

A 1 CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

	Purpose of Application (check a	ll that apply):		
Architectural Review	Conditional Use Demolition Planned Unit Dev	. Rezoning	Landsca	pe Review	Special Permit
Property & Project Informa	ation.				
Property Address:	940 CHELSEA AVEN	VUE		**************************************	
Brief Project Description:	NEW EGRESS WINDOW I OF AN EXISTING HOUSE	nell on	1746	Sou	7H SIDE
Applicant Information:					Threath and the second of the
Applicant Name:	PETE FOSTER . PETE F	ester,	RESIDE	ENTIA	L DESIGN &
Applicant Address:	petefastball@aol. co	BEXL	Ey	OH	43209
Applicant Email & Phone:	petefastball@aol. ca	OM	614	.778	4701
Property Owner Information	on:	NO CONTRACT CO	of This that of Couley Search and Country of Students	THE RESERVE OF THE PERSON OF T	
Owner Name:	MINDY SYBERT			AND STREET	
Owner Address:	940 CHELSEA AVE	BEXLE	Y	04	43209
Owner Email & Phone:	940 CHELSEA AVE Mindy syber + Quanti	1. com	614	668	= 3964
Attorney/Agent Informatio	on:		•		
Agent Name:				CONTRACTOR DESCRIPTION	
Agent Address:				THE STATE OF THE S	
Agent Email & Phone:					
Completed Worksheets:	Project Worksheet (Sheet A) Architectural Review	(Sheet B)	Tree Commissio	n (Sheet D)	
Signatures					
The attached application packag upon the accuracy of the inform	ge is complete and accurate to the best of my knowledge. I unde lation provided and that any inaccurate or inadequate information	erstand that the City on provided by me/	staff review of my firm/etc. ma	this applicati ny delay revie	on is dependent
Applicant Signature:	MA MI	Date:	3/12/	19	100 CO
Owner Signature:	Mindy & Sybred	Date:	3/12/	19	The second secon
Agent Signature:		Date:	300		
Internal Use:					CONTRACTOR OF THE PROPERTY OF
Application #:	Board Referalls:	B BZAP	City Counc	cil 🔲 Tro	ee Commission
Staff Signature:	Date:	well constraints and accuracy			



Application Cover Sheet: Review Fee Worksheet

Minor Architectural Review (Ex. Roof, window, siding)		Estimated Valuation of Project:	\$ 600
### Space of the valuation of the project: - \$50.00 for 1st \$10,000 valuation - \$5.00 for each additional \$10,000 valuation. ### Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola) ### Based upon the valuation of the project: - \$90.00 for the 1st \$10,000 valuation - \$5.00 for each additional acre (or part thereof) - \$5.00 for each a	Minor Architectural Review (Ex. Roof, w	rindow, sidina)	
### Space of the valuation of the project: Space of the set of the project	Based upon the valuation of the project:	- \$50.00 for 1st \$10,000 valuation	\$ 50
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Variance Review Single Family: \$100.00 \$ Commercial Property: \$100.00 \$ Fences or Special Permits: \$65.00 \$ All others: \$90.00 \$ Zoning Fees Rezoning: -\$250.00 up to 1 acre site - \$60.00 for each additional acre (or part thereof) \$ Requests for amendment to PUD Plans: \$300.00 \$ Split of lot or existing parcel: \$250.00 \$ Split of lot or existing parcel: \$250.00 \$ Sign Review and Architectural Review for Commercial Properties Project Value Fee Project Value Fee \$ \$0 to \$5,000 \$100.00 \$ \$5,001 to \$25,000 \$200.00 \$ \$250.01 to \$75,000 \$250.00 \$ \$275,001 to \$750,000 \$1,000.00 \$ \$200,001 to \$750,000 \$350.00 \$ \$250.00 \$00.00 \$ \$250.00 \$00.00 \$ \$250.00	Based upon the valuation of the project:	 \$90.00 for the 1st \$10,000 valuation \$5.00 for each additional \$10,000 valuation \$600.00 cap 	\$ \$
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Commercial Property: \$100.00			
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Rezoning:	Zoning Fees		Name and State of the State of
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Appeals Appeal of ARB decision to BZAP: \$50.00	Special Permit, Conditional Uses and All others:	\$90.00	\$
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Appeal of ARB decision to BZAP: \$50.00	Appeals		to the state of th
		\$50.00	*
			\$
			100.00

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Project Worksheet

	Residential	Commercial
Property Address:	940 CHELSEA	AVENUE
Zoning District:	R.b	The second of th
	R-1 (25% Building & 40% Overall)	Production of the second
	R-2 (25% Building & 50% Overall)	R-6 (35% Building & 60% Overall)
	R-3 (25% Building & 50% Overall)	. R-12 (35% Building & 70% Overall)
	*Overall coverage includes hardscape	Other:
Lot Info:	Width (ft.): 40 Depth (ft.): 136	25 Total Area (SF): 5450
Primary Structure Info:	Existing Footprint (SF):	1820 \ deck · 208
	Proposed Addition (SF):	deck · 208
	Removing (SF):	(Type of Structure:)
	Proposed new primary structure or residence (SF)	Tomas and a second
	Total Square Footage:	1820 NO CHANGE
Garage and/or Accessory Structure Info	Existing Footprint (SF):	360 New Structure Type:
(Incl. Decks, Pergolas, etc):	Proposed Addition (SF):	Ridge Height:
	Proposed New Structure (SF):	Is there a 2nd floor?
	Total of all garage and accessory structures (SF):	360 2nd Floor SF:
	Total building lot coverage (SF):	2180 = 40 % of lot
	Is this replacing an existing garage and/or accesso	ory structure? Yes No
Hardscape:	Existing Driveway (SF): 640 Existing P	latio (SF): Existing Private Sidewalk (SF): 105
	Proposed Additional Hardscape (SF):	
	Total Hardscape (SF):	s no change
Totals:	Total overall lot coverage (SF): 2925 =	54 % of lot
Applicant Initial:	X	
Internal Use: Staff Review Staff Comm	The control of the co	oning ARB Only Variance or Modifications Needed
Stati Collini		Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIF-IC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and

	Please provide photos o		
e indicate the existing materials category below:	and the proposed changes of exterior	materials to be used	in the completion of your design project. Check all that
/	Same		
Roofing House or Pr	incipal Structure Garage Only	House & Ga	rage
Existing Roof Type:	Slate	Clay Tile	Wood Shake Std. 3-tab Asphalt Shingl
	Arch. Dimensional Shingles	EPDM Rubber	TPO Rubber Metal
New Roof Type:	Slate	Clay Tile	Wood Shake Std. 3-tab Asphalt Shingl
	Arch. Dimensional Shingles	EPDM Rubber	TPO Rubber Metal
New Shingle Manufacturer:			
New Roof Style & Color:			97
/			*_
Windows House or Pri	ncipal Structure Garage Only	House & Gar	rage
Existing Window Type:	Casement	Fixed	Exterior Storm Other:
	Double Hung	Awning	Horizontal Sliding
Existing Window Materials:	/ Aluminum Clad Wood	Wood	Metal
	Vinyl Clad Wood	Aluminum	Other:
New Window Manufacturer:			Residence and a community and a second and a
New Window Style/Mat./Color			
SYNOWAY.		AND DESCRIPTION OF THE PARTY OF	
	ncipal Structure Garage Only	House & Gar	age
Existing Entrance Door Type:	Wood Insulated Metal	Fiberglass	Sidelights Transom Windows
Existing Garage Door Type:	Wood Insulated Metal	Fiberglass	
Door Finish:	Stained Painted		P
Proposed Door Type:	Style:		Color:
Exterior Trim		9	
Existing Door Trim:	Cedar Redwo	ood Pine	Std. Lumber Profile
	formers formers	num Clad Moldi	provinces provin
Proposed New Door Trim:	The state of the s	Total Laurin Mold!	ing Vinyl Other:
Existing Window Trim:	Wood Redwo	ood Pine	Std. Lumber Profile
	Vinyl Other:	Reserved:	Std. Lumber Prome
Proposed New Window Trim:	Current Curren	Leanne	Trin Calada)
Parameter Mills		100	Trim Color(s):

Architectural Review Worksheet (Continued)

Existing	Proposed	Type:	Manfacturer, Style, Color:
	September 1	Natural Stone	
	Account of the second	Cultured Stone	
	Name of the last o	Brick	
Security C	POTURE SPECIAL	Mortar	
	Samuel Samuel	Stucco	
	Patrician II	Wood Shingle	
	10 = 22 Church	Wood Siding	
/		Vinyl Siding	
Motoures 1	The second	Aluminum Siding	
	1-1-1	Other	

Confirmation (to be compl	ted by Residential D	esign Consulta	ant:			
Date of Review:						
Approved By:						
To be reviewed by ARB on:			Control of the Contro			
Conditions/Stipulations:	der Balde Berthorn and man and a state bald and a series	automobilisti kantala (Kalinda) eta Larracciario con	To the second se		wenter a consider a transposition and	
and the second s						
Staff Initials:			SHEKENE KATALATAN MANAZARA	and the second second		



CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Varianes are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Decsription of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

VARIANCE REQUEST TO ALLOW FOR THE INSTALLATION OF AN EGRESS WINDOW WELL TO ALLOW SAFE EGRESS FROM A LOWER LEVEL BEDROOM. THE NEW WINDOW WELL WOULD PROJECT 2'-7" INTO THE SIDE YARD SETBACK ON THE SOUTHERN SIDE OF THE HOME

Variance Question 1

Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

WINDOW WELL IS NECESSARY TO ACCOMODATE SAFE EGRESS FROM LOWER LEVEL BEDROOM

Variance Question 2

Is the variance substantial? Please describe.

THE BEXLEY ZONING CODE ALLOWS FOR OTHER PROJECTIONS INTO THE SIDEYARD SETBACK (BAYS ch OF SIMILAR DISTANCES.

Variance Question 3

Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe

NO.

Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Varianes are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

			-		· de la constante de la consta	-
W/-	2512	nce	# No :	ACT.	PU CO	12
W	alla	1116	1 111	2-21	14 23 2	4

Would the variance adversely	affect the delivery of government	al services (e.g. wate	er sower garbagel?	Planco doscribo
Trodia tile valiance adversely	anect the delivery of dovernment	al sel vices le.u Wate	il sewel uamader	PIEASE DESCRIBE

NO

Variance Question 5

Did the property owner purchase the property with knowledge of the zoning restriction? Please describe.

Variance Question 6

Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

NO

Variance Question 7

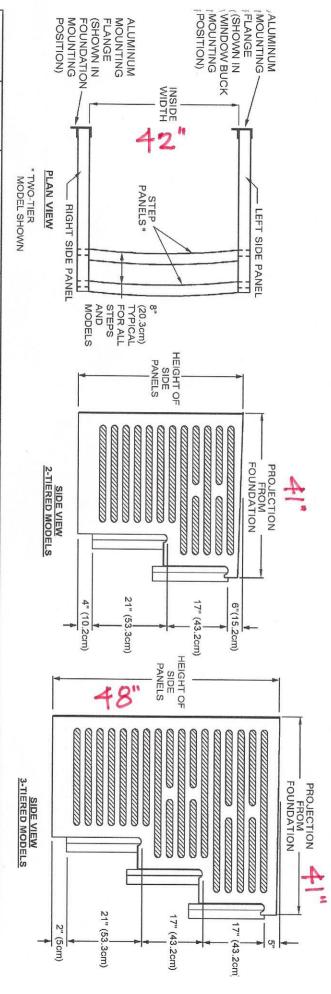
Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

940 CHELSEA AVENUE BEXLEY, OHIO PROPOSED EGRESS WINDOW WELL 7"= 201 EXISTING GARAGE EXISTING -RESIDENCE 8-0" 7-4/2 EXISTING 40 RESIDENCE EXISTING PROPOSES EGRESS
WINDOW WELL GARAGE 240 15-4/2 14.0" EXISTING GARAGE EXISTING KESIDENCE



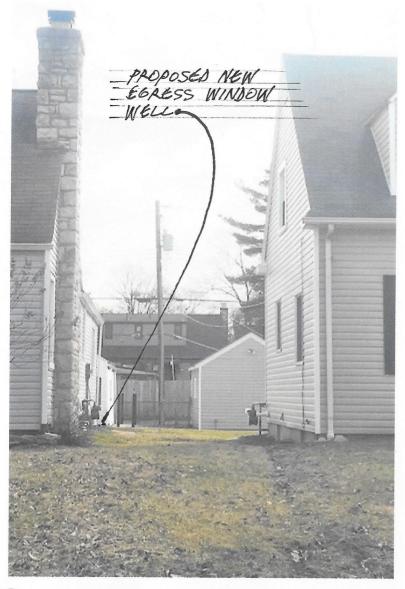
SCAPEWEL® Window Well Standard Sizes and Dimensions

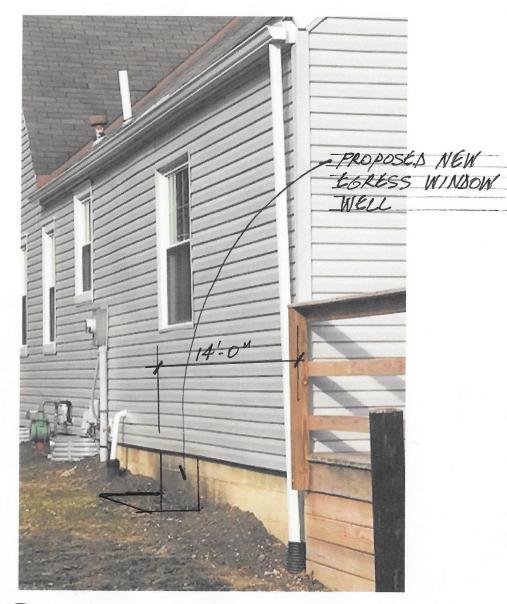
ScapeWEL is supplied for wall mount installation and can be modified in the field for buck mount installation.



4048-42 2 42 106.7 41 104.1 48 121.9 X 4048-54 2 54 137.2 41 104.1 48 121.9 X 4048-66 2 66 167.6 41 104.1 48 121.9 X 4862-42 3 42 106.7 49 124.5 62 157.5 81 4862-54 3 54 137.2 49 124.5 62 157.5 81 4862-66 3 66 167.6 49 124.5 62 157.5 81				HH	H	1		Wodel	
CANCEL CONTRACTOR DESCRIPTION OF THE PROPERTY OF THE PERSON OF T	ω	ω	ω	2	2	2	Tiers	9	Number
	66	54	42	66	54	42	inches	Width	Inside
	167.6	137.2	106.7	167.6	137.2	106.7	cm	Th Th	de
	49	49	49	41	41	41	inches	Foundation	Projection from
	124.5	124.5	124.5	104.1	104.1	104.1	cm	ation	on from
	62	62	62	48	48	48	inches	Standard	He
	157.5	157.5	157.5	121.9	121.9	121.9	cm	dard	ight* of s
	81	81	81	X	×	×	inches	with Extension	Height* of Side Panel
	205.7	205.7	205.7	Χ	×	×	cm	tension	Sie
	3019-66	3019-54	3019-42	X	×	×	Number	Model	Extension
	66	54	42	66	54	42	inches	Wall Mount	Max
	167.6	137.2	106.7	167.6	137.2	106.7	cm	fount	ium Widt
	62	50	38	62	50	38	inches	Buck	Maxium Width of Opening
	157.5	127	96.5	157.5	127	96.5	cm	Buck Mount	ning

Note: The distance from the outside of the foundation wall to the inside face of the first step is 30" (76.2cm) as shown in the detail above



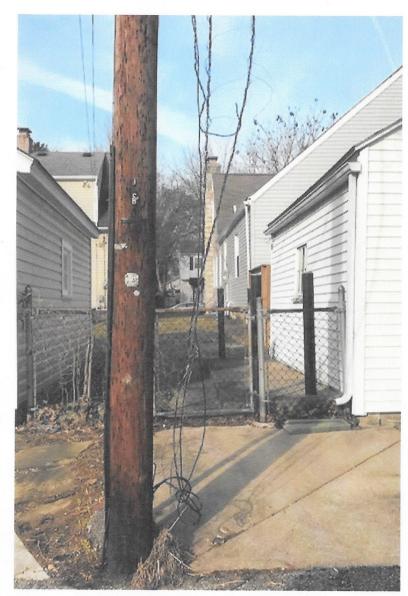


LOOKING EAST BETWEEN
HOUSES FROM CHELSEA AVENUE

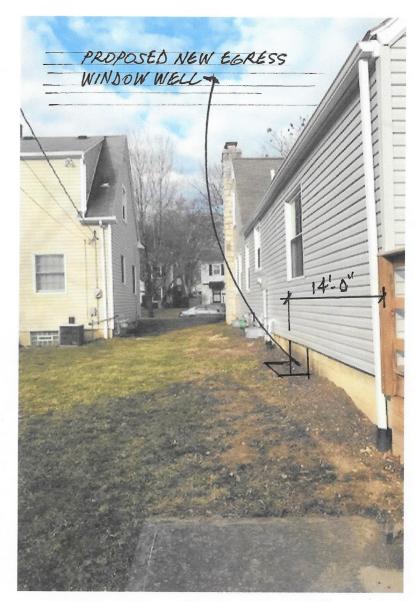
2) SOUTH ELEVATION



3 LOOKING WEST



4 LOOKING WEST BETWEEN
EXISTING GARAGES FROM
ALLEY



5 SOUTH ELEVATION
LOOKING WEST