

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.: 15-060
Applicant: H Design Build
Owner: Brian Klupfer
Location: 2816 Powell Ave.
Request: The applicant is seeking architectural review and approval, to allow an existing screened-in porch to be converted to a glass enclosed porch. The applicant is also seeking a variance to Bexley code 1260.03(a), which requires a 20' side yard setback for a 52' wide corner lot, to allow the existing screened-in porch located 9'8" from the west side property line (along S. Merkle Rd.) to be converted to a glass enclosed porch.

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 205060

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: Front room/porch Home Occupation sq.' / height of structure

5. LOCATION 2816 Powell Ave Zoning District _____

6. OWNER Brian Klupfer Phone # _____ or Cell # _____

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

7. Applicant H1 Design Build E-mail _____ Phone # 614-332-3496 or Cell# _____

Address 2816 Powell Ave /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance To install windows where screen currently are in place

9. Valuation of Project \$ 10,000

• 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 _____

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 90.00

**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 2816 Powell Ave Zoning District _____

Lot Width 50 ft Depth 150 ft Total Area _____ sq ft

Existing Residence (foot print) _____ 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 H Design Build / Phill Heurman

Contractor/Builder H Design Build

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Remove Screens and install windows

• 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

- 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: _____

~~NO~~ NO New Roofing ~~NO~~

• **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: Marvin
- New Window Style, Material & Color: Casement / Bronze / clad

• **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	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	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: N/A
- Proposed NEW Window Trim: Cedar / PVC painted
- Trim: Color(s): To match Existing colors

** 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 _____

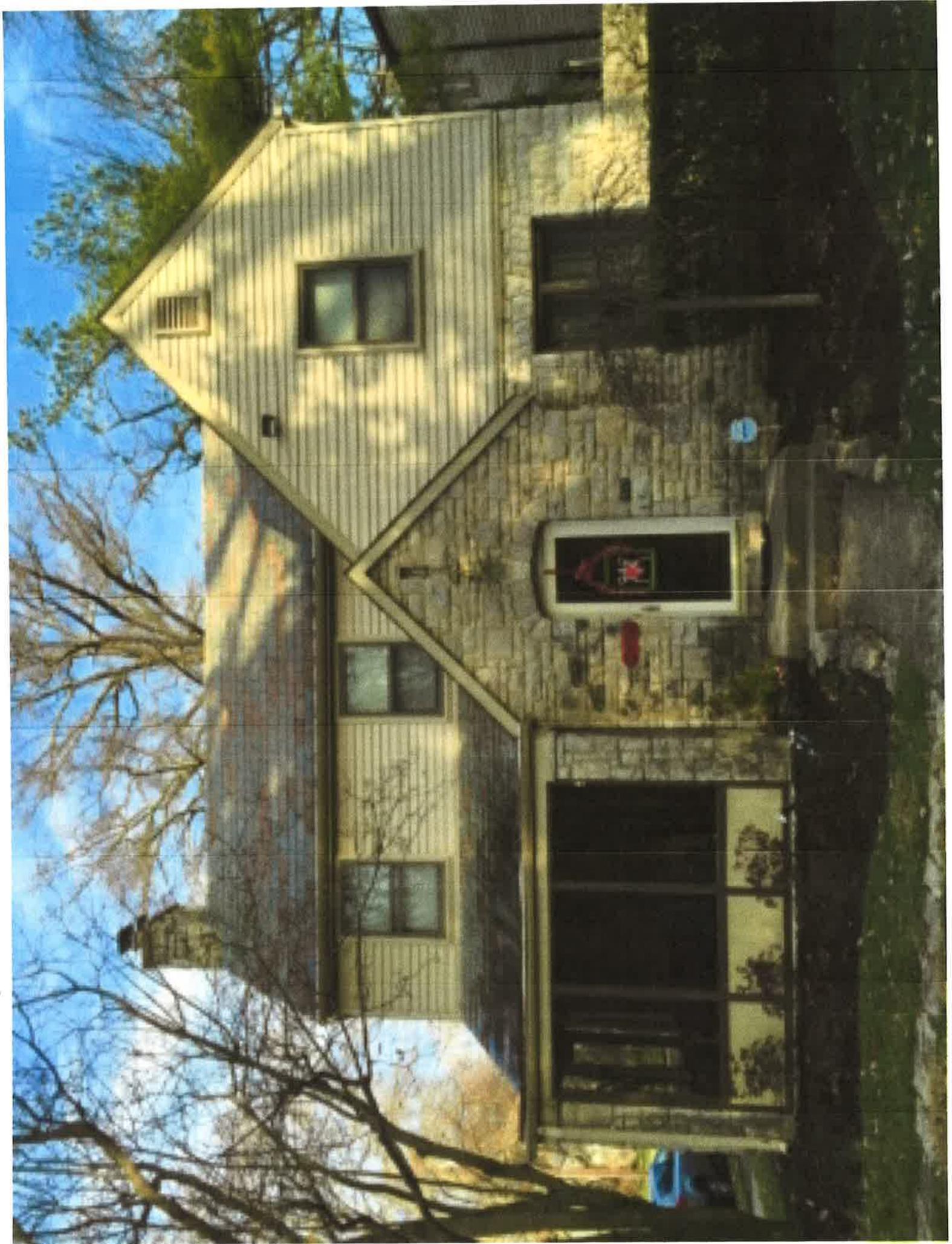
- 4. Proposed Railing Materials
- 5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

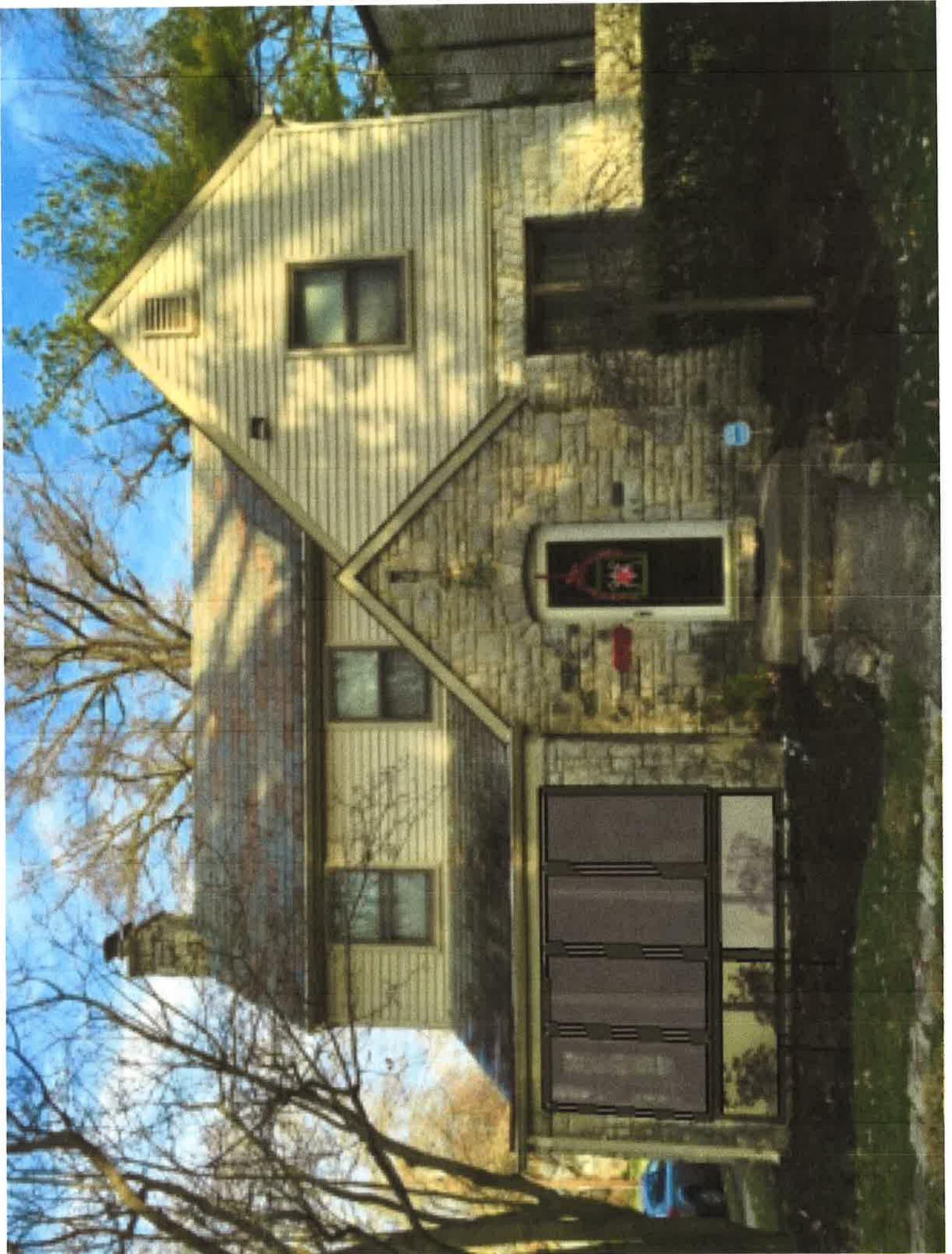
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

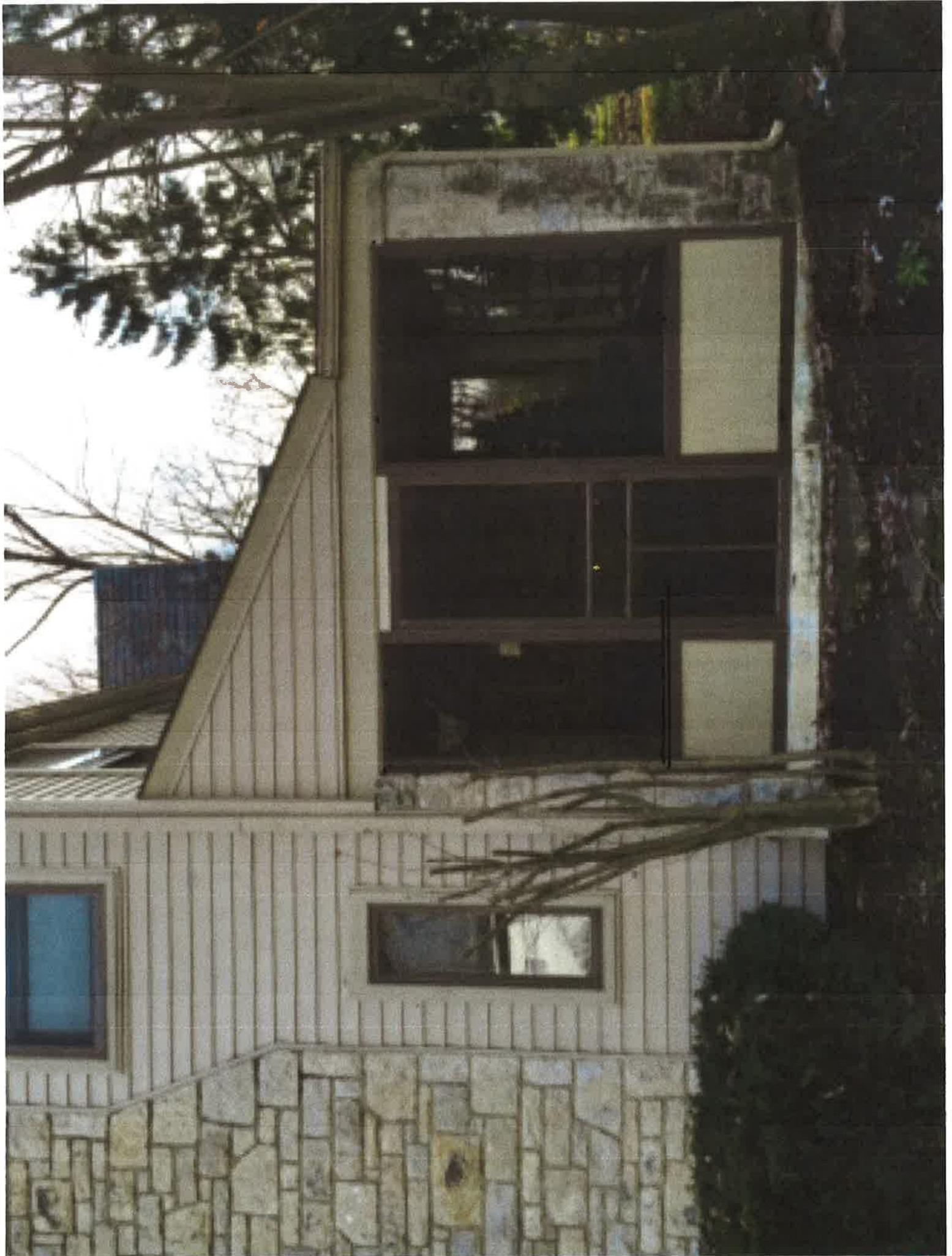
Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

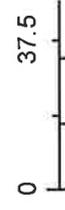








Window / No Door



(E)