

# 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:  ,  ,

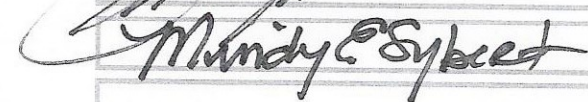
Agent Email & Phone:

- 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:    Date: **3/12/19**

Owner Signature:    Date: **3/12/19**

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	\$ <input type="text" value="100.00"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

### Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text"/>
Replatting or new plat:	\$250.00	\$ <input type="text"/>

### 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	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$



# 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:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<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 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:



## Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances 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.

### Description 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 SIDEYARD 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 ACCOMMODATE 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 etc, 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. Variances 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

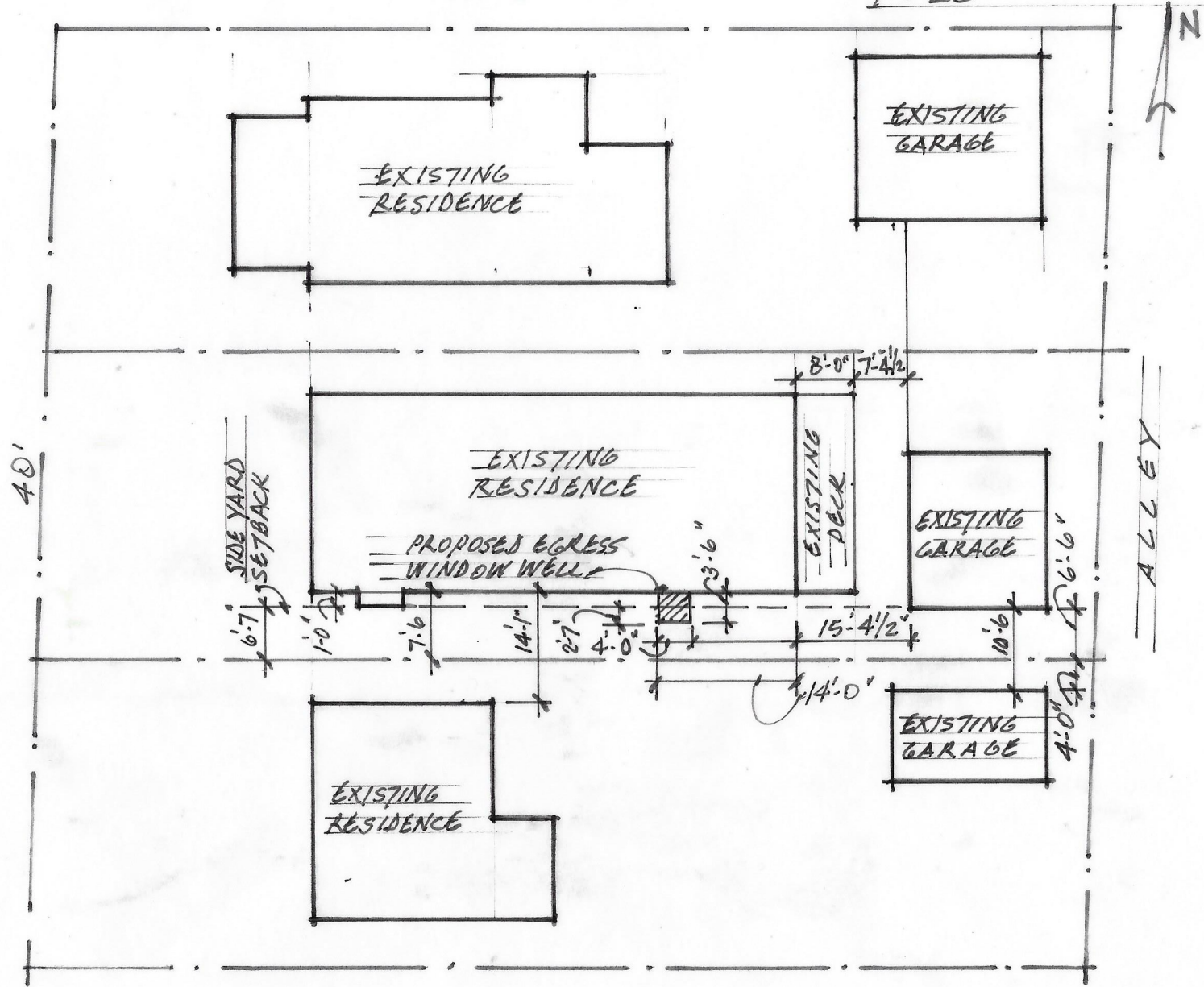
Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

YES



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

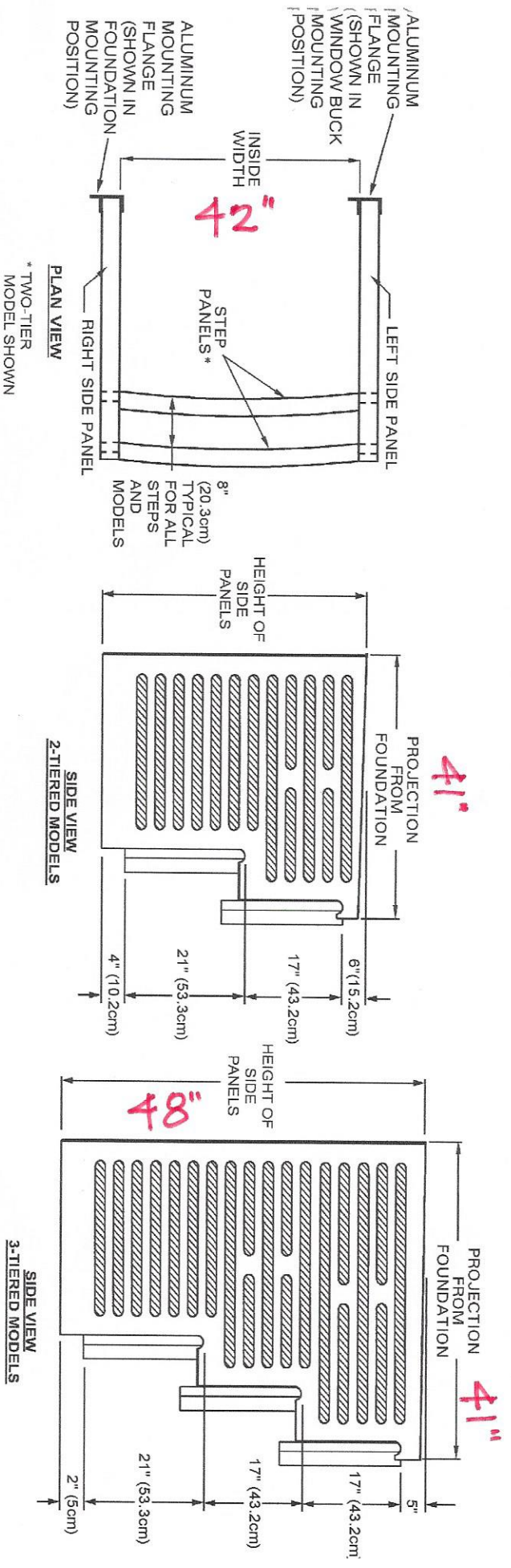
CHELSEA AVENUE





# SCAPEWEL® Window Well Standard Sizes and Dimensions

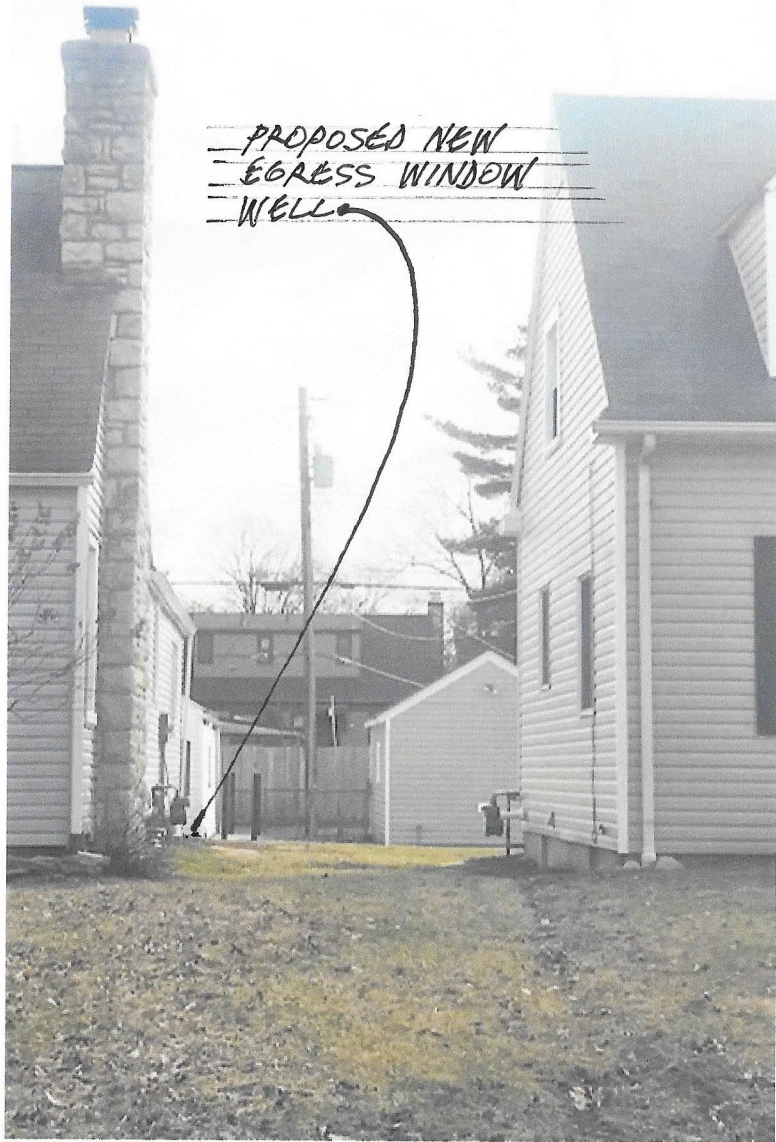
SCAPEWEL is supplied for wall mount installation and can be modified in the field for buck mount installation.



Model	Number of Tiers	Inside Width		Projection from Foundation		Height* of Side Panels			Extension Model Number	Maximum Width of Opening				
		inches	cm	inches	cm	Standard	with Extension	Model Number		Wall Mount	Buck Mount			
4048-42	2	42	106.7	41	104.1	48	121.9	X	X	42	106.7	38	96.5	
4048-54	2	54	137.2	41	104.1	48	121.9	X	X	54	137.2	50	127	
4048-66	2	66	167.6	41	104.1	48	121.9	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





PROPOSED NEW  
EGRESS WINDOW  
WELL



PROPOSED NEW  
EGRESS WINDOW  
WELL

14'-0"

① LOOKING EAST BETWEEN  
HOUSES FROM CHELSEA AVENUE

② SOUTH ELEVATION



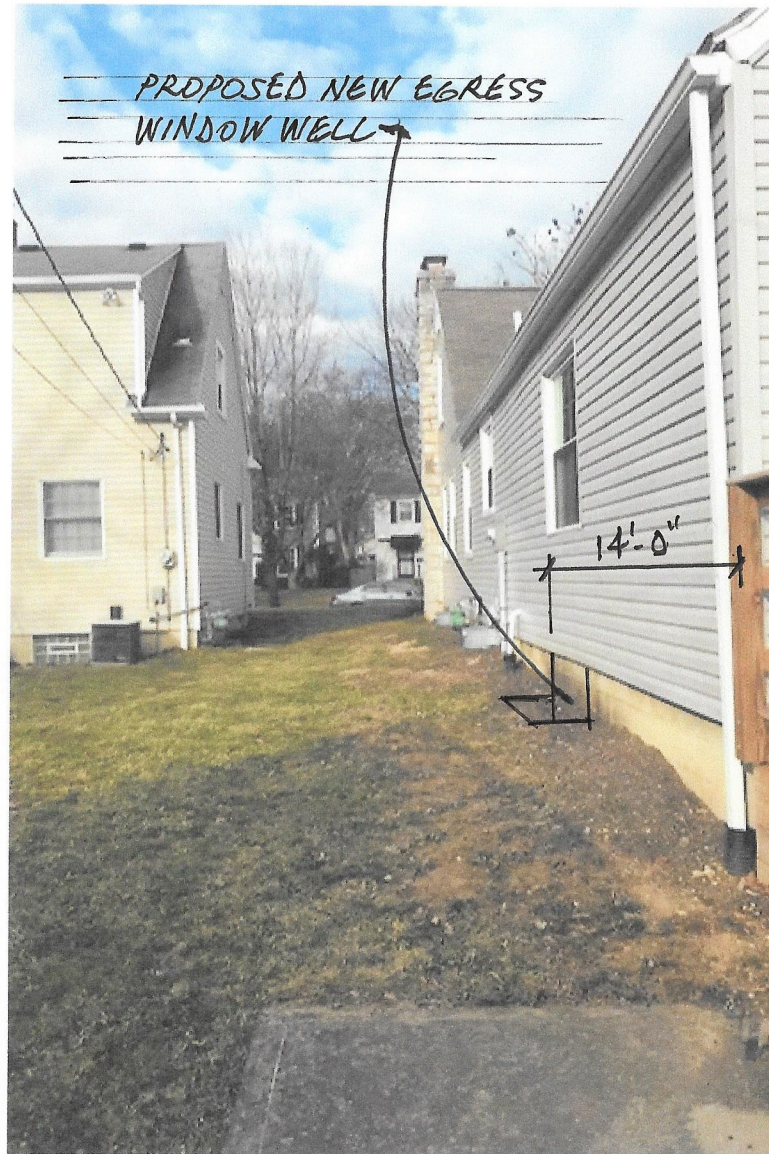


3 SOUTH ELEVATION  
LOOKING WEST



4 LOOKING WEST BETWEEN  
EXISTING GARAGES FROM  
ALLEY





PROPOSED NEW EGRESS  
WINDOW WELL

14'-0"

5 SOUTH ELEVATION  
LOOKING WEST