

**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, October 8, 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.: 15-040
- Applicant: Ed Khodorkovsky
- Owner: Ed Khodorkovsky
- Location: 22 S. Parkview
- Request: The applicant is seeking architectural review and approval to allow an existing open front porch on the North side of the principal structure to be enclosed and other exterior modifications and hardscape improvements.

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 09-24-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015 040

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 22 South Parkview Zoning District _____

6. OWNER EO KHODORKOVSKY Phone # _____ or Cell # 614.562.5947

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

7. Applicant Same E-mail edk@ma-architects.com Phone # _____ or Cell# Same

Address 145 S. MENKLE RD /City, State, Zip BEXLEY OH 43209

8. Brief Description of Request and/or Variance PORCH IN FULL, NEW FRONT DOOR LOCATION
EXTEND DORMER ON EAST SIDE, NEW GARAGE DOOR

9. Valuation of Project \$ 25,000

• 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 [Signature] /DATE 9.9.15

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 100

**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 22 SOUTH PARKVIEW AVE Zoning District R-3 MEDIUM DENSITY

Lot Width 85 ft Depth 248 ft Total Area ±26080 sq ft .4839 ACRES

Existing Residence (foot print) 2,648 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 TOM LEWIS / JANIE OBERSCHLAGE

Contractor/Builder OWNER

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED IN FULL EXISTING PORCH, REMOVE EXISTING FRONT DOOR & CANOPY INFL WITH STUCCO & WINDOW, ADD NEW FRONT DOOR & CANOPY, EXTEND DOOR ON EAST SIDE, REPLACE OLD WINDOWS REMOVE DOOR FROM KITCHEN INFL WITH STUCCO TO MATCH

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED CORNER LOT

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: FOR CANOPY MATCH EXISTING SHINGLES

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: TBD - MATCH EXISTING
4. New Window Style, Material & Color: DARK GREY

• **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		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	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: STANDARD LUMBER PROFILE
4. Proposed NEW Window Trim: "
5. Trim: Color(s): DARK GREY

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

NA

- 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:

NA

- 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 _____

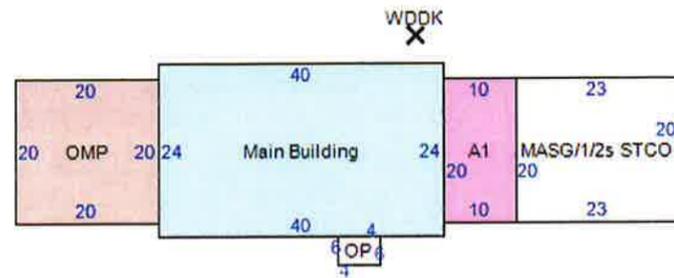
• *CONCRETE PATIO ON NORTH*

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

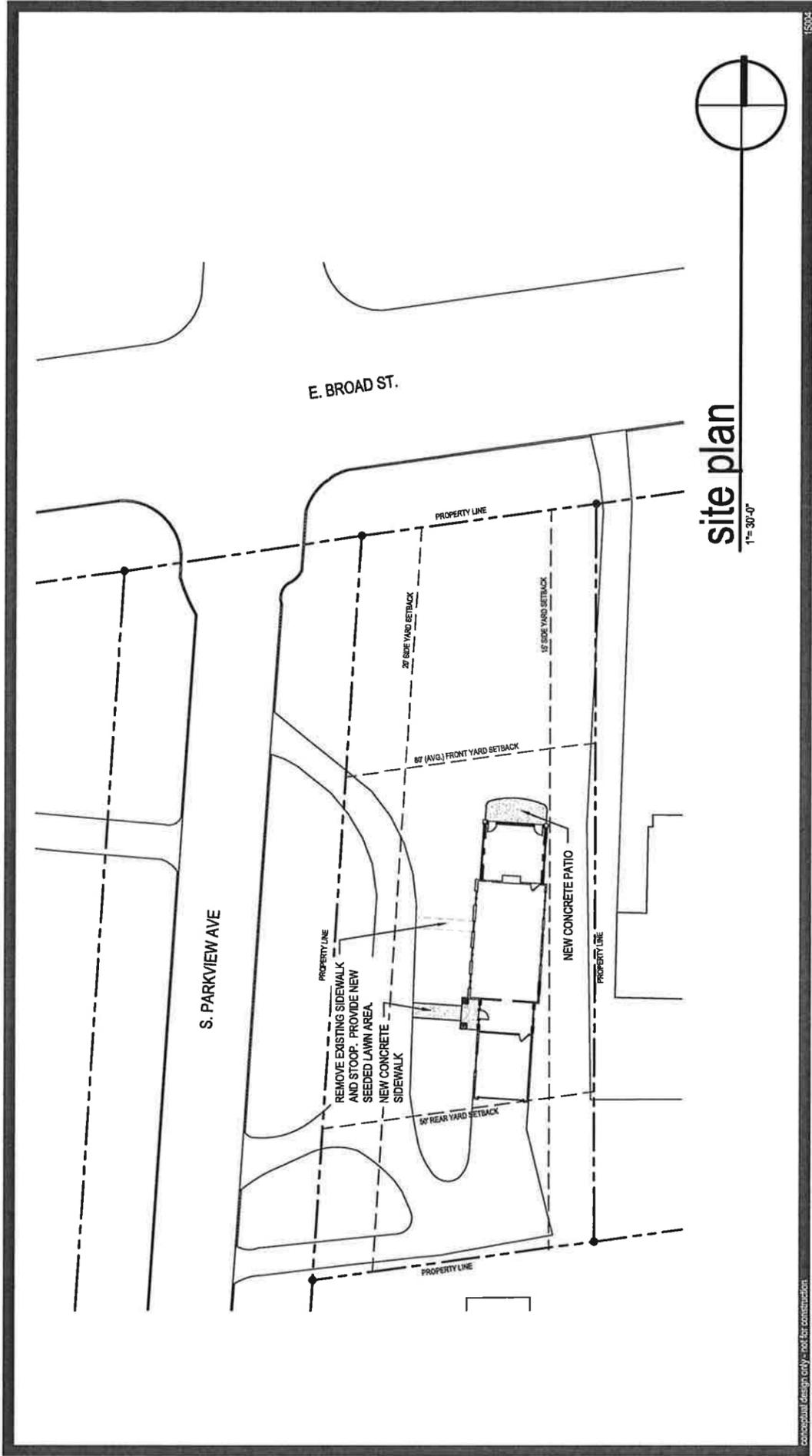
Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



Item	Area
Main Building	960
1s STCO/1/2s STCO - 54/55:ONE STORY STUCCO/1/2 STORY STUCCO	200
MASG/1/2s STCO - 47/55:MASONRY GARAGE/1/2 STORY STUCCO	460
OP - 13:OPEN FRAME PORCH	24
WDDK - 38:WOOD DECK	240
OMP - 25:OPEN MASONRY PORCH	400



conceptual design only - not for construction

C:\Users\james\Desktop\15004 BDR1.dwg, 8/23/2015 11:39:53 AM, james, 1:1

EXTERIOR RENOVATIONS - 22 SOUTH PARKVIEW AVE
 bexley, ohio
 proposed site plan
 09.08.2015
 A.1.1

September 6, 2015

To Whom it may concern,

It is my understanding that our neighbor at 22 S. Parkview Avenue would like to convert the 4 seasons room of his home into an enclosed family room. Please let this letter serve as our authorization for Edward to make the necessary changes to his home for this project and potential future projects that will improve the look and value of his home and the area.

Thank you,

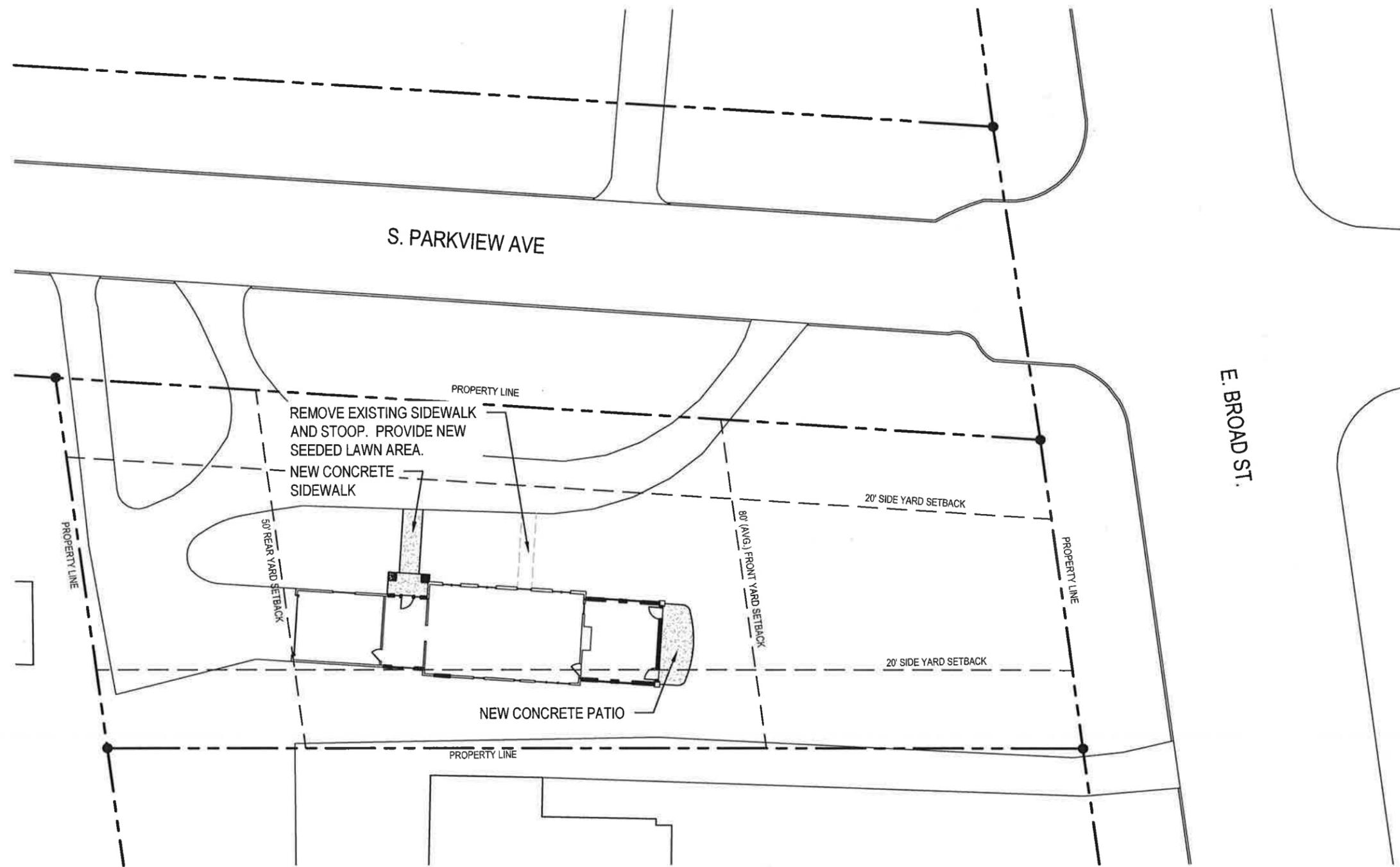
Stephanie and Dan Blazer

2249 E. Broad St.

Columbus, OH 43209

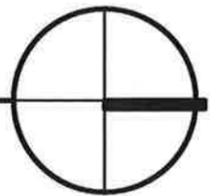
legal1	address2	zipcode
2250 E BROAD ST		43209
22 S PARKVIEW AVE		43209
31 COLUMBIA AVE		43209
39 PARKVIEW AVE		43209
2260 E BROAD ST		43209
21 S PARKVIEW AVENUE		43209
2257 E BROAD ST		43209
44 PARKVIEW AVE		43209
15 PARKVIEW AV		43209
50 PARKVIEW AVE		43209
2270 E BROAD ST		43209
55 COLUMBIA AVE		43209
49 PARKVIEW AV		43209
2249 E BROAD ST		43209

22 S. Parkview



site plan

1" = 30'-0"



conceptual design only - not for construction

15004

EXTERIOR RENOVATIONS - 22 SOUTH PARKVIEW AVE

bexley, ohio

proposed site plan

09.08.2015

A1.1



conceptual design only - not for construction

15004

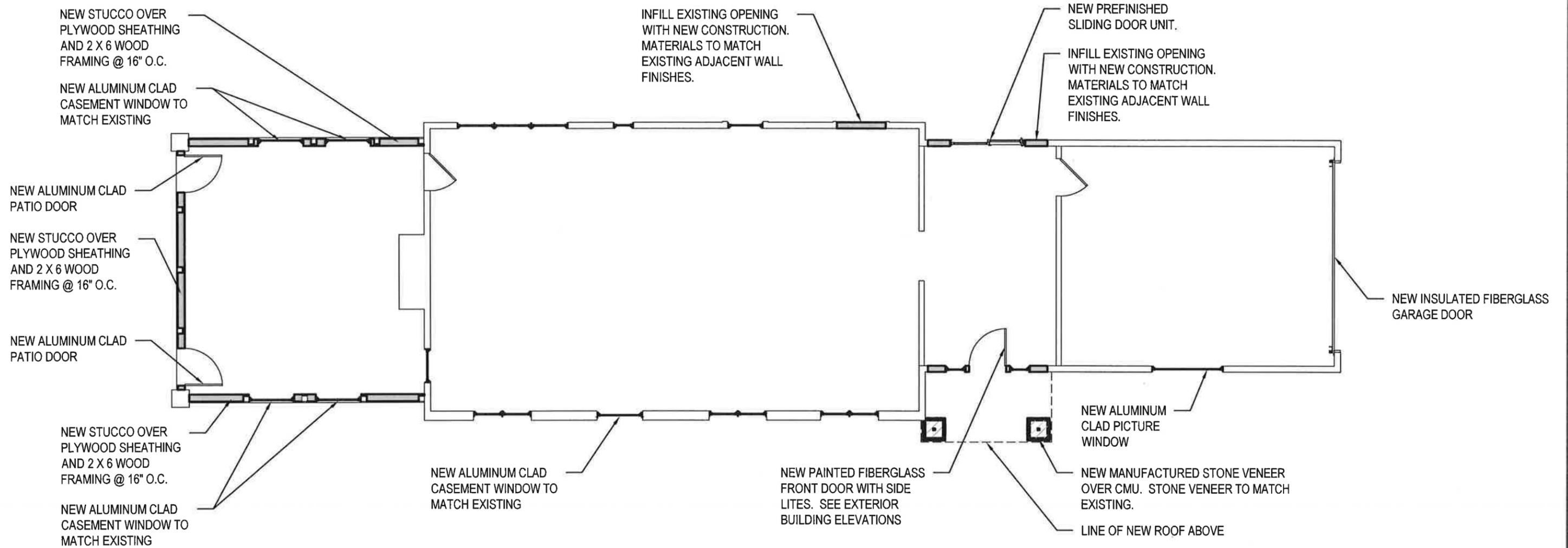
EXTERIOR RENOVATIONS - 22 SOUTH PARKVIEW AVE

bexley, ohio

SITE PHOTOS

09.08.2015

A4.1



first floor plan

1/8"=1'-0"





NEW PREFINISHED ALUMINUM OGEE GUTTER TO MATCH EXISTING
 1 x 8 SMOOTH CEDAR WOOD FASCIA. PAINT
 PAINT EXISTING WOOD BEAM.

NEW PREFINISHED ALUMINUM OGEE GUTTER TO MATCH EXISTING
 NEW SMOOTH CEDAR TRIM AND DENTILS TO MATCH EXISTING. PAINT.
 NEW SMOOTH CEDAR TRIM OVER NEW WOOD BEAM. SIZE TO MATCH EXISTING. PAINT.
 1 x 8 SMOOTH CEDAR WOOD FASCIA. PAINT
 NEW FIBERGLASS ASPHALT SHINGLES TO MATCH EXISTING

NEW ALUMINUM CLAD CASEMENT WINDOW TO MATCH EXISTING
 NEW STUCCO OVER PLYWOOD SHEATHING AND 2 X 6 WOOD FRAMING @ 16" O.C.

NEW ALUMINUM CLAD CASEMENT WINDOW TO MATCH EXISTING
 INFILL EXISTING OPENING WITH NEW CONSTRUCTION. MATERIALS TO MATCH EXISTING ADJACENT WALL FINISHES.

NEW PAINTED FIBERGLASS FRONT DOOR WITH SIDE LITES. SEE EXTERIOR BUILDING ELEVATIONS
 1X SMOOTH CEDAR TRIM. PAINT

NEW ALUMINUM CLAD PICTURE WINDOW
 NEW MANUFACTURED STONE VENEER OVER CMU. STONE VENEER TO MATCH EXISTING.

west building elevation

1/8"=1'-0"

conceptual design only - not for construction

15004

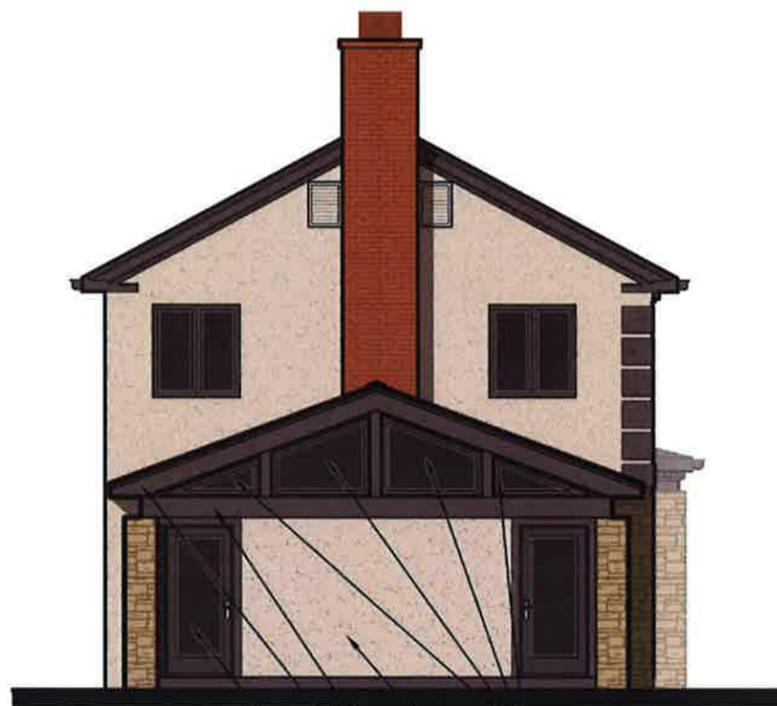
EXTERIOR RENOVATIONS - 22 SOUTH PARKVIEW AVE

bexley, ohio

building elevations

09.08.2015

A3.1



- NEW ALUMINUM CLAD PICTURE WINDOW TO MATCH EXISTING
- NEW STUCCO OVER PLYWOOD SHEATHING AND 2 X 6 WOOD FRAMING @ 16" O.C.
- PAINT EXISTING WOOD TRIM.
- NEW ALUMINUM CLAD PATIO DOOR

north building elevation

1/8"=1'-0"

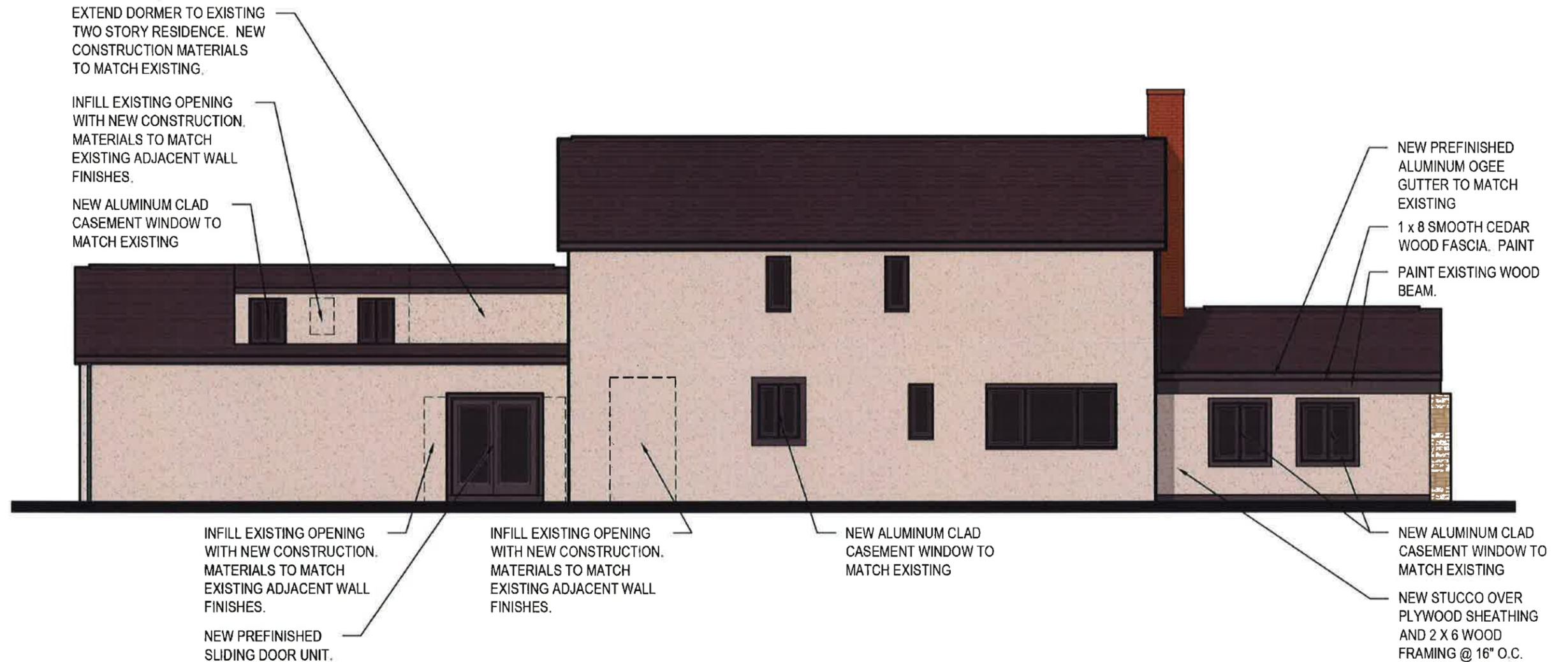


NEW ALUMINUM CLAD CASEMENT WINDOW TO MATCH EXISTING

NEW INSULATED FIBERGLASS GARAGE DOOR

south building elevation

1/8"=1'-0"



east building elevation

1/8"=1'-0"