

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, August 11, 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.: 16-069
Applicant: John Ingwersen
Owner: Joe Chay
Location: 2738 E. Broad St.
Request: The applicant is seeking architectural review and approval for one of 3 garage addition options to the north or east side of the principal structure. The applicant is also seeking a 20.5' variance from Bexley Code Section 1252.03 (d), which requires a 26' rear yard setback, to allow a garage addition to the north side of the principal structure to be constructed 6.5' from the (north) rear property line. The applicant is seeking a 6'1" variance from Bexley Code Section 1260.03(a), which requires a 20' setback from the east side yard property line, to allow a garage addition to be constructed 13'11' from the east side property line.

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 07-28-16



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

2016069V

Address: 2738 E BROAD

Case Number: _____

Zoning District: RG

Architectural Review for:

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

Variance For:

Principal Structure Garage Fence Other: _____

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: JOE CHAY Phone # _____ or Cell # _____

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

Applicant Name: JOHN NICHOLSEN E-mail: JOHN@CADAFIS.COM Phone # 614 361 0447
Cell# _____

Address 1050 BOWDEN City COLUMBUS, State: OH Zip 43205

Brief Description of Request and/or Variance: TWO VARIATIONS #1) REQUIRES A REAR YARD VARIANCE #2) DOES NOT REQUIRE A VARIANCE

Valuation of Project \$ 9.6K

- **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 7/14/16

Fee: based on valuation	\$ <u>90</u>
Fee: based on variance	\$ <u>100</u>
Other	\$ <u>190</u>

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 2738 E BROAD Zoning District _____

Lot Width 94 ft Depth 130 ft Total Area 12,195 sq ft

Existing Residence (foot print) 2940 sq ft Garage 480 sq ft (proposed)

Existing Building Height _____ one-story 26' two-story

Proposed Addition (foot print) 480 sq ft 12' Height X one-story _____ two-story

ATTACHED Proposed Garage 480 sq.ft. 12' Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 4,268 sq ft

Lot to be covered 28 % = 3420 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 JOHN NEWMERSEN

Contractor/Builder _____

Preliminary Review by Staff _____ Review by Board _____

• **DESCRIPTION OF CHANGES PROPOSED** _____

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

ORIGINAL PLAT OF LOT RESTRICTS REAR YARD AND CREATES A HANDSHP. PLATTING SUGGESTS A SIDEYARD IN LEIU OF REAR YARD

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: FLAT ROOF, BLACK EPDM

• **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: ANDERSON
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 Raised Panel Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding <u>MATCH EXISTING 5'</u>
()	()	Aluminum Siding _____
()	()	Other _____

• **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: _____

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 RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ **Approved By** _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

ATTACHED GARAGE ADDITION FOR

CHAY RESIDENCE

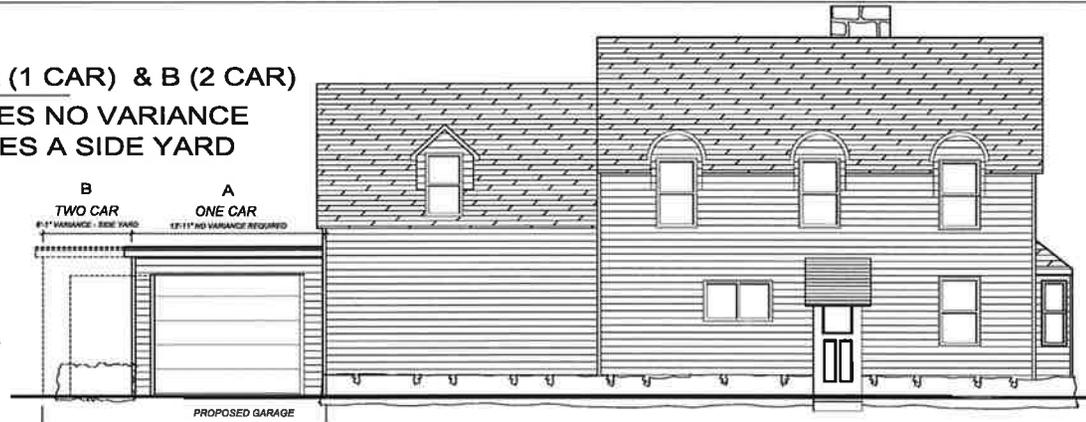
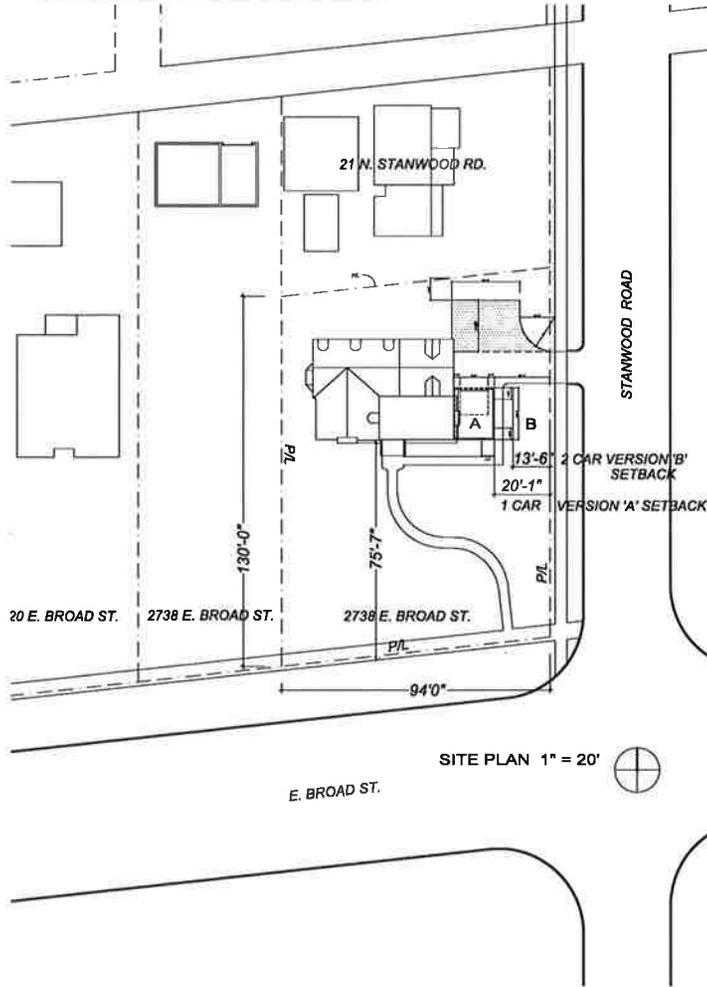
2738 E. BROAD STREET
BEXLEY, OHIO 43209

VERSION A (1 CAR) & B (2 CAR)

'A' REQUIRES NO VARIANCE
'B' REQUIRES A SIDE YARD VARIANCE

INDEX OF DRAWINGS

CS	COVER SHEET & ELEVATIONS
A1	SITE PLAN, FLOOR PLAN & DETAILS



NORTH ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS PREPARED BY COLUMBUS CONSULTING ARE INSTRUMENTS OF SERVICE FOR USE ONLY WITH RESPECT TO THE PROJECT AND, UNLESS OTHERWISE PROVIDED, COLUMBUS CONSULTING SHALL BE DEEMED THE AUTHOR OF GOODWILL AND SHALL RETAIN ALL COPYRIGHT, PATENT, TRADEMARK AND OTHER INTELLECTUAL PROPERTY RIGHTS IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS. THIS PROJECT SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COLUMBUS CONSULTING.

ATTACHED GARAGE ADDITION FOR:
CHAY RESIDENCE
2738 E. BROAD ST., BEXLEY, OHIO 43209
CC: COLUMBUS CONSULTING
1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

ISSUE	REVISION	DATE
PROPOSED		

COVER SHEET

A&B

18.0772.00

