SHEET A.1

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

☐ Architectural Review ☐ Conditional Use ☐ Demolition ☐ Planned Unit Dev. ☐ Rezoning ☐ Landscape Review ☐ Special Permit

Property & Project Information:

Property Address: 940 CHELSEA AVENUE

Brief Project Description: NEW EGRESS WINDOW WELL ON THE SOUTH SIDE OF AN EXISTING HOUSE

Applicant Information:

Applicant Name: PETE FOSTER · PETE FOSTER RESIDENTIAL DESIGN LLC

Applicant Address: 685 MONTROSE AVE, BEXLEY, OH 43209

Applicant Email & Phone: petefastball@aol.com 614·778 4701

Property Owner Information:

Owner Name: MINDY SYBERT

Owner Address: 940 CHELSEA AVE, BEXLEY, OH 43209

Owner Email & Phone: Mindysybert@gmail.com 614·668·3964

Attorney/Agent Information:

Agent Name:

Agent Address: , , ,

Agent Email & Phone:

Completed Worksheets: ☐ Project Worksheet (Sheet A) ☐ Architectural Review (Sheet B) ☐ Tree Commission (Sheet D)

Signatures

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: [signature] Date: 3/12/19

Owner Signature: Mindy C Sybert Date: 3/12/19

Agent Signature: Date:

Internal Use:

Application #: Board Referalls: ☐ ARB ☐ BZAP ☐ City Council ☐ Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: $ 600

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:	- $50.00 for 1st $10,000 valuation	$ 50
	- $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 $10,000 valuation	$
	- $600.00 cap	$
	- $50.00 resubmittal fee	$

Variance Review

Single Family:	$100.00	$ 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	$
Replatting or new plat:	$250.00	$

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
$0 to $5,000	$100.00	$
$5,001 to $25,000	$200.00	$
$25,001 to $75,000	$250.00	$
$75,001 to $200,000	$600.00	$
$200,001 to $750,000	$1,000.00	$
Over $750,000	$350.00	$
Fences and walls:	$65.00	$
Special Permit, Conditional Uses and All others:	$90.00	$
Re-submittal Fee:	$50.00	$

Appeals

Appeal of ARB decision to BZAP:	$50.00	$
Appeal of BZAP decision to City Council:	$250.00	$

Fee Total: $ 150.00

SHEET B

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Project Worksheet

☑ Residential ☐ Commercial

Property Address: 940 CHELSEA AVENUE

Zoning District: R-6

☐ R-1 (25% Building & 40% Overall) ☑ R-6 (35% Building & 60% Overall)

☐ R-2 (25% Building & 50% Overall) ☐ R-12 (35% Building & 70% Overall)

☐ R-3 (25% Building & 50% Overall) ☐ Other:

* Overall coverage includes hardscape

Lot Info: Width (ft.): 40 Depth (ft.): 136.25 Total Area (SF): 5450

Primary Structure Info:

Existing Footprint (SF): 1820 ← house · 1612, deck · 208

Proposed Addition (SF):

Removing (SF): (Type of Structure:)

Proposed new primary structure or residence (SF):

Total Square Footage: 1820 NO CHANGE

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF): 360 New Structure Type:

Proposed Addition (SF): Ridge Height:

Proposed New Structure (SF): Is there a 2nd floor? ☐ Yes ☐ No

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 accessory structure? ☐ Yes ☑ No

Hardscape: Existing Driveway (SF): 640 Existing Patio (SF): Existing Private Sidewalk (SF): 105

Proposed Additional Hardscape (SF):

Total Hardscape (SF): 745 NO CHANGE

Totals: Total **overall** lot coverage (SF): 2925 = 54 % of lot

Applicant Initial: [signature]

Internal Use: Staff Review Date: ☐ Meets Zoning ☐ ARB Only ☐ Variance or Modifications Needed

Staff Comments: 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 "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

☐ **Please provide photos of the existing structure with this form**

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 or Principal Structure ☐ Garage Only ☐ House & Garage

Existing Roof Type: ☐ Slate ☐ Clay Tile ☐ Wood Shake ☐ Std. 3-tab Asphalt Shingle
☐ Arch. Dimensional Shingles ☐ EPDM Rubber ☐ TPO Rubber ☐ Metal

New Roof Type: ☐ Slate ☐ Clay Tile ☐ Wood Shake ☐ Std. 3-tab Asphalt Shingle
☐ Arch. Dimensional Shingles ☐ EPDM Rubber ☐ TPO Rubber ☐ Metal

New Shingle Manufacturer:

New Roof Style & Color:

☐ **Windows** ☐ House or Principal Structure ☐ Garage Only ☐ House & Garage

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:

New Window Style/Mat./Color:

☐ **Doors** ☐ House or Principal Structure ☐ Garage Only ☐ House & Garage

Existing Entrance Door Type: ☐ Wood ☐ Insulated Metal ☐ Fiberglass ☐ Sidelights ☐ Transom Windows

Existing Garage Door Type: ☐ Wood ☐ Insulated Metal ☐ Fiberglass

Door Finish: ☐ Stained ☐ Painted

Proposed Door Type: **Style:** **Color:**

☐ **Exterior Trim**

Existing Door Trim: ☐ Cedar ☐ Redwood ☐ Pine ☐ Std. Lumber Profile
☐ Wood Composite ☐ Aluminum Clad ☐ Molding ☐ Vinyl ☐ Other:

Proposed New Door Trim:

Existing Window Trim: ☐ Wood ☐ Redwood ☐ Pine ☐ Std. Lumber Profile
☐ Vinyl ☐ Other:

Proposed New Window Trim: **Trim Color(s):**

Do the Proposed Changes Affect the Overhangs? ☐ Yes ☐ No

Architectural Review Worksheet (Continued)

☐ **Exterior Wall Finishes**

Existing	Proposed	Type:	Manfacturer, Style, Color:
☑	☐	Natural Stone	
☐	☐	Cultured Stone	
☐	☐	Brick	
☐	☐	Mortar	
☐	☐	Stucco	
☐	☐	Wood Shingle	
☐	☐	Wood Siding	
☑	☐	Vinyl Siding	
☐	☐	Aluminum Siding	
☐	☐	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

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.

Variance Question 4

Would the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)? Please describe.

NO

Variance Question 5

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

YES

Variance Question 6

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

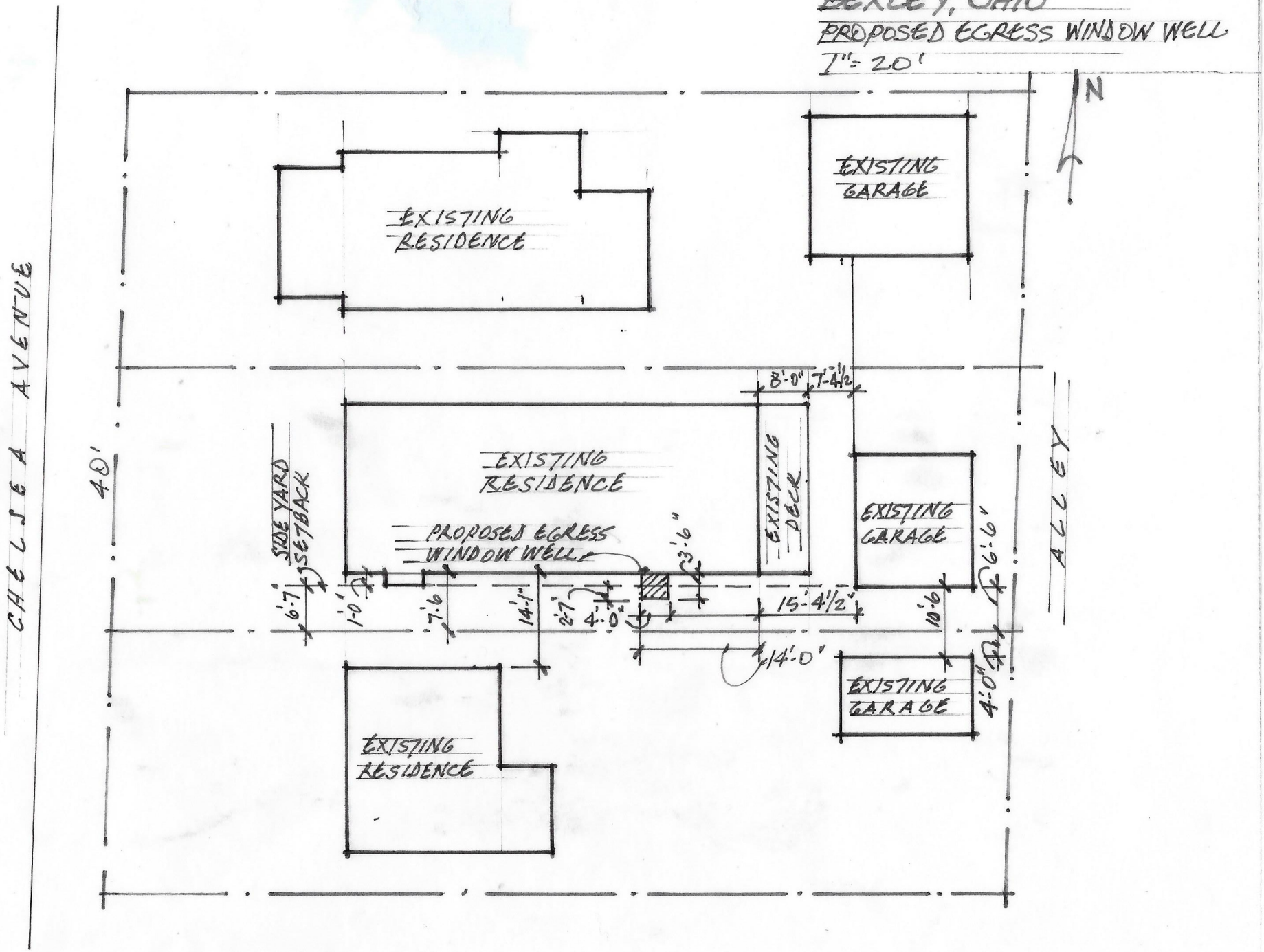
NO

Variance Question 7

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

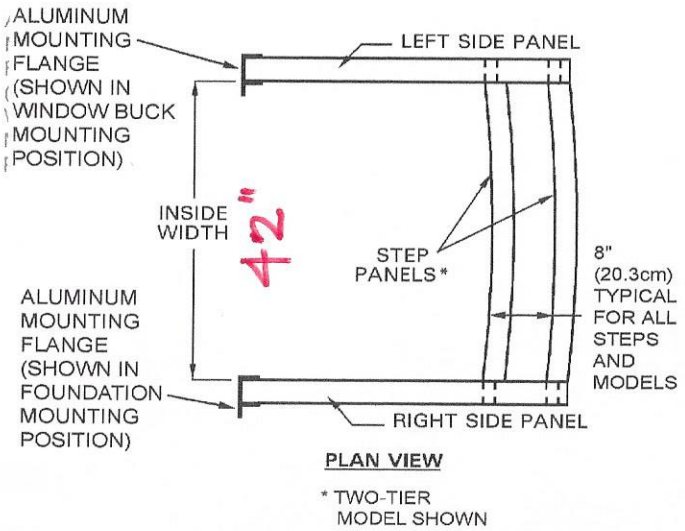
YES

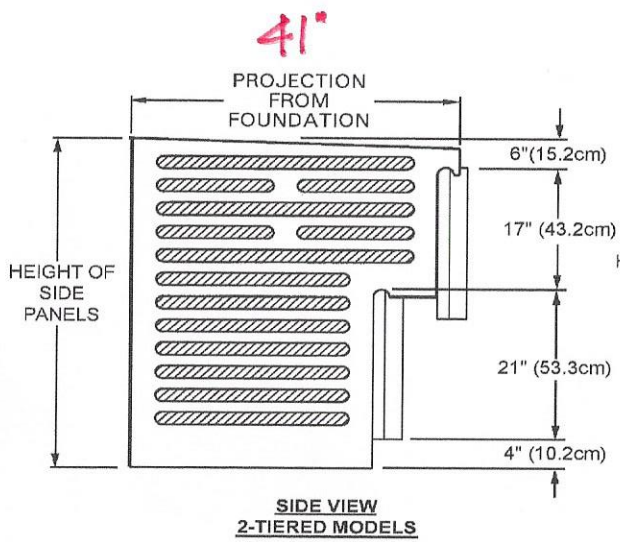
940 CHELSEA AVENUE
BEXLEY, OHIO
PROPOSED EGRESS WINDOW WELL
1" = 20'

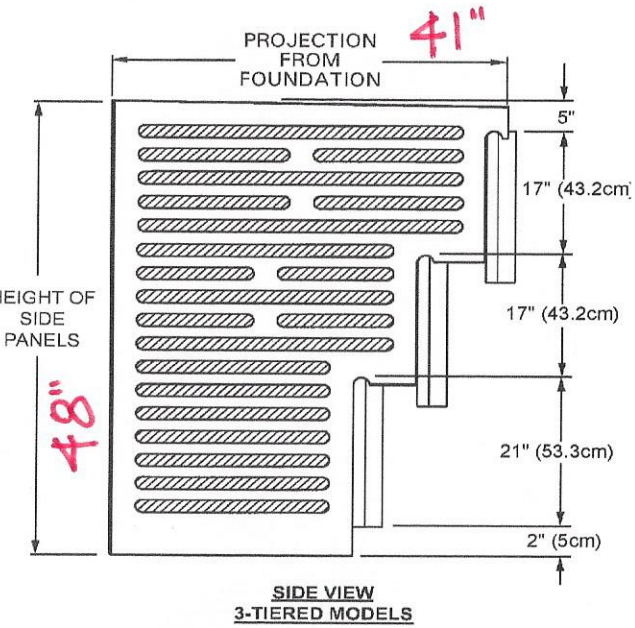


SCAPEWEL® Window Well Standard Sizes and Dimensions

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



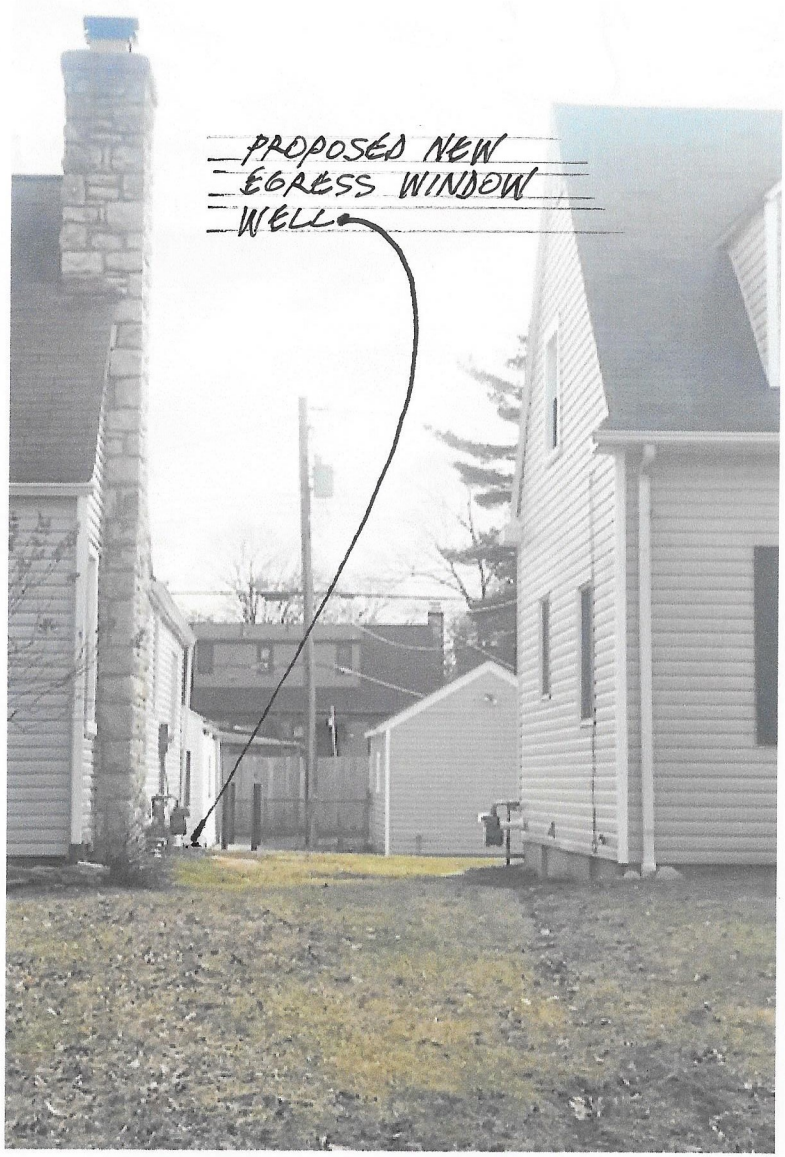




Model	Number of Tiers	Inside Width		Projection from Foundation		Height* of Side Panels				Extension Model Number	Maxium Width of Opening			
						Standard		with Extension			Wall Mount		Buck Mount	
		inches	cm	inches	cm	inches	cm	inches	cm		inches	cm	inches	cm
*4048-42	2	42	106.7	41	104.1	48	121.9	X	X	X	42	106.7	38	96.5
4048-54	2	54	137.2	41	104.1	48	121.9	X	X	X	54	137.2	50	127
4048-66	2	66	167.6	41	104.1	48	121.9	X	X	X	66	167.6	62	157.5
4862-42	3	42	106.7	49	124.5	62	157.5	81	205.7	3019-42	42	106.7	38	96.5
4862-54	3	54	137.2	49	124.5	62	157.5	81	205.7	3019-54	54	137.2	50	127
4862-66	3	66	167.6	49	124.5	62	157.5	81	205.7	3019-66	66	167.6	62	157.5

*Side panels must extend 4" (10.2cm) above grade level and 3-1/2" (8.9cm) below the window sill.

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



1 LOOKING EAST BETWEEN HOUSES FROM CHELSEA AVENUE



2 SOUTH ELEVATION



3 SOUTH ELEVATION
LOOKING WEST



4 LOOKING WEST BETWEEN
EXISTING GARAGES FROM
ALLEY



5 SOUTH ELEVATION
LOOKING WEST