

**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, July 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.: 16- 065
- Applicant: Ross Alt – Alt’s Seamless Spouting LLC
- Owner: Jude and Clare Reter
- Location: 2270 Bryden Rd.
- Request: The applicant is seeking architectural review and approval to allow an aluminum pergola addition over the existing patio, on the east side of the principal structure.

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: 06-30-2016



# City of Bexley

2016065V

Review #(MA-) \_\_\_\_\_

## Residential Architectural Review Application

Roof Replacement

Window Replacement

**\*THIS IS NOT A BUILDING PERMIT**

Wall Finish Replacement

This is for the review process

Other (Minor repair/replacement) Pergola Installation

The purpose of the Architectural Review District is to maintain the quality and existing character of residential neighborhoods in the City of Bexley. The Board of Zoning Appeals (the "Board" or the "BZA") is charged with the responsibility as assuring that new homes and exterior changes to existing homes are compatible with and do not adversely affect the surrounding neighborhood.

1. LOCATION OF JOB: 2270 Bryden

2. Owner: Jude and Clare Reter Phone No. 770-320-5396

3. Applicant: Alt's Seamless Spouting LLC  Architect /  Contractor /  Other

4. Applicant Address: 14475 Rd. M Ottawa, OH 45875 Phone 419-532-3610

49-306-4133

Description of proposed changes: Installation of aluminum pergola on existing patio.

Description of any extenuating circumstances to be considered: (attach separate sheet if necessary)

**\*REQUIRED:** prior to work begins - Color Photographs; showing the existing structure (roof, doors, windows, trim, etc.)

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:



**PAID**  
5/13/16

**A. EXTERIOR TRIM**

- 1. Existing Door Trim:
  - Cedar     Redwood     Pine     Vinyl
  - Wood composite     Aluminum Clad     Molding
  - Standard lumber Profile     Other: \_\_\_\_\_
- 2. Proposed NEW Door Trim: \_\_\_\_\_
- 3. Existing Window Trim:
  - Cedar     Redwood     Pine     Vinyl
  - Wood composite     Aluminum Clad     Molding
  - Standard lumber Profile     Other: \_\_\_\_\_
- 4. Proposed NEW Window Trim: \_\_\_\_\_
- 5. Trim: Color(s): \_\_\_\_\_

**\*\* Do the proposed changes affect the overhangs?**  No \_\_\_\_\_

**B. 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
  - OTHER \_\_\_\_\_
- 2. Shingle Manufacturer: \_\_\_\_\_
- 3. New Roofing Type, Style & Color: \_\_\_\_\_

**C. 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: \_\_\_\_\_

\*Policy of the Board of Zoning Appeals regarding window replacements:  
The Board of Zoning Appeals Policy requires that all window replacements involving leaded glass window or steel casement windows must be submitted to the Board for review and approval. Changes of style, size or configurations is subject to staff review and may require Board approval if the change is considered substantial.

**D. EXTERIOR WALL FINISH (SIDING, ETC.)**

1. Existing Wall Finish:

Wood Shingle       Siding (vinyl, aluminum, wood, other) \_\_\_\_\_  
 Brick                       Stucco

2. Proposed NEW Finish Manufacturer: \_\_\_\_\_

3. Proposed NEW Finish – style, color: \_\_\_\_\_

**E. (DECKS, GARAGES, PERGOLAS) LOT INFORMATION**

Address 2270 Bryden      Zoning District \_\_\_\_\_

Lot width 90 ft.    Depth 133 ft.    Total area 12,161 sq. ft.

Existing Residence (foot print) 1794 sq.ft.    Existing Garage 576 sq. ft.

PROPOSED ADDITION (foot print) 320 sq.ft.    Proposed Garage \_\_\_\_\_ sq.ft.

Existing Building Height one-story    ~~two-story~~

Permitted Lot Coverage 100 % = 12,161 sq.ft.    3640sq

Lot to be covered 2.6 % = 320 sq.ft.    2690sq

Please submit a **SITE PLAN**, which gives the setback from existing structures to front, side and rear property lines. Also indicate the additions and provide the new setback from front, side and rear property lines.

**• FEES:**

Estimated cost to do the job \$ 19,000.00

Architectural review fees are based on valuation of the project as follows:  
**\$50.00** for 1<sup>st</sup> \$10,000 valuation, and **\$5.00** for each additional \$10,000 valuation.

  
Signature

6/15/16  
Date

Total Fee based on valuation: \$ 95

- 1. Upon review and approval of this application a Certificate of Appropriateness will be issued.
- 2. **REQUIRED:** separate permit application is required for a building permit.

**TO BE COMPLETED BY BUILDING DEPARTMENT**

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

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

\_\_\_\_\_

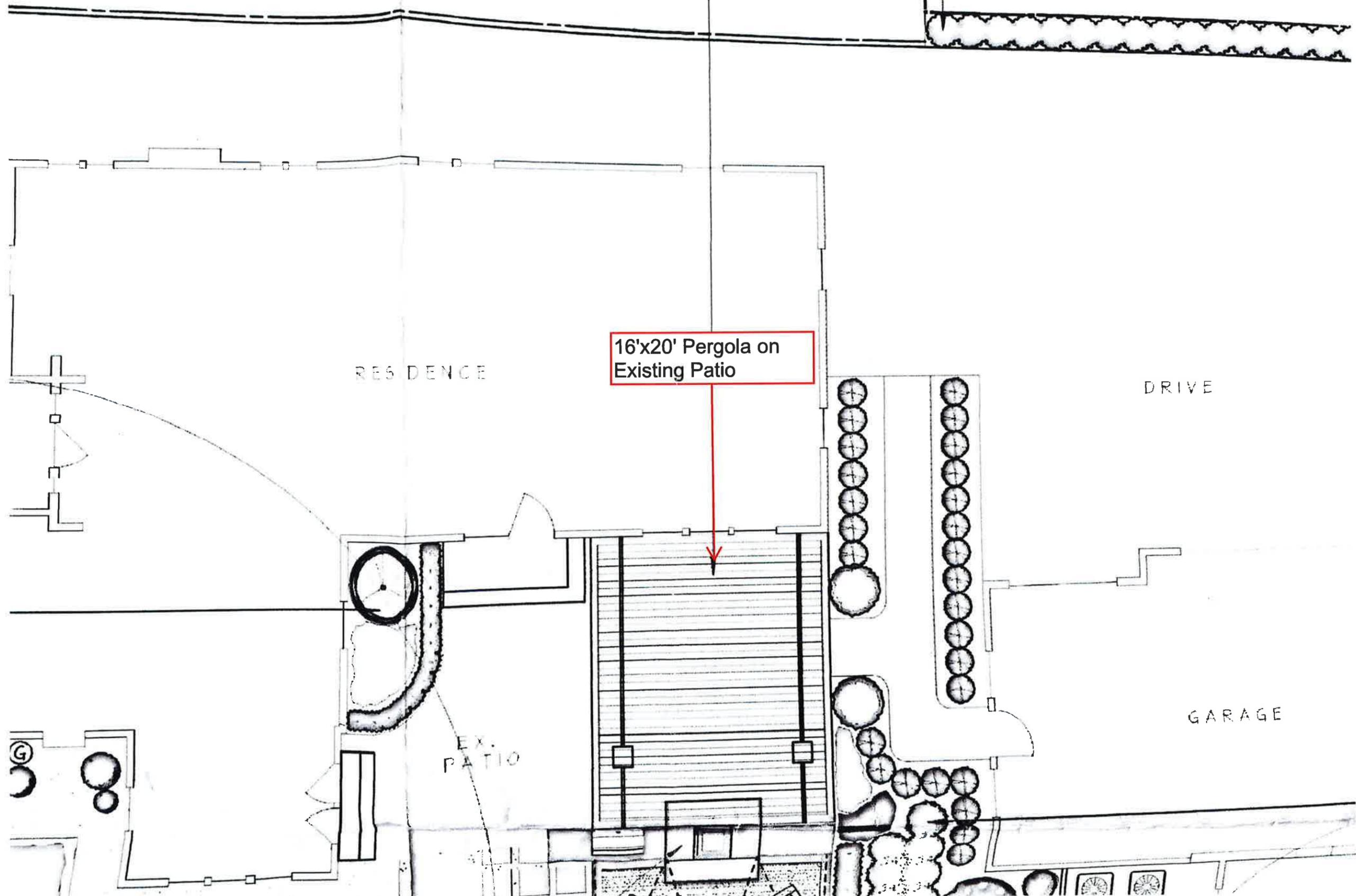
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

20 VELVET BUXNARD - Buxus 'Green Velvet' various sizes planted into gravel and 'dead pruned' (36" - 42" @ planting)

16 HENRYS GARNET VIRGINIA WILLOW - *Itea virginica* 'Henry'



RESIDENCE

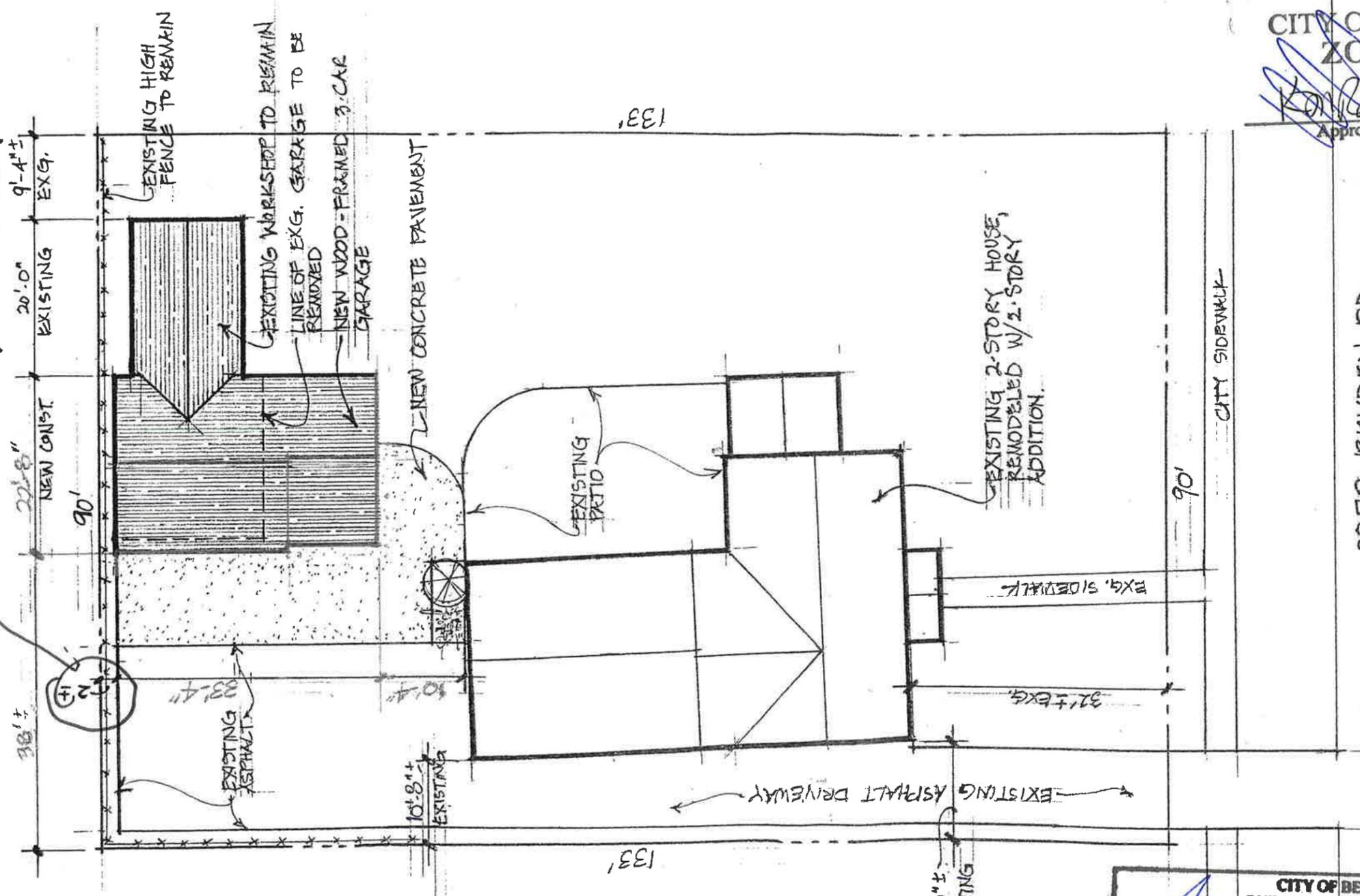
16'x20' Pergola on Existing Patio

DRIVE

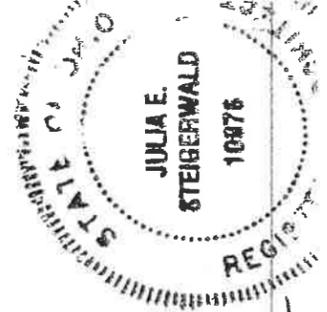
EX. PATIO

GARAGE

Fire Rating see Letter



CITY OF BEXLEY ZONING  
 Approved by / Date  
 [Signature] 7/16/14



SITE PLAN  
 1/16" = 1'-0"

LOT AREA = 11,970 sq ft  
 FIRST FLOOR HOUSE AREA = 1727 sq ft  
 EXISTING GARAGE AREA = 392 sq ft GARAGE + 287 sq ft WORKSHOP = 679 sq ft  
 NEW GARAGE AREA = 832 sq ft GARAGE + 287 sq ft WORKSHOP = 1119 sq ft

**CITY OF BEXLEY BUILDING REGULATIONS**

Use Group: SFD Permit No.: \_\_\_\_\_

Approval OBC 108.3.1  
 Conditional Approval OBC 108.3.1.2 Refer to Correction Letter No. \_\_\_\_\_ for items NOT Approved  
 Nonconformance Approval OBC 108.3.1.1  
 Phased (Partial) Approval OBC 108.3.3

By: [Signature] Date: 7/15/14  
 By: [Signature] Date: 7/17/14

These drawings have been prepared to the extent necessary to determine conformity with the requirements of the Ohio Building Code / Residential Code of Ohio and the standards referenced therein. Approval of these plans does not relieve the applicant from sole responsibility in complying with all rules, regulations and ordinances of the City of Bexley.

Review Approval Letter prior to start of construction

GARAGE ADDITION - 2270 BRYDEN RD., BEXLEY, OHIO  
 AFFINITY HOUSING PARTNERS  
 JULIE STEIGERWALD - ARCHITECT  
 30 JUNE 2014