

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.: 16-070
- Applicant: Pete Foster Residential Design, LLC
- Owner: Mr. & Mrs. Parker
- Location: 51 N. Ardmore Road
- Request: The applicant is seeking architectural review and approval to allow 1-story and 2-story additions to the rear (west side) of the principal structure and an awning over the existing French doors on the west elevation.

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**

Case Number: 16-070V

Address: 51 NORTH ARDMORE

Zoning District: R-6

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: MAR. MRS. D. PARKER 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: PETE FOSTER E-mail pete.fastball@aol.com Phone #
RESIDENTIAL DESIGN, LLC Cell# 614.778.4701

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

Brief Description of Request and/or Variance ① TWO STORY ADDITION TO THE WEST ELEVATION OF THE EXISTING TWO STORY HOME.
② NEW AWNING ROOF STRUCTURE OVER THE EXISTING FRENCH DOORS ON THE WEST ELEVATION.

Valuation of Project \$ 100,000.00

- **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** [Signature] /DATE 9/10/2016

| | |
|-------------------------|--------------------|
| Fee: based on valuation | \$ <u>135.00</u> |
| Fee: based on variance | \$ <u> </u> |
| Other | \$ <u> </u> |
| TOTAL FEE DUE | \$ <u>135.00</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 51 NORTH ARDMORE Zoning District R.6

Lot Width 69.5 ft Depth 142 ft Total Area 9869 sq ft

Existing Residence (foot print) 1263.0 sq ft Garage 483 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 183 sq ft Height _____ one-story two-story

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

Permitted Lot Coverage 35 % = 3,454.15 sq ft

Lot to be covered 20 % = 1929 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 PEPE FOSTER RESIDENTIAL RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review by Staff _____ Review by Board

• DESCRIPTION OF CHANGES PROPOSED ① NEW TWO STORY ADDITION TO THE WEST ELEVATION OF THE EXISTING TWO STORY HOME. ② NEW AWNING ROOF STRUCTURE OVER THE EXISTING FRENCH DOORS ON THE WEST ELEVATION,

• 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: SLATE LINE

• **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: DOUBLE HUNG / 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 INSULATED METAL Style HALF GLASS Color UNDECIDED

• **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**

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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

** 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: _____



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Current Parcel List

Displaying 1 - 25 of 25

Results [Click rows to view property details](#)

| Alt ID | Site Address | Owner 1 | Owner 2 |
|---------------|-----------------|---------------------------|-----------------------------|
| 020-001848-00 | 72 N ARDMORE RD | KOZELEK ELIZABETH J | CAIN MELINDA M |
| 020-003029-00 | 64 N ARDMORE RD | CAIN PATRICK D | MUSICK MEGUMI S |
| 020-001908-00 | 60 N ARDMORE RD | MUSICK CHRISTOPHER T | KROSKY JOCELYN A |
| 020-003024-00 | 54 N ARDMORE RD | BOCZEK BRIAN M | TOMLIN JENNIFER IRENE, S... |
| 020-001942-00 | 52 N ARDMORE RD | TOMLIN TOBY ROBERT | LAURIE H |
| 020-001941-00 | 44 N ARDMORE RD | FULFORD ROBERT S | |
| 020-004205-00 | 30 N ARDMORE RD | ACKLEY LUCY L | |
| 020-002442-00 | 37 N ARDMORE RD | JOHNS SARAH G TR | PETERSEN WILLIAM |
| 020-002173-00 | 41 N ARDMORE RD | PETERSEN CAREN | PARKER TARA |
| 020-001813-00 | 51 N ARDMORE RD | PARKER DAVID E | CHARLOTTE P |
| 020-000080-00 | 61 N ARDMORE RD | PARSONS GRANT A | THURSBY LORI O |
| 020-000837-00 | 65 N ARDMORE RD | THURSBY LARRY L | CURTIN NICOLE |
| 020-002169-00 | 73 N ARDMORE RD | CURTIN C M | NANCY E |
| 020-001794-00 | 77 N ARDMORE RD | BRAVERMAN LOREN L | CONNIE M |
| 020-001198-00 | 83 N ARDMORE RD | SHAMHART JOSEPH R | RAISMAN AILEEN A |
| 020-001224-00 | 86 N CASSADY RD | RAISMAN NEAL A | |
| 020-002686-00 | 76 N CASSADY RD | TRUAX FREDERICK A | |
| 020-001929-00 | 70 N CASSADY RD | ZEHNER RACHEL | COOKRO KRISTEN |
| 020-001226-00 | 64 N CASSADY RD | ROTH ANDREW L | |
| 020-000344-00 | 60 N CASSADY RD | MTH | DODGE PETER A |
| 020-002325-00 | 56 N CASSADY RD | LENZ KATHRYN M | |
| 020-002073-00 | 46 N CASSADY RD | GORDON SUSAN C | TOMKIES MARK K |
| 020-002172-00 | 36 N CASSADY RD | TOMKIES KELLY K | |
| 020-002623-00 | 2568 E BROAD ST | AHVAS SHOLOM CONGREGATION | CHERYL L VAIA |
| 020-002802-00 | 2610 E BROAD ST | BRESLER HERBERT S | |

Selection Manager

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