

PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, July 12th, 2012, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

Application No.: 12-0033
Applicant: Randall Arndt & Jeffrey Baker
Owner: Randall Arndt & Jeffrey Baker
Location: 272 Ashbourne Road

REQUEST: The applicant is seeking architectural review to allow a 34'x 24' 3-car detached garage, 18' 7.4" in height, at the (rear) south east corner of the property. The applicant is also seeking a 120 sq' variance from Bexley Code Section 1260.11(a), which limits a garage to 35% of the floor area of the principal structure, to allow the proposed garage to be 816sq'.

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 07-05-2012



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

RECEIVED
JUN 20 2012
BEXLEY BUILDING DEPARTMENT

Application Number 2020033

1. Architectural Review for:

Addition Alteration New Structure (Garage)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For:

Principal Structure Garage Fence Other exceeds 35% of house footprint

3. Variance To:

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION 272 Ashbourne Rd Zoning District R3
614-

6. OWNER Randall Arndt; Jeffrey Baker Phone # 462-2235 or Cell # _____
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Randall Arndt E-mail randall.arndt@icemiller.com Phone # 462-2235 or Cell# _____

Address 272 Ashbourne Rd /City, State, Zip Bexley

8. Brief Description of Request and/or Variance construction of new three car garage exceeding 35% of footprint of principal structure

9. Valuation of Project \$ 75,000

• APPLICATION REVIEW FEES, (based on valuation of the project):
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.
(Re-submittal fee \$50.00)

• VARIANCE REVIEW FEES:
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE Randall S [Signature] /DATE 6.20.12

Fee: based on valuation	\$ 125.
Fee: based on variance	\$ 90.
Other	\$
TOTAL FEE DUE	\$ 215.

**Be advised, if the Board decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees.

• **LOT INFORMATION**

Address 272 Ashbourne Rd Zoning District R3

Lot Width 190 ft Depth 126 ft Total Area 22,679 sq ft

Existing Residence (foot print) 1989 sq ft Garage _____ sq ft

Existing Building Height 3 ~~one~~-story _____ two-story

Proposed Addition (foot print) _____ sq ft _____ one-story _____ two-story

Proposed Garage 816 sq.ft. one-story _____ two-story

Permitted Lot Coverage 25 % = 5670 sq ft

Lot to be covered 12.3 % = 2798 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage .

• **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer John Behal

Contractor/Builder Greg Roach (GR Carpentry)

Preliminary Review _____ Final Review _____

• **DESCRIPTION OF CHANGES PROPOSED** _____

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED** _____

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 Only / Garage Only / House & Garage

1. Existing Roof Type:

Slate _____ Clay Tile _____ Wood Shake _____ Standard 3-Tab Asphalt Shingle
_____ Architectural Dimensional Shingles _____ EPDM (rubber) Roofing _____ Metal

2. New Shingle Manufacturer: _____

3. New Roofing Type, Style & Color: standard seam metal roof
5 dark bronze color or equal

• **WINDOWS**

- Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
- Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
- New Window Manufacturer: Marvin
- New Window Style, Material & Color: casement aluminum clad wood; ivory

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
 - Wood Insulated Metal Fiberglass
 - Sidelights Transom Window
 - Garage Door Type
 - Wood Insulated Metal Fiberglass
 - Door Finish
 - Stained Painted
- Proposed Door Type Carriage /Style sectional Color ivory

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	<input checked="" type="checkbox"/>	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other _____

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Proposed NEW Door Trim: Pine

4. Proposed NEW Window Trim: Pine

5. Trim: Color(s): Ivory

** Do the proposed changes affect the overhangs? no

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

PROPOSED:

3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

4. Proposed Railing Materials
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____













BEHAL | SAMPSON | DIETZ
BUILDING DESIGN

900 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-484-1833
FAX 614-298-2148
WWW.BSDARCHITECTS.COM

ZONING CODE

ZONED R-3

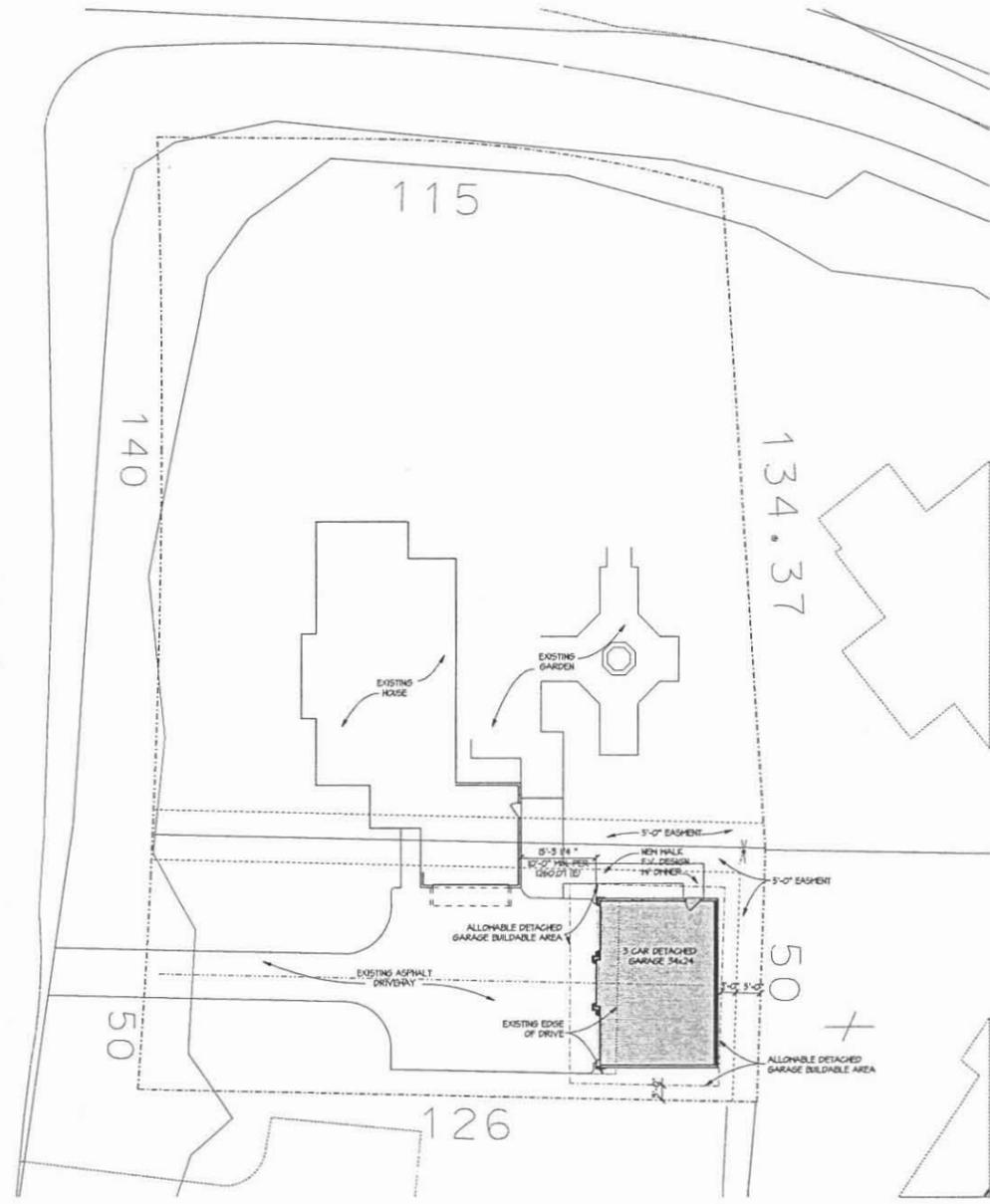
FRONT: 30'-0" OR AVERAGE OF HOUSES ON STREET
REAR: 30% LOT DEPTH NOT TO EXCEED 30'-0"
SIDE: 10' LOT DEPTH NOT TO EXCEED 15'-0"
126.03 CORNER LOT: 150' MIN 30'-0" SIDE YARD
SITE: 228'x150' FT.

ALLOWABLE LOT COVERAGE: (25%) 5470 SQ. FT.
PROPOSED LOT COVERAGE: (17.3%) 2145 SQ. FT.

126.03 ACCESSORY USE AND STRUCTURES:
OF 25% OR LESS OF THE GROSS FLOOR AREA FOOTPRINT
ALLOWABLE DETACHED GARAGE: 104' x 50' FT. = 5200 SQ. FT.
PROPOSED DETACHED GARAGE: 48' x 50' FT.



VICINITY MAP
SCALE: 1" = 60'-0"



SITE PLAN
SCALE: 1/16" = 1'-0"



DESCRIPTION	DATE
REVISION	
REVISION	
REVISION/CONTRACT SET	
BID/PERMIT SET	
PROGRESS SET	03-03-08

DETACHED GARAGE FOR THE
**BAKER/ARNDT
RESIDENCE**
272 ASHBOURNE ROAD
BEXLEY, OHIO

DRAWN BY EM	REVIEWED BY JB	JOB NUMBER 0167
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VICINITY MAP/
SITE PLAN **SD.1**

GARAGE FINISH NOTES

ROOM NAME	FLOOR		WALLS		CEILING		TRIM				CABINETS/ BUILT-INS		COUNTERTOP		BACKSPLASH		TUB DECK / SHOWER SURROUND			GENERAL NOTES	
	MATERIAL	SPECIFICATION	MATERIAL	FINISH	MATERIAL	FINISH	BASE	CASE	CROWN	SHOE	FINISH	TRIM NOTES/OTHER TRIM	SPECIFICATION	TYPE	MATERIAL	SPECIFICATION	MATERIAL	SPECIFICATION	EDGE DETAIL		
DETACHED GARAGE	CONCRETE		UNFINISHED	UNFINISHED	NA	NA	NA	NA	NA	NA											

ELECTRICAL SCHEDULE

NOTE: SOME FIXTURES IN THIS SCHEDULE MAY NOT BE APPLICABLE TO THIS PROJECT

MARK	DESCRIPTION	MANUFACTURER/ALLOWANCE	REMARKS
A	RECESSED CAN	WAL07 11-30 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
AA	RECESSED CAN	WAL07 16-502 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
B	RECESSED CAN, RECESSED EYEBALL	WAL07 11-402 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
BB	RECESSED CAN, RECESSED EYEBALL	WAL07 161-5060 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
C	RECESSED CAN, DROPPED EYEBALL	WAL07 11-14 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
CC	RECESSED CAN, DROPPED EYEBALL	WAL07 16-5010 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
D	RECESSED SHOWER CAN EXTERIOR CAN	WAL07 11-10 WHITE TRIM	ICF AS REQUIRED
F	RECESSED CAN	WAL07 16812AT	"OLD HORN" CAN
G	SLOPED CEILING CAN W/ LENS	WAL07 1111 412H	ICF AS REQUIRED, 21/2-61/2 PITCH
H	RECESSED MINICAN	WAL07 1111 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED
J	IN-CABINET LIGHT	XENON ZEE-PLUCK H240X-21, RECESSED	TRANSFORMER AS REQUIRED
K	CLOSET SURFACE MOUNT	PROGRESS P252B-60	2-15H
L	DECORATIVE FIXTURE	FURNISHED BY OWNER, INSTALLED BY ELECTRICIAN	
M	2x4 FLUORESCENT UTILITY	PROGRESS P116-30 IS	LOW TEMPERATURE BALLAST AT GARAGE AND UNHEATED SPACES
N	1x4 FLUORESCENT	PROGRESS P116-30 IS	
P	UNDERCABINET XENON	NATIONAL SPECIALTY XL1-2111H (XCT). COORD. PLACEMENT WITH ARCH.	SEE SIZE ON D116 (P. 17, 26, 347)
R	RECESSED EXHAUST FAN CAN LIGHT	BROAN MODEL 144	4" DAMPER / DUCT CONNECTOR
S	SLOPED CEILING CAN	WAL07 16-516 WHITE TRIM, WHITE BAFFLE	ICF AS REQUIRED, 21/2-61/2 PITCH
T	PORCELAIN BLD HOLDER	ELECTRICIAN'S CHOICE	
U	CLOSET LIGHT	PROGRESS P114-60 (26 5/4" LONG)	HALL MOUNTED ABOVE DOOR
V	FLOOD LIGHT	ELECTRICIAN'S CHOICE	
M	MIRROR LIGHT		
X	EXHAUST FAN	BROAN MODEL 540	SPACES UP TO 25 SF.
Y	EXHAUST FAN	BROAN MODEL 560	SPACES UP TO 120 SF.
Z	EXISTING TO REMAIN		

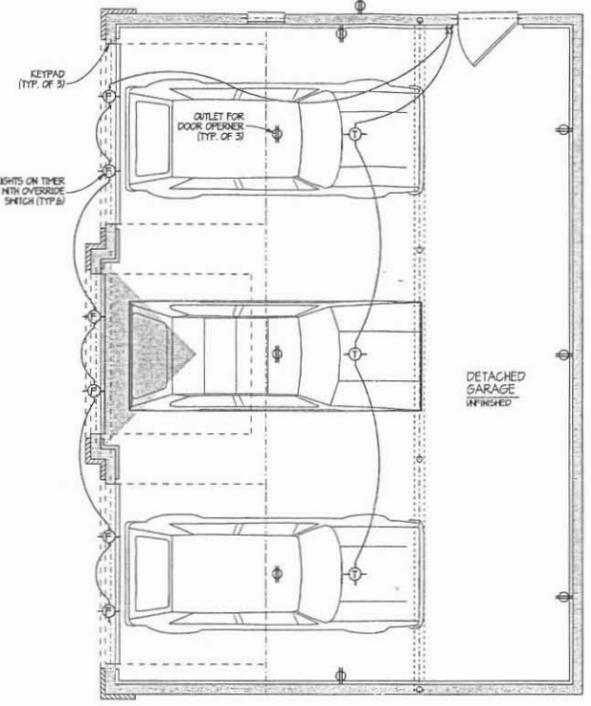


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BUILDING DESIGN

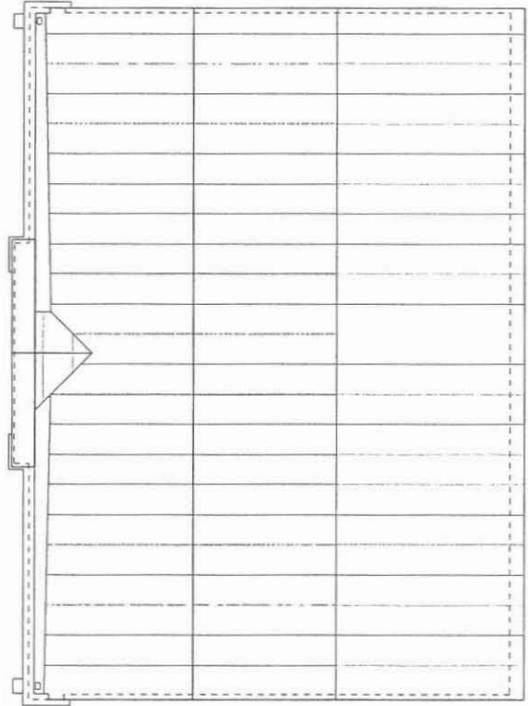
990 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-454-1833
FAX 614-454-2948
WWW.BEHALSAMPSONDIETZ.COM

CODED PLAN NOTES

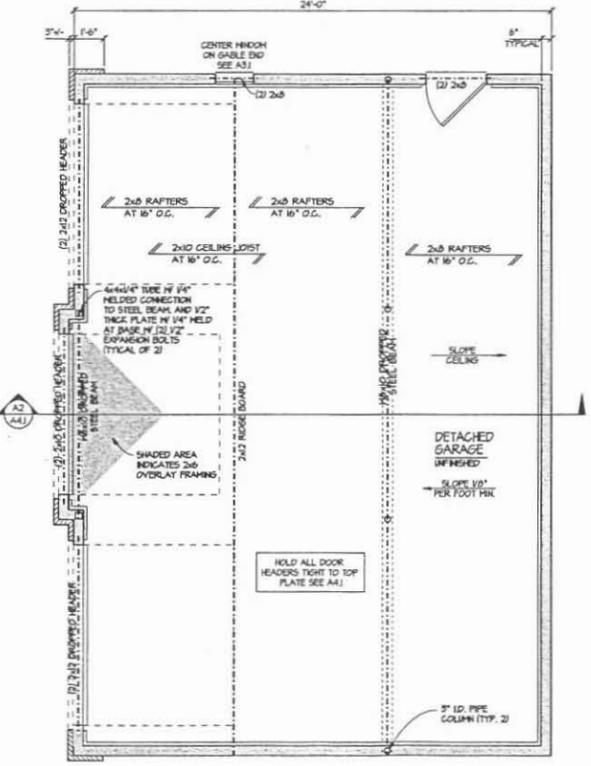
- 1) BEGIN NOTES
- 2) END NOTES



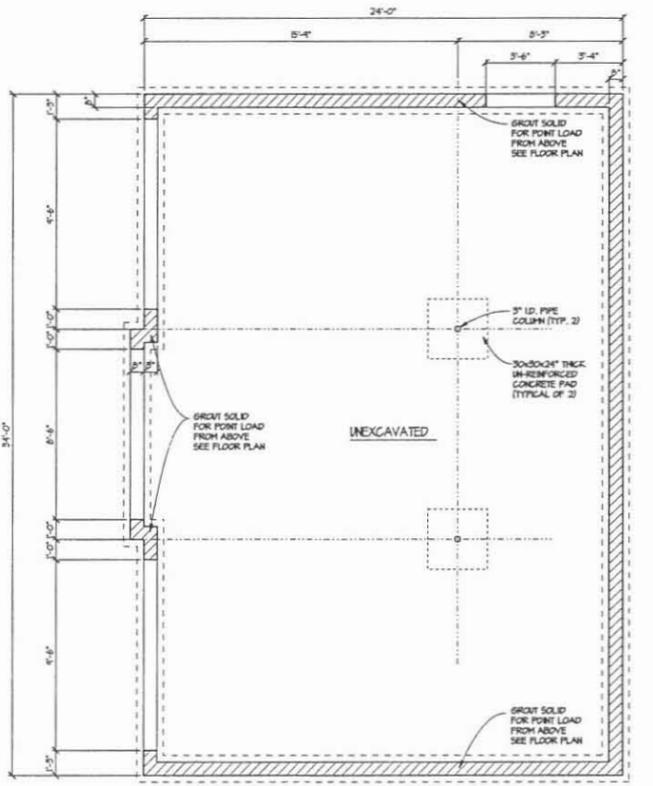
MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"



FLOOR/STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET
- ⊕ 220V OUTLET
- ⊕ 4 PRONG OUTLET
- ⊕ FLOOR OUTLET
- ⊕ HALF SWITCHED OUTLET
- ⊕ SWITCH
- ⊕ TV CABLE
- ⊕ PHONE
- ⊕ THERMOSTAT
- ⊕ GAS CONNECTION
- ⊕ HALL VACUUM OUTLET
- ⊕ CEILING LIGHT FIXTURE
- ⊕ HALL LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ FAN/FAN LIGHT
- ⊕ IN-JAMB SWITCH
- ⊕ JUNCTION BOX
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE ALARM

WALL TYPES

- STUCCO AT 16" O.C. 2x4 HTN R-15 AT EXTERIOR WALLS UNLESS NOTED OTHERWISE
- HALL WITH SOUND BATT INSULATION
- MASONRY
- FUTURE HALL BY OWNER

DESCRIPTION	DATE
REVISION	
REVISION	
REVISION/CONTRACT SET	
BID/PERMIT SET	
PROGRESS SET	03-03-08

DETACHED GARAGE FOR THE
BAKER/ARNDT RESIDENCE
272 ASHBOURNE ROAD
BEXLEY, OHIO

DRAWN BY	REVIEWED BY	JOB NUMBER
EM	JB	0716T

FLOOR/STRUCTURAL PLANS **A1.1**

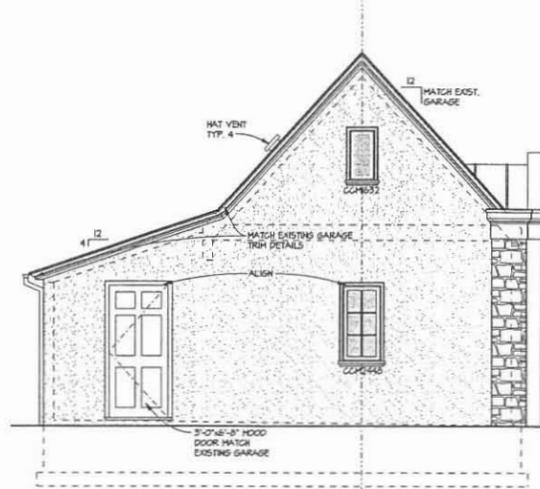


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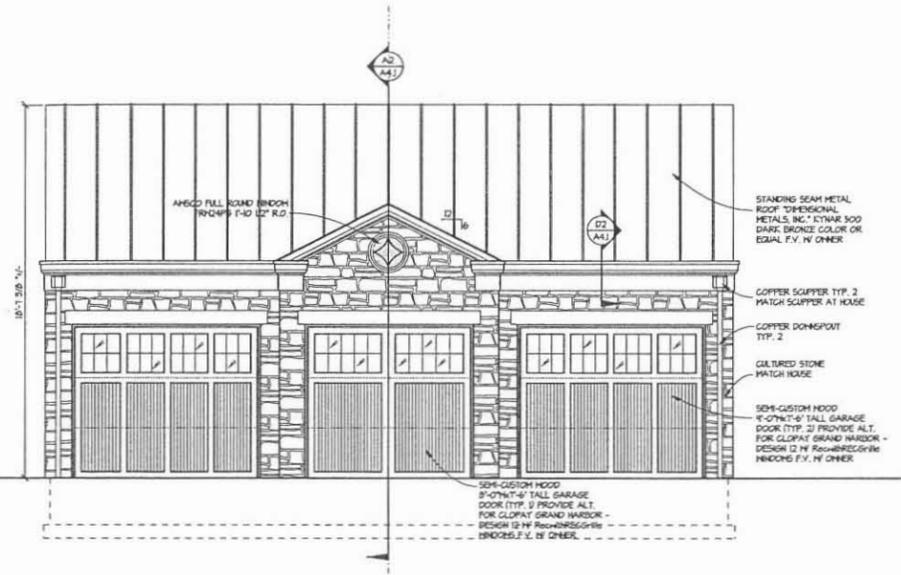
966 WEST THIRD AVENUE
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TELEPHONE 614-864-1883
FAX 614-864-2548
WWW.BSDARCHITECTS.COM

WINDOW SPECIFICATIONS

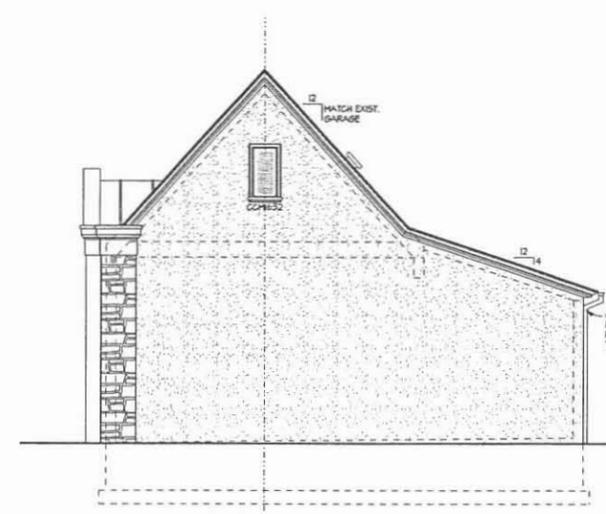
1. WINDOWS SPECIFIED ARE HARVIN SIMULATED DIVIDED LIGHT. NOTIFY ARCHITECT AT TIME OF BID IF ROUGH OPENINGS OR LIGHT CUTS VARY FROM SCHEDULE.
2. WINDOWS TO BE GLAD CASEMENT "STATIONARY" WITH BRONZE FINISH AND LOW E GLASS. F.V. TEMPERED GLASS REQUIREMENTS WITH LOCAL CODES.
3. WINDOWS TO HAVE GLAD BRONZE EXTERIOR AND BARE INTERIOR.
4. STANDARD BRONZE GLAD BRICK MOLD.



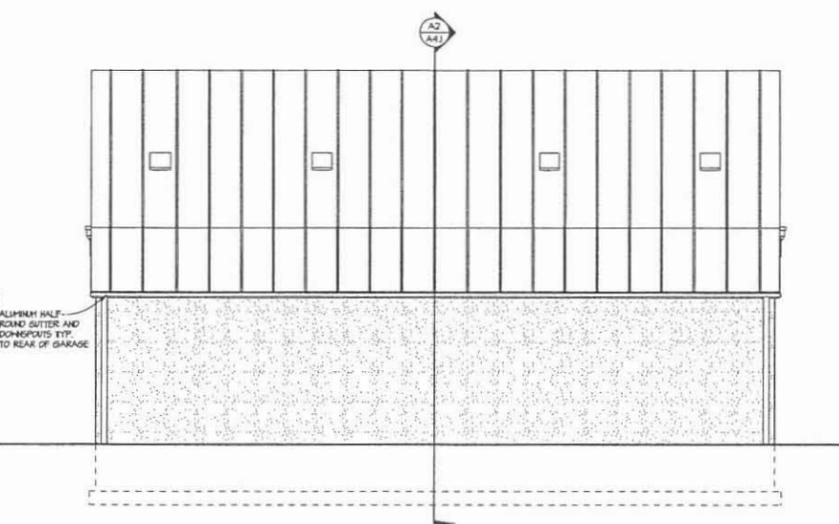
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

DESCRIPTION	DATE
REVISION	
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PROGRESS SET	03-03-08

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BEXLEY, OHIO

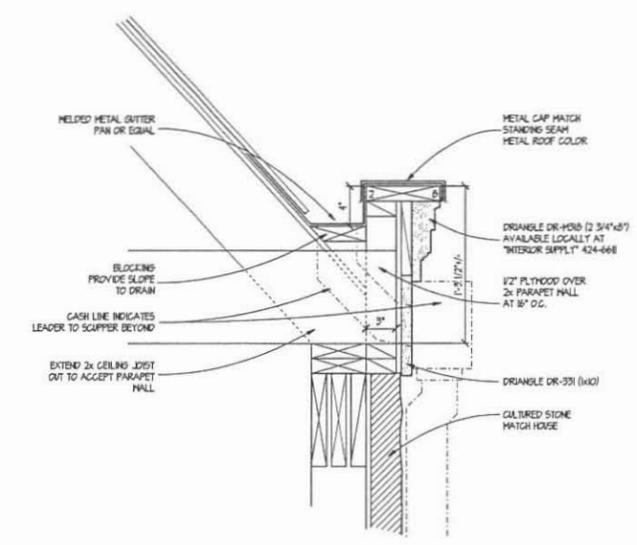
DRAWN BY EM	REVIEWED BY JB	JORNUMBER 0716T
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EXTERIOR ELEVATIONS **A3.1**

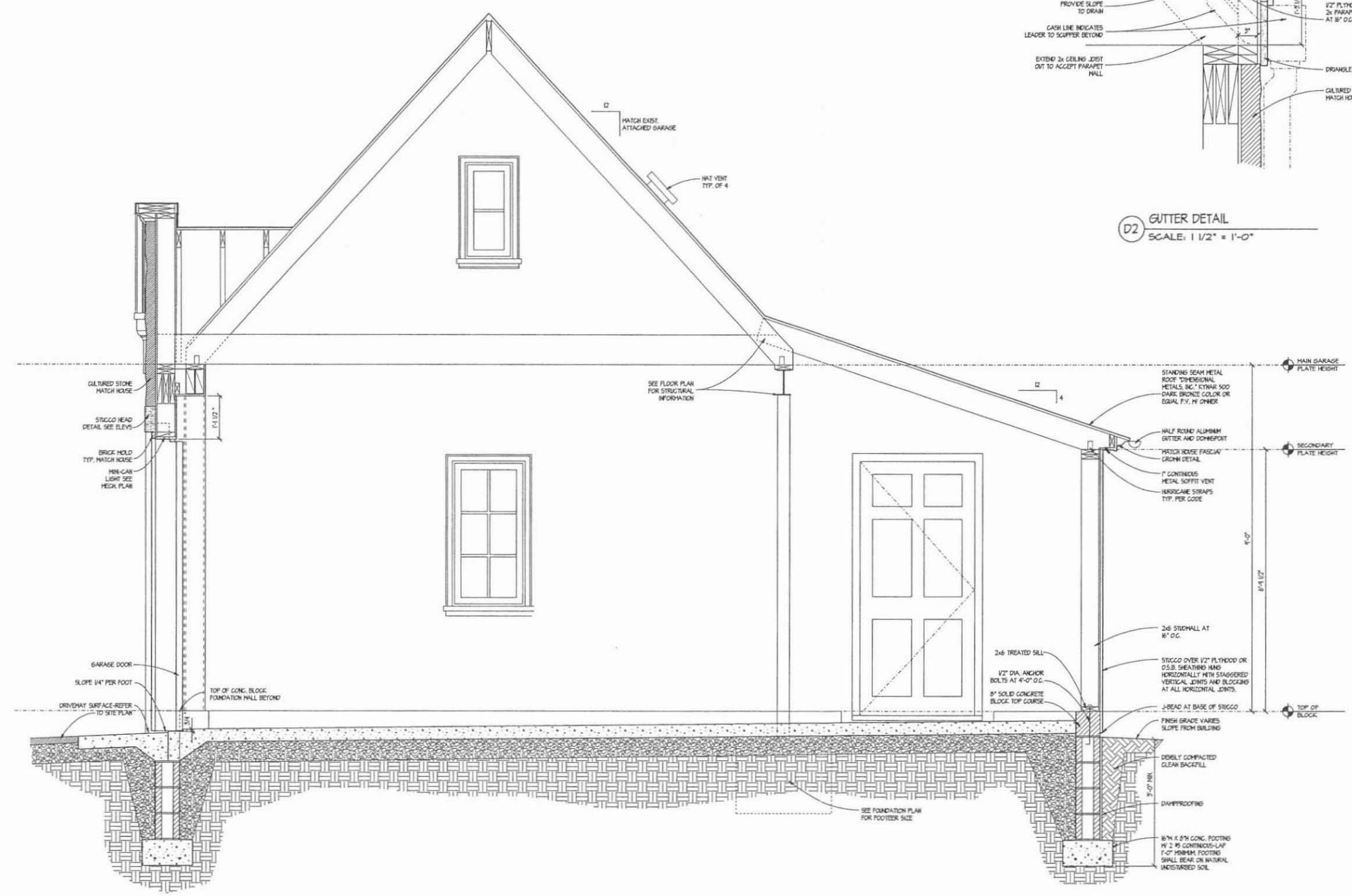


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D2 GUTTER DETAIL
SCALE: 1 1/2" = 1'-0"



A2 WALL SECTION
SCALE: 3/4" = 1'-0"

DESCRIPTION	DATE
REVISION	
REVISION	
REVISION/CONTRACT SET	
BID/PERMIT SET	
PROGRESS SET	03-03-08

DETACHED GARAGE FOR THE
BAKER/ARNDT RESIDENCE
272 ASHBOLDFINE ROAD
BEXLEY, OHIO

DRAWN BY EM	REVIEWED BY JB	JOB NUMBER 07167
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WALL SECTIONS **A4.1**