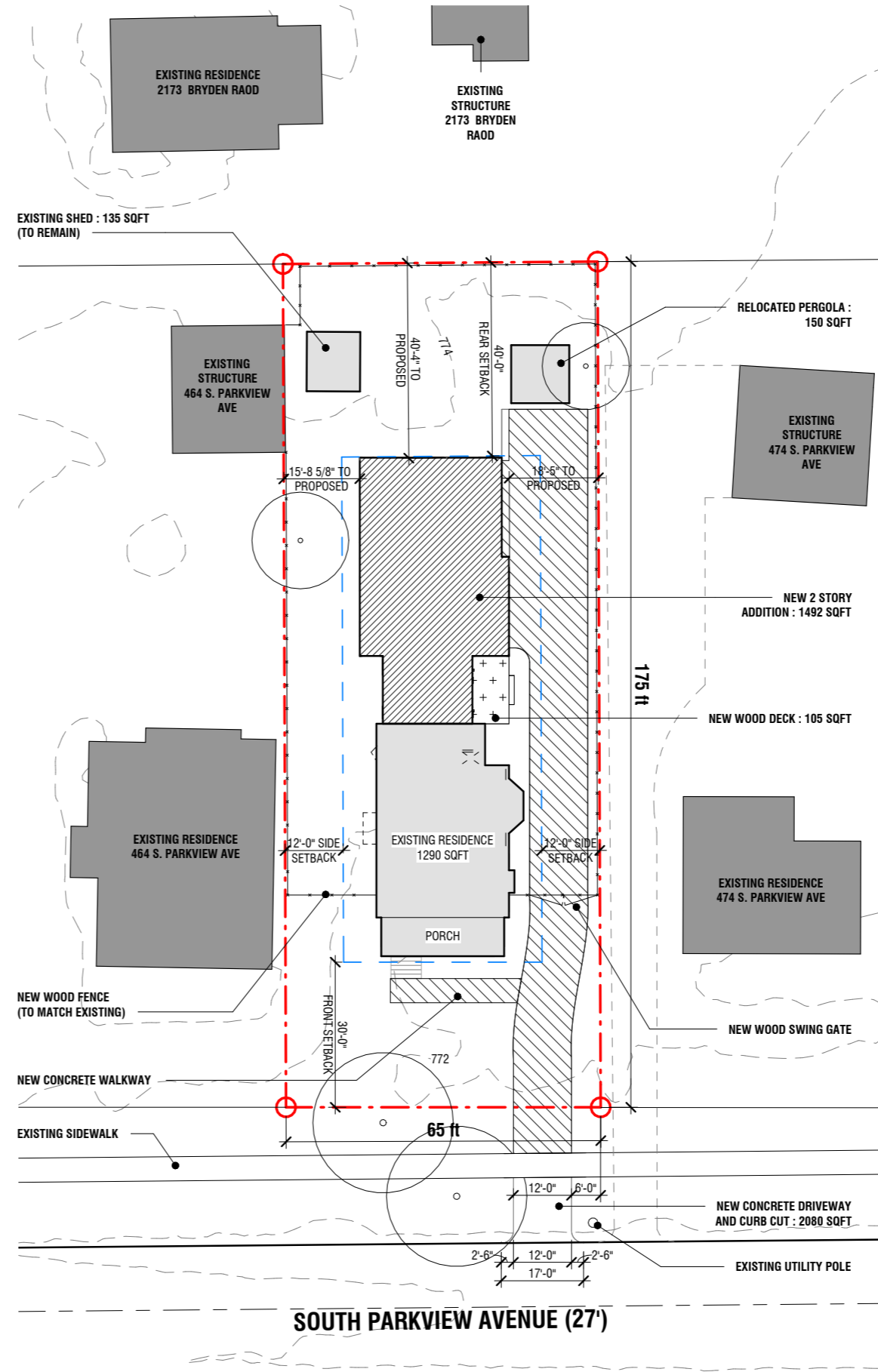


2 SITE PLAN - EXISTING
SCALE 1" = 30'-0"



1 SITE PLAN - PROPOSED
SCALE 1" = 30'-0"

GENERAL INFORMATION

ADDRESS : 470 SOUTH PARKVIEW AVENUE
PARCEL : 020-002766

PROJECT SCOPE:
THE PROJECT IS PROPOSING CONSTRUCTING AN ADDITION TO THE EXISTING HOME AT THE REAR OF THE PROPERTY. FIRST FLOOR CONSISTS OF A NEW SECONDARY ENTRY WITH NEW STAIR AND ELEVATOR CIRCULATION TO SECOND LEVEL. FIRST FLOOR ALSO INCLUDES A NEW 4 CAR GARAGE. THE SECOND LEVEL INCLUDES A SECONDARY SUITE.

FIRST FLOOR EXISTING AREA :	1,086 SQFT
FIRST FLOOR ENTRY/GARAGE :	1,549 SQFT
TOTAL :	2,635 SQFT
SECOND LEVEL EXISTING AREA :	893 SQFT
SECOND FLOOR ENTRY/GARAGE :	1,549 SQFT
TOTAL :	2,442 SQFT
ATTIC EXISTING AREA:	402 SQFT
TOTAL RESIDENCE SQFT:	5,479 SQFT

BEXLEY ZONING

ZONE | R-3 MEDIUM DENSITY RESIDENTIAL
LOT AREA | 11,375 SQFT

BUILDING LOT COVERAGE		
EXISTING RESIDENCE	1290 SQFT	
PROPOSED ADDITION	1500 SQFT	
TOTAL	2790 SQFT	ZONING MAX 2844 SQFT (25%)
TOTAL LOT COVERAGE		
TOTAL BUILDING	2,790 SQFT	
SHED	135 SQFT	
DRIVEWAY	2,080 SQFT	
DECK	105 SQFT	
PERGOLA	150 SQFT	
TOTAL LOT COVERAGE	5,260 SQFT	ZONING MAX: 5688 SQFT (50%)
RESIDENCE INFORMATION		
EXISTING:	ACTUAL:	ZONING MAX:
HEIGHT:	33FT	40FT
STORIES:	2.5 STORIES	2.5 STORIES
AREA:	1,290 SQFT	25% LOT
PARKING:	2 OFF STREET (UNENCLOSED CARPORT)	
PROPOSED	ACTUAL:	ZONING MAX:
HEIGHT:	29'-7"	40FT
STORIES:	2 STORIES	2.5 STORIES
AREA:	1,490 SQFT 1,650 SQFT	
	1ST LEVEL GARAGE	
	2ND LEVEL ADDITION	
PARKING:	4 OFF STREET (ATTACHED GARAGE)	

SHEET INDEX

A0.01 - SITE PLAN	A3.02 - PERSPECTIVE VIEW & MATERIALS
A0.02 - SITE PHOTOS	A4.01 - SECTIONS
A2.01 - FIRST FLOOR PLAN	L2.01 - LANDSCAPE PLAN
A2.02 - SECOND FLOOR	
A3.01 - ELEVATIONS	



ARCHITECT:
SANTIAGO ALVAREZ
E: santialvarez@gmail.com
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HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BZAP
12/05/2024

SITE PLAN

A0.01



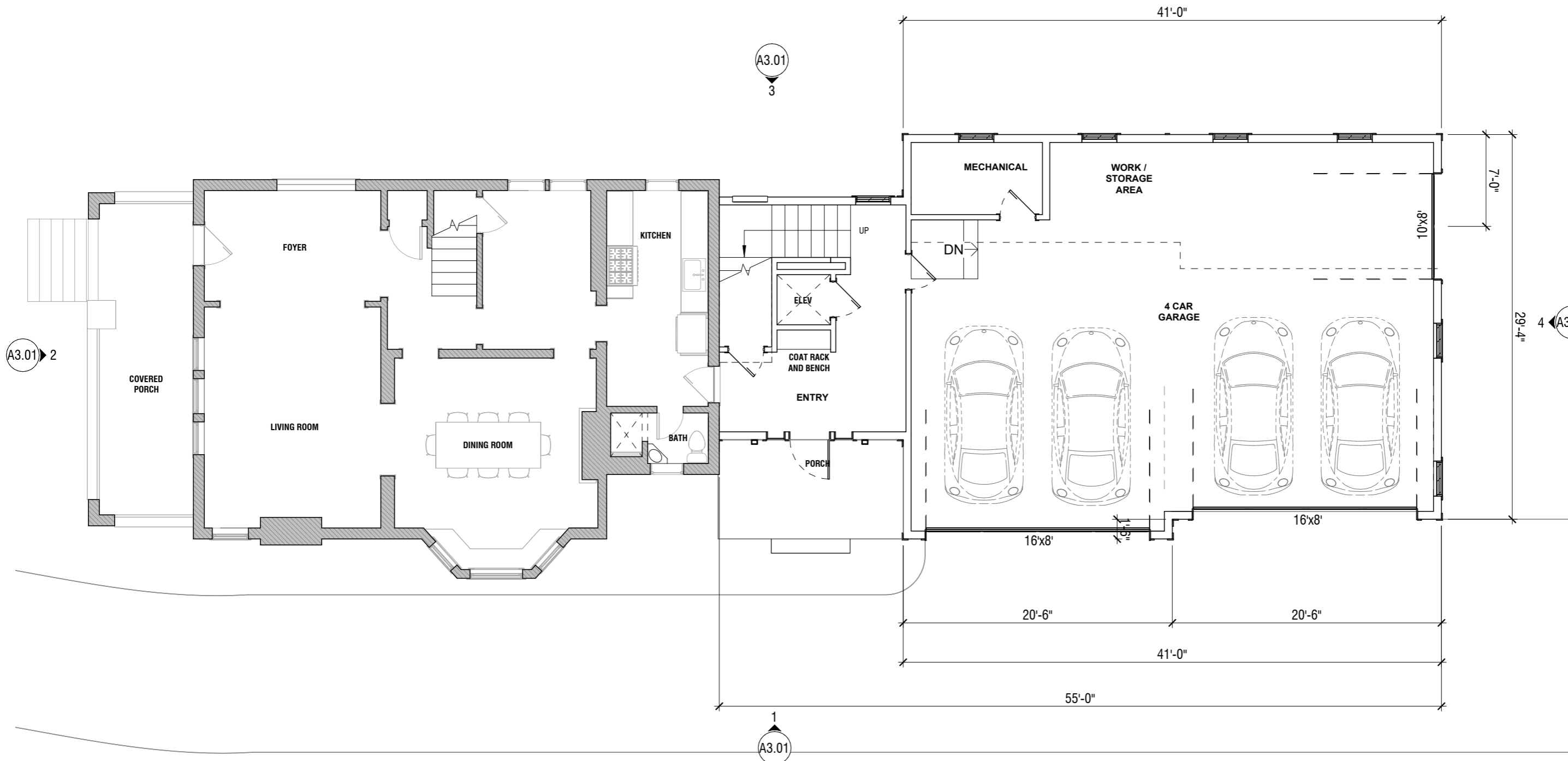
ARCHITECT:
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HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BEXLEY ARB
11/14/2024

SITE PHOTOS

A0.02



1 **FIRST FLOOR**
SCALE 1/8" = 1'-0"

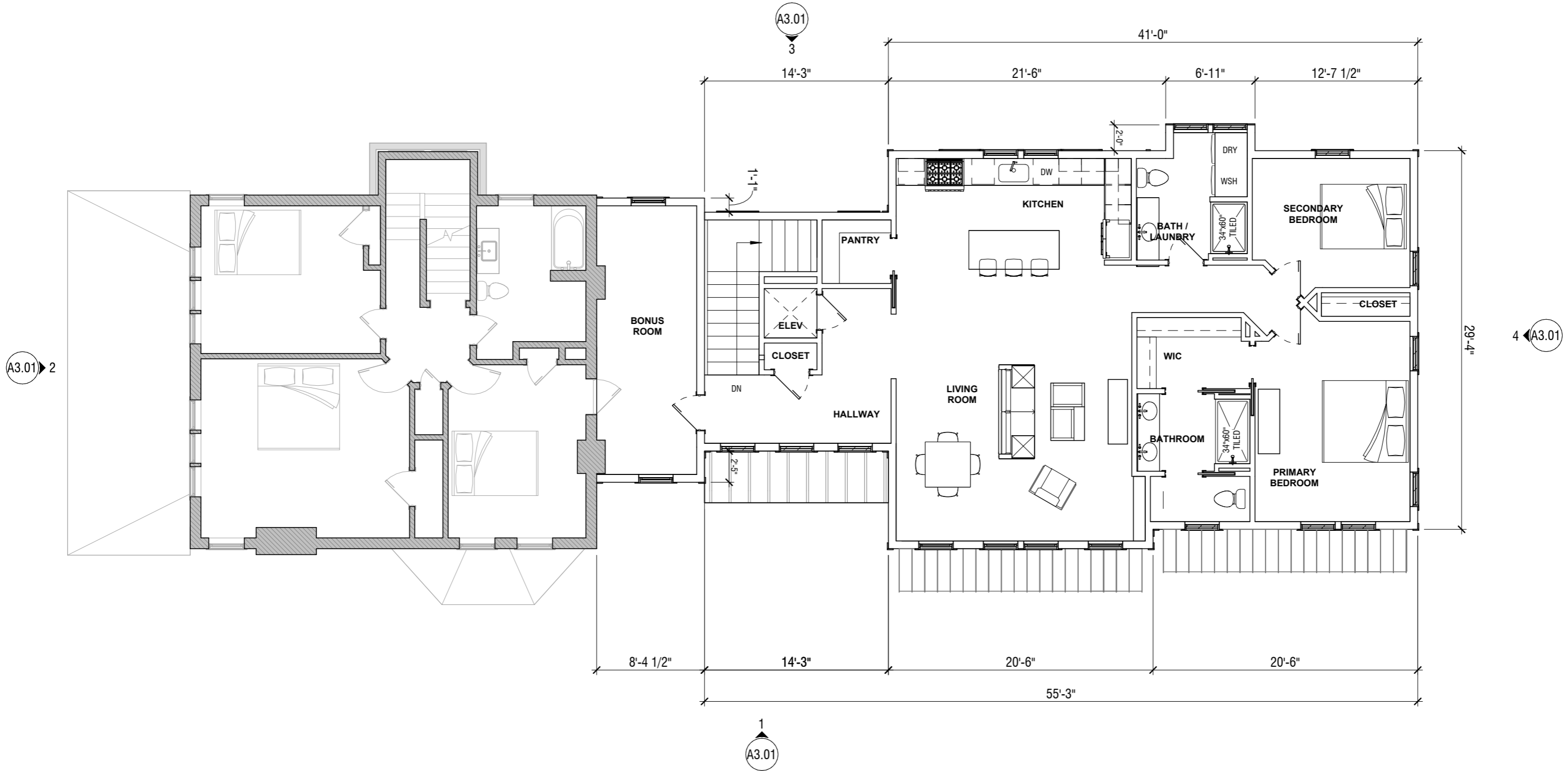
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HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BZAP
12/05/2024

FIRST FLOOR
PLAN

A2.01



1 SECOND FLOOR
SCALE 1/8" = 1'-0"

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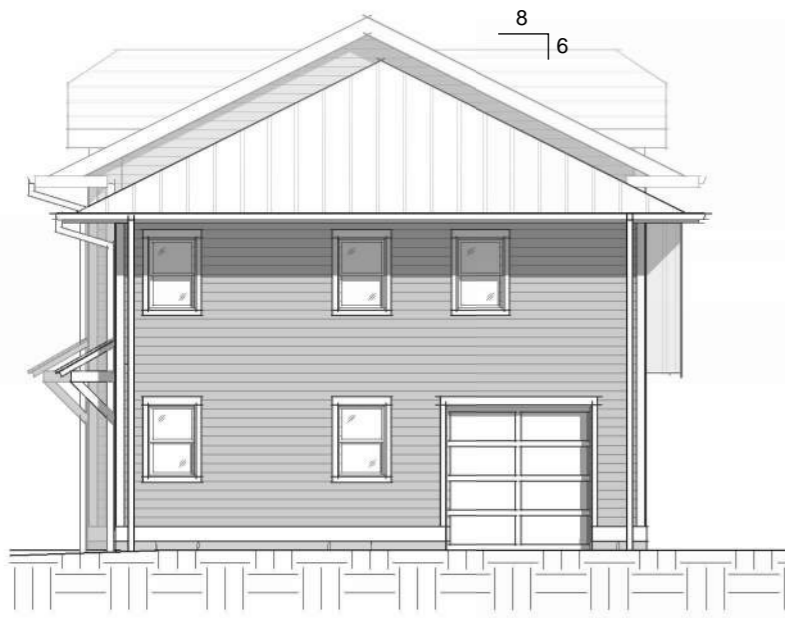
HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BZAP

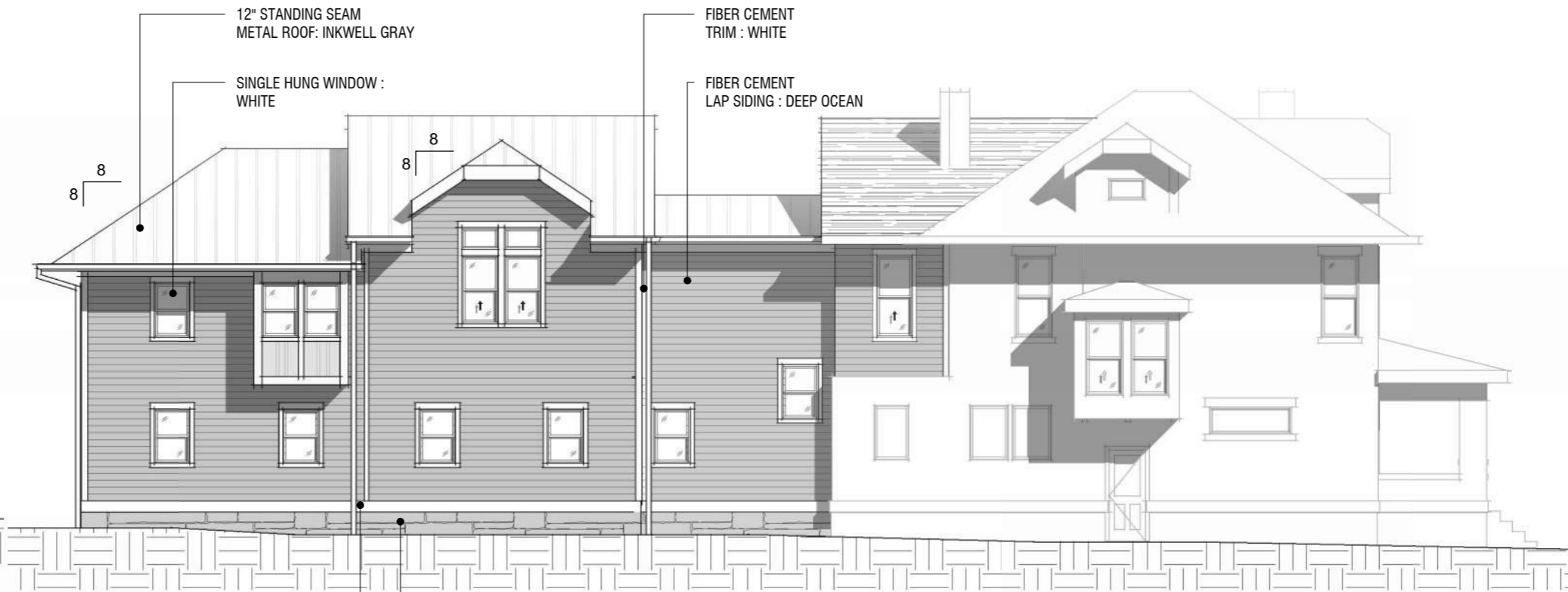
12/05/2024

SECOND
FLOOR PLAN

A2.02



4 WEST ELEVATION
SCALE 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 EAST ELEVATION
SCALE 3/32" = 1'-0"



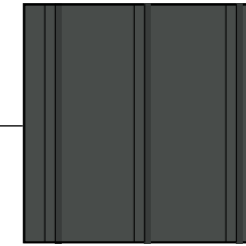
1 NORTH ELEVATION
SCALE 3/32" = 1'-0"

ARCHITECT:
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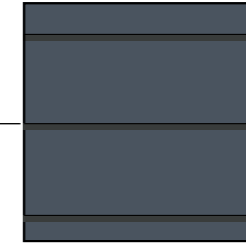
HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BZAP
12/05/2024

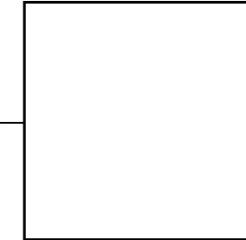
ELEVATIONS



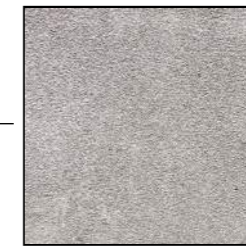
MATERIAL :
12" STANDING SEAM
METAL ROOFING
COLOR :
INKWELL GRAY



MATERIAL :
6" FIBER CEMENT
LAP SIDING
TEXTURE :
SMOOTH
COLOR :
DEEP OCEAN



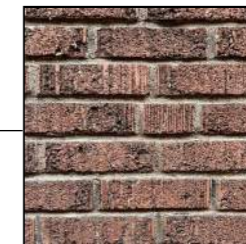
MATERIAL :
FIBER CEMENT TRIM
TEXTURE :
SMOOTH
COLOR :
WHITE



MATERIAL :
LIMESTONE
TEXTURE :
HONED
COLOR :
NATURAL GRAY



MATERIAL :
LIMESTONE
TEXTURE :
NATURAL
COLOR :
GRAY TONES



MATERIAL :
BRICK
TEXTURE :
VERTICAL SCRATCH
COLOR :
RED

1 PERSPECTIVE - SOUTHWEST
SCALE

ARCHITECT:
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E: santialvarez@gmail.com
C: 412-606-3739

HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
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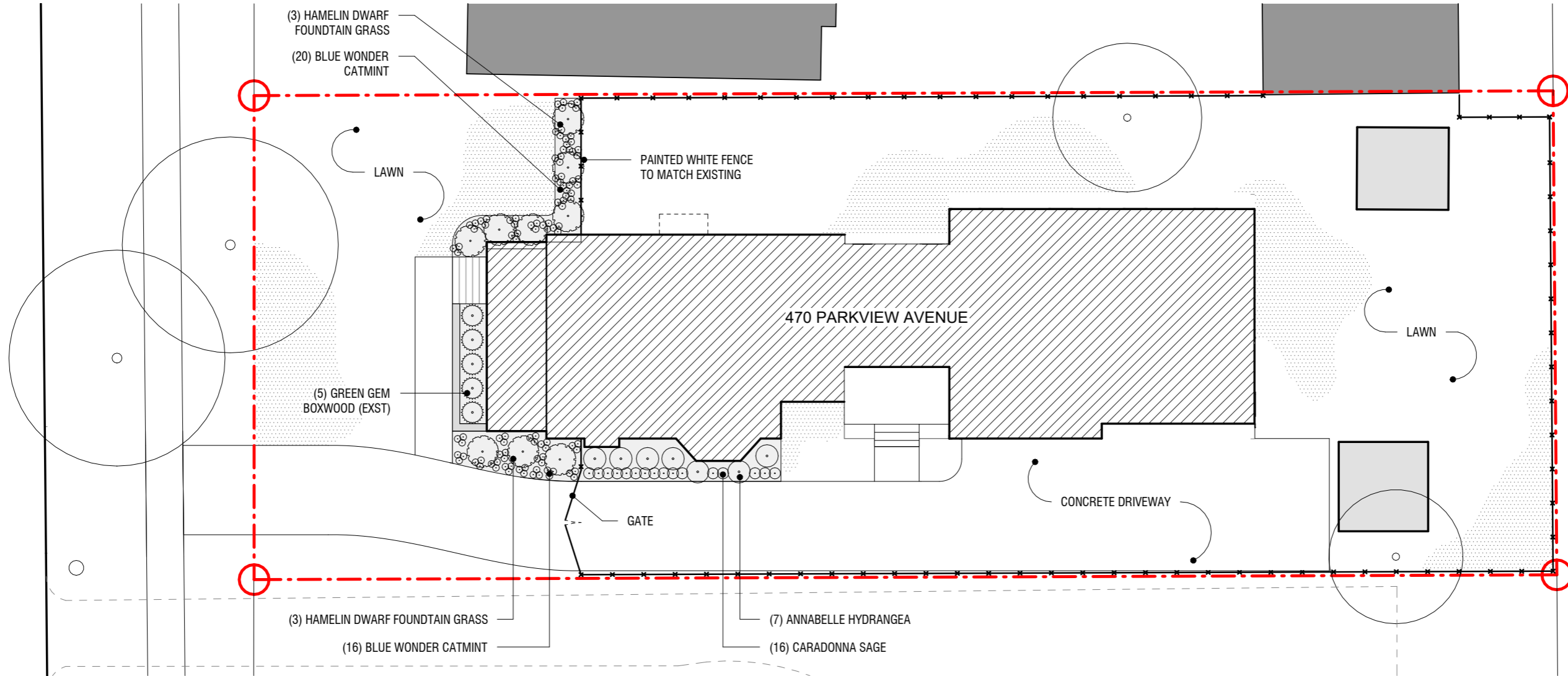
BZAP

12/05/2024

PERSPECTIVE
VIEW &
MATERIALS

A3.02

SOUTH PARKVIEW AVENUE (27')



1 SITE PLAN - PROPOSED Copy 1
SCALE 1/16" = 1'-0"

ARCHITECT:
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C: 412-606-3739

HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BZAP
12/05/2024

LANDSCAPE
PLAN

L2.01



Architectural Review Board

Decision and Record of Action - November 14, 2024

The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: BZAP-24-35

Address: 470 S Parkview

Applicant: Santiago Alvarez

Owner: Jana Clarke

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness for a garage and in-law suite addition and eliminate current curb cut and move to the other side of the property.

MOTION: The motion to move this application to the December 5, 2024 BZAP meeting without a recommendation with the condition that the application be remanded back to ARB for design review was made by Mr. Heyer and seconded by Ms. Panovska:

The applicant, Jana Clarke, agreed to move the application to the Board of Zoning and Planning and to the condition that it will return to the ARB for a Certificate of Appropriateness.

VOTE: All members voted in favor.

RESULT: The applicant was moved to the Board of Zoning and Planning without recommendation with the condition that it return to the ARB for a Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 14th day of November, 2024.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy



City of Bexley

Board of Zoning and Planning

Decision and Record of Action – December 5, 2024

The City of Bexley Board of Zoning and Planning took the following action at this meeting:

Application No: **BZAP-24-35**
Address: 470 S Parkview
Applicant: Santiago Alvarez
Owner: Jana Clarke

Request: The applicant is seeking a certificate of appropriateness and a 392 sq ft area variance from Bexley code section 1252.17 to allow for an in-law suite addition above a new attached garage.

Motion #1: The following motion to the variances was made by Mr. Turner and seconded by Ms. Dorn.


The findings and decisions of the Board, as stated by Karen Bokor: The Board of Zoning and Planning finds that upon consideration of the application, evidence and testimony before it, the Board finds it appropriate to grant a 392 sq ft area variance from Bexley code section 1252.17 to allow for an in-law suite addition above a new attached garage with the condition that the applicant return to the Architectural Review Board for final design approval and the Certificate of Appropriateness.

The applicant agreed to the proposed findings and decision of the Board.

VOTE: Mr. Turner, Ms. Dorn, Mr. Marsh, Mr. Schick voting YES
 Mr. Rosenthal, Mr. Eshelbrenner, and Chairman Behal voting NO;
 Motion PASSES

RESULT: The application to grant the variance was approved.

Staff Certification: Recorded in the Official Journal this 5th day of December, 2024.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy to web