

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 09, 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. The applicant is also seeking a variance from Bexley Code Section 1260.07(e) which states that accessory structures shall be at least three feet from all property and right-of-way lines, to allow the proposed detached garage to be located 1' from the rear (south) property line. 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 07-02-15



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:

Front Yard Setback Side Yard Setback Rear Yard Setback GARAGE SIZE
 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 # 216.5877^{614.}

* 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# 216.5877^{614.}

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	\$ <u>100</u>
Fee: based on variance	\$ <u>90</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>190</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 2609 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 RESIDENTIAL 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 1/2 divided lite Color White

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone <u>AT BASE</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick <u>AT CHIMNEY</u>
<input type="checkbox"/>	<input type="checkbox"/>	Mortar
<input type="checkbox"/>	<input type="checkbox"/>	Stucco
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>Hardie Panel</u> <u>BOARD & BATTON</u>

• **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

legal1

address2

2630 BRENTWOOD ROAD

2590 BRENTWOOD RD

2629 BRENTWOOD RD

2586 BEXLEY PARK RD

2587 BRENTWOOD RD

2592 BEXLEY PK RD

2603 BRENTWOOD RD

2609 BRENTWOOD RD

2618 BRENTWOOD RD

2615 BRENTWOOD RD

2574 BEXLEY PARK RD

2602 BRENTWOOD RD

2624 BEXLEY PK RD

2606 BEXLEY PARK RD

2595 BRENTWOOD RD

2596 BRENTWOOD RD

2600 BEXLEY PK