



PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (**ARB**) will hold a Public Meeting on the following case on **Thursday, November 9, 2017 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

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.:       17- 060  
       Applicant:           Pete Foster Residential Design, LLC  
       Owner:               Mr. & Mrs. David Miller  
       Location:            2412 Brentwood Rd.

**ARB Request:** The applicant is seeking architectural review and approval of renovation of the principal structure which includes a one-story sunroom and new detached garage. If approved, the existing detached garage will be demolished and the access drive to the garage will be relocated to the alley north of the property.

**BZAP Request:** The applicant is seeking a variance from Bexley Code Section 1252.10a)(1) which requires a 20' setback from the street side property line for 50' to 100' wide corner lots, and Bexley Code Section 1252.15(h) which in residential districts, accessory uses and structures shall be located a minimum of five farther back from the side street than the principal structure is allowed, to allow a swimming pool to be located 8' from the west side property line along Dawson Avenue.

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: 10-26-2017

# 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    Special Permit

### Property & Project Information:

Property Address: **2412 BRENTWOOD ROAD**

Brief Project Description: **NEW ONE STORY SUNROOM TO THE NORTH OF THE EXISTING HOME.  
- NEW TWO CAR GARAGE AT THE NORTH END OF THE PROPERTY. THE NEW GARAGE SHALL BE ACCESSED FROM THE ALLEY TO THE NORTH  
- NEW SWIMMING POOL IN THE NORTHWEST CORNER OF THE PROPERTY**

### Applicant Information:

Applicant Name: **PEJE FOSTER / PEJE FOSTER RESIDENTIAL DESIGN, LLC**

Applicant Address: **685 MONTROSE AVE**, **BEXLEY**, **OH** **43209**

Applicant Email & Phone: **pete.fastball@aol.com**   **614.778.4701**

### Property Owner Information:

Owner Name: **MR. & MRS. DAVID MILLER**

Owner Address: **2412 BRENTWOOD ROAD**, **BEXLEY**, **OH** **43209**

Owner Email & Phone: **dmiller@cameronmitchell.com**   **614.621.1012**

### Attorney/Agent Information:

Agent Name:


Agent Address:  ,  ,

Agent Email & Phone:   

- Completed Worksheets:    Project Worksheet (Sheet A)    Architectural Review (Sheet B)    Tree Commission (Sheet C)

### 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: **10.9.2017**

Owner Signature:    Date:

Agent Signature:    Date:

**Internal Use:**

Application #: **2017038Z**   Board Referrals:    ARB    BZAP    City Council    Tree Commission

Staff Signature:    Date:

## Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 150,000

### 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 \$ 90.00  
 - \$5.00 for each additional \$10,000 valuation \$ 70.00  
 - \$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 \$

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: \$ 1160.00

## 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:** \$



## 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 type="checkbox"/>	Cultured Stone	
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other	JAMES HARDIE LAP SIDING WHITE

**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.

REQUEST IS TO PLACE A NEW AT GRADE SWIMMING POOL IN THE REAR YARD 8'-0" FROM THE WESTERN PROPERTY LINE, IN LIEU OF THE REQUIRE 25'-0"

### 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.

WITHOUT THE REQUESTED VARIANCE THERE WOULD BE NO ROOM FOR THE DESIRED SWIMMING POOL ONCE THE PROPOSED TWO CAR GARAGE AND NEW SUNROOM ARE CONSTRUCTED

### Variance Question 2

Is the variance substantial? Please describe.

THE AT GRADE SWIMMING POOL IS DESCRIBED AS AN ACCESSORY USE TO THE RESIDENCE AND MUST BE LOCATED 5'-0" BEHIND THE REQUIRED 20'-0" SETBACK OF THE PRIMARY STRUCTURE DUE TO THE PROPERTY BEING A CORNER LOT.

### 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)
- ① THERE IS NO NEIGHBOR TO THE WEST OF THE PROPERTY
  - ② THE AT GRADE POOL DOES NOT CREATE ANY SORT OF VERTICAL IMPEDIMENT TO THE STREETSCAPE.
  - ③ THE POOL IS REQUIRED TO BE FENCED IN AND THE CLIENT INTENDS TO USE DENSE VEGETATION ALONG THE WEST PROPERTY LINE TO INSURE PRIVACY.
  - ④ THERE IS NO NEGATIVE IMPACT CREATED BY THIS VARIANCE REQUEST.

## 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.

NO - THE CLIENT HAS RECENTLY BEEN EDUCATED TO THE UNIQUE SIDEYARD SETBACKS THAT ARE REQUIRED FOR CORNER LOTS

### 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.

ZONING CODES ARE IN PLACE TO PROTECT THE "IN BETWEEN" SPACES BETWEEN NEIGHBORING STRUCTURES AND MINIMIZE THE IMPACT OF DEVELOPMENT ON THE PUBLIC RIGHT OF WAY AND STREETSCAPE. THE PLACEMENT OF THIS POOL AND THE FACT THAT IT IS AT GRADE AND THAT THERE IS NO NEIGHBOR TO THE NORTH CREATES NO NEGATIVE IMPACT.



## Demolition Worksheet

### Background

Per Bexley Codified Ordinance, demolition of a residence which is determined to be historically or architecturally significant and worthy of preservation is prohibited in the absence of economic hardship or the existence of unusual and compelling circumstances. Please fill out this worksheet to aid in the determination of eligibility of your property for demolition.

### Process for Review

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

1. That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;
2. If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:
  - i. A substantial economic hardship, or;
  - ii. That demolition is justified by the existence of unusual and compelling circumstances.
3. The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.

### Worksheet: Historical & Architectural Significance

1. Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.  Yes  No
2. Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.  Yes  No
3. If you answered "yes" to either question #1 or #2, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.
4. If you answered "yes" to either question #1 or #2, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

### Worksheet: Replacement Plan Details

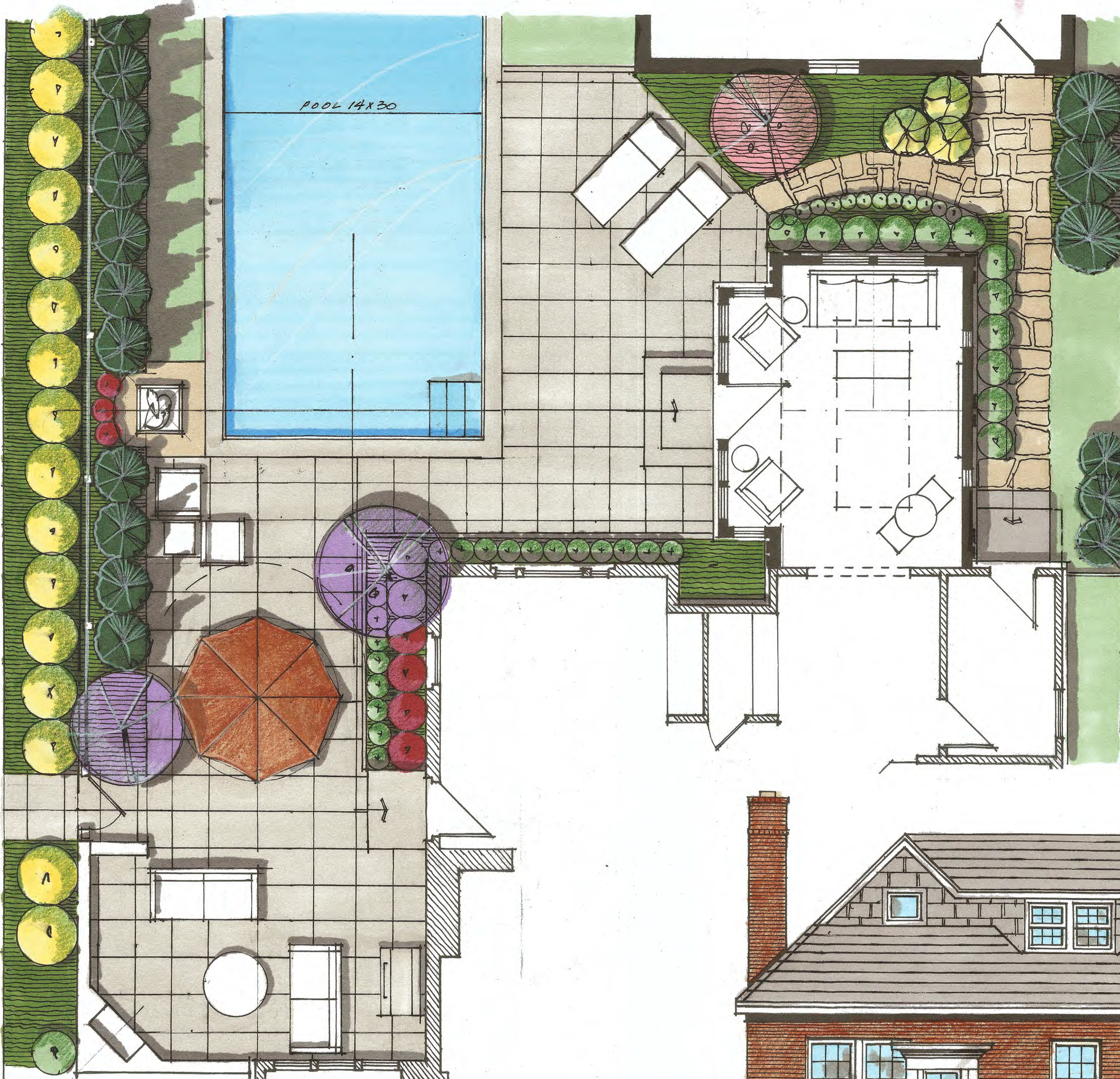
1. Please provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.
2. Provide a narrative time schedule for the replacement project below.

APPROXIMATELY SIX MONTHS AFTER THE DEMOLITION OF THE EXISTING GARAGE.

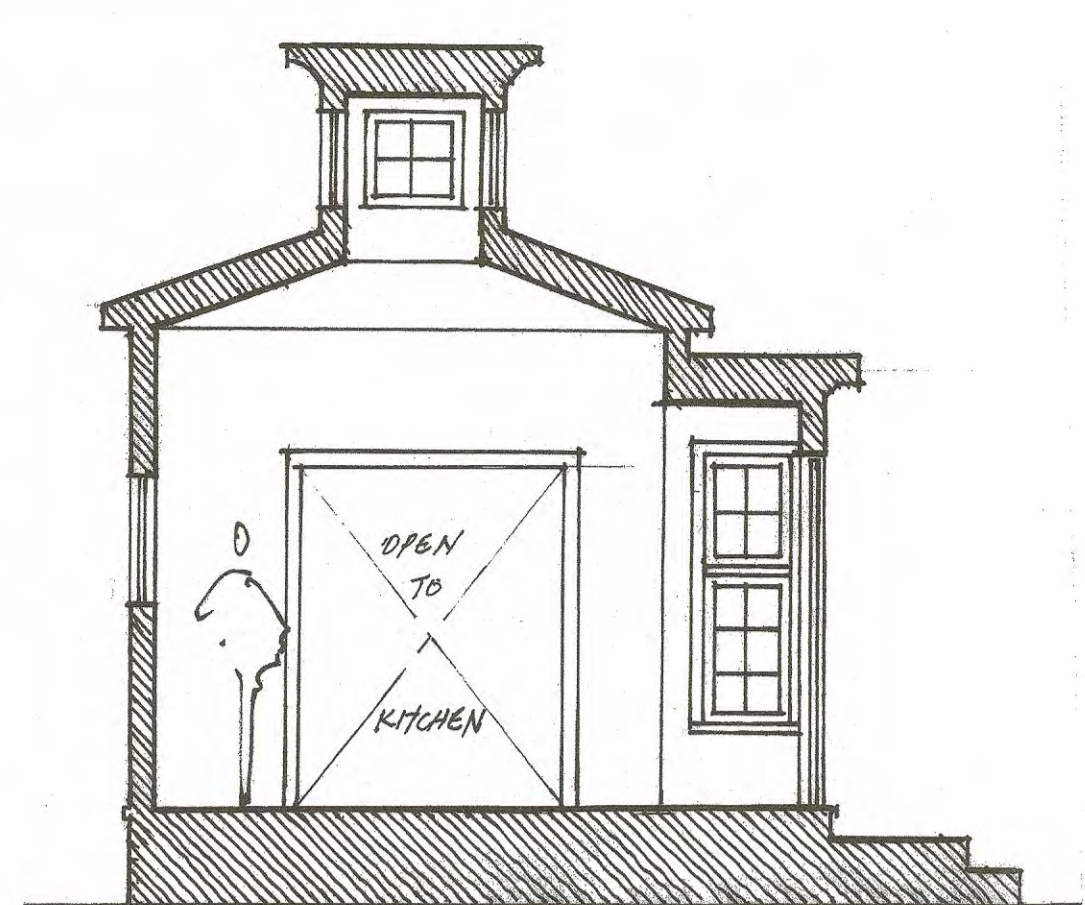
3. Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

- NEW GARAGE IS BEING PLACED IN APPROXIMATELY SAME LOCATION AS THE EXISTING GARAGE THAT IS BEING RAISED. NO NEW OR ADDITIONAL IMPACT WILL NEGATIVELY EFFECT THE NEIGHBORING PROPERTIES.





Plan  
1/4"=1'-0"



Section  
1/4"=1'-0"



North Elevation  
1/4"=1'-0"

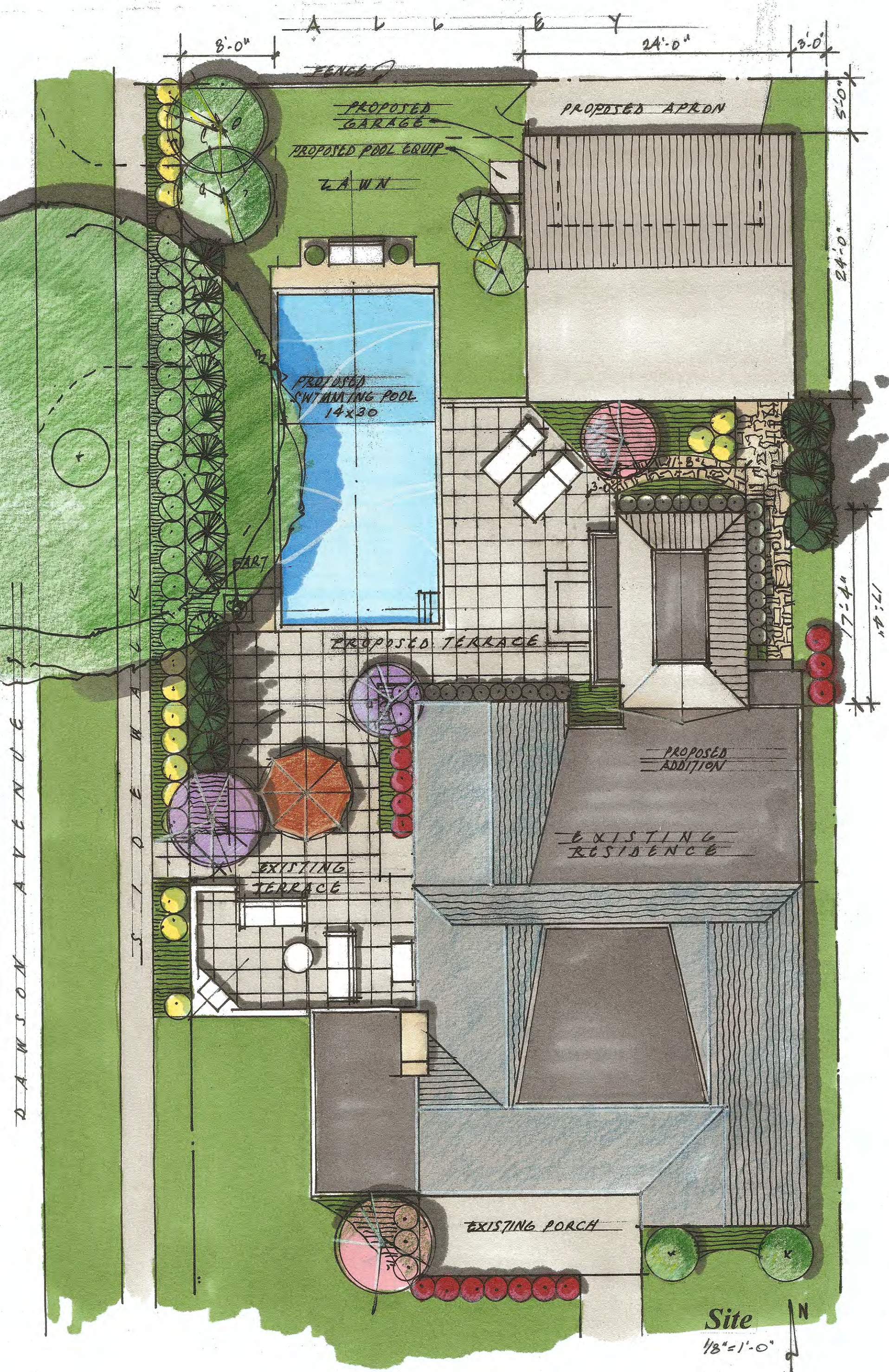


East Elevation  
1/4"=1'-0"



West Elevation  
1/4"=1'-0"



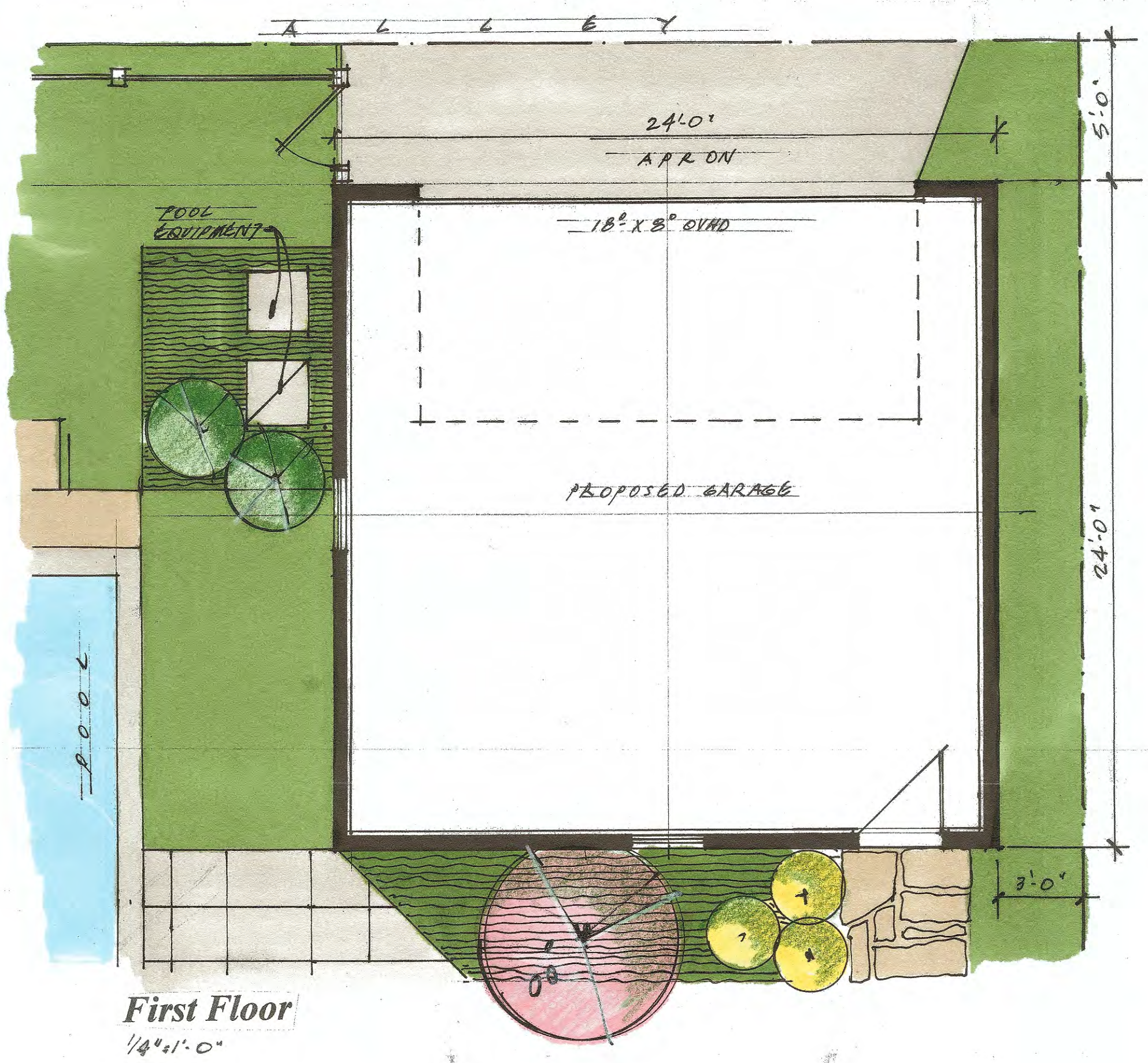
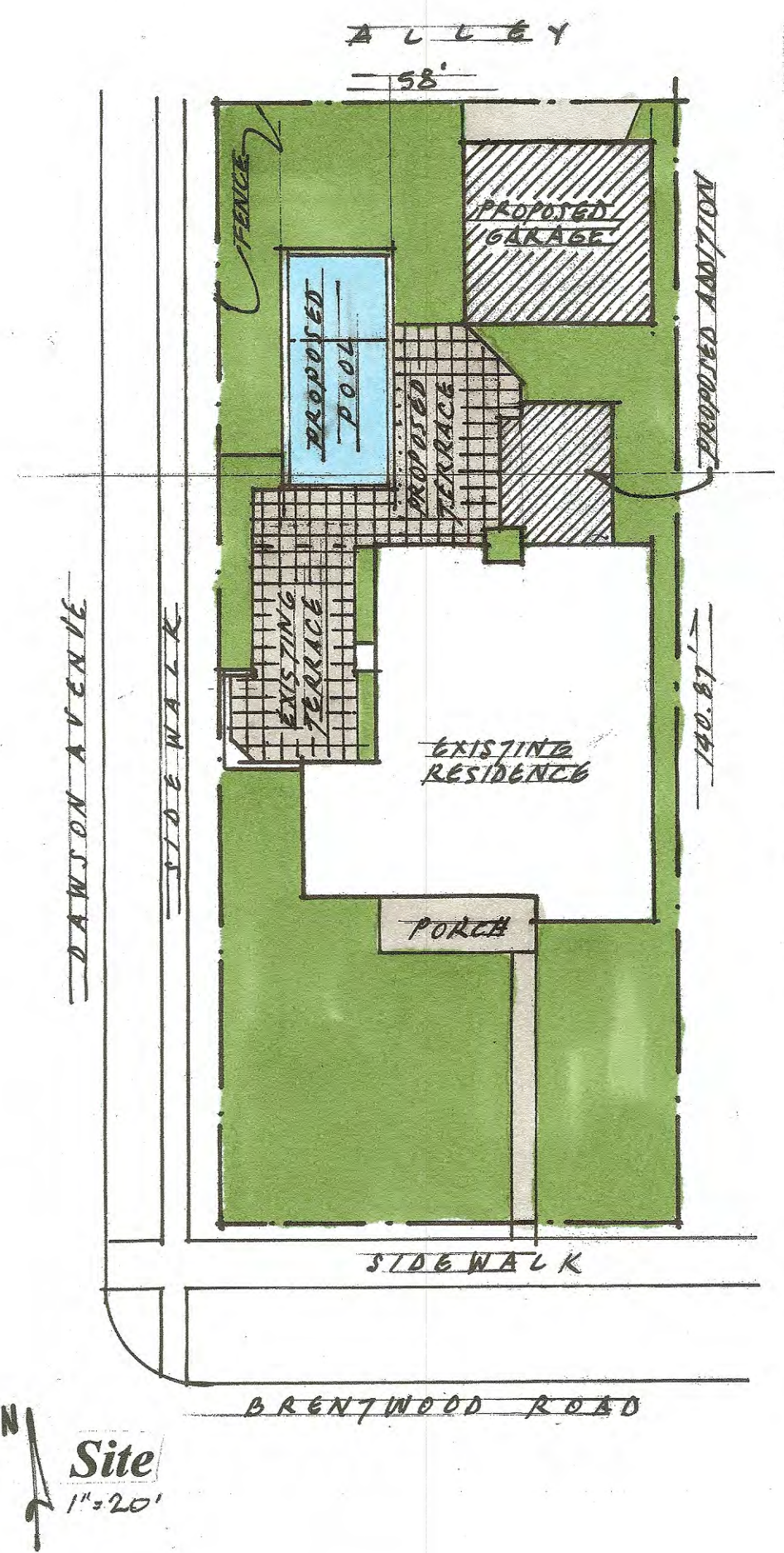


Zoning: R-6  
 Lot: 140.87' x 50.0' = 8,170.46 sq. ft.  
 Minimum side yard setback = 1/6 of the lots width NOT to exceed 8'-0"  
 1/6 of 58'-0" = 9.6'-0" (set back shall be 8'-0")  
 Minimum side yard setback for a corner lot = 20'-0"  
 Minimum rear yard setback = 25'-0"  
 Maximum building coverage = 35% = 2,860.0 sq. ft.  
 Maximum development coverage = 60% = 4,902.0 sq. ft.

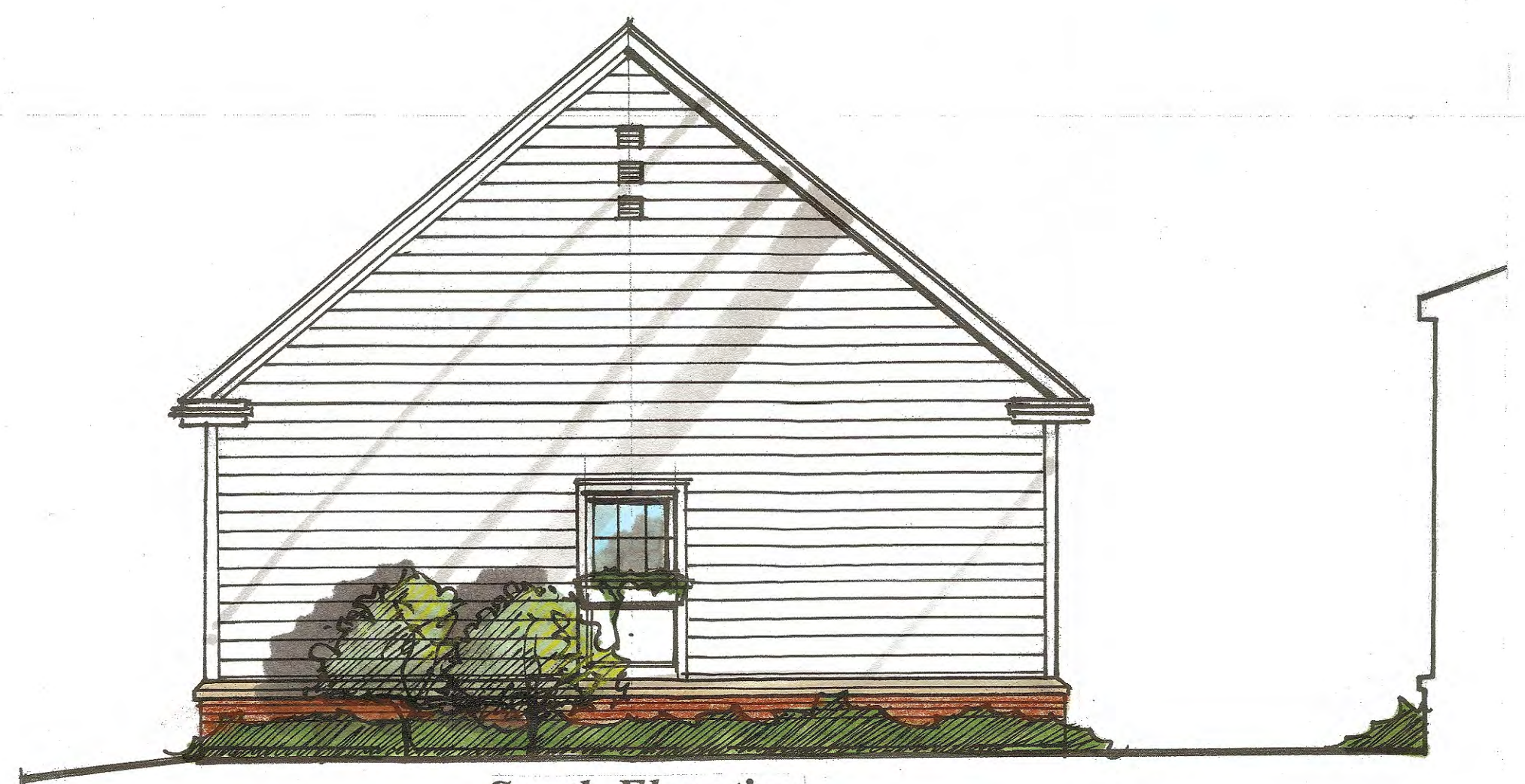
Existing house footprint = 1,755.0 sq. ft.  
 Existing front terrace = 160.0 sq. ft.  
 Existing rear terrace = 573.0 sq. ft.  
 Existing front walk = 160.0 sq. ft.  
 Total existing site development = 2,605.0 sq. ft.

Proposed sunroom addition = 243.25 sq. ft.  
 Proposed garage = 576.0 sq. ft.  
 Proposed swimming pool = 420.0 sq. ft.  
 Proposed pool terrace = 500.0 sq. ft.  
 Proposed rear walk = 90.0 sq. ft.  
 Proposed driveway apron = 100.0 sq. ft.

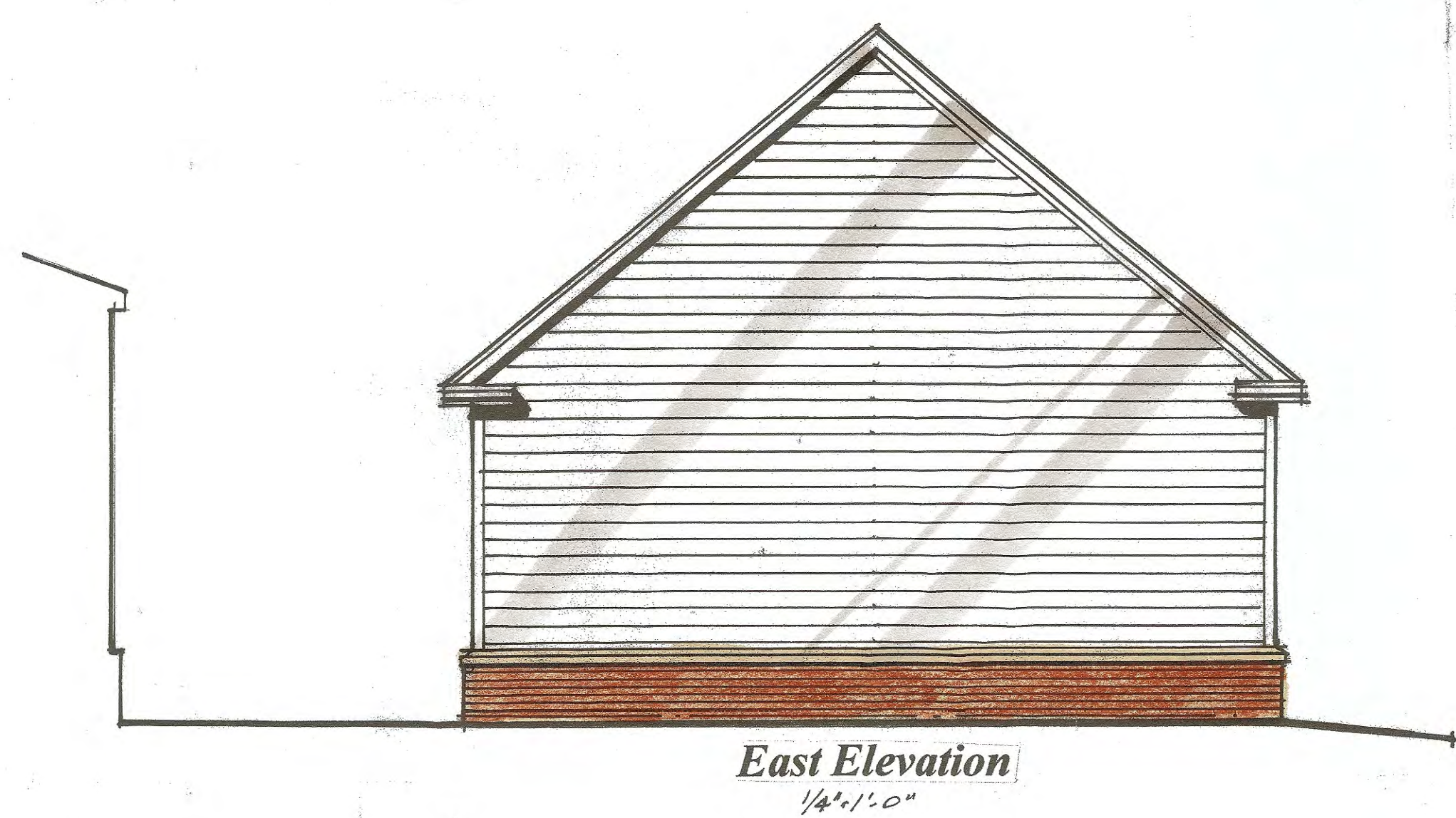
New total building footprint = 2,574.25 sq. ft. (31.5%)  
 New total site development = 4,377.25 sq. ft. (56%)



West Elevation



South Elevation



East Elevation  
1/4"=1'-0"



North Elevation

















