

**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.: 15-055  
Applicant: Patrick Ahearn/E. Gaffney  
Owner: Nick Lacaillade  
Location: 195 S. Parkview Ave.  
Request: The applicant is seeking architectural review and approval, to allow a half bath and open porch additions to the north side of the principal structure, rebuild the front entry porch, modifications to the front of the principal structure and modify the circular drive and arrival court. The applicant is also seeking a variance from Bexley Code Section 1256.07(c), which indicates no circular driveway, exclusive of curb returns, shall exceed 12.5 feet in width, to allow a portion of the driveway (at the front door entry) to be 22' in width.

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 2015055

**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 195 S. Parkview Avenue      Zoning District \_\_\_\_\_

6. OWNER Nick Lacaillade      Phone # \_\_\_\_\_ or Cell # 617-306-4020  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Patrick Ahearn/E. Gaffney    E-mail egaffney@patrickahearn.com    Phone # 617-266-1710 ext. 209    Phone # \_\_\_\_\_ or Cell# \_\_\_\_\_

Address 160 Commonwealth Ave. #L3 /City, State, Zip Boston, MA 02116

8. Brief Description of Request and/or Variance Small addition, window replacement and rebuilding front entry and front facade

9. Valuation of Project \$ 150,000.00

• **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 12/17/15

Fee: based on valuation	\$ <u>160.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>160.00</u></b>

\*\*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 195 S. Parkview Avenue, Bexley, OH Zoning District \_\_\_\_\_

Lot Width 200 ft Depth 245 ft Total Area 49,000 sq ft

Existing Residence (foot print) 2,977 sq ft Garage 678 sq ft

Existing Building Height \_\_\_\_\_ one-story 2.5 two-story

**Proposed Addition** (foot print) 70 sq ft \_\_\_\_\_ Height xx one-story \_\_\_\_\_ two-story

**Proposed Garage** \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 30 % = 14,700 sq ft

Lot to be covered 25 % = 12,250 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 Patrick Ahearn Architect, LLC

Contractor/Builder Sullivan Builders Inc.

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

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

• **DESCRIPTION OF CHANGES PROPOSED** Small addition, window replacement and rebuilding front entry  
and front facade

• **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: \_\_\_\_\_

3. New Roofing Type, Style & Color: \_\_\_\_\_

• **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: Koble or Marvin
4. New Window Style, Material & Color: Double hung, aluminum clad wood (match existing), 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 \_\_\_\_\_/Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
<u>Existing</u>	<u>Proposed</u>	
( )	(xx)	<u>Quarried out of New York, Blue Mountain Granite</u>
( )	( )	_____
( )	( )	_____
( )	( )	_____
( )	( )	_____
( )	( )	_____
( )	( )	_____
(xx)	( )	_____
( )	( )	_____
( )	( )	_____
( )	( )	_____

• **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: Wood
3. Proposed NEW Door Trim: \_\_\_\_\_
4. Proposed NEW Window Trim: Match existing if needed
5. Trim: Color(s): \_\_\_\_\_

\*\* Do the proposed changes affect the overhangs? NO

• **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 \_\_\_\_\_

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City of Bexley  
Board of Zoning Appeals  
Re: 195 S. Parkview Ave.

To whom it may concern:

I am giving the following permission to represent me, Nick Lacaillade, at the upcoming BZA review hearing.

Primary Applicant: Patrick Ahearn Architect, Eddy Gafney  
E-mail: [egaffney@patrickahearn.com](mailto:egaffney@patrickahearn.com)  
Office Phone: 617-266-1710 ext. 209

Secondary Applicant: Sullivan Builders, Glen Sullivan  
E-mail: [glen@sullivanbuilders.net](mailto:glen@sullivanbuilders.net)  
Office Phone: 614-846-1305

Thoughtfully,



Nick Lacaillade



## Buffer search results

## Results 1 - 8 of 8

	Alt ID	Site Address	Owner 1	Owner 2
010L029 03900	010-038314-00	<del>162 PRESTON RD</del>	STICKDORN JACE S	
010L029 04000	010-038315-00	<del>176 PRESTON RD</del>	GOLDBERG SYLVIA L TR	
010L029 04100	010-038316-00	<del>190 PRESTON RD</del>	MEYER NANCY W	
020L037 02300	020-002760-00	173 S PARKVIEW AV	INGWERSEN FRANK A	INGWERSEN MELISSA P
020L037 02400	020-000190-00	<del>S PARKVIEW AV</del>	INGWERSEN FRANK A	INGWERSEN MELISSA P
020L043 02000	020-001881-00	195 S PARKVIEW AV	195 S PARKVIEW LLC	
020L043A 00500	020-004556-00	241 S PARKVIEW AV	MATTLIN JANE E	
020L043A 00600	020-004557-00	2145 DALE AV	TEACH TODD W & DONNA W	

 Print All

195 S. Parkview