

**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.: 16-068  
Applicant: Pete Foster Residential Design, LLC  
Owner: Mr. & Mrs. P. Chahine  
Location: 269 Ashbourne Place  
Request: The applicant is seeking an extension of Architectural Review and a variance granted previously to allow a 2-story addition to the rear of the existing home. The 2-story addition was approved as part of a larger project. The variance was from Bexley Code Section 1252.03(c) which requires a 30 percent of the lot depth rear yard setback and a 12' side yard setback, to allow the southern addition to be constructed 10' from the south side property line and encroach 4.5' into the rear yard setback.

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

**CITY OF BEXLEY**  
**Board of Zoning Appeals**

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**Decision**

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The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on July 11, 2013.

Application No.: 13-0036  
Applicant: Pete Foster Residential Design, LLC  
Owner: Mr. P. Chahine & Mrs. E. Salamy  
Location: 269 Ashbourne Place

2013

**REQUEST:** The applicant is seeking Architectural Review and approval to allow the following: 1) a 2-story addition to the rear of the existing home, at the southwest portion of the property; 2) a 1-story screen porch addition to the rear of the principal structure at the northwest portion of the property; and 3) a new covered front porch. **The applicant is also seeking a variance from Bexley Code Section 1252.03(c) which requires a 30 percent of the lot depth rear yard setback and a 12' side yard setback, to allow the northern addition to be constructed 10.6' from the north side property line and encroach 3.5' into the rear yard setback and allow the southern addition to be constructed 10' from the south side property line and encroach 4.5' into the rear yard setback.**

**MOTION 1:** To adopt the Findings of Fact and Conclusions of Law presented by Kathy Rose: Based on the testimony presented, the Board finds it appropriate to grant a certificate of Appropriateness for the proposed 2-story addition, 1-story screen porch and new covered front porch. The Board further finds it appropriate to grant a variance to Bexley Code Section 1252.03(c) as amended. The design changes are subject to further review and approval by the Residential Design Consultant.

**The applicant, Pete Foster, agreed to the finding of fact and conclusions of law as stated.**

**ACTION:** Motions approved.

Staff Certification:

Recorded in the Official Journal this  
11<sup>th</sup> day of July, 2013

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Karen Bokor  
Residential Design Consultant

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Kathy Rose  
Zoning Officer



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

Case Number: 16-068 ✓

Address: 269 ASHBOURNE PLACE

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: \_\_\_\_\_

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: MR. & MRS. P. CHANNING      Phone # \_\_\_\_\_ or Cell # 614.638-0819

\* 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 # \_\_\_\_\_  
RESIDENTIAL DESIGN, LLC      Cell# 614.778.4701

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

Brief Description of Request and/or Variance NEW TWO STORY ADDITION TO THE WEST OF THE EXISTING TWO STORY HOME. THE NEW ADDITION SHALL PROJECT BEYOND BOTH THE REAR & SIDBYARD SETBACKS AT THE SOUTHWEST PORTION OF THE SITE

Valuation of Project \$ \_\_\_\_\_

- **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 7.10.2016

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
<b>TOTAL FEE DUE</b>	\$ <u>50.00</u> <u>RE-SUBMISSION FEE/EXTENSION</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 269 ASHBORNE PLACE Zoning District R.3

Lot Width 178.9 ft Depth 146.8 ft Total Area 16,247.88 sq ft

Existing Residence (foot print) 2290.5 sq ft Garage \_\_\_\_\_ sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 252 sq ft Height \_\_\_\_\_ one-story  two-story

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

Permitted Lot Coverage 25 % = 4061.97 sq ft

Lot to be covered 15 % = 2542.5 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 NEW TWO STORY ADDITION TO THE WEST OF THE EXISTING TWO STORY HOME, THE NEW ADDITION SHALL PROJECT BEYOND BOTH THE REAR & SIDYARD SETBACKS AT THE SOUTHWEST PORTION OF THE SITE.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED THE ODD SHAPED LOT CREATES A VERY RESTRICTED "BUILDABLE AREA" TO THE REAR OF THE PROPERTY.

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: CERTAINTEED

3. New Roofing Type, Style & Color: MATCH EXISTING

• **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 INSULATED METAL Style FULL GLASS Color MATCH EXISTING

• **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 <u>JAMES HARDIE SIDING TO MATCH EXISTING</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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

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

• **DECKS**

EXISTING:

1. Existing Decking Materials  
     Cedar           Pressure-treated wood           Wood/Plastic Composite  
     Other \_\_\_\_\_

N/A

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

**Results** [Click rows to view property details](#) Displaying 1 - 18 of 18

Alt ID	Site Address	Owner 1	Owner 2
... 020-001572-00	2599 MARYLAND AV	BAYRAKSAN GUZIN	WAKLEY JAMES T
... 020-001568-00	296 ASHBOURNE PL	JEFFREY ANNE K TR ( ANNE TRUS...	
... 020-001569-00	290 ASHBOURNE PL	BRENNER MATTHEW S	BRENNER AMY M
... 020-001570-00	282 ASHBOURNE PL	MURRAY DEBORAH D	
... 020-001571-00	276 ASHBOURNE PL	GROEBER JOHN A TR	
... 020-001573-00	268 ASHBOURNE PL	RHEES LISA M	ZUBIETA ANA CLAUDIA
... 020-001574-00	262 ASHBOURNE PL	MERKEL GLORIA G	JAMES M CO-TRS
... 020-001575-00	254 ASHBOURNE PL	LACROIX MELISSA M	
... 020-001576-00	246 ASHBOURNE PL	BRANDT ADAM K	BRANDT ELEANOR A
... 020-001577-00	240 ASHBOURNE PL	GUREVITZ LUANN TR	GUREVITZ MICHAEL TR
... 020-001578-00	230 ASHBOURNE RD	HORN BENJAMIN J	HORN LISA G
... 020-001579-00	222 ASHBOURNE PL	SUTTON JEFFREY S	SUTTON MARGARET K
... 020-001617-00	250 ASHBOURNE RD	KAYES NATHAN A M	KAYES LEAH A B
... 020-001616-00	269 ASHBOURNE PL	ASHBOURNE COMPANY	
... 020-001615-00	275 ASHBOURNE PL	MCDERMOTT BRYAN A	MCDERMOTT CARRIE S
... 020-001614-00	272 ASHBOURNE RD	ARNDT RANDALL S	
... 020-004410-00	241 ASHBOURNE RD	MELVIN DIANA H TR	MELVIN DIANA H
... 020-001613-00	254 STANBERY AV	MYKRANTZ JANE P TR	

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**CITY OF BEXLEY**  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

Permit Date: 07/15/2016                      APPLICATION NUMBER : 2016068 V

Address: 269 ASHBOURNE PL

Scope of Work: ARCHITECTURAL REVIEW  
Project: TWO STORY ADDITION

Owner:            PHILIPPE CHAHINE                      ELIZABETH SALAMY  
                      269 ASHBOURNE PL  
                      BEXLEY, OH 43209

Telephone:

Applicant:

Telephone:

An application to request review upon payment of a fee of \$ \$50.00 is hereby granted.

Receipt number: 2018931

\_\_\_\_\_/\_\_\_\_\_  
Zoning Officer                      Date

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Date of Review Meeting: \_\_\_\_\_ Action: \_\_\_ Approved \_\_\_ Denied