

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130058-A (landscape plan)

1. **Architectural Review for**:

   _____Addition _X_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 2657 E. BROAD ST. Zoning District R-6

6. OWNER Bexley U.M. Church Phone # 231-2781 or Cell #_____

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

7. Applicant BUMC E-mail eweeden@columbus.rr.com Phone # 251-0551 or Cell#_____

   Address 2657 E. Broad /City, State, Zip Bexley Ohio 43209

8. Brief Description of Request and/or Variance

   • Removal of (4) pine trees on west side of parking lot
   • Widening of entry sidewalk from 5'-0" to 10'-0"
   • Add 9 ft wide side walk on north end of parking lot to connect to existing sidewalk in front of new addition

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** Elizabeth P Weeden /**DATE** 5/14/15

Fee: based on valuation	**$** 100.00
Fee: based on variance	**$**_____
_____**Other**	**$**_____
TOTAL FEE DUE	**$** 100.00

****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 2657 E. Broad St. Zoning District R-6

Lot Width 326.18 ft Depth 216 ft Total Area 70,455 sq ft

Existing Residence (foot print)_____sq ft Garage_____sq ft

Existing Building Height_____one-story _____two-story

Proposed Addition (foot print)_____sq ft _____Height _____one-story _____two-story

Proposed Garage _____sq.ft. _____Height __one-story ___two-story

Permitted Lot Coverage_____% = _____sq ft

Lot to be covered_____% = _____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 Phillip Markwood & Associates

Contractor/Builder O'Brien Robinson Construction

Preliminary Review_____ Final Review ✓

- DESCRIPTION OF CHANGES PROPOSED • Widen walk from parking lot to portico from 5' to 10'; Remove (4) existing evergreens on west side of parking lot

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Trees are deteriorating; Master Landscape Plan → Courtyard

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:_____

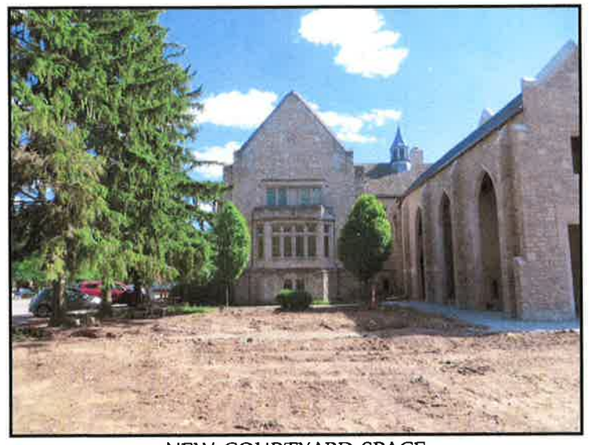
Conditions / Stipulations:_____

_____

_____

_____

_____



NEW COURTYARD SPACE

CURRENT VIEW FROM PARKING LOT (LOOKING WEST)

CURRENT VIEW OF NEW ADDITION

EXISTING ROOT DAMAGE TO TREE FOR SIDEWALK

EXISTING 5'-0" WIDE WALK

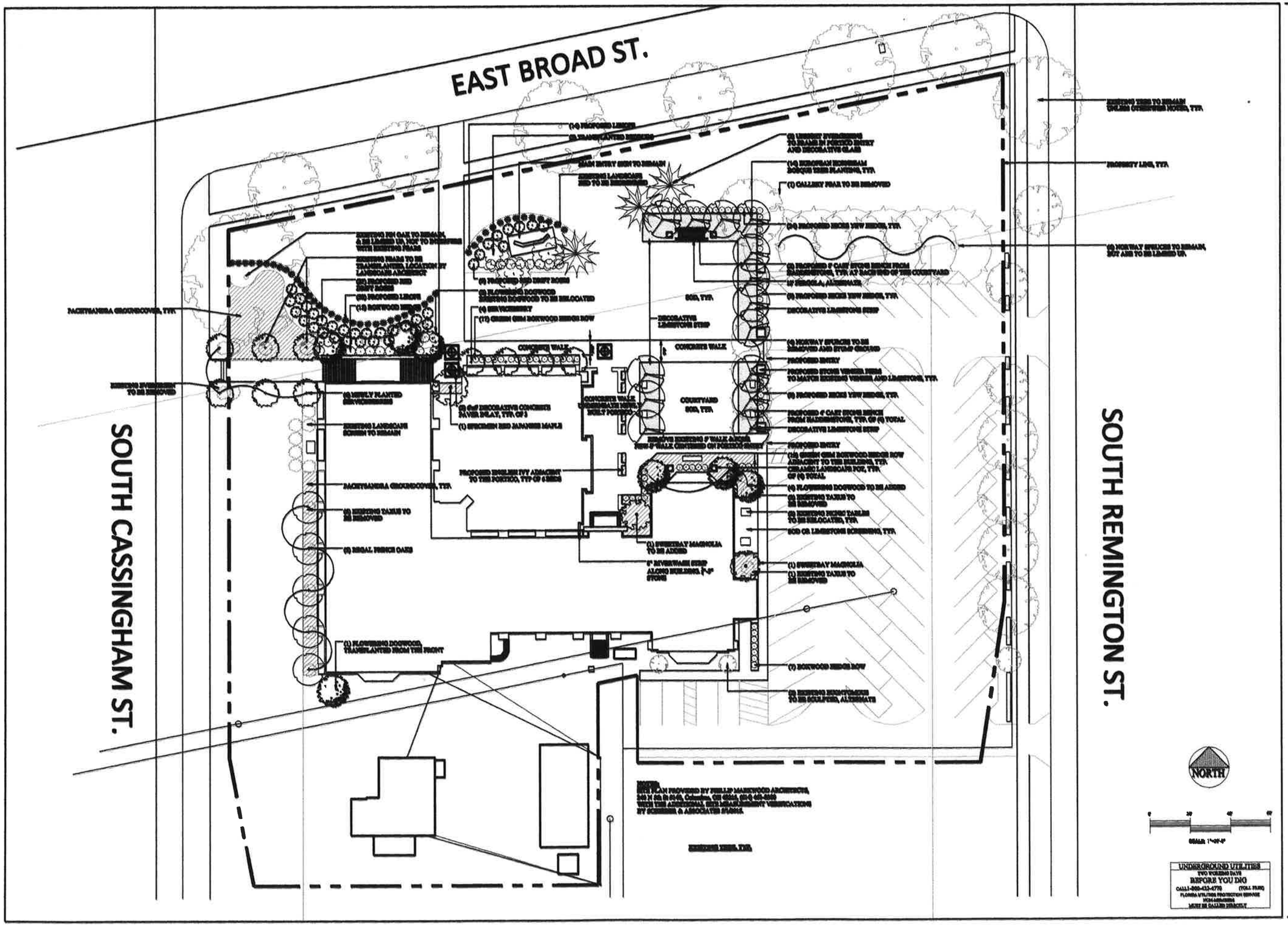
CONDITION UNDER TREES

SIDEWALK FROM PARKING TO SANCTUARY

DEAD MATERIAL ON SOUTHERN TREE

BEXLEY UNITED METHODIST CHURCH
2657 EAST BROAD STREET
BEXLEY, OHIO 43209

CURRENT PHOTOS
MAY 14, 2015



PROJECT DATE: 06/05/15

APPROVAL DATE:

CONSTRUCTION BID ISSUE DATE: -

PERMIT ISSUE:

REVISIONS

1. -
2. -
3. -

SCHIEBER & ASSOCIATES

Prepared for

BEXLEY UNITED METHODIST CHURCH

2657 EAST BROAD STREET
BEXLEY, OHIO 43209

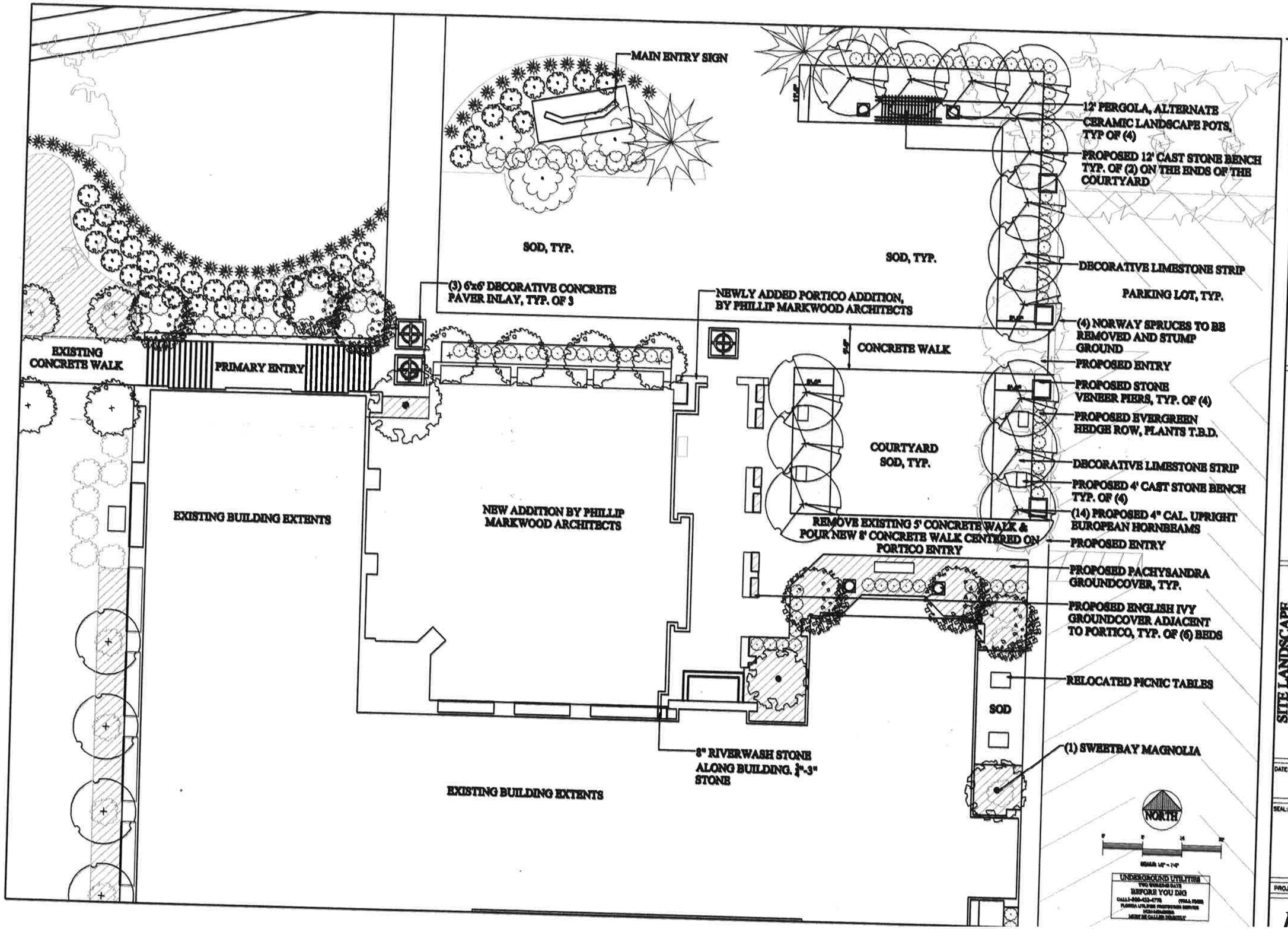
SITE LANDSCAPE IMPROVEMENT SITE

DATE: 06/05/2015

SEAL:

PROJ. NO: 15-05C003

L1



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1. -
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SCHIEBER & ASSOCIATES
a studio of landscape architecture & horticulture
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BEXLEY, OHIO 43209

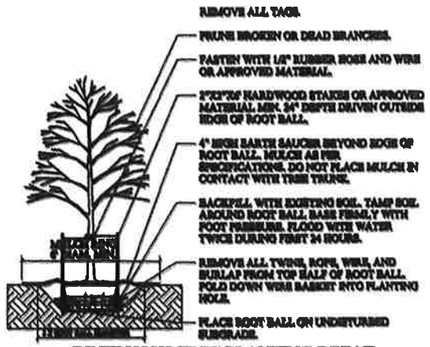
SITE LANDSCAPE IMPROVEMENT SITE

DATE: 06/05/2015

SEAL:

PROJ. NO: 15-05C003

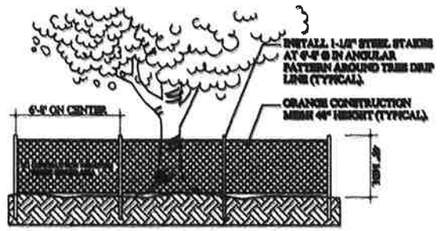
L2



L2-01 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE

L2-02 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE

L2-03 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



L2-04 TREE PROTECTION DETAIL
SCALE: NOT TO SCALE

PLANT LIST

BOTANICAL NAME	COMMON NAME	D/E	QTY	SIZE	SPACING	REMARKS/COMMENTS
DECIDUOUS TREES						
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	D	1	2 1/2" CAL.	AS SHOWN (AB)	SPECIMAN CONTAINER
AMELANCHIER GRANDIFLORA	SERVICEBERRY	D	16	2 1/2" CAL.	(AB)	B&B
CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	D	14	4" CAL.	(AB)	B&B
CORNUS FLORIDA	FLOWERING DOGWOOD	D	6	5" CAL.	(AB)	7'-8' BRANCH MIN., B&B
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	D	3	7'-8'	(AB)	MULTI-STEM, B&B
QUERCUS ROBUR X BICOLOR	SMALL FRINGE OAK	D	2	5" CAL.	(AB)	B&B
EVERGREEN TREES						
PICEA OMORIKA	SERBIAN SPRUCE	E	3	10'-12'	(AB)	B&B
SHRUBS						
BUXUS MICROPHYLLA VARIEGATA	GREEN BIRD KOREWOOD	E	43	18"-24"	(AB)	B&B
BUXUS SEMPERVIRENS SUFFRUTICOSA'	BOXLAR BOXWOOD	E	15	24"-30"	(AB)	B&B
TAXUS MEDIA 'HICKSII'	HICKS YEW	E	40	7'-8'	(AB)	B&B
ROSA	DRIFT ROSE	D	34	24"-30"	(AB)	2 GAL.
PERENNIALS/GROUND COVER						
HEDERA HELIX	ENGLISH IVY	E	48		(AB)	FLAT
LIRIOPE MUSCARI 'VARIEGATA'	LIRIOPE	E	47	12"	(AB)	1 GAL.
PACHYSANDRA PROCUMBENS	PACHYSANDRA	E	3278		(AB)	FLAT

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

MULTI-STEM TREES PLANTED IN WINDY CONDITIONS SHALL BE STAKED TO THE LARGEST BRANCHES WITH 2 OR 3 STAKES WITH WIRE AND RUBBER HOSE OR APPROVED MATERIALS.

LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM OC OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.

MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.

PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

BED EDGE SHALL BE SMOOTH, CONSISTENT 4-1/2" DEEP AND SAND CUT. EDGES TO BE LOCATED BETWEEN ALL BEDS (SHRUB, TREES) AND LAWN AREAS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.

BEDS ARE TO BE GRADED SMOOTH AND FREE OF ROCK, CLODS AND STONES. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 3" HARDWOOD MULCH AT TIME OF NEW PLANTING. MULCH IS NOT TO BE MOUNDED OR AROUND TRUNKS OF TREES. KEEP MULCH 3" AWAY FROM MAIN STEM OF PLANT OR TRUNK OF TREES. PLANTING BEDS TO BE MAINTAINED WITH NO MORE THAN A 3" MULCH DEPTH MAXIMUM.

PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY; THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS".

ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES, AND NON-BIODEGRADABLE MATERIALS. ALL TREES TO BE STAKED AND WRAPPED WITH ARMALITE WRINKLE KRAFT TREE WRAP.

PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER IS TO BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

SOD ALL AREAS INDICATED ON PLAN. SEED ALL AREAS INDICATED ON PLAN AND BEYOND PROPERTY LINES DISTURBED DURING CONSTRUCTION.

SEED IS TO BE LESCO TEAM-MATES PLUS MIX (LESCO, INC. 1-800-321-5325) OR EQUAL. SOW AT A RATE OF 50 PER 1000 SQ. FT.

ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".

THE LANDSCAPE CONTRACTOR IS TO COORDINATE WITH IRRIGATION CONTRACTOR, AND ALSO WITH SITE SUPERVISOR REGARDING IRRIGATION INSTALLATION.

TRANSPLANT NOTE:
ALL PLANTS TO BE TRANSPLANTED ARE TO BE DUG, BALLED, AND BURLAPED.

TREE PROTECTION NOTE:
ANY TREE TO REMAIN WITHIN CONSTRUCTION LIMITS IS TO BE PROTECTED AT DRIP LINE. SEE TREE PROTECTION DETAIL.

THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM THE INSTALLATION CONTRACT.

EXISTING PRESERVED PLANT MATERIAL
-PRUNE OUT DEAD MATERIAL, THIN & REDUCE BIGS BY 1/3

PROJECT DATE: 06/05/15

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CONSTRUCTION BID ISSUE DATE: -

PERMIT ISSUE:

REVISIONS

1.
2.
3.
4.
5.

SCHIEBER & ASSOCIATES
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L3