



PUBLIC NOTICE
CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, November 29th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, 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.: 18-0032 Z
Applicant: Brad Schoch
Owner: Greg & Corry Tishkoff
Location: 270 S. Columbia Ave. (vacant lot south of 256 S. Columbia)
BZAP Request: The applicant is seeking a 3.5' variance from Bexley Code Section 1252.09 (R-3) which requires a 97' average front yard setback, to allow a new single-family dwelling to be constructed 93.5' from the front (west) property line. The applicant is also seeking preliminary architectural review of the proposed new single-family dwelling.

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: 11-15-2018

2018030

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: 270 S. Columbia Ave.
~~256 S. Columbia~~

Property Address: 256 Columbia Avenue, Bexley Ohio

Brief Project Description:
 Construct new two story frame residence

Applicant Information:

Applicant Name: Brad Schoch - Romanelli & Hughes Building Company

Applicant Address: 148 W. Schrock Rd. , Westerville , OH 43081

Applicant Email & Phone: btschoch@gmail.com - 614 530-9400

Property Owner Information:

Owner Name: Greg and Corry Tishkoff

Owner Address: , , ,

Owner Email & Phone: gregtishkoff@gmail.com - 614 403-8265

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:  Date: 10/18/18

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

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

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

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 \$
 - \$5.00 for each additional \$10,000 valuation \$
 - \$600.00 cap \$
 - \$50.00 resubmittal fee \$

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 \$
 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 \$
 Appeal of BZAP decision to City Council: \$250.00 \$

Fee Total: \$

~~\$1,000.00~~

\$4,000.00

Project Worksheet

Residential Commercial

Property Address:

256 S. Columbia Avenue, Bexley OH

Zoning District:

R-3

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.):

141'

Depth (ft.):

250'

Total Area (SF):

35,250'

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):

4,542

Total of all garage and accessory structures (SF):

963

Total building lot coverage (SF):

5,505

New Structure Type:

FRAME RESIDENCE

Ridge Height:

31'-8"

Is there a 2nd floor?

Yes No

2nd Floor SF:

2,383

= 15.6 % 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):

3,867

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF):

9,372

= 26.5

% of lot

Applicant Initial:

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:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone	NOTE ALL EXTERIOR SELECTIONS ARE IN PROCESS - TO BE PROVIDED SHORTLY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<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:

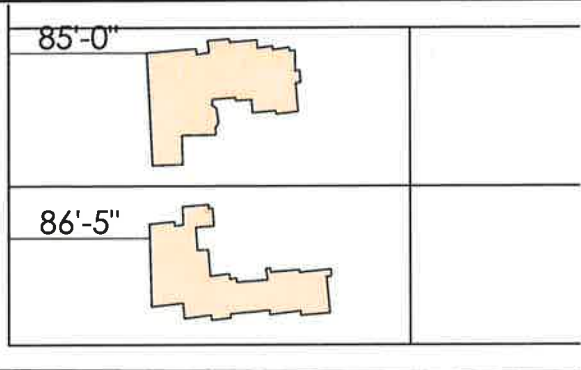
Approved By:

To be reviewed by ARB on:

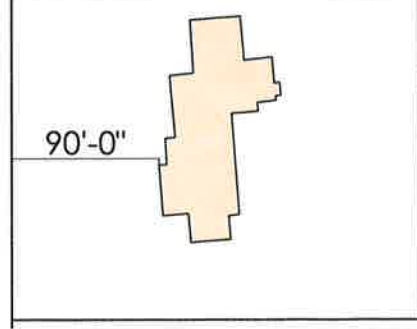
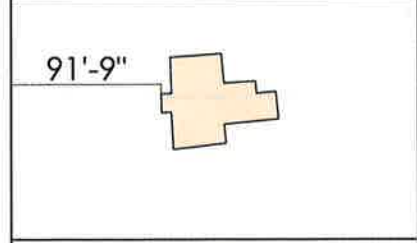
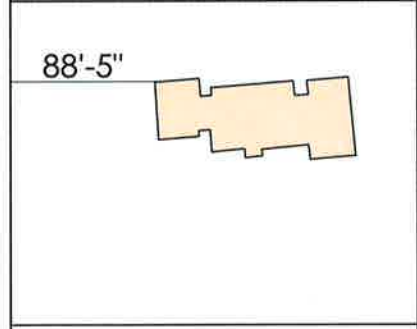
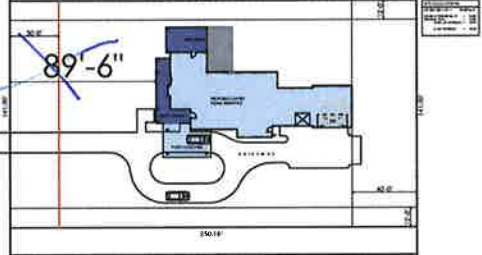
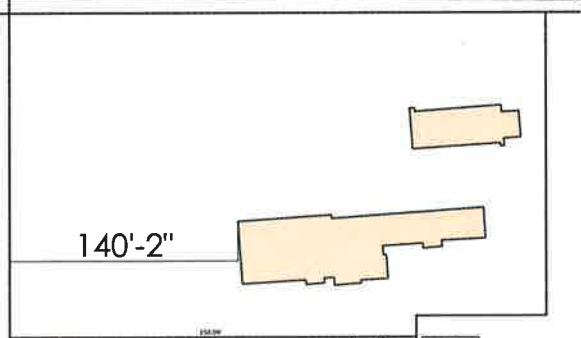
Conditions/Stipulations:

Staff Initials:





DALE AVENUE



93.5'
to
back of porch

S. COLUMBIA AVENUE

(include 140') 21"
580 x (1.75)
581.75 ÷ 6 lots
96.9 (97)

(throw out 140.2")
440' 1.5"
441.5" ÷ 5 lots
(88.3)

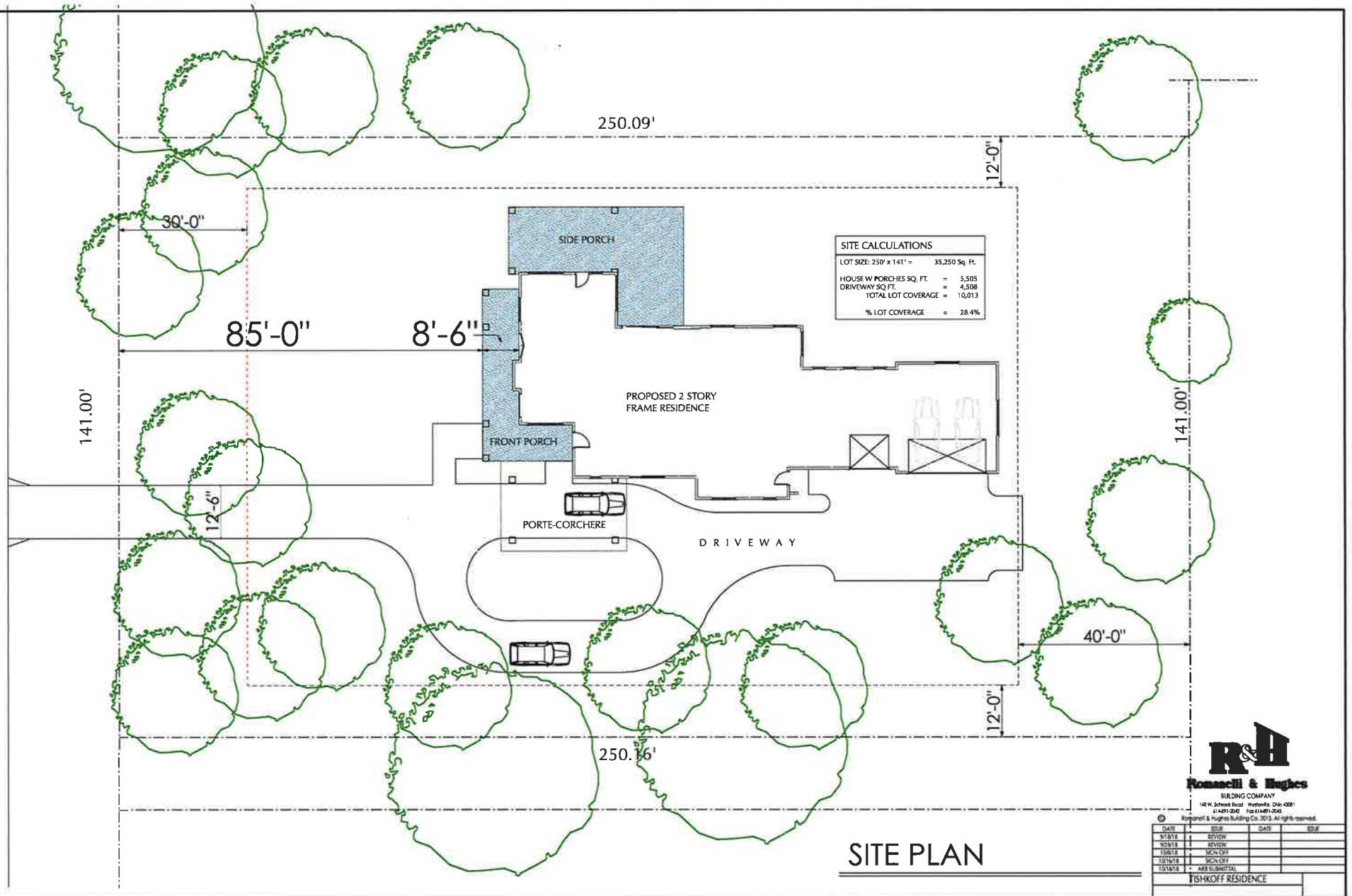
93.5' to
enclosed
space

R&H
Romanello & Hughes
BUILDING COMPANY
148 N. Second Street, Metairie, La 70001
814-883-5007 Fax 814-883-5008
Romanello & Hughes Building Co. 2013. All rights reserved.

DATE	BY	DATE	BY
1/15/14	REVIEW		
2/15/14	REVIEW		
3/15/14	SWA DIT		
10/15/14	SCS DIT		
10/15/14	ARB SIGNATURE		

TISHKOFF RESIDENCE
256 S. COLUMBIA AVE.

S. COLUMBIA AVENUE



SITE PLAN



Romarelli & Hughes
BUILDING COMPANY

141 W. Johnson Road, Westerville, Ohio 43081
(614) 891-0242 Fax (614) 891-0245

Romarelli & Hughes Building Co. 2015. All rights reserved.

DATE	BY	DATE	BY
5/15/15	REVIEW		
5/25/15	REVIEW		
10/26/15	SCALE UP		
10/19/15	SCALE UP		
10/19/15	ANS SUBMITTAL		

TISHKOFF RESIDENCE



FRONT VIEW 1

R&H
Romanelli & Hughes

BUILDING COMPANY
 148 W. JONES BLVD. - HANCOCK, OHIO 43030
 614.887.8242 Fax 614.887.2841

© Romanelli & Hughes Building Co. 2013. All rights reserved.

DATE	BY	DATE	BY
10/15/13	REVISION		
10/15/13	REVISION		
10/15/13	SCALE UP		
10/15/13	SCALE UP		
10/15/13	AME'S INITIAL		

TISHKOFF RESIDENCE



LEFT
ELEVATION



RIGHT
ELEVATION



Romanelli & Hughes

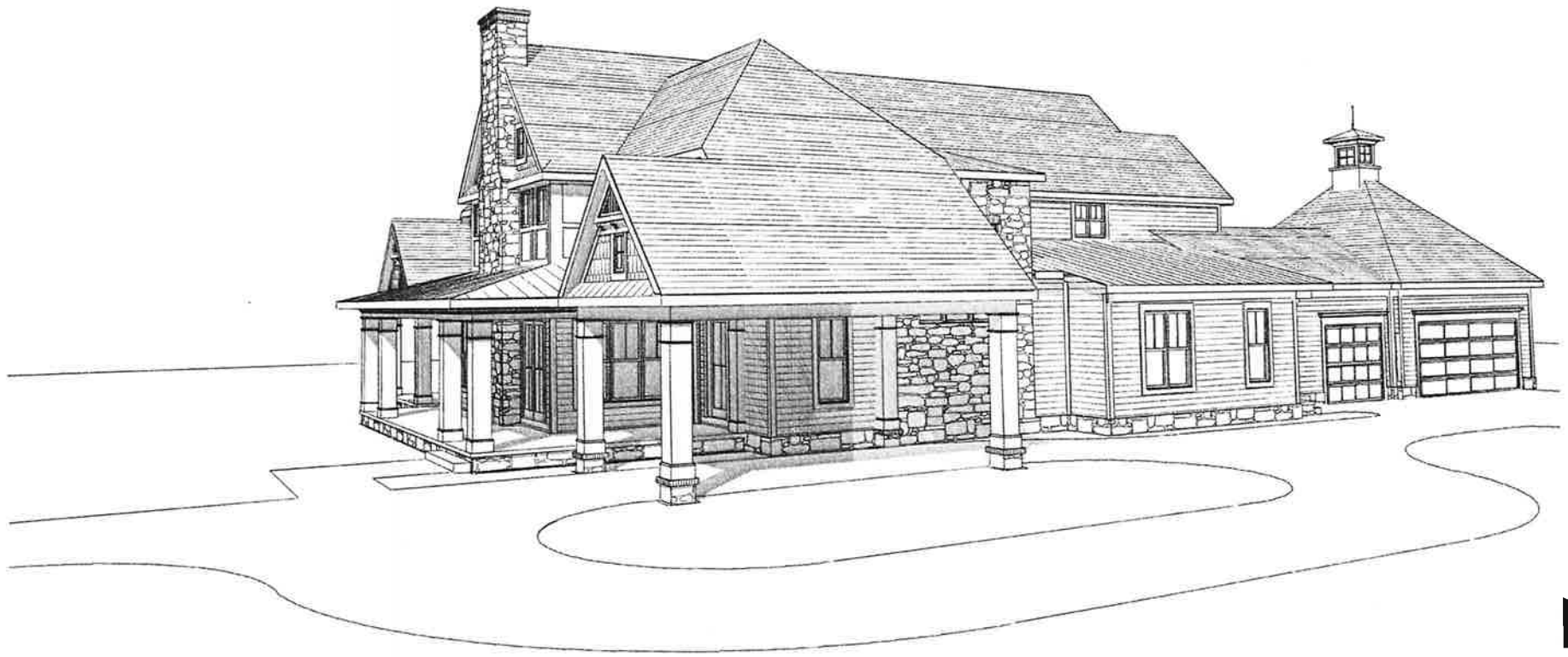
BUILDING COMPANY

143 W. Street, Chicago, Illinois 60641

4-4191 2ND 49414 891 215

© Romanelli & Hughes Building Co. 2013. All rights reserved.

DATE	SCALE	DATE	SCALE
TISHKOFF RESIDENCE			



FRONT VIEW 2



Highly

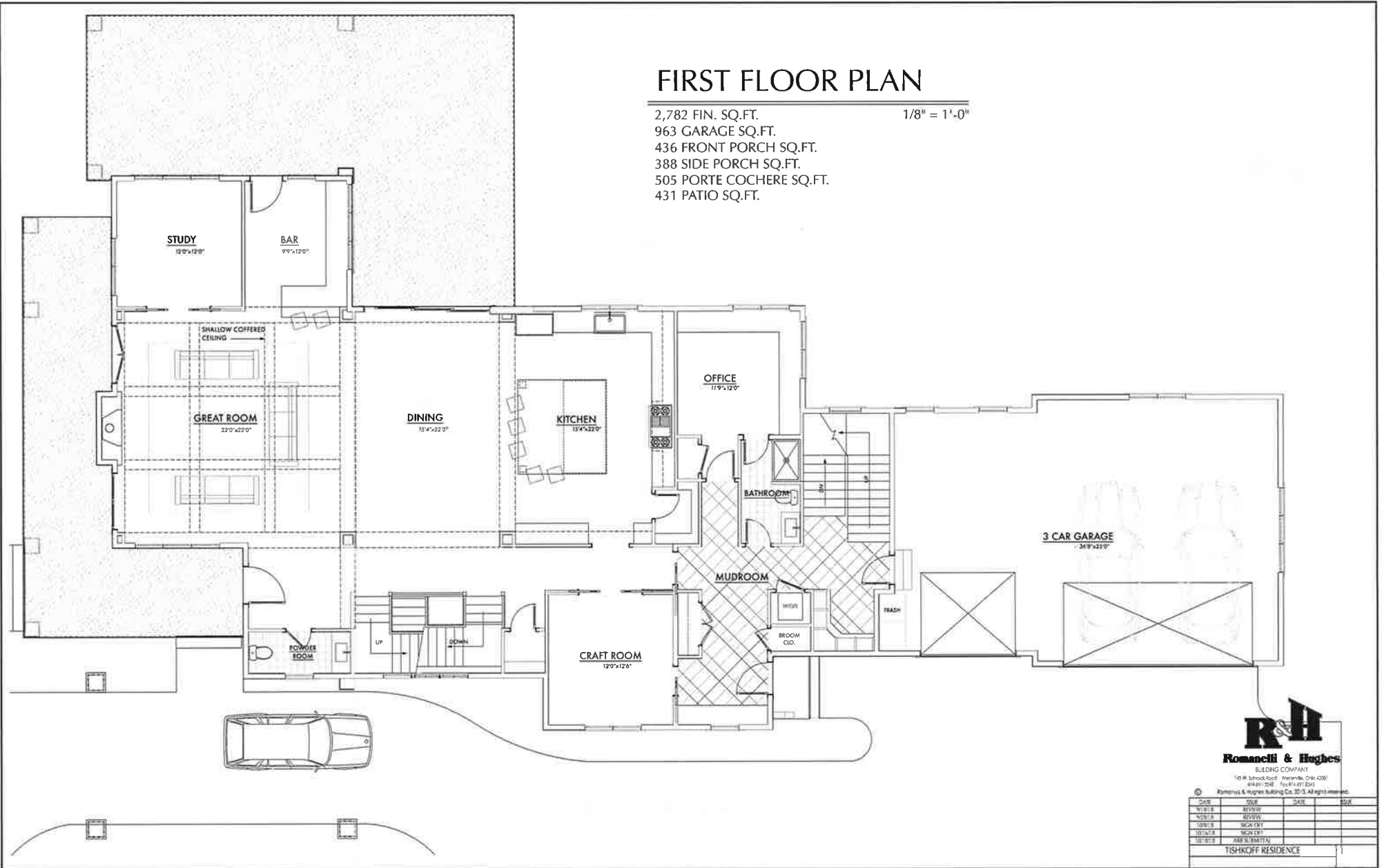
© 2014 Eagle Building Co., Inc. All rights reserved.
 Eagle Building Co., Inc. 2014
 614.891.2042 Fax 614.891.2045

DATE	BY	SCALE	TYPE
01/01/14	REVIEW		
02/01/14	REVIEW		
03/01/14	SCALE		
04/01/14	SCALE		
05/01/14	APP SUBMITTAL		

TISHKOFF RESIDENCE

FIRST FLOOR PLAN

2,782 FIN. SQ.FT. 1/8" = 1'-0"
 963 GARAGE SQ.FT.
 436 FRONT PORCH SQ.FT.
 388 SIDE PORCH SQ.FT.
 505 PORTE COCHERE SQ.FT.
 431 PATIO SQ.FT.



Romaneli & Hughes
 BUILDING COMPANY
 121 W. School Road, Westerville, Ohio 43081
 614.891.2018 Fax 614.891.3345
 Romaneli & Hughes Building Co. 2013. All rights reserved.

DATE	SCALE	DATE	SCALE
05/15/13	REVISED		
05/15/13	REVISED		
05/15/13	SCALE 1/8"		
05/15/13	SCALE 1/8"		
05/15/13	SCALE 1/8"		
TISHKOFF RESIDENCE			

BASEMENT PLAN

1,732 FIN. SQ.FT.

1/8" = 1'-0"



Romanelli & Hughes

BUILDING COMPANY

141 W. 32nd Street, New York, NY 10001

646-891-2242 Fax: 646-891-2245

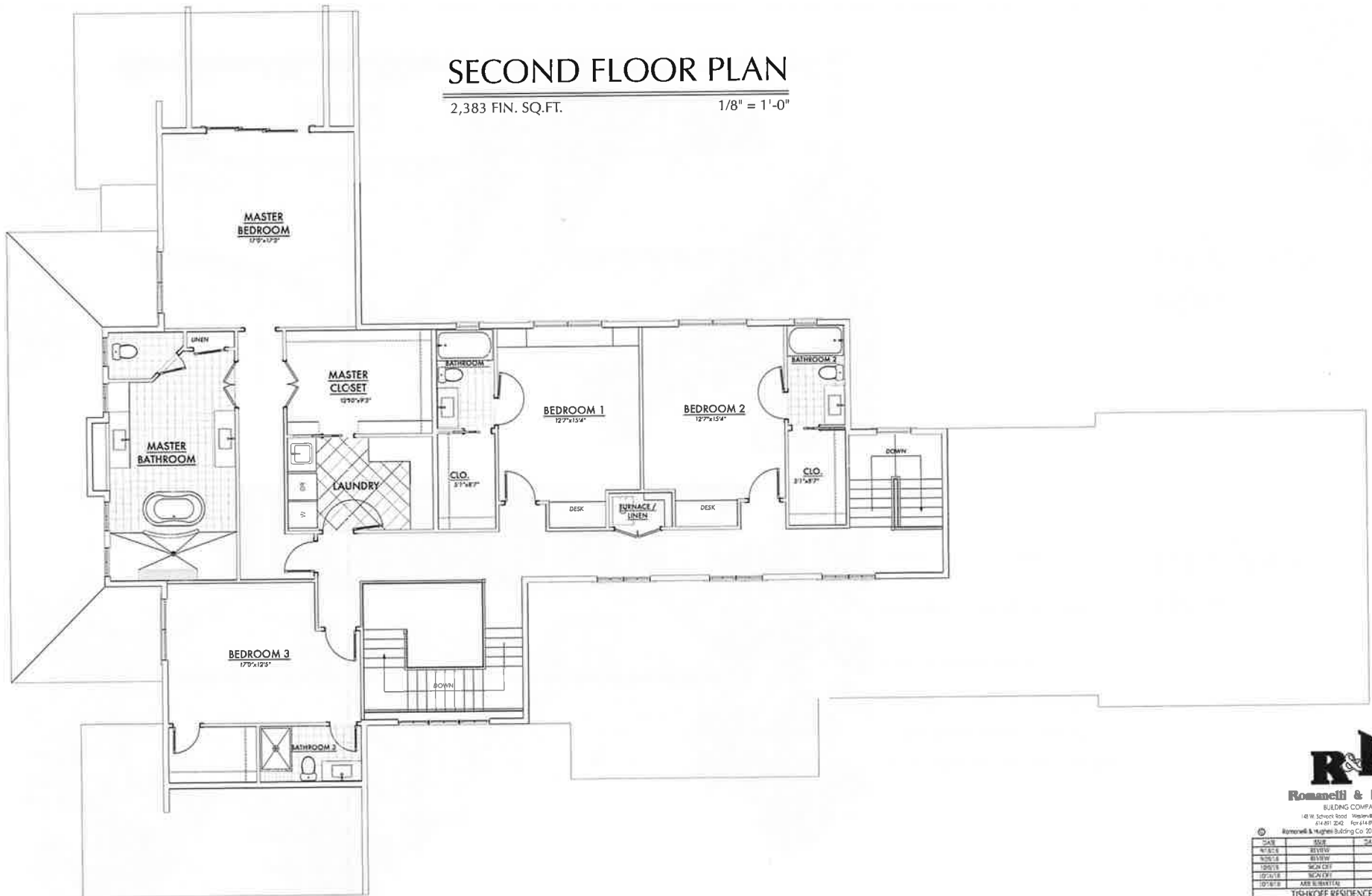
© Romanelli & Hughes Building Co. 2013. All rights reserved.

DATE	ISSUE	DATE	ISSUE
10/15/13	REVISED		
10/15/13	REVISED		
10/15/13	SKETCH		
10/15/13	SKETCH		
10/15/13	SKETCH		
10/15/13	SKETCH		
TISHOFF RESIDENCE			

SECOND FLOOR PLAN

2,383 FIN. SQ.FT.

1/8" = 1'-0"



Romanelli & Hughes

BUILDING COMPANY
140 W. School Road, Westerville, OH 43081
(614) 891-2200 Fax (614) 891-2214

© Romanelli & Hughes Building Co 2013. All rights reserved.

DATE	BY	DATE	BY
11/21/13	REVISION		
11/21/13	REVISION		
12/03/13	SEAL OFF		
07/01/14	REVISION		
07/01/14	ADD REVISIONS		
TISHKOFF RESIDENCE			



- 30 YR. DIMENSIONAL ASPHALT ROOF
- CEDAR SHAKE SIDING - PAINTED
- CLAPBOARD SIDING - PAINTED
- MANUF. VENEER STONE
- STANDING SEAM METAL ROOF
- FIBERGLASS COLUMNS

FRONT ELEVATION



REAR ELEVATION



Romanelli & Hughes

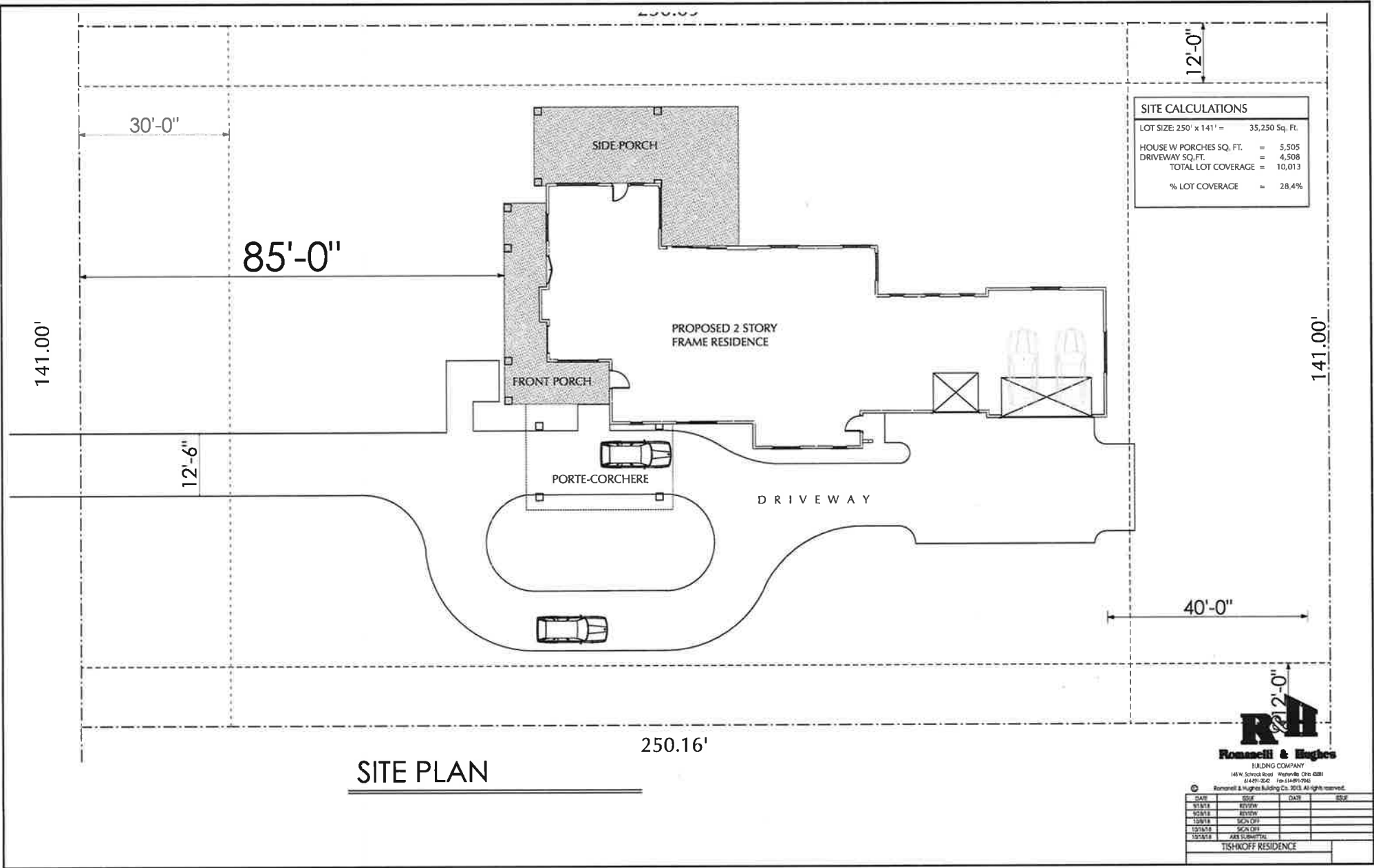
BUILDING COMPANY

188 W. 3rd Street, Waukegan, Ohio 43081

A/E/ARCH/2001 104-A-07-204

© Romanelli & Hughes Building Co. 2003. All Rights Reserved.

DATE	DESCRIPTION	DATE	DESCRIPTION
10/11/03	REVIEW		
10/21/03	REVIEW		
10/21/03	BACK OFF		
10/21/03	BACK OFF		
10/21/03	ARCH. & BUILDING		
TISHKOFF RESIDENCE			



SITE CALCULATIONS	
LOT SIZE: 250' x 141' =	35,250 Sq. Ft.
HOUSE W PORCHES SQ. FT. =	5,505
DRIVEWAY SQ. FT. =	4,508
TOTAL LOT COVERAGE =	10,013
% LOT COVERAGE =	28.4%

SITE PLAN



Romanelli & Hughes
BUILDING COMPANY
148 W. School Road Westerville, Ohio 43081
614-891-0220 Fax 614-891-0106

© Romanelli & Hughes Building Co. 2013. All rights reserved.

DATE	DESCRIPTION	DATE	DESCRIPTION
01/16/18	REVISION		
02/01/18	REVISION		
03/01/18	SCA OFF		
03/16/18	SCA OFF		
03/16/18	JOB SUBMITTAL		

TISHKOFF RESIDENCE