

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, August 13, 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- 021
- Applicant: Juliet Bullock Arch
- Owner: Diane Chang Trist & Patrick Wiesel
- Location: 288 S. Columbia Ave.
- Request: The applicant is seeking Preliminary Architectural Review to allow a new home to be constructed on the existing vacant lot, just south of 256 S. Columbia Ave.

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 07-30-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015 021 V

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For: (None required)

Principal Structure Garage Fence Other

3. Variance To: (None required)

Front Yard Setback 12' Side Yard Setback 40' Rear Yard Setback required lot coverage

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

5. LOCATION 288 S. Columbia Ave Zoning District R-3 Medium Density

6. OWNER Diane Chang Krust / Patrick Weisel Phone # 616-515-7075 or Cell # _____

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

7. Applicant Juliet Bullock Arch E-mail bullock.juliet@gmail.com Phone # 935-0944 or Cell# _____

Address 1182 Wyandotte /City, State, Zip Columbus, Ohio 43212

8. Brief Description of Request and/or Variance New single family residence.

9. Valuation of Project \$ _____

- 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 Juliet C. Bullock /DATE 7/16/15

Fee: based on valuation \$ 600.00
 Fee: based on variance \$ _____
 Other \$ _____
 TOTAL FEE DUE \$ 600.00 already paid.

**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 288 S. Columbia Ave Zoning District R-3
 Lot Width 151.31' / 151 Depth 250.09' / 250.16 Total Area 37,739.36'
 Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story _____ two-story
 Proposed New Home Addition (foot print) 5887 sq ft 40'-0" for elevator to roof Height _____ one-story X two-story

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

Permitted Lot Coverage 25/40% = 9434.84 / _____ sq ft

Lot to be covered _____ % = 5887 sq ft 15,095.7 (40%)
House

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 Juliet Bullock Architects

Contractor/Builder Transform Construction

Preliminary Review X Final Review _____

• DESCRIPTION OF CHANGES PROPOSED new single family

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

front yard area wells - is setback to house or well?

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

- Existing Roof Type:
 Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 Architectural Dimensional Shingles EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: membrane (flat roof) EPDM

3. New Roofing Type, Style & Color: EPDM.

• **WINDOWS**

- Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
- Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
- New Window Manufacturer: to be determined
- New Window Style, Material & Color: Clad casement

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
 - Wood Insulated Metal Fiberglass
 - Sidelights Transom Window
 - Garage Door Type
 - Wood Insulated Metal Fiberglass
 - Door Finish
 - Stained Painted
- Proposed Door Type _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	<input checked="" type="checkbox"/>	Natural Stone
()	<input checked="" type="checkbox"/>	Cultured Stone
()	<input checked="" type="checkbox"/>	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	()	Other _____

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Proposed NEW Door Trim: WOOD
- Proposed NEW Window Trim: WOOD
- Trim: Color(s): T.B.D.

** Do the proposed changes affect the overhangs? N/A

• **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 aluminum

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Brick - Glen-Gery - Aberdeen - 2 1/4 x 3 5/8 x 7 5/8

Masonry - Arriscraft - Oakridge Smooth - 8 x 24 or 12 x 24 x 3 5/8

Stone - Vine Street Studio - split face cambria strip - Ivory

Cast stone - natural ivory

