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.: 15-061
Applicant: Leslie Masoner
Owner: Leslie Masoner
Location: 2775 Brentwood Rd.
Request: The applicant is seeking a variance from Bexley Code Section 1260.07(e), which states Accessory structures shall be permitted in the rear yard, but shall be at least three feet from all property and right-of-way lines, to allow the shed placed in the side yard to remain.

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
Building Services
Code Enforcement Department

2242 E. Main Street
Bexley, OH 43209
Phone 614-559-4247
Fax 614-559-4241

NOTICE OF VIOLATION OF THE PROPERTY MAINTENANCE CODE AND ORDER TO COMPLY

Name: Resident Date: 12/14/15

Location: 2775 Brentwood Phone: _____ Fax: _____

Owner Name and Address: _____ Phone: _____

The inspection shows the following violation(s) exist and must be corrected within 14 days.

PRINCIPAL DWELLING

☐	Surface (Paint)	1490.09 (C)	CP
☐	Doors	1490.09 (B)	DO
☐	Windows	1490.09 (B)	DO
☐	Roof	1490.09 (B)	RM
☐	Porch	1490.09 (B)	DO
☐	Chimney	1490.09 (B)	CM
☐	Headers, Soffitts, Columns	1490.09 (C)	CP
☐	Gutters, Downspouts	1490.08	DS

GARAGE

☐	Surface (Paint)	1490.09 (C)	
☐	Doors	1490.09 (C)	CP
☐	Windows	1490.09 (C)	CP
☐	Roof	1490.08 (A)	RM
☐	Gutters, Downspouts	1490.08 (A)	DS
☐	Shed	1490.09 (D)	SS

GENERAL

☐	Exterior Property	1490.13	PA
☐	Sidewalks	1490.13 (B)	BW
☐	Driveway	1490.13 (B)	BW
☐	Apron	1490.13 (B)	BW
☐	Trees, Bushes	1026.15&16	ROW
☐	Vegetation	1492.01 (A-B)	VW-BB
☐	Grass	1492.01 (A-B)	BB-VW
☐	Leaves	1490.13 (II)	ID
☐	Garbage/Trash	1060.02 (A)	GC
☐	Firewood	1490.12 (B)	FW
☐	Vehicles	1490.13 (D)	VEH
☐	Storage	1490.13 (E)	IS
☑	Accessory Structures	1490.09	AS.
☐	Addresses	1490.11 (C-D)	NL-MP
☐	Clutter	1490.13	CL
☐	Building Materials	1490.13 (F)	IS
☑	Permits	1412.04 (C)	WWP
☐	Improper Disposal	1490.13 (F)	D
☐	Fences	1490.13 (A)	BF
☐	Misc. / Other		

REMARKS: 1260.07 (e) Accessory Structures are permited in the rear yard but shall be at least 3' from all property and right of way lines. 1412.04 - A permit is required for the addition of an accessory structure. Please contact City of Bexley Building Dept. 559-4240

INSPECTOR David Hrdlicka

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE CODE ENFORCEMENT OFFICE AT 614-559-4247.

Revised 5-12-08

DHRDLICKA@BEXLEY.ORG

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20150 61 ✓

1. **Architectural Review for**:

   _____Addition _____Alteration ✓ New Structure (STORAGE SHED)

   _____Demolition of a Principal Structure _____Demolition of Garage

2. **Variance For**:

   _____Principal Structure _____Garage _____Fence ✓ Other STORAGE SHED

3. **Variance To**:

   _____Front Yard Setback _____Side Yard Setback _____Rear Yard Setback ____ lot coverage

4. Conditional Use For:_____ _____Home Occupation 49 SQ FT 7'x7' sq.' / height of structure 8' 6" HEIGHT

5. LOCATION_____ Zoning District_____

6. OWNER LESLIE MASONER Phone # 235-6056 or Cell #_____

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

7. Applicant LESLIE MASONER E-mail DOCMACE@aol.com Phone # 235-6056 or Cell#_____

   Address 2775 BREATWOOD RD /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance LOCATION IN BACK YARD BEHIND FENCE

9. **Valuation of Project** $ 650.00

- **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** Leslie Masoner **/DATE** 12/18/15

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

****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 2775 Brentwood Rd Zoning District_____

Lot Width_____ft Depth_____ft Total Area_____sq ft

Existing Residence (foot print)_____sq ft Garage_____sq ft

Existing Building Height_____one-story _____two-story

FREE STANDING STORAGE SHED

Proposed Addition (foot print) 49 sq ft 8' 6" 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_____

Contractor/Builder_____

Preliminary Review_____ Final Review_____

- DESCRIPTION OF CHANGES PROPOSED_____

_____

- 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:_____
  4. New Window Style, Material & Color:_____

- **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 Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	
( )	( )	Cultured Stone	
( )	( )	Brick	
( )	( )	Mortar	
( )	( )	Stucco	
( )	( )	Wood Shingle	
( )	( )	Wood Siding	
( )	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
( )	(✓)	Other_____	RESIN – RUBBERMAID –

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ✓Other: SHAPE SAME AS HOUSE & ROOF

  2. Existing Window Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____

  3. Proposed NEW Door Trim:_____

  4. Proposed NEW Window Trim:_____

  5. Trim: Color(s):_____

**** 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
   ____Other_____

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:_____

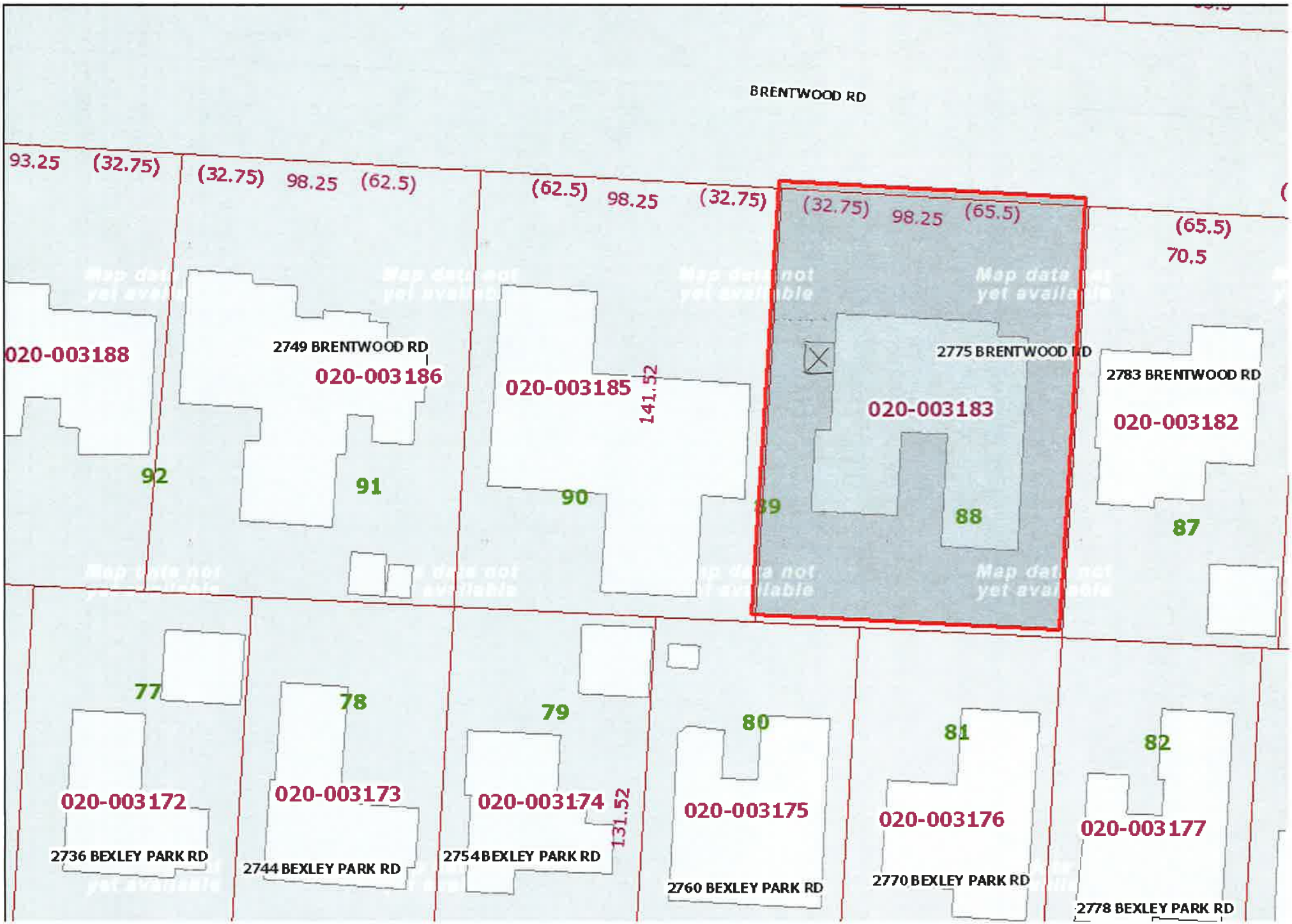
_____

_____

_____

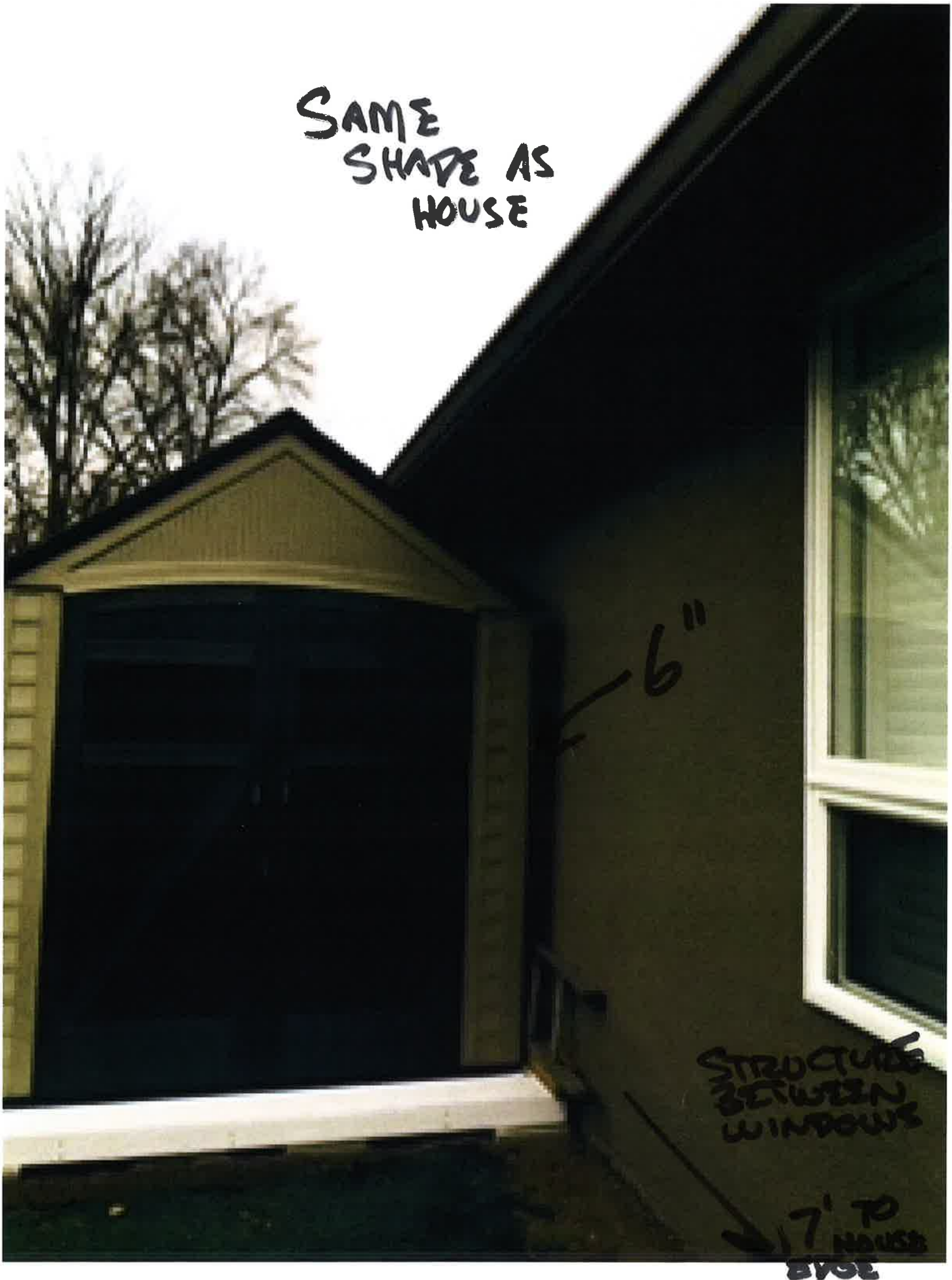
_____

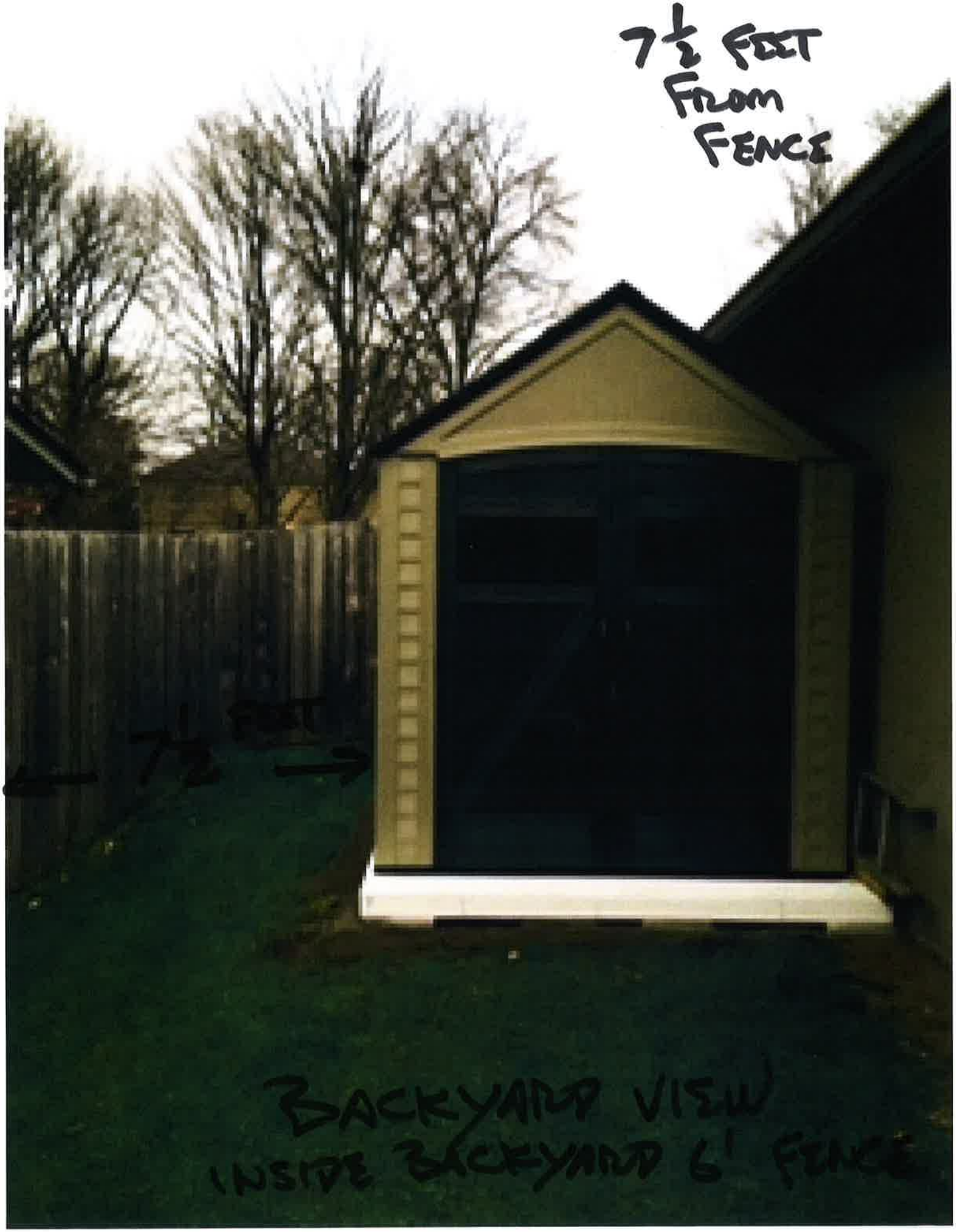
020L000G 02100



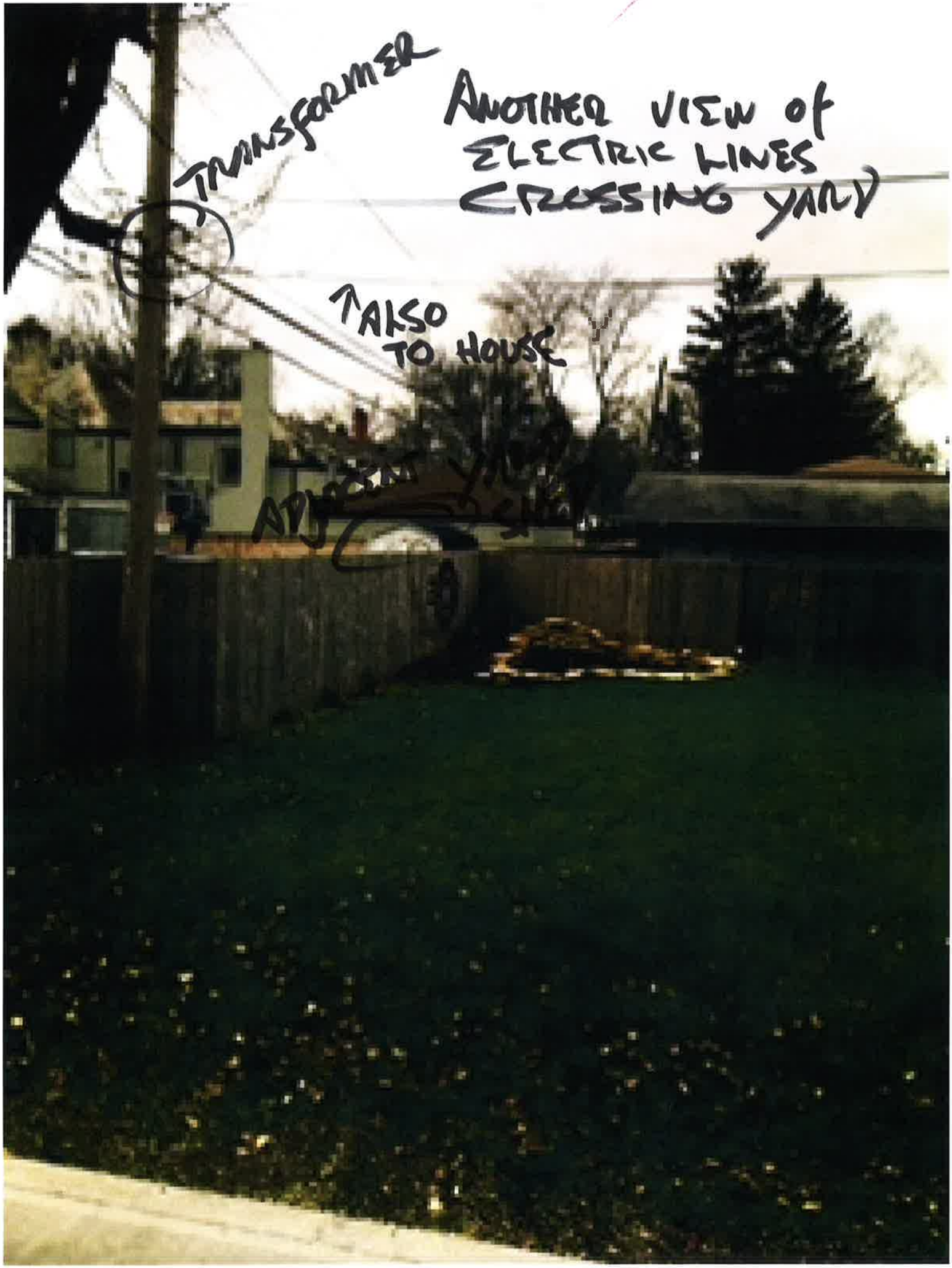
SIDE VIEW
7½ FEET

8'6"


SAME
SHADE AS
HOUSE
6"
STRUCTURE
BETWEEN
WINDOWS
7' TO
HOUSE
SIDE


7½ FEET
FROM
FENCE
← 7½ FEET →
BACKYARD VIEW
INSIDE BACKYARD 6' FENCE

BACKYARD VIEW
ELECTRIC LINES ACROSS TO TOTAL BACK YARD


TRANSFORMER
ANOTHER VIEW OF
ELECTRIC LINES
CROSSING YARD
ALSO
TO HOUSE
ADJACENT

COLOR
MATCHES
HOUSE

INSIDE FENCE 6'
STRUCTURE 8'6"
SAME COLOR AS
HOUSE/ROOF
STREET VIEW

Your Store:
E Columbus, OH

Your Store: **Columbus, OH**

Rubbermaid Roughneck Gable Storage Shed (Common: 7-ft x 7-ft; Actual Interior Dimensions: 6.7-ft x 6.9-ft)

Item #: 551125 | Model #: 1887153

$649.00

8'6" HIGH

Get 5%* Off Every Day or Special Financing*
Minimum Purchase Required

In-use/lifestyle images - accessories not included

Facebook

Pinterest

Twitter

Google+

Email

MATERIAL - RESIN

Description

Roughneck Gable Storage Shed (Common: 7-ft x 7-ft; Actual Interior Dimensions: 6.7-ft x 6.9-ft)

- Great for storing riding mowers and other lawn and garden equipment
- Stylish design specifically intended to blend into your outdoor living space
- Durable, double wall construction for strength and security

- Lockable for additional security
- 12 included adapters allow you to add shelving, pegboard and accessories
- Maintenance-free
- Leak, dent and weather-resistant
- Easy to assemble
- Back window lets light in

Specifications

Material	Resin	Warranty	10-year limited
Series	Roughneck		
Style	Gable	Actual Interior Width (Feet)	6.7
Actual Exterior Width (Feet)	7	Actual Interior Length (Feet)	6.9
Actual Exterior Length (Feet)	7.2	Actual Interior Peak Height (Feet)	8
Actual Exterior Peak Height (Feet)	8.6	Foundation Width (Feet)	7
Door Opening Width (Inches)	60	Foundation Length (Feet)	7.2
Door Opening Height (Inches)	70.5	Package Width (Inches)	45.4
Storage Capacity (Sq. Feet)	46	Package Length (Inches)	90.8
Floor Storage Capacity (Cu. Feet)	332	Package Height (Inches)	22.8
Installation Included	No	Package Weight (lbs.)	351
Siding Color	Faint Maple	Storage Capacity Range (Sq. Ft.)	37 to 100
Color/Finish Family	Brown	Common Exterior Length (Feet)	7
Trim Color	Onyx	Common Exterior Width (Feet)	7
Number of Shelves Included	0	Common Size Range	6 ft x 7 ft to 10 ft x 10 ft
		Shed Floor Included	Yes
		Number of Windows	3

© 2015 Lowe's. All rights reserved. Lowe's and the gable design are registered trademarks of LF, LLC

Buffer search results

Results 1 - 23 of 23

	Alt ID	Site Address	Owner 1	Owner 2
020L000E 06000	020-003222-00	2793 FAIR AV	DRAGIN LISA EDELMAN	
020L000E 06200	020-003223-00	2783 FAIR AV	SHAMANSKY GALE G & GAIL G	
020L000E 06300	020-003224-00	2775 FAIR AV	GARVIN LARRY T	GARVIN ROBIN W
020L000G 01200	020-003212-00	2746 BRENTWOOD RD	LAVERDIERE CARL A II	LAVERDIERE KATHERINE D
020L000G 01400	020-003214-00	2766 BRENTWOOD RD	CANTER MICHAEL J	VICTORIA G
020L000G 01500	020-003216-00	2780 BRENTWOOD RD	DAVIS ERIC J	DAVIS SUZANNE F
020L000G 01600	020-003217-00	2788 BRENTWOOD RD	KELLER ERIN R	
020L000G 01700	020-003218-00	2796 BRENTWOOD RD	HARTMANN ROBERT G	SHELBY A
020L000G 01800	020-003219-00	2800 BRENTWOOD RD	RYAN MARSHA S	
020L000G 01900	020-003180-00	2801 BRENTWOOD RD	WINTER CHERIE L	
020L000G 02000	020-003182-00	2783 BRENTWOOD RD	WEINSTEIN SHERYL L	WEINSTEIN MELVIN D
020L000G 02100	020-003183-00	2775 BRENTWOOD RD	MASONER LESLIE	
020L000G 02200	020-003185-00	2765 BRENTWOOD RD	SCHNEIDERMAN MICHELE T	
020L000G 02300	020-003186-00	2749 BRENTWOOD RD	MECKLER MARCIA	MECKLER MARCIA L
020L000G 02400	020-003188-00	2737 BRENTWOOD RD	KRISTAL BARBARA J TR	KRISTAL DAVID M TR
020L000G 04300	020-003172-00	2736 BEXLEY PARK RD	BOEKLEY WALTER J	BOEKLEY DONNA M
020L000G 04400	020-003173-00	2744 BEXLEY PARK RD	EVANS BRYAN A	EVANS FRANCES
020L000G 04500	020-003174-00	2754 BEXLEY PARK RD	MITCHELL MARK	MITCHELL EMILY
020L000G 04600	020-003175-00	2760 BEXLEY PARK RD	DILLON TODD M	DILLON MEGHAN
020L000G 04700	020-003176-00	2770 BEXLEY PARK RD	LAZARUS MARJORIE TR	
020L000G 04800	020-003177-00	2778 BEXLEY PARK RD	BUTLER RICHARD P II	BUTLER KRISTIN U
020L000G 04900	020-003178-00	2788 BEXLEY PARK RD	DUNLAP AMY M	DUNLAP RYAN J
020L000G 05000	020-003179-00	2794 BEXLEY PARK RD	BRUNO FRANK	

Print All

2775 Brentwood