

**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, September 13th, 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.: 12-0047  
Applicant: Kai Raab / Rogers Krajnak Architects  
Owner: Tom & /Cassandra Brigdon  
Location: 2416 Commonwealth Park North

**REQUEST:** The applicant is seeking architectural review and approval to allow a 2-story addition on the west side of the principal structure and modifications to the patio, which includes a new fire pit at this location.

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 09-06-2012



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120047

1. Architectural Review for:

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

2. Variance For:

Principal Structure     Garage     Fence     Other

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 2416 Commonwealth Park North      Zoning District R-2

6. OWNER Tom and Cassandra Brigdon      Phone # 454-5000 or Cell # \_\_\_\_\_

*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

Kai Raab

7. Applicant on behalf of Rogers Krajnak Architects, Inc. E-mail kraab@rogerskrajnak.com Phone # \_\_\_\_\_ or Cell# 596-3862

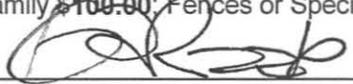
Address 264 South 3rd Street /City, State, Zip Columbus, Ohio 43215

8. Brief Description of Request and/or Variance Architectural review for new addition and modifications to patio.

9. Valuation of Project \$ 110,000

- 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  /DATE 08.30.12

Fee: based on valuation  
Fee: based on variance  
Other  
TOTAL FEE DUE

\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ 140.00  
\$ \_\_\_\_\_

**\*\*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 2416 Commonwealth Park North Zoning District R-2

Lot Width 40 ft Depth 80 ft Total Area 20,000 sq ft

Existing Residence (foot print) \_\_\_\_\_ sq ft Garage \_\_\_\_\_ sq ft

Existing Building Height \_\_\_\_\_ one-story +/- 24' two-story

**Proposed Addition** (foot print) 100 sq ft \_\_\_\_\_ one-story \_\_\_\_\_ two-story

**Proposed Garage** \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 25 % = 5,000 sq ft

Lot to be covered 18.6 % = 3,723 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 Rogers Krajnak Architects, Inc.

Contractor/Builder To Be Determined

Preliminary Review \_\_\_\_\_ Final Review X

• **DESCRIPTION OF CHANGES PROPOSED** New addition on west side of residence. Materials to match existing.

• **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: to be determined

3. New Roofing Type, Style & Color: match existing

• **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: Pella Architect Series
- New Window Style, Material & Color: to match existing

• **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 N/A /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
(X)	(X)	Brick <u>to match existing</u>
( )	( )	Mortar _____
( )	( )	Stucco _____
(X)	(X)	Wood Shingle <u>to match existing</u>
( )	( )	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: N/A

4. Proposed NEW Window Trim: Smooth cedar or redwood

5. Trim: Color(s): to match existing

**\*\* Do the proposed changes affect the overhangs?** Yes - proposed overhang is 16" deeper than the existing.

New eaves will be finished with v-groove boards of the same size and profile.

• **DECKS**

EXISTING:

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

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

PROPOSED:

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

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

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

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

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08.29.12

City of Bexley  
Board of Zoning Appeals/Architectural Review Board  
2242 East Main Street  
Bexley, Ohio 43209

Re: BZA/Architectural Review Hearing 09.14.12  
2416 Commonwealth Park –Addition and Renovation

To Whom It May Concern:

I am writing you this letter to inform you that Kai Raab of Rogers Krajnak Architects, Inc. has my permission to be the applicant for our submission of documents for approval of Architectural Review for the above referenced project.

Thank-you for your consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Brigdon", with a large, sweeping flourish extending to the right.

Tom Brigdon, Owner

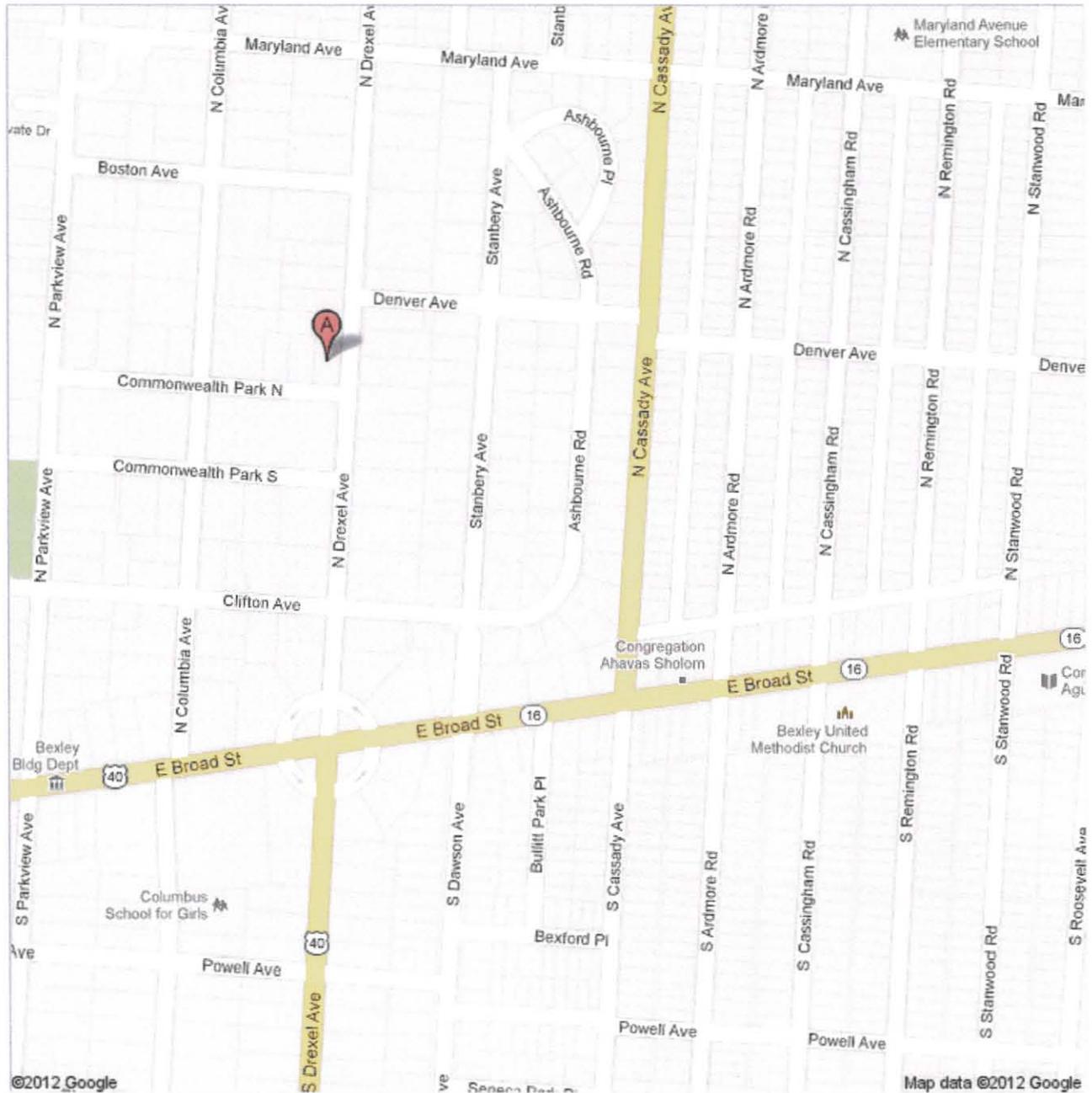


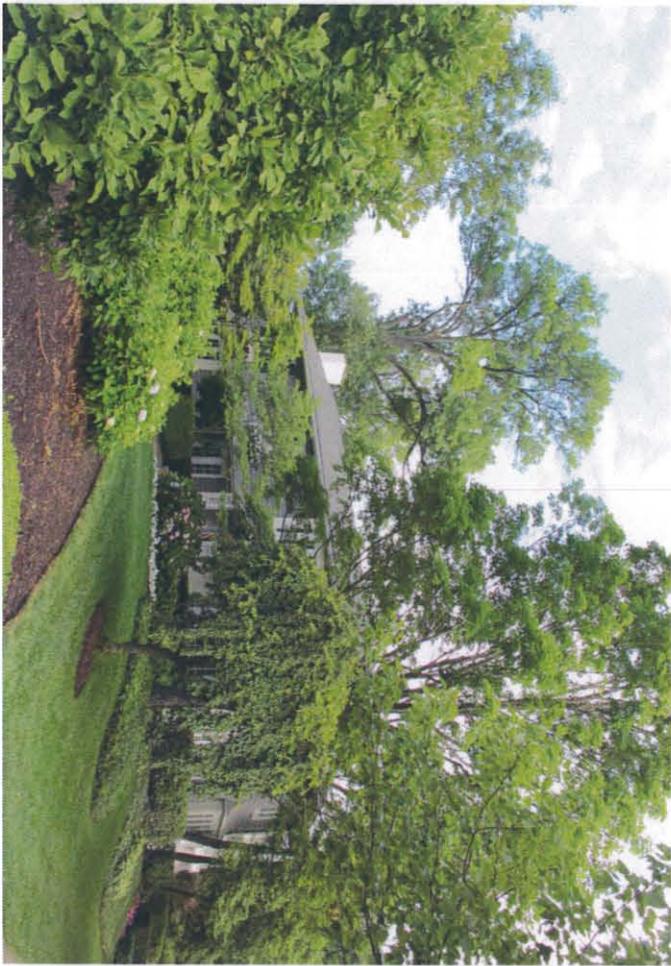
Address 2416 Commonwealth Park N  
Bexley, OH 43209

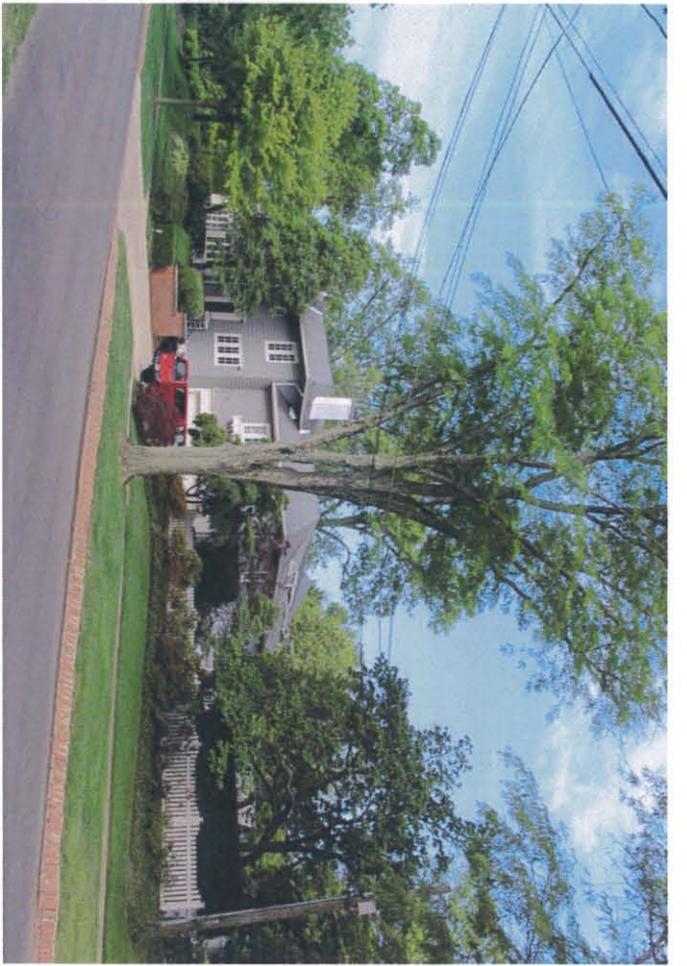
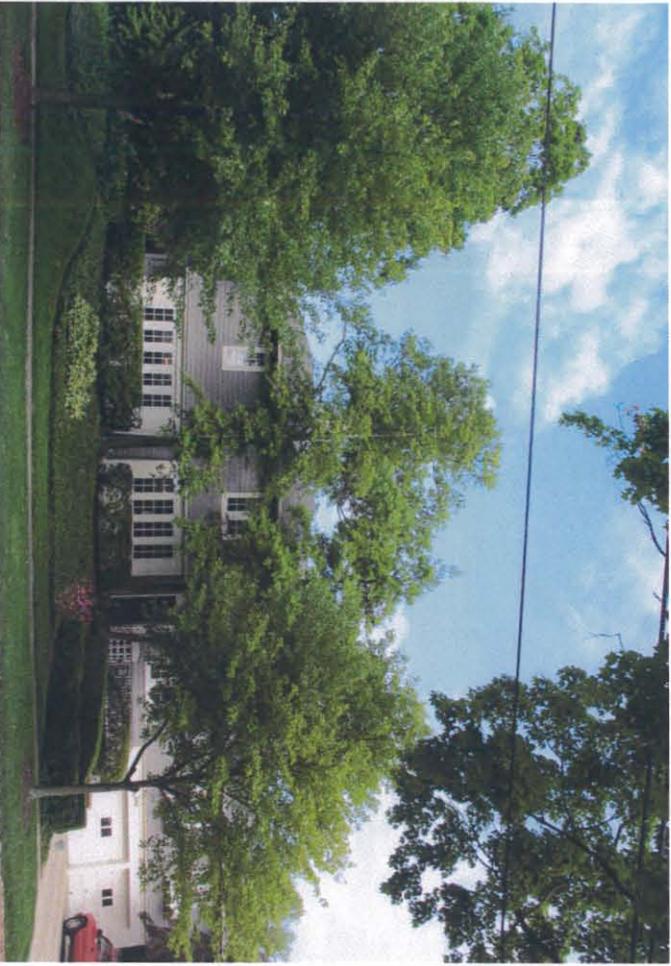
Get Google Maps on your phone



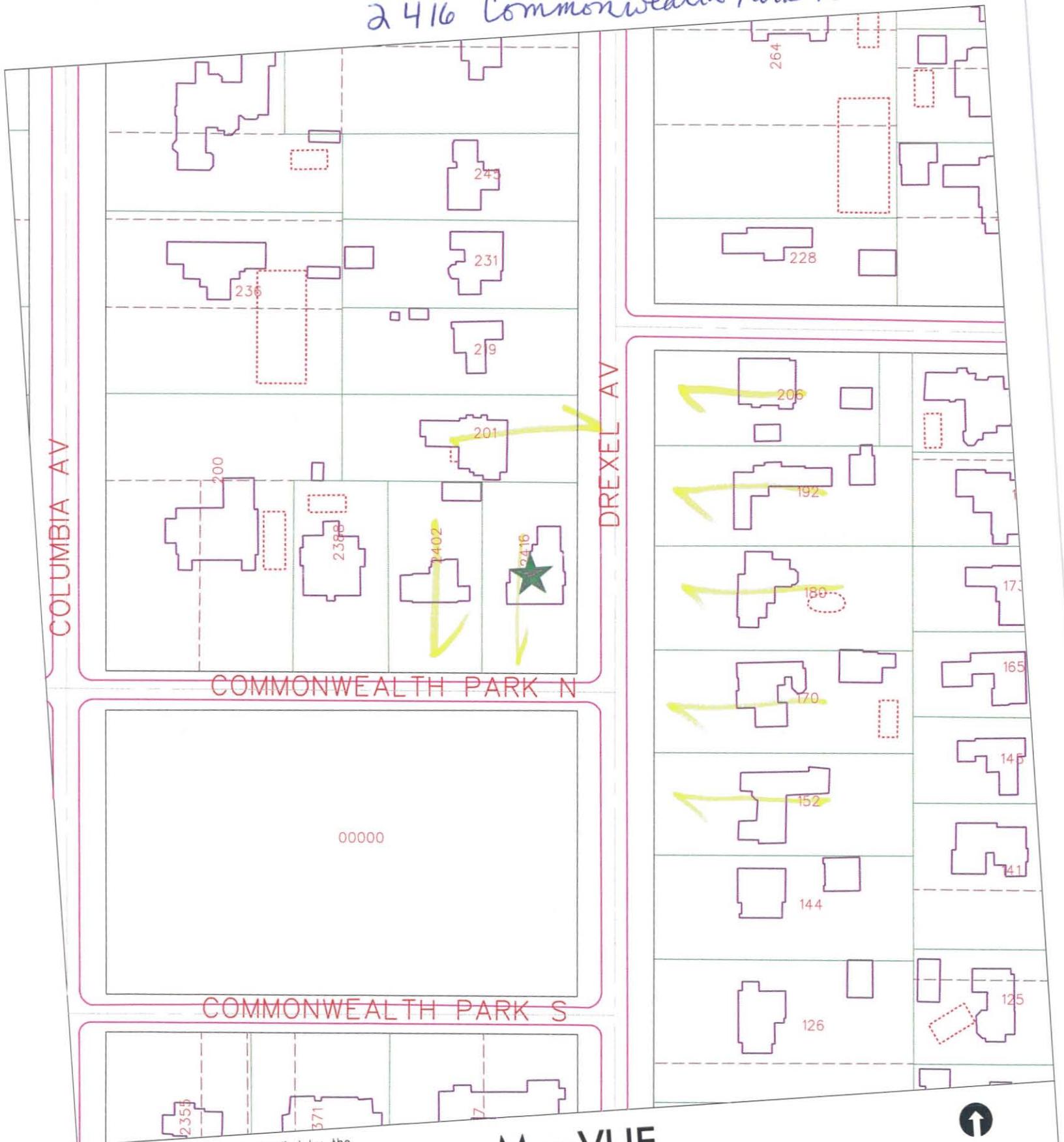
Text the word "GMAPS" to 466453





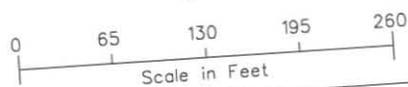


2416 Commonwealth Park N.



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MapVUE



12:24  
SEP 4, 2012