

**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, July 9th, 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- 022  
Applicant: Pete Foster Residential Design, LLC  
Owner: Mrs. Gloria Higgins  
Location: 2202 Bryden Rd.

Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear (north side) of the principal structure and a new open porch.

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: 06-25-2015



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 205028

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 2202 BRYDEN ROAD      Zoning District R-6

6. OWNER MRS. GLORIA HIGGINS      Phone # \_\_\_\_\_ or Cell # 614.309.9817  
\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request. PETE FOSTER RESIDENTIAL

7. Applicant DESIGN, LLC      E-mail petefastball@aol.com      Phone # \_\_\_\_\_ or Cell# 614.778.4701  
685  
Address MONTROSE AVE /City, State, Zip \_\_\_\_\_

8. Brief Description of Request and/or Variance NEW (2) STORY ADDITION TO THE NORTH OF THE EXISTING RESIDENCE.

9. Valuation of Project \$ 120,000.00

- 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 6.5.2015

Fee: based on valuation	\$	<u>145.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
<b>TOTAL FEE DUE</b>	\$	<u>145.00</u>

**\*\*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 2202 BRYDEN ROAD Zoning District R-6

Lot Width 60 ft Depth 133 ft Total Area 7980 sq ft

Existing Residence (foot print) 1454 sq ft Garage 462 sq ft = 1916 = TOTAL = 24%

Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 380 sq ft \_\_\_\_\_ one-story  two-story

N/A Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 2793 sq ft

Lot to be covered 29 % = 2296 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 PEPIC FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review \_\_\_\_\_ Final Review

• DESCRIPTION OF CHANGES PROPOSED (2) STORY ADDITION TO THE NORTH OF THE EXISTING (2) STORY RESIDENCE.

• 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 TO MATCH EXISTING

3. New Roofing Type, Style & Color: MATCH EXISTING

• **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: MARVIN

4. New Window Style, Material & Color: MATCH EXISTING

• **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 FULL GLASS Color MATCH EXIST.

• **EXTERIOR WALL FINISHES**

TYPE

Existing    Proposed

( )	( )	Natural Stone
( )	( )	Cultured Stone
( )	( )	Brick
( )	( )	Mortar
( )	( )	Stucco
( )	( )	Wood Shingle
( )	( )	Wood Siding
( )	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	( )	Other _____

Manufacture, Style, Color

\_\_\_\_\_  
MATCH EXISTING  
\_\_\_\_\_  
MATCH EXISTING  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

• **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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

\*\* 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 RESIDENTIAL DESIGN CONSULTANT -----

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

legal1

435 COLUMBIA AVE  
2226 BRYDEN ROAD  
2188 BRYDEN RD  
2206 BRYDEN RD  
2180 BRYDEN RD  
420 PARKVIEW AVE  
428 PARKVIEW AV S  
2201 BRYDEN RD  
2177 BRYDEN RD  
475 COLUMBIA PL  
2173 BRYDEN RD 65X  
2202 BRYDEN RD  
419 COLUMBIA AVE  
2191 BRYDEN RD  
2170 BRYDEN ROAD  
2160-184 E MAIN ST  
00000 COLUMBIA PL  
446 COLUMBIA AVE

2202 Bryden

