

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- 056
Applicant: Pete Foster
Owner: Jamie & Margo Lewis
Location: 161 S. Parkview Ave.
Request: The applicant is seeking architectural review and approval to allow a 1-story addition to the north side of the principal structure and also allow an existing screened porch on the north side of the principal structure to be enclosed. The applicant is seeking a 3'9" variance from Bexley Code Section 1252.03(c), which requires a 15' side yard setback, to allow the screened porch that is located 11'3" from the north side property line to be enclosed.

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

PALD



**BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW
2015 APPLICATION**

Case Number: _____

Address: 161 S. PARKVIEW AVENUE

Zoning District: R-3

Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

Variance For:

Principal Structure Garage Fence Other: _____
(ENCLOSURE OF EXISTING NON-CONFORMING SCREEN PORCH)

Variance To:

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

Conditional Use For: Home Occupation sq.' / height of structure

Other: _____

*Is variance less than five feet from property line? yes no Yes requires Chief Building Official review.

Owner of property: JAMIE & MARGO LENIS Phone # _____ or Cell # 614.214.3130

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

Applicant Name: PETE FOSTER E-mail petefastball@aol.com Phone # _____
Cell# 614.778.4701

Address 685 MONTROSE AVE City: BEXLEY , State: OH Zip 43209

Brief Description of Request and/or Variance ENCLOSURE OF AN EXISTING NON CONFORMING SCREEN PORCH ON THE NORTH SIDE OF THE EXISTING HOUSE. THE EXISTING STRUCTURE SITS WITHIN THE NORTHERN SIDYARD SETBACK.

90 -

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.
\$50.00 – Re-submittal fee
- **VARIANCE REQUEST Additional FEES:**
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• **SIGNATURE** _____ /DATE 6.3.2016

Fee: based on valuation	\$ <u>160.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>260.00</u>

****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 161 S. PARKVIEW AVE Zoning District R.3

Lot Width 90 ft Depth 244 ft Total Area 21,960 sq ft

Existing Residence (foot print) 2963 (HOUSE) sq ft 363 (PORCH) sq ft Garage 660 sq ft

TOTAL EXISTING COVERAGE
3,986^R

Existing Building Height one-story two-story

Proposed Addition (foot print) 425 sq ft Height one-story two-story

Proposed Garage sq.ft. Height one-story two-story

Permitted Lot Coverage 25 % = 5490 sq ft

Lot to be covered 20 % = 4411 sq ft

Please provide 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 PETE FOSTER - PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review by Staff _____

Review by Board

• DESCRIPTION OF CHANGES PROPOSED (ENCLOSURE OF EXISTING NON-CONFORMING SCREEN PORCH THAT IS LOCATED ON THE NORTH ELEVATION OF THE EXISTING HOUSE)
(B) NEW ONE-STORY ADDITION TO THE NORTH OF THE EXISTING HOUSE

• 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: UNDECIDED

3. New Roofing Type, Style & Color: STANDING SEAM METAL ROOF

• **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
4. New Window Style, Material & 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 FRENCH / Style PULL GLASS Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
(✓)	(✓)	Brick <u>COLOR UNDECIDED</u>
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	(✓)	Other <u>JAMES HARDIE</u> <u>6" EXPOSURE - COLOR UNDECIDED</u>

• **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: JAMES HARDIE & MOULDING

4. Proposed NEW Window Trim: JAMES HARDIE + MOULDING

5. Trim: Color(s): UNDECIDED

** Do the proposed changes affect the overhangs? NO

• **DECKS** N/A

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: _____

24

...	020-002781-00	195 S COLUMBIA AV	MEYER DEBRA H	
...	020-002780-00	185 S COLUMBIA AV	DARWIN BEVERLY S	
...	020-004206-00	171 S COLUMBIA AV	PAUL KATHY D	
...	020-001999-00	167 S COLUMBIA AV	RUANPHAE SONDR A T	RUANPHAE RHOME
...	020-004188-00	112 S PARKVIEW AV	CLINE DANIEL J	
...	020-000225-00	126 S PARKVIEW AV	FOWLER LESLIE M TR	
...	020-001828-00	138 S PARKVIEW AV	BRADY JENNIFER M	
...	020-000848-00	150 S PARKVIEW AV	FARHADI H FRANCIS	FARHADI ASAL
...	020-000849-00	170 S PARKVIEW AV	SUNSET VIEW AT BUCKEYE LAKE L...	
...	020-002734-00	184 S PARKVIEW AV	FISCHER JOSEPH A	JOHNSON LARRY W
...	020-002760-00	173 S PARKVIEW AV	GOLDBERG STEPHANIE R	

Printable Version

Alt ID	Site Address	Owner 1	Owner 2
020-000190-00	S PARKVIEW AV	GOLDBERG STEPHANIE R	
...	161 S PARKVIEW AV	LEWIS JAMIE	LEWIS MARGO
...	151 S PARKVIEW AV	HEASLEY LINDA I	COADY STEPHEN F
...	135 S PARKVIEW AV	BEAUMIER JOHN G	BEAUMIER STEPHANIE P
...	121 S PARKVIEW AV	WEILAND STANLEY B	FORREST HEATHER
...	105 S PARKVIEW AV	MEYER TERI U	
...	230 S PARKVIEW AV	JENKS ANDREW	JENKS KATHRYN
...	195 S PARKVIEW AV	195 S PARKVIEW LLC	
...	196 S PARKVIEW AV	BAZZOLI MICHAEL	RYOO CHERIE
...	206 S PARKVIEW AV	LEWIS MARGARET H	
...	219 S COLUMBIA AV	FORBES MICHAEL P	FORBES TRINA K
...	209 S COLUMBIA AV	BURNS DAVID L & LINDA C	
...	241 S PARKVIEW AV	MATTLIN JANE E	
...	2145 DALE AV	TEACH TODD W & DONNA W	

Deselect page all
Deselect all

Search Manager
View List - Map

Reports

Proximity Report
Map Report
Parcel Summary
Parcel Detail

Printable Version

Results Page: << Prev 1 [2]

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

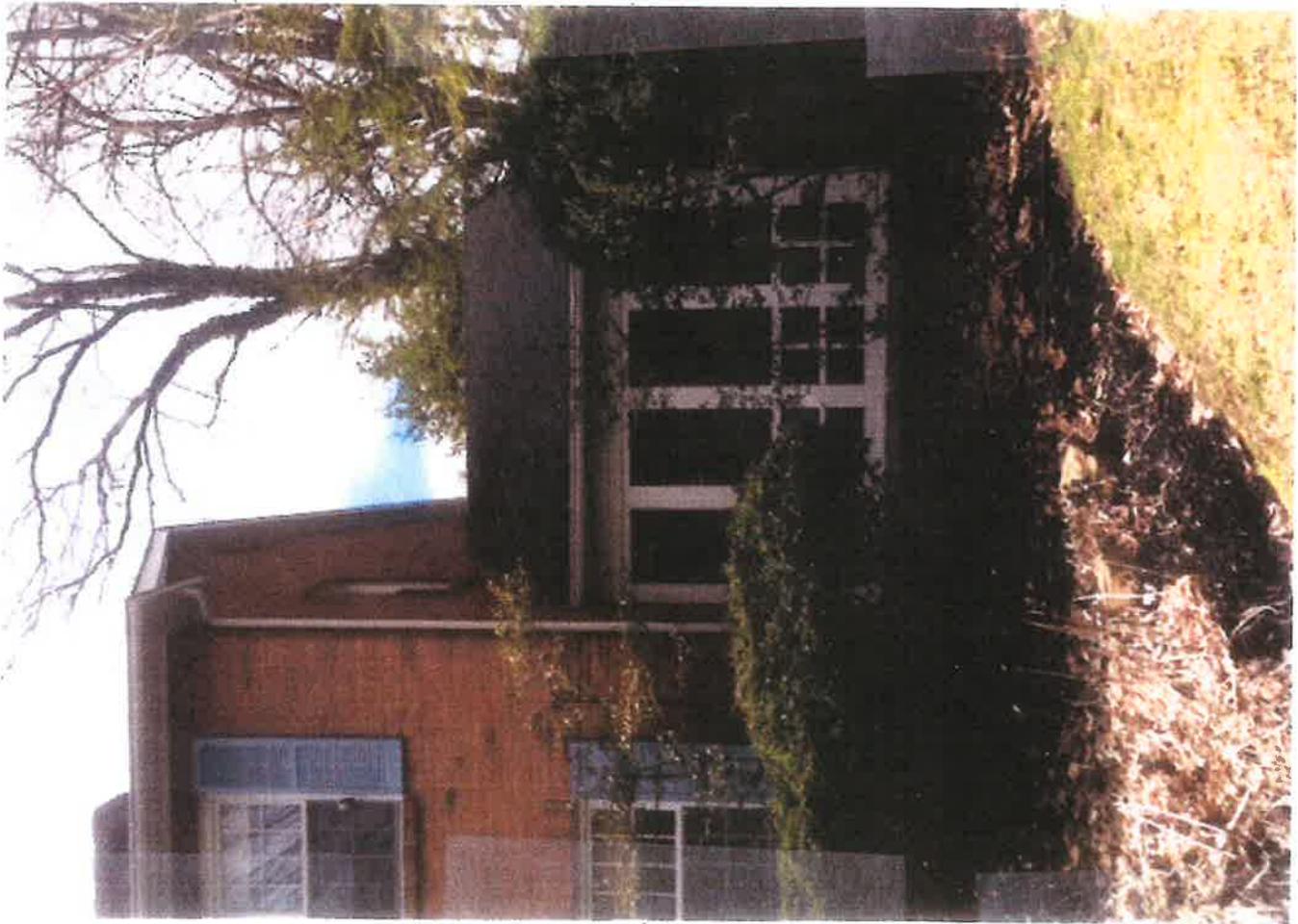
Powered by iasWorld® Public Access. All rights reserved.



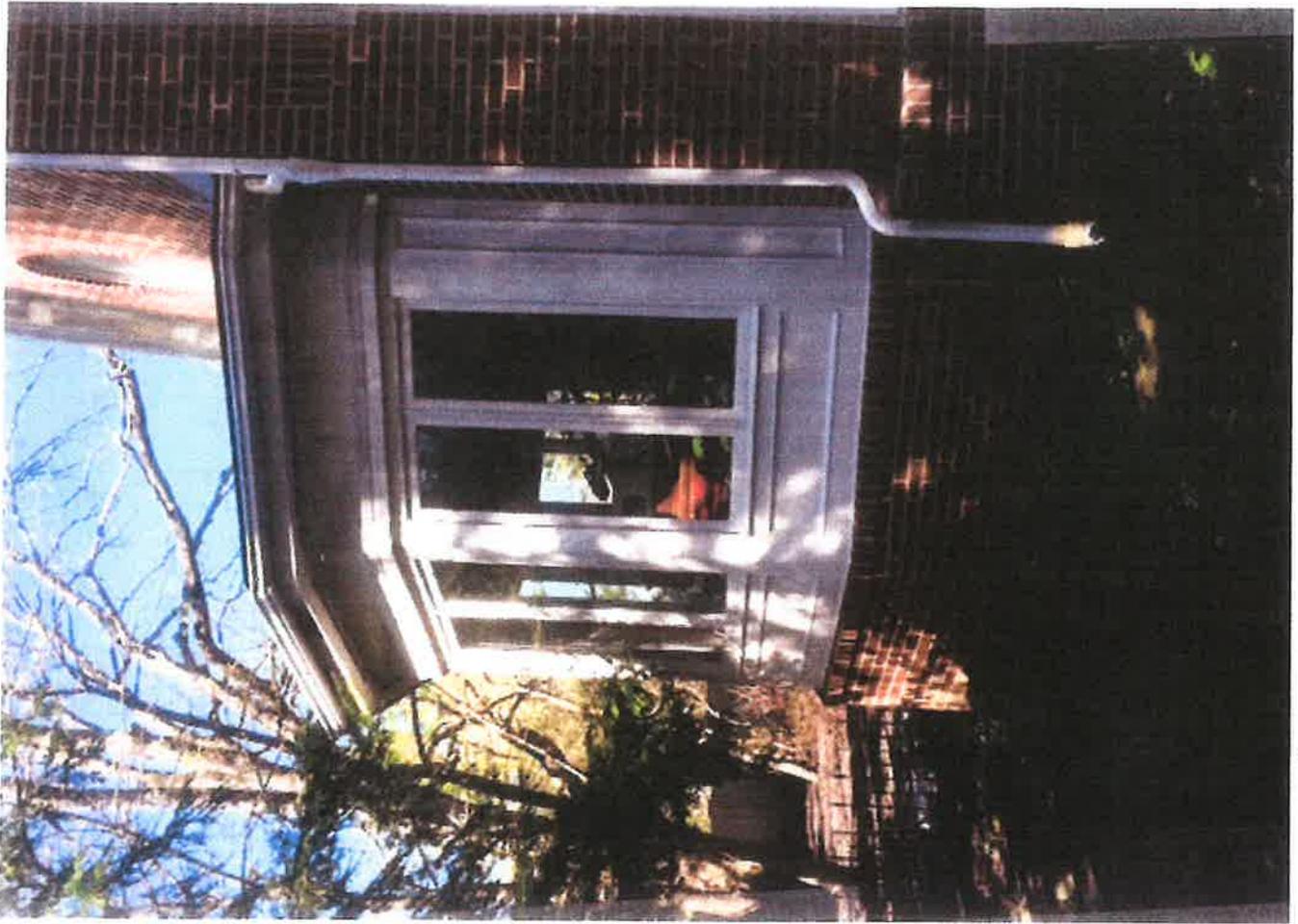
EAST ELEVATION



NORTH ELEVATION / VIEW FROM NEIGHBOR TO THE NORTH



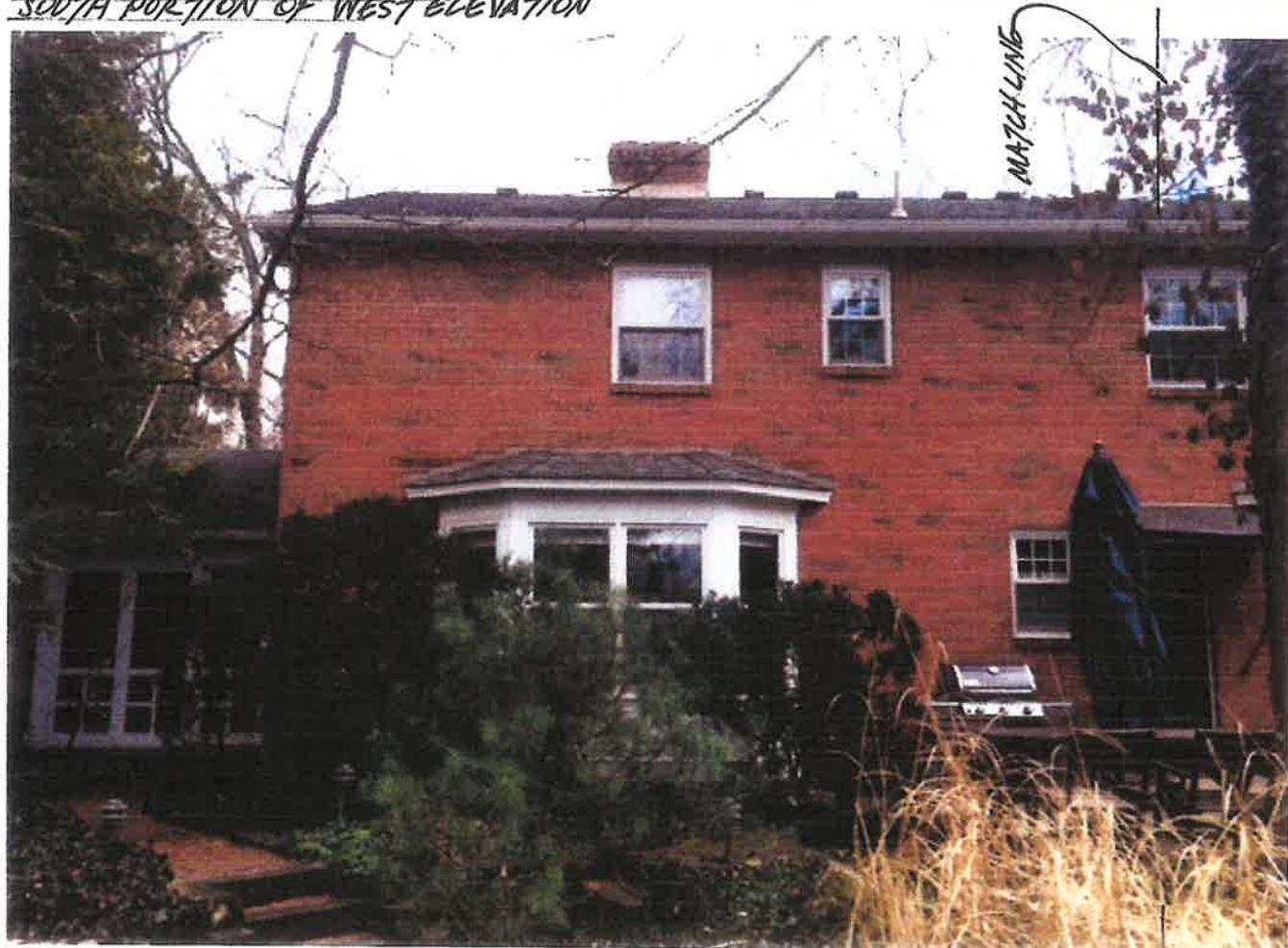
EXISTING SCREEN PORCH AT NORTH END OF EXISTING HOUSE
SCREEN PORCH TO BE DEMOLISHED AND REPLACED WITH NEW
TWO STORY ADDITION. (SEE DRAWINGS FOR SITE SECTION)



SOUTH END OF NEIGHBOR TO THE NORTH



SOUTH PORTION OF WEST ELEVATION

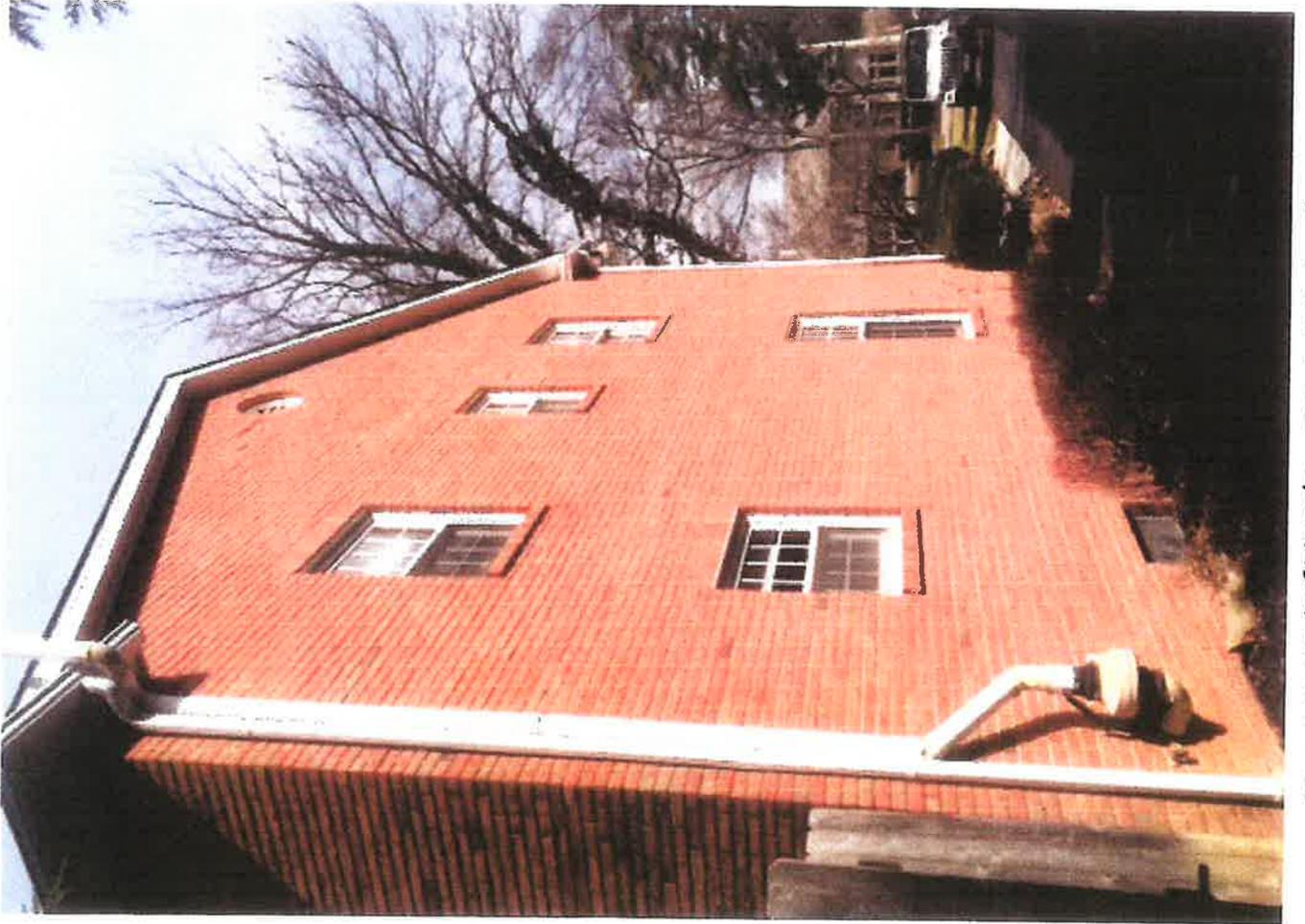


NORTH PORTION OF WEST ELEVATION



DRIVEWAY
(LOOKING WEST)

(2)



DRIVEWAY / SOUTH ELEVATION
(LOOKING EAST)



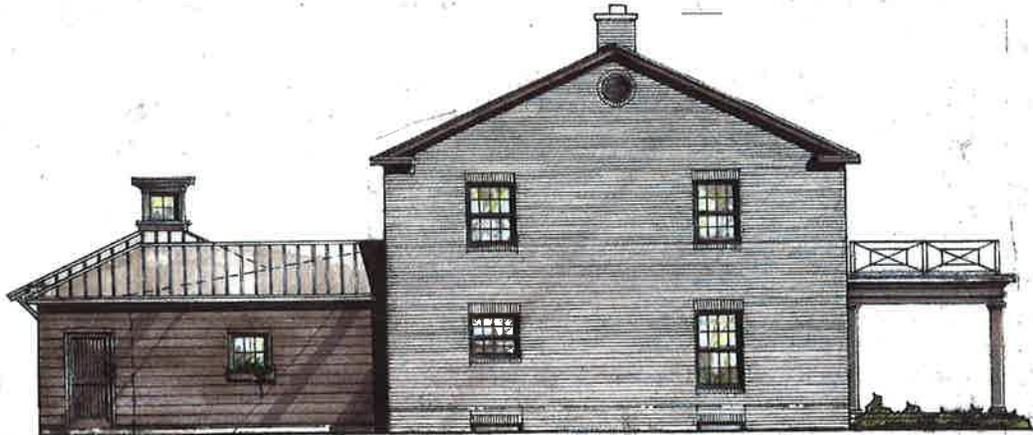
Architectural Design
of
Lewis Residence
161 South Parkview Avenue
Bexley, Ohio



East Elevation
1/4" = 1'-0"

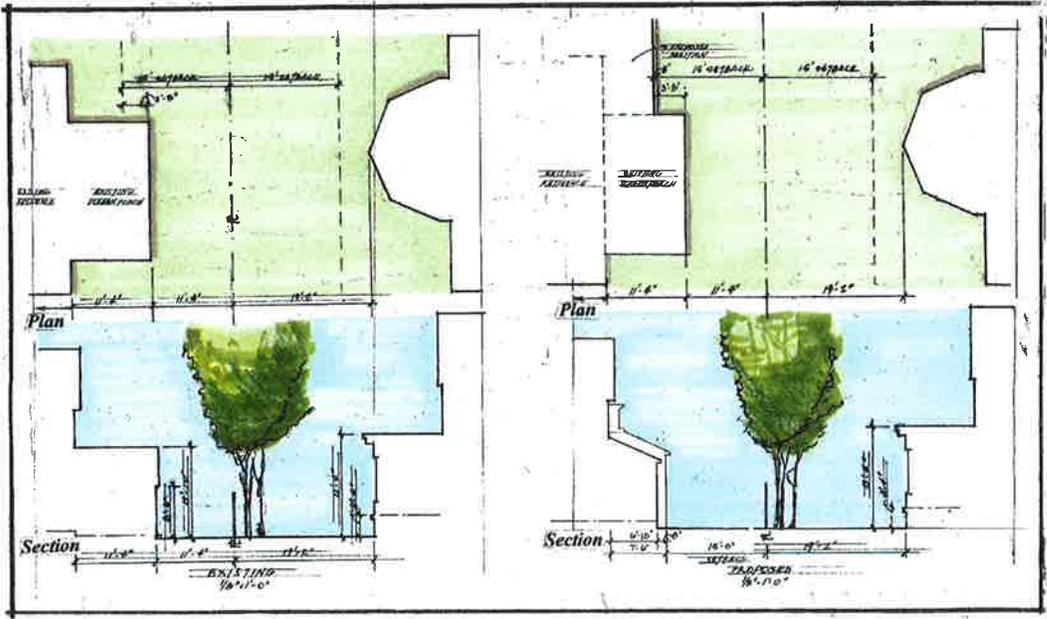
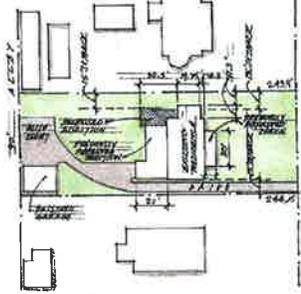


West Elevation

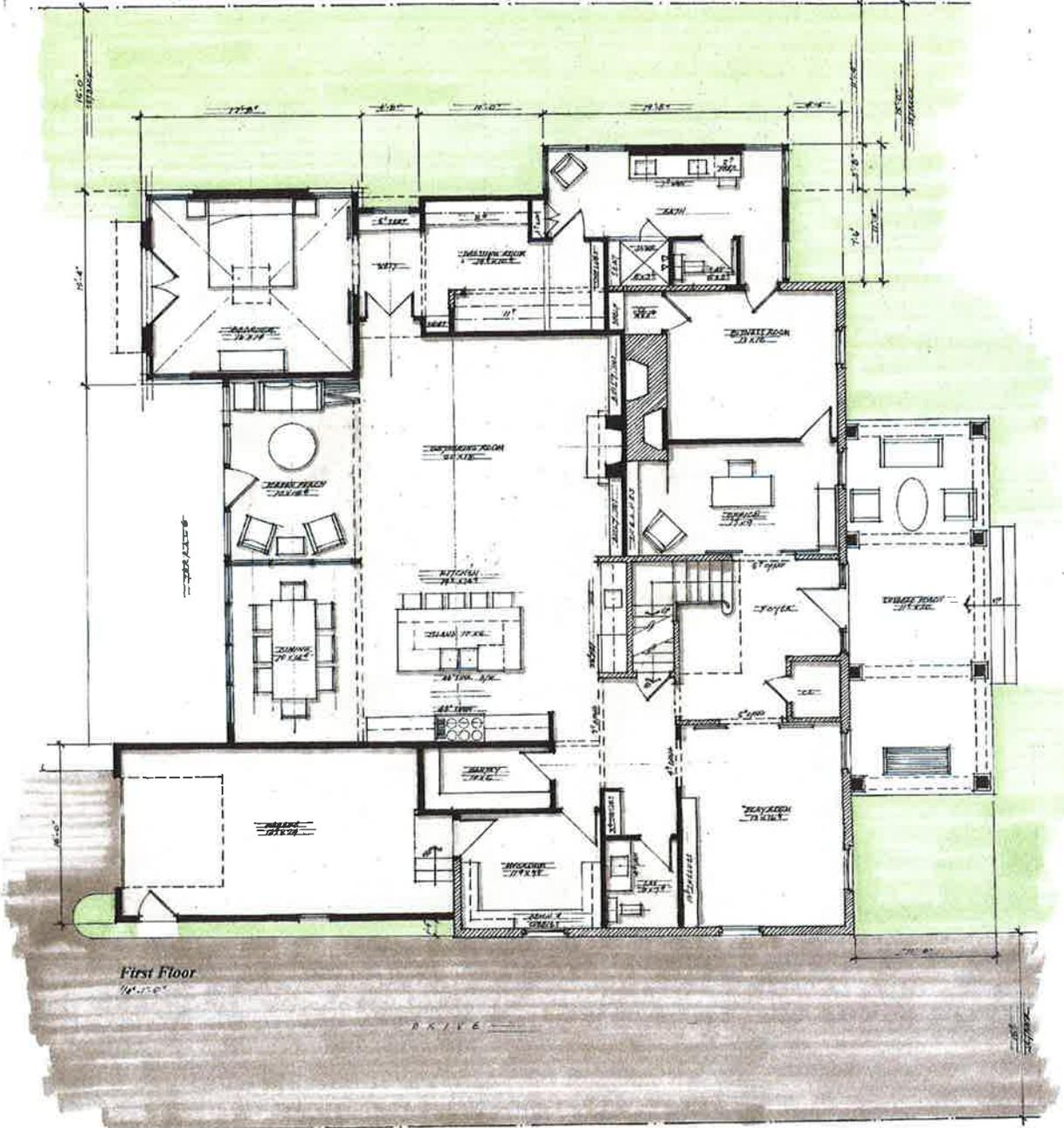


South Elevation


 Residential Design
 Lewis Residence
 161 South Parkview Avenue
 Rocky, Ohio
 MAY 21, 2016



Site
 1/50'



R. K. V. E.