



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 11, 2018 at 6:00 PM,** in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, October 25th, 2018 at 6:00 PM,** in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must 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.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a one-story garage addition on the north side of the principal structure, and remodel of the front and north facades.

BZAP Request: The applicant is seeking architectural review and approval of a one-story garage addition to the north side of the principal structure, and remodel of the north and west facades. The applicant is also seeking a ??? variance from Bexley Code Section 1252.09 (R-6), which requires a 45' front yard setback for a principal structure, to allow the proposed one-story addition to be constructed 42' from the front property line.

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: 9-27-2018

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: **334 N. REMINGTON RD BEXLEY 43209**

Brief Project Description: **REMODEL/ADDITION**

Applicant Information:

Applicant Name: **BRYAN MEADE**

Applicant Address: **3343 WOODSTONE DR, LEWIS CENTER, OH 43035**

Applicant Email & Phone: **BRYNWOODHOMES@GMAIL.COM (614)260-9836**

Property Owner Information: **(614)260-9836**

Owner Name: **SAME AS ABOVE**

Owner Address:

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: **N/A**

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: **Bryan Meade** Date: **9/13/18**

Owner Signature: **Bryan Meade** Date: **9/13/18**

Agent Signature: Date:

Internal Use:

Application #: **2018024** Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: **[Signature]** Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 75,000

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

Based upon 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 \$ 90
 - \$5.00 for each additional \$10,000 valuation \$ 325
 - \$600.00 cap \$
 - \$50.00 resubmittal fee \$ 120

Variance Review

Single Family: \$100.00 \$ 100
 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	<input type="text"/>
\$5,001 to \$25,000	\$200.00	<input type="text"/>
\$25,001 to \$75,000	\$250.00	<input type="text"/>
\$75,001 to \$200,000	\$600.00	<input type="text"/>
\$200,001 to \$750,000	\$1,000.00	<input type="text"/>
Over \$750,000	\$350.00	<input type="text"/>
Fences and walls:	\$65.00	<input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	<input type="text"/>
Re-submittal Fee:	\$50.00	<input type="text"/>

Appeals

Appeal of ARB decision to BZAP: \$50.00 \$ 220
 Appeal of BZAP decision to City Council: \$250.00 \$ -90
Fee Total: \$ 130

Project Worksheet

Residential Commercial

Property Address:

334 N. REMINGTON RD

Zoning District:

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.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(Type of Structure):

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

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

New Structure Type:

Ridge Height:

Is there a 2nd floor? Yes No

2nd Floor SF:

= % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF): = % of lot

Applicant Initial:

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments:	<input type="text"/>			Staff Initial: <input type="text"/>

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:	Manufacturer, Style, Color:
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone	ON SITE
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mortar	TYPE N
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding	CRANE
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	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:

Tree & Public Gardens Commission Worksheet

 City Right-of-Way Landscape Commercial Landscape New Build

Property Address:

334

Landscape Architect/Designer:

BRYNWOOD BUILDERS

Phone:

E-mail:

Description:

MODEST

Review Guidelines and List of Criteria:

1. **Project Description**
Design Concept to include: Brief narrative describing the area to be designed/changed; relevance/significance to the community; general impact that will be created & affect on community; procedures to implement plan
2. **Research:**
a. Provide significant examples (articles, visuals, and the like) relating to project's need and future effect on community
3. **Design Documentation Drawings**
Design Plan to include:
a. Plan drawing/s with north directional indication
b. Elevations of all landscape orientations (north, south, east, west) perspectives, isometrics or axonometric renderings, of important features that impact design
d. A detailed model may substitute for B or C
e. Photographs to support design vision
f. Construction plans, elevations, sections & details as necessary for project clarity
g. City trees indicated on plan
h. Irrigation plan as appropriate
- Specifications to include:**
a. Vegetation - Including botanical and common names and installation size
b. Hardscape
c. Lighting Locations & Specifications
d. Furniture & furnishings
e. Equipment
f. Accessories
g. Materials for reference
h. Buildings for reference
i. Other

All documentation should be clear, precise and complete. Package should be presented to commission one week prior to presentation

Applicant Initial:

Staff Confirmation:

In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application:

- Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)
- Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above
- It is highly recommended that the Landscape Designer/Architect is present at meeting

Staff Initial:

Home Occupation Worksheet

Background & Checklist

A home occupation may be allowed as a conditional use as specified in Chapter 1252 provided that the following additional conditions are met. Please indicate your acknowledgement that your home occupation use meets the following criteria:

Business Name:

Business Description:

- 1. No person other than members of the family residing on the premises shall be engaged in such occupation. Yes No
- 2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation. Yes No
- 3. There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation. Yes No
- 4. There shall be no sales in connection with a home occupation. Yes No
- 5. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood. Yes No
- 6. Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself. Yes No

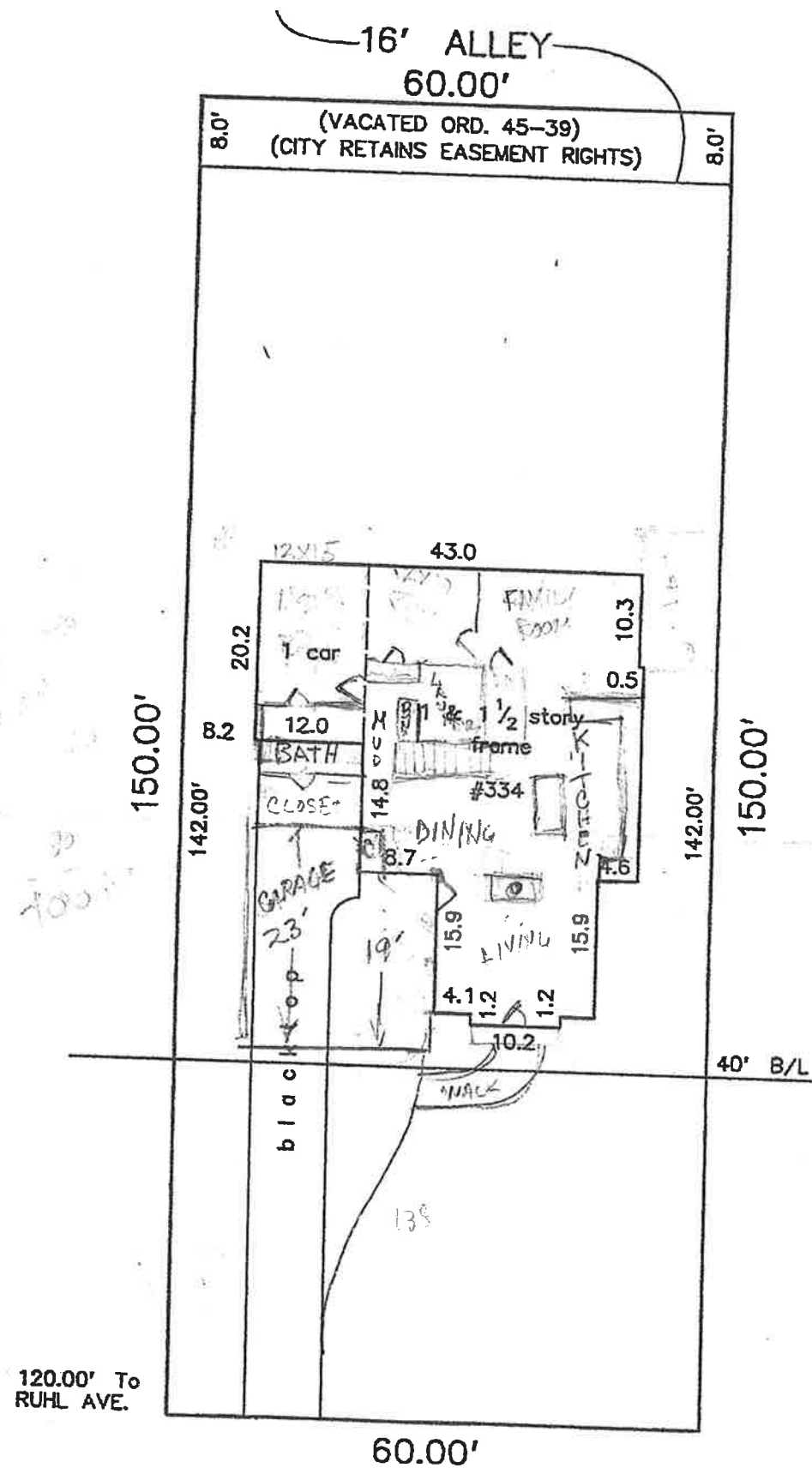
Please provide supporting information to the Home Occupation questions above by attachment to this worksheet - provide a narrative of how you meet the above criteria (1-6).



20' 10' 0'
 Scale 1" = 20'
 Date: 08/21/21



CONVEY AND FOUND ITS
 CONDITION ACCEPTABLE.



N. REMINGTON ROAD 80'



Myers Surveying Co.

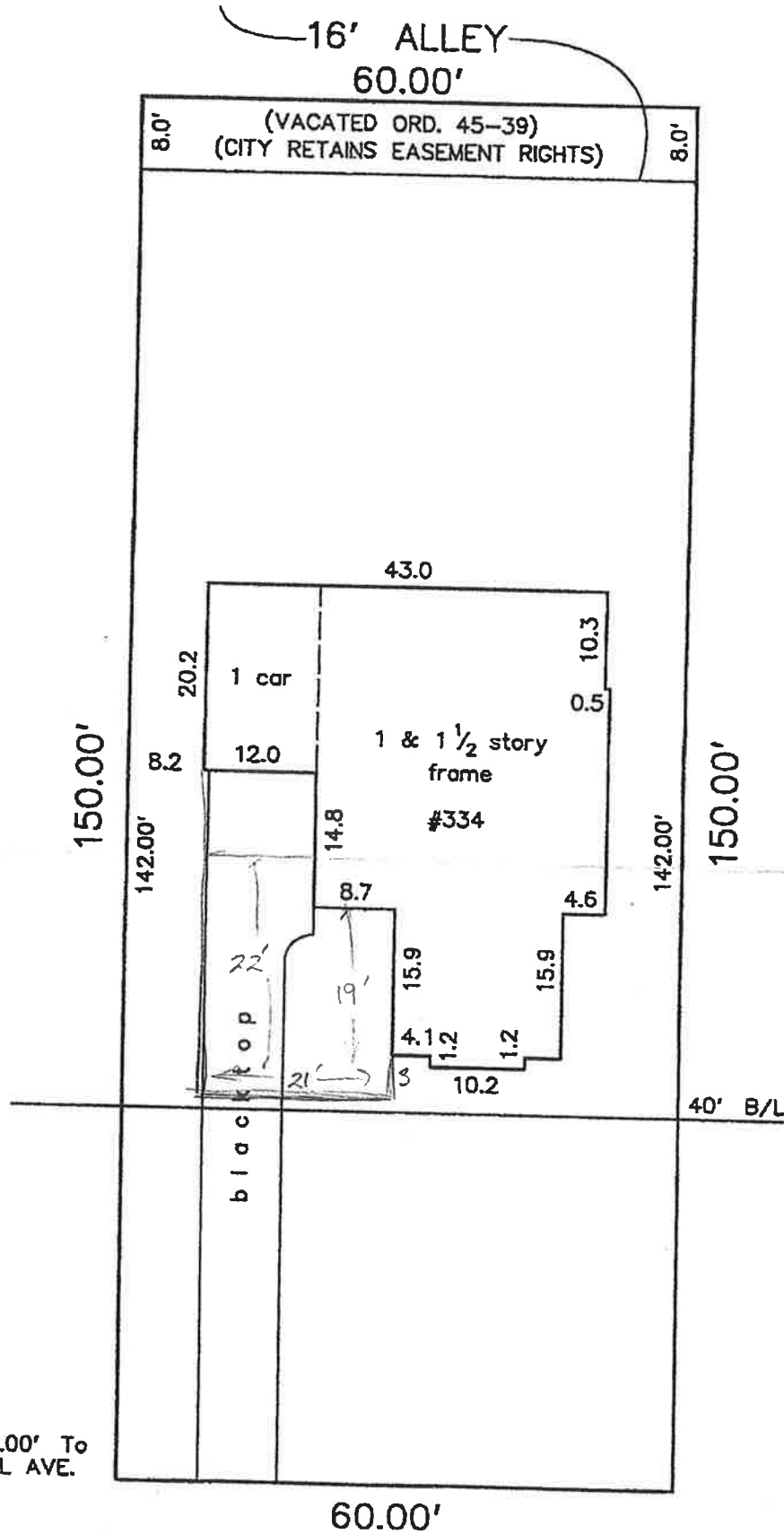
[Signature]

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS

20' 10' 0'
 Scale 1" = 20'
 Date: 08/21/20



SURVEY AND FOUND ITS
 CONDITION ACCEPTABLE.



N. REMINGTON ROAD 80'



Myers Surveying Co.

By: *[Signature]*

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
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10/18

www.prestonappraisalgroup.com

Preston Appraisal Group

Craig Alan Preston

BY:

08/18/2018

AS OF:

First Financial Bank-Mortgage
225 Pictoria Dr, Ste 700
Cincinnati, OH 45246

FOR:

334 N Remington Rd
Beacon Hill & Pt AL Cac Lot 87
Bexley, OH 43209

LOCATED AT:

APPRAISAL OF REAL PROPERTY



350
62'

342
57'

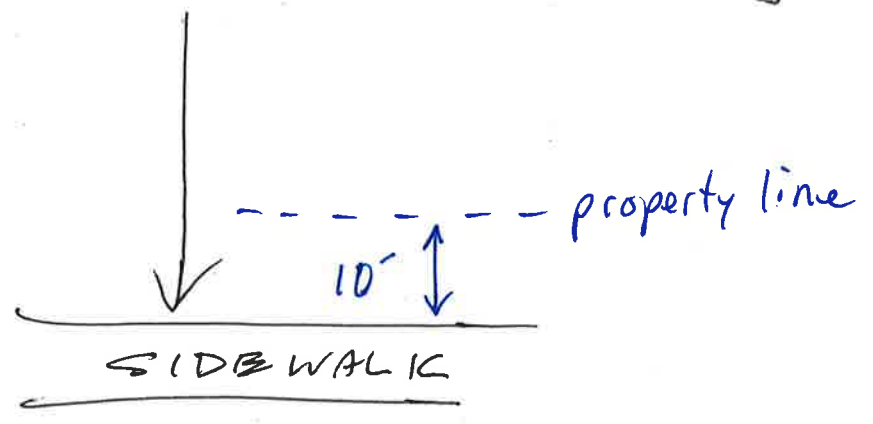
~~334~~
58'

328
58'

320
58 1/2'

312
58'

↑
334



334 n. Remington



58.5 Average from sidewalk
 48.5 Average from property line
 10'