# 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, January 14, 2016, 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.: 15-053
   Applicant: Todd & Colleen Thompson
   Owner: Todd & Colleen Thonpson
   Location: 2501 Powell Avenue
   Request: The applicant is seeking architectural review and approval, for a new single-family dwelling and detached garage on the lot located west of 161 S. Cassady Ave. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 7.5' side yard set back, to allow two 11' wide bays to encroach 2' into the setback.

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 12-30-15

# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015053

1. **Architectural Review for**:

   _____Addition _____Alteration __X__New Structure (new home & garage)

   _____Demolition of a Principal Structure _____Demolition of Garage

2. **Variance For**:

   __X__Principal Structure _____Garage _____Fence _____ Other

3. **Variance To**:

   _____Front Yard Setback __X__Side Yard Setback _____Rear Yard Setback ____ lot coverage

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

5. LOCATION 2501 Powell Avenue Zoning District R6

6. OWNER Todd & Colleen Thompson Phone # 404-427-9935 or Cell # 614-301-1769

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

7. Applicant Todd & Colleen Thompson E-mail sailingtodd@gmail.com Phone # 404-427-9935 or Cell# 614-301-1769

   Address 161 S Cassady Avenue /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance Seeking a variance to west side set back to allow for two 11' wide bays to encroach 2' into the west side yard setback as previously approved 5/18/2014. Home foot print length was shortened by 10' to allow for more landscape area.

9. **Valuation of Project** $ 450,000.00

- **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** [signature] **/DATE** DEC 16, 2015

| | |
|---|---|
| **Fee: based on valuation** | $ 90 |
| **Fee: based on variance** | $ 100 |
| _____**Other** | $ 60 |
| **TOTAL FEE DUE** | $ 190. |

****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 2501 Powell Avenue Zoning District R6

Lot Width 45 ft Depth 125 ft Total Area 5,625 sq ft

Existing Residence (foot print) N/A sq ft Garage N/A sq ft

Existing Building Height N/A one-story N/A two-story

**Proposed Addition** (foot print) 1,314 sq ft 26' Height ____ one-story X two-story

**Proposed Garage** 550 sq.ft. 17' Height X one-story ___ two-story

Permitted Lot Coverage 35 % = 1,969 sq ft

Lot to be covered 33 % = 1,864 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 Todd & Colleen Thompson

Contractor/Builder TBD

Preliminary Review _____ Final Review _____

- DESCRIPTION OF CHANGES PROPOSED New home & garage

- 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: Owens Corning
  3. New Roofing Type, Style & Color: Architectural TruDefinition® Duration® Shingles Onyx Black

- **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 Integrity (or equivalent)
  4. New Window Style, Material & Color: Wood Clad Ultrex® fiberglass / Bronze

- **DOORS**

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

  1. Entrance Door Type _X_Wood ___Insulated Metal ___Fiberglass
     ___Sidelights ___Transom Window
  2. Garage Door Type ___Wood ___Insulated Metal _X_Fiberglass (Insulated)
  3. Door Finish _X_Stained ___Painted

  Proposed Door Type Marvin Integrity /Style French double Color Bronze

- **EXTERIOR WALL FINISHES**

| TYPE Existing | Proposed | | Manufacture, Style, Color |
|---|---|---|---|
| ( ) | ( ) | Natural Stone | |
| ( ) | (X) | Cultured Stone | ProVia Heritage Stone Buff Limestone |
| ( ) | (X) | Brick | Glen-Gary Brick Frontier Series Battle Creek |
| ( ) | (X) | Mortar | TBD |
| ( ) | ( ) | Stucco | |
| ( ) | ( ) | Wood Shingle | |
| ( ) | ( ) | Wood Siding | |
| ( ) | ( ) | Vinyl Siding | |
| ( ) | ( ) | Aluminum Siding | |
| ( ) | (X) | Other Cementious | Hardie board and trim |

- **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: Brick mold lumber profile wood
  4. Proposed NEW Window Trim: Brick mold/ Ultrex® fiberglass
  5. Trim: Color(s): Sherwin Williams Black Fox

**** 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
   __X_Other__Concrete_____

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:**_____

_____

_____

_____

_____

# CITY OF BEXLEY
## Board of Zoning Appeals

## Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on May 8, 2014.

| | |
|---|---|
| Application No.: | 14-014 |
| Applicant: | Pete Foster |
| Owner: | Todd Thompson |
| Location: | 2501 Powell Ave. |

**REQUEST:** The applicant is seeking architectural review and approval to allow for the construction of a new single-family dwelling and detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 7.5' side yard setback for a 45' wide lot, to allow two 11' wide bays to encroach 2' into the (west) side yard setback

**MOTION 1:** To adopt the Findings of Fact and Conclusions of Law presented by Kathy Rose; the Board finds it appropriate to grant a Certificate of Appropriateness to allow a new single family dwelling & detached garage; based on the testimony presented, the Board further finds in appropriate to grant a variance from Bexley Code Section 1252.03(d) to allow two 11' wide bays to encroach 2' into the (west) side yard setback, subject to a landscape plan being submitted to the Board of Zoning Appeals for final review.

The applicant, Pete Foster, agreed to the finding of fact and conclusions of law.

**ACTION:** Motion approved.

Staff Certification:

Recorded in the Official Journal this
9th day of May 8, 2014

Karen Bokor
Residential Design Consultant

Kathy Rose
Zoning Officer

COPY

# PUBLIC NOTICE
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a. Application No.: 14-014
   Applicant: Pete Foster
   Owner: Todd Thompson
   Location: 2501 Powell Ave (lot 34, which is west of 161 S. Cassady)

   Request: The applicant is seeking architectural review and approval to allow for the construction of a new single-family dwelling and detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 7.5' side yard setback for a 45' wide lot, to allow two 11' wide bays to encroach 2' into the (west) side yard setback.

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 05-01-2014

Buffer search results **Results 1 - 21 of 21**

| | Alt ID | Site Address | Owner 1 | Owner 2 |
|---|---|---|---|---|
| 020L034 00100 | 020-002683-00 | 161 CASSADY AV | THOMPSON TODD | THOMPSON COLLEEN |
| 020L034 00200 | 020-001258-00 | 2493 POWELL AV | TOWLE RICHARD H | TOWLE DEIDRE |
| 020L034 00300 | 020-001257-00 | 2487 POWELL AV | KRANTZ DEBORAH S | |
| 020L034 00400 | 020-003683-00 | 2481 POWELL AV | PIERCE JAMES T | PIERCE KAREN L |
| 020L034 00500 | 020-002770-00 | 2473 POWELL AV | MACK THOMAS J TR | LEAVENS MARIKATE TR |
| 020L034 01801 | 020-004671-00 | 2480 POWELL AV | ZACH HOWARD | ZACK LINDA VLOSKY |
| 020L034 01900 | 020-002370-00 | 2482 POWELL AV | LOWE STACEY | LOWE KYLE |
| 020L034 02000 | 020-002371-00 | 2488 POWELL AV | ROBEANO JEFFREY M | ROBEANO NICOLE M |
| 020L034 02100 | 020-002911-00 | 2494 POWELL AV | LAKE MARY D TR | |
| 020L034 02200 | 020-003742-00 | 141 CASSADY AV | GAWLIK JASON | GAWLIK KATE |
| 020L039 01300 | 020-002060-00 | 164 S CASSADY RD | WALTERS RICHARD A | HARRISON ANDREW K |
| 020L039 01400 | 020-003687-00 | 170 S CASSADY RD | LAMBERT DAVID R | |
| 020L039 01500 | 020-001876-00 | 180 S CASSADY RD | KUTSAY VITALIY A | CUBONOVA PETRA |
| 020L039 01600 | 020-002222-00 | 186 S CASSADY RD | FLOWER STEPHEN C | NANCY H SIMUNIC |
| 020L039 05800 | 020-003640-00 | 2468 SENECA PARK PL | FOSSON MIKE E | FOSSON ELIZABETH M |
| 020L039 05900 | 020-003641-00 | 2474 SENECA PARK PL | BALDWIN JEFFREY L | BALDWIN SHANNON F |
| 020L039 06000 | 020-003642-00 | 2480 SENECA PARK PL | MUST DAVID B | MUST JAMIE M W |
| 020L039 06100 | 020-003644-00 | 2492 SENECA PARK PL | DAFT JOHN C | DAFT ERICA S |
| 020L039 06200 | 020-003643-00 | 175 S CASSADY RD | WAINER GEORGE D | BARBARA S |
| 020N023 04100 | 020-000883-00 | 144 S CASSADY AV | NAUMENKO SERGEY A | KRUTOVSKY OLGA K KRUTOVS... |
| 020N023 04200 | 020-000884-00 | 150 S CASSADY AV | NEWMAN NEAL P & RAYNA B | |

Print All

2501 Powell