

**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, November 10, 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.: 16-088
- Applicant: Yard Solutions
- Owner: Jake & Karen Deveny
- Location: 351 Northview Dr.
- Request: The applicant is seeking architectural review and approval to allow an open porch at the rear (west 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 10-27-16



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

Case Number: 2016088

Address: 751 NORTHVIEW DR.

Zoning District: R-3

**Architectural Review for:**

Addition  Alteration

New Structure (PERGOLA)

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: JAKE & KAREN DEVLIN Phone # 917.596.9717 or Cell # \_\_\_\_\_

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

Applicant Name: TARD SOLUTIONS STEVE GRAHAM E-mail: STEVE.GRAHAM@TARDSOLUTIONS.COM Phone # 614.836.8205 Cell# 614.496.5332

Address 4830 HENDRICKS City: GROVE-PORT, State: OH Zip 43125

Brief Description of Request and/or Variance CONSTRUCTION OF PERGOLA THAT ATTACHES TO THE HOUSE.

Valuation of Project \$ APPROX 36K

- **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 10.13.2016

Fee: based on valuation	\$ <u>100.00</u>
Fee: based on variance	\$ <u>105.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	\$ _____

\*\*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 351 NORTHVIEW DR. Zoning District R-3

Lot Width 75 ft Depth 143 ft Total Area 10,725 sq ft

Existing Residence (foot print) 1223 sq ft (FIRE PLACE) Garage 529 sq ft

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

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

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

Permitted Lot Coverage 25 % = 2681 sq ft

Lot to be covered 44 % = 4678 sq ft (INCLUDES HOUSE, GARAGE, DECK, FRONT WALK & STOOP AND PATIO.)

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 SUE JACOBS GRANT

Contractor/Builder YARD SOLUTIONS INC.

Preliminary Review by Staff \_\_\_\_\_ Review by Board \_\_\_\_\_

- DESCRIPTION OF CHANGES PROPOSED CONSTRUCTION OF NEW FRONT STOOP & WALK, BACK PATIO & PERGOLA ATTACHED TO THE HOUSE AND RESHAPING OF L.S. BEDS. FENCE PERMIT BY HOMEOWNER

- 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: \_\_\_\_\_

3. New Roofing Type, Style & Color: \_\_\_\_\_

• **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: \_\_\_\_\_
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 \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
<u>Existing</u>	<u>Proposed</u>	
( )	( )	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: \_\_\_\_\_

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 \_\_\_\_\_

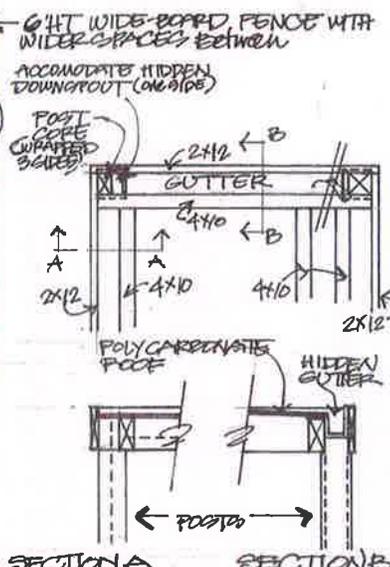
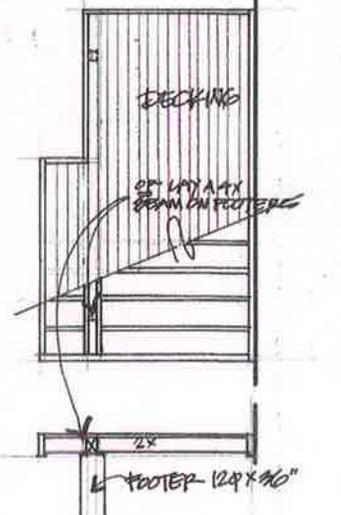
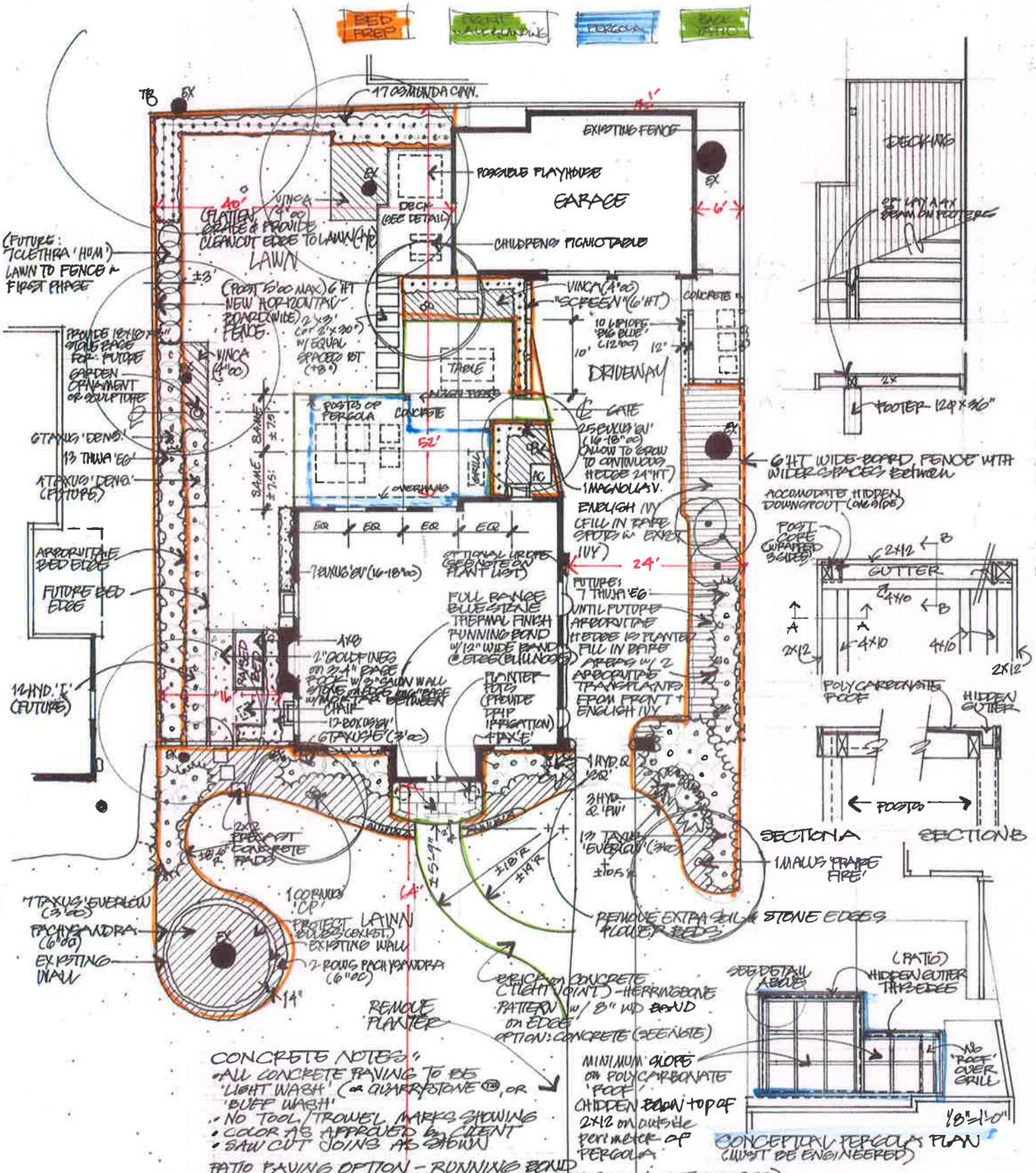
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

**Date of Review** \_\_\_\_\_ **Approved By** \_\_\_\_\_

**To be reviewed by the BZA on:** \_\_\_\_\_

**Conditions / Stipulations:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



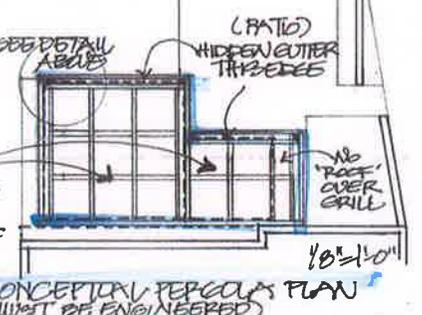
**CONCRETE NOTES:**

- ALL CONCRETE PAVING TO BE 'LIGHT WASH' (OR QUARRYSTONE @, OR 'BUFF WASH')
- NO TOOL/TROWEL MARKS SHOWING
- COLOR AS APPROVED BY CLIENT
- SAW CUT JOINTS AS SHOWN

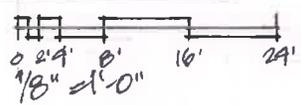
MINIMUM GLOBE ON POLYCARBONATE 'POOF'

HIDDEN BEAM TOP OF 2x12 ON OUTSIDE PERIMETER OF PERGOLA

PATIO PAVING OPTION - RUNNING BAND 18" X 30" FULL RANGE THERMAL FINISH (CUT TO MATCH GAZEBOS) w/ POLYMER JIS LONG DIRECTION PARALLEL w/ BACK OF HOSE on CONCRETE ROCK BASE (NO EDGE BANDING)



**LANDSCAPE MASTER PLAN**  
**DEVENY RESIDENCE**  
 351 NORTHVIEW DR. BEXLEY, OH  
 JACOBS GRANT DESIGN 141 SA.440.1801  
 3/29/16



APPROX. NORTH

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**Results**

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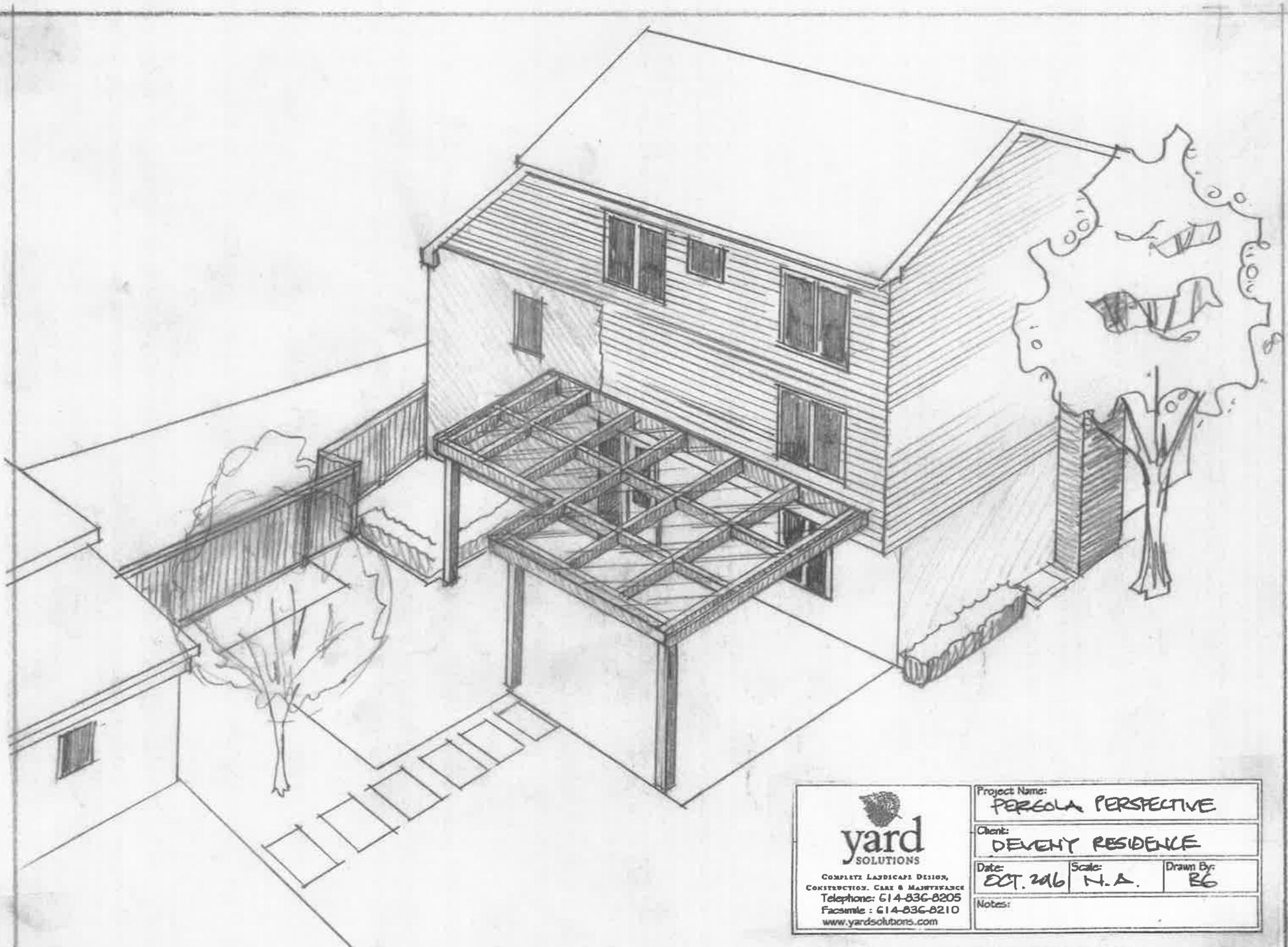
Displaying 1 - 17 of 17

<input type="checkbox"/>	Alt ID	Site Address	Owner 1	Owner 2
<input type="checkbox"/>	... 020-004331-00	378 NORTHVIEW DR	DOROCHENKO ANDREI	MARSHA M
<input type="checkbox"/>	... 020-004332-00	368 N NORTHVIEW DR	SHERIDAN TRENT	SHERIDAN STEFANIE
<input type="checkbox"/>	... 020-004333-00	358 NORTHVIEW DR	MIAS HOLDINGS LLC	
<input type="checkbox"/>	... 020-004207-00	2520 MARYLAND AV	MARTIN PAUL T	MARTIN LAURA T
<input type="checkbox"/>	... 020-003626-00	2538 MARYLAND AV	RYAN JOSEPH W & MARY P	
<input type="checkbox"/>	... 020-004318-00	345 NORTHVIEW DR	EVANS GORDON D II	EVANS REBECCA K
<input type="checkbox"/>	... 020-004319-00	351 NORTHVIEW DR	DEVENY JOHN M	DEVENY KAREN B
<input type="checkbox"/>	... 020-004320-00	361 NORTHVIEW DR	ROBBINS BERNICE	
<input type="checkbox"/>	... 020-004321-00	371 NORTHVIEW DR	WILLIAMS SUSAN	
<input type="checkbox"/>	... 020-004322-00	381 NORTHVIEW DR	MITZMAN JENNIFER	ROSICHAN BRIAN
<input type="checkbox"/>	... 020-004313-00	386 N DREXEL AV	KEMP BRIAN D	HOGREFE DAVID C
<input type="checkbox"/>	... 020-004314-00	376 N DREXEL AV	MIGLETS MICHAEL P	DONNA L
<input type="checkbox"/>	... 020-004315-00	364 N DREXEL AV	FINGERETT SALLY E TR	
<input type="checkbox"/>	... 020-004316-00	354 N DREXEL AV	BEHL RISHEE	
<input type="checkbox"/>	... 020-004317-00	346 N DREXEL AV	EDWARDS TAMRE F	
<input type="checkbox"/>	... 020-001566-00	317 STANBERY AV	FRASER BRUCE A	FRASER KRISTINA M
<input type="checkbox"/>	... 020-000328-00	324 DREXEL AV	HESS LEE H	IRENE LEVINE

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COMPLETE LANDSCAPE DESIGN,  
CONSTRUCTION, CARE & MAINTENANCE  
Telephone: 614-836-8205  
Facsimile: 614-836-8210  
www.yardsolutions.com

Project Name: PERGOLA PERSPECTIVE		
Client: DEVENTY RESIDENCE		
Date: OCT. 2016	Scale: N.A.	Drawn By: EG
Notes:		

75.02

Map data not yet available

40'

1'

6'

14

52'

Map data not yet available

Map data not yet available

140.66

16'

020-004319151 NORTHVIEW DR

24'

142.31

Map data not yet available

Map data not yet available

64'  
TO STREET

75

Map data not yet available

Map data not yet available







