

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, October 13, 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. The applicant is also proposing a mudroom addition on the front (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 by 09-29-16

CITY OF BEXLEY
Board of Zoning Appeals

Decision

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
11th day of July, 2013

Karen Bokor
Residential Design Consultant

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. CHAMBERLAIN 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 & SIDEYARD 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** _____ /DATE 7.10.2016

| | |
|-------------------------|--|
| Fee: based on valuation | \$ _____ |
| Fee: based on variance | \$ _____ |
| Other | \$ _____ |
| TOTAL FEE DUE | \$ _____ <u>\$50.00</u> RESUBMISSION FEE/EXTENSION |

**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 ASHBURNE 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 & SIDBYARD 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

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: 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: _____

[Our Office](#)[Your Property](#)[Search](#)[On-Line Tools](#)[Reference](#)[Contact Us](#)

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 | |

[Selection Manager](#)[Select page all](#)[Select all](#)[Deselect page all](#)[Deselect all](#)[Search Manager](#)[View List - Map](#)[Reports](#)[Proximity Report](#)[Map Report](#)[Parcel Summary](#)[Parcel Detail](#)[Printable Version](#)Results Page: **[1]****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.

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CHAHWING



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

Case Number: _____

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. PHILIP CHAHWING Phone # _____ or Cell # 614.638.0319

* 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 THE ADDITION OF A ONE STORY MUDROOM

Valuation of Project \$ 50,000.00

- **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 8/28/2016

| | | |
|-------------------------|----|---------------|
| Fee: based on valuation | \$ | <u>110.00</u> |
| Fee: based on variance | \$ | _____ |
| Other | \$ | _____ |
| 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 269 ASHBOURNE ROAD 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) 111 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 16 % = 2653.5 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 THE ADDITION OF A NEW ONE STORY MUDROOM.

• 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: CARLISLE

3. New Roofing Type, Style & Color: EPDM ROOFING

• **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 |
| (X) | () | Brick |
| () | () | Mortar |
| () | () | Stucco |
| () | () | Wood Shingle |
| (X) | () | Wood Siding |
| () | () | Vinyl Siding |
| () | () | Aluminum Siding |
| () | (X) | Other <u>JAMES HARDIE</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 _____

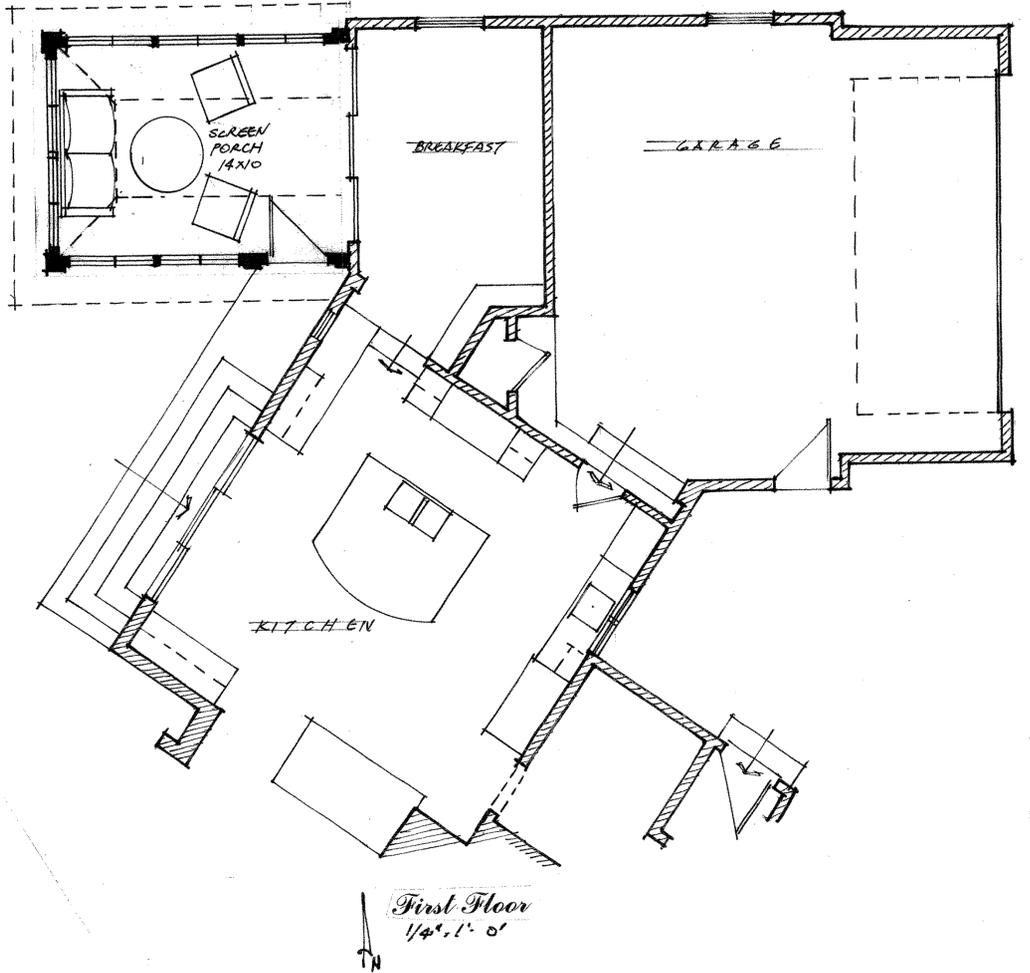
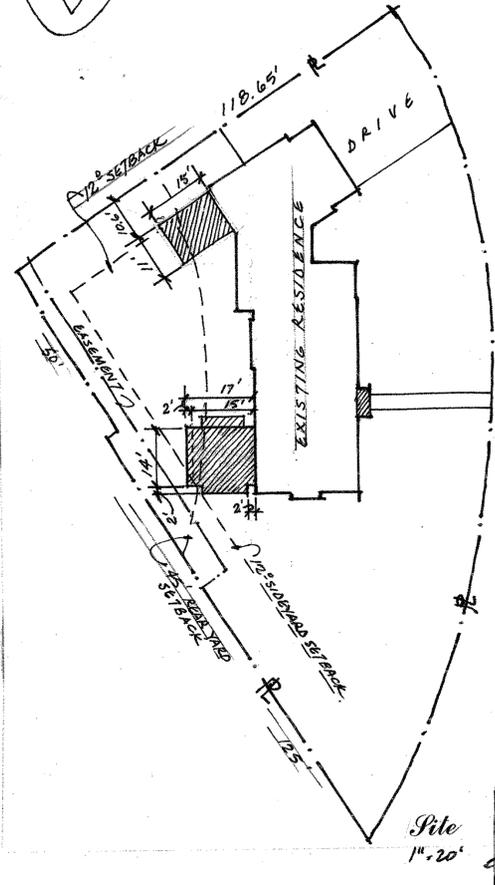
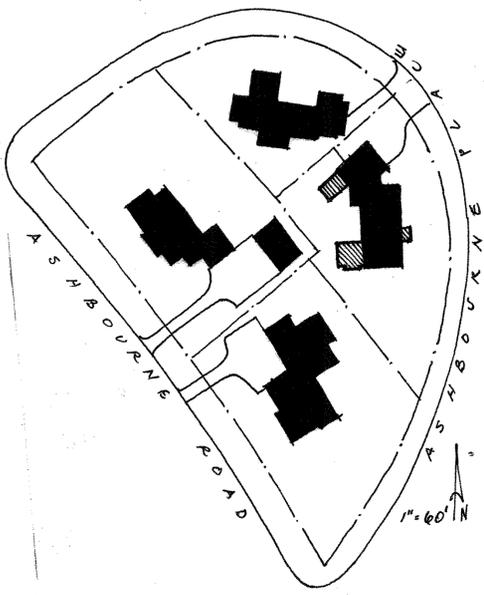
To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

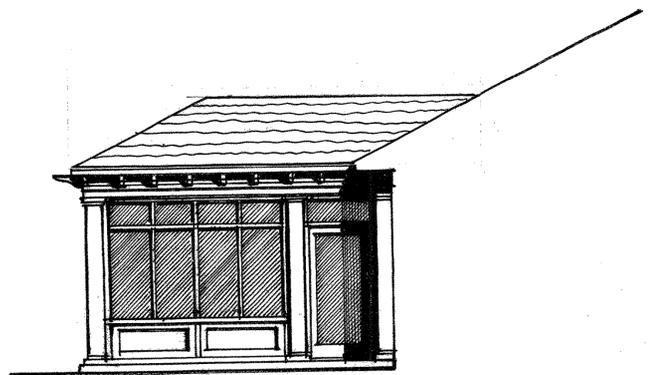


Residential Design
LLC

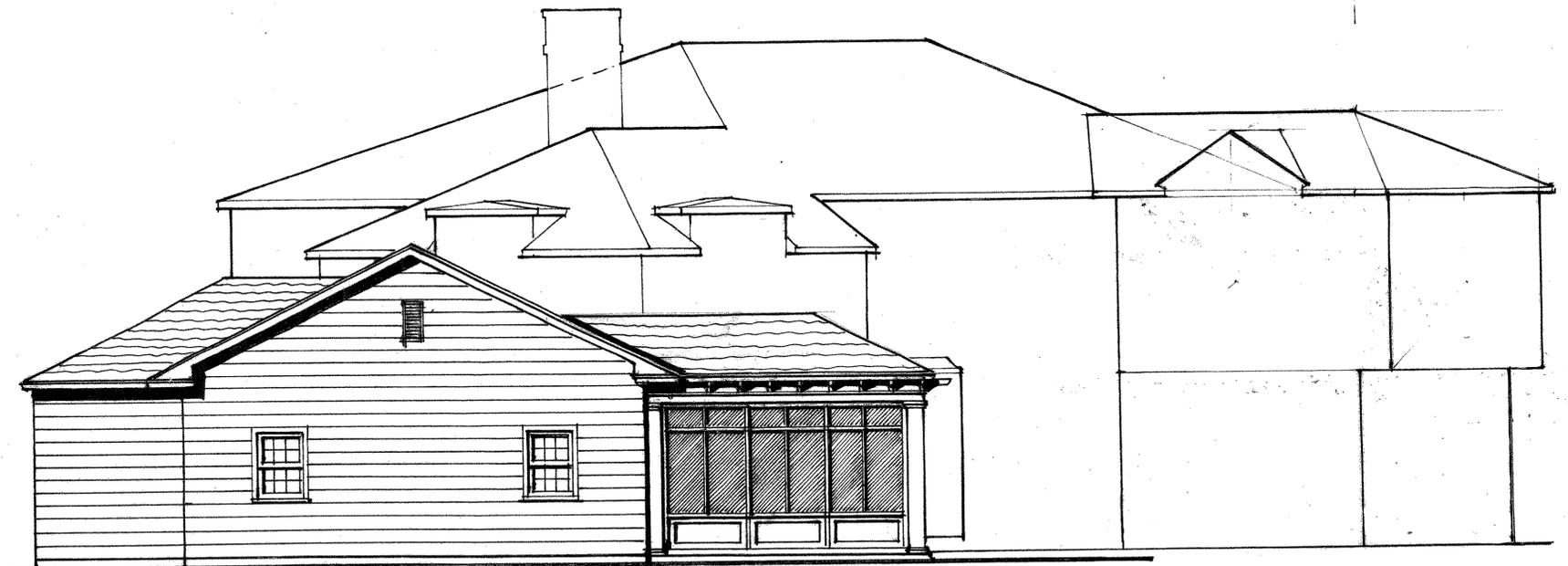
Chahine Salamy Residence
269 Ashbourne Place
Beasley, Ohio
JUNE 7, 2013



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



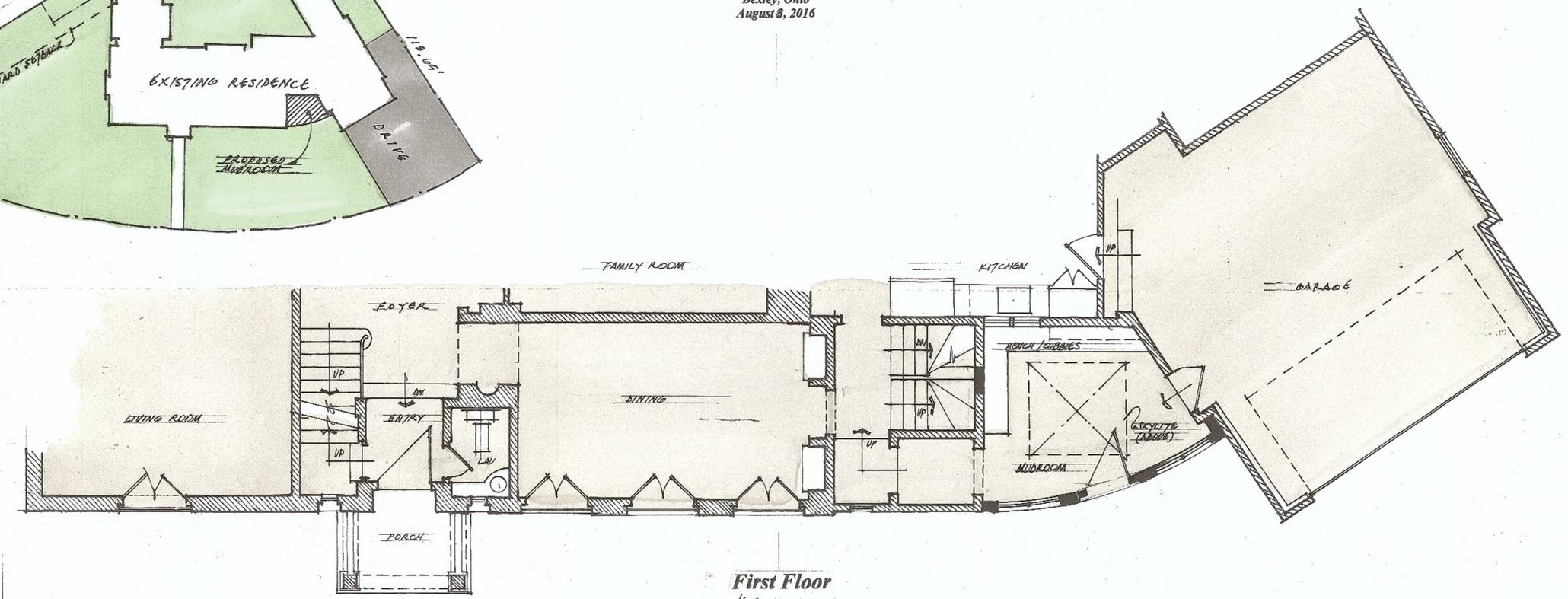
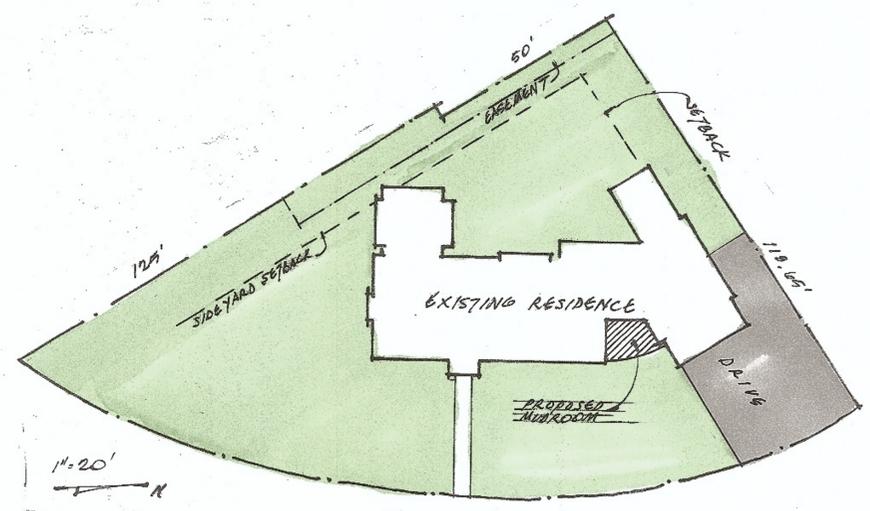
South Elevation
1/4" = 1'-0"



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



Residential Design
LLC
Chahine Salmay Residence
269 Ashbourne Place
Bexley, Ohio
August 8, 2016



First Floor
1/4" = 1'-0"



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