

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, January 10th, 2013, 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.: 12-0063
Applicant: Brian Zingelmann
Owner: Jeff & Debbie Meyer
Location: 195 S. Columbia Avenue

REQUEST: **The applicant is seeking architectural review and approval to allow for an existing screen porch on the south side of the principal structure to be enclosed with glass and to also allow a 2nd story dormer to be added above the glass enclosure.**

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 01-03-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20120063V

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 195 S. COLUMBIA AVE. Zoning District R-3

6. OWNER JEFF & DEBBIE MEYER Phone # _____ or Cell # 561-08181

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

7. Applicant BRIAN ZINGELMANNE E-mail BZPLANS@AOL.COM Phone # 262-7565 or Cell# _____
Address 261 GARDEN ROAD / City, State, Zip COLUMBUS, OHIO 43214

8. Brief Description of Request and/or Variance

1. ENCLSE EXISTING FIRST FLOOR SCREEN PORCH
2. SECOND FLOOR DORMER ADDITION

9. Valuation of Project \$ 30,000

• 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 DEC. 10, 2012

Fee: based on valuation \$ 100.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 100.00

PAID
12-26-12

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 195 S. COLUMBIA Zoning District R-3

Lot Width 100.00 ft Depth 250.00 ft Total Area 25000 sq ft

Existing Residence (foot print) 2686 sq ft Garage INC. sq ft

Existing Building Height X one-story X two-story

Proposed Addition (foot print) 188 sq ft X one-story two-story

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

Permitted Lot Coverage 25 % = 6250 sq ft

Lot to be covered 11.5 % = 2874 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 BRIAN ZINGELMANN, ARCHITECT

Contractor/Builder OUT FOR BIDS

Preliminary Review Final Review X

• DESCRIPTION OF CHANGES PROPOSED

- 1. ENCLOSE / REMODEL EXISTING FIRST FLOOR SCREEN PORCH.
2. NEW SECOND FLOOR DORMER ROOM ADDITION.

• 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: SLATE, SIZE AND COLOR TO MATCH.

• WINDOWS

1. Existing Window Style:

Casement ___ Double Hung ___ Horizontal Sliding ___ Awning
 Fixed ___ Exterior Storm ___ Other: _____

2. Existing Window Materials:

Wood ___ Vinyl ___ Vinyl Clad Wood Aluminum Clad Wood
 ___ Aluminum ___ Metal ___ Other: _____

3. New Window Manufacturer: _____

4. New Window Style, Material & Color: PELLA, ALUMINUM CLAD WOOD FRAMES, DARK BROWN, CASEMENT AND FIXED TRANSOM.

• DOORS

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

N/A

1. Entrance Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
 ___ Sidelights ___ Transom Window

2. Garage Door Type ___ Wood ___ Insulated Metal ___ Fiberglass

3. Door Finish ___ Stained ___ Painted

Proposed Door Type _____ /Style _____ Color _____

• EXTERIOR WALL FINISHES

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Other _____

• EXTERIOR TRIM

1. Existing Door Trim:

___ Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite ___ Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____

2. Existing Window Trim:

___ Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite ___ Aluminum Clad ___ Molding
 Standard lumber Profile Other: BRICK MOLD

3. Proposed NEW Door Trim:

N/A

5. Trim: Color(s): DARK BROWN

** Do the proposed changes affect the overhangs? NO NEW LEAVE AND RAKE OVERHANGS AND TRIM TO MATCH EXISTING, TAN PAINT.

• **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 _____

N/A.

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Property Report

Generated on 08/31/12 at 12:43:17 PM

Parcel ID
020-002781-00

Map Routing No
020-L037 -007-00

Card No
1

Location
195 S COLUMBIA AV

GIS



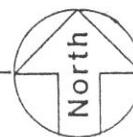
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

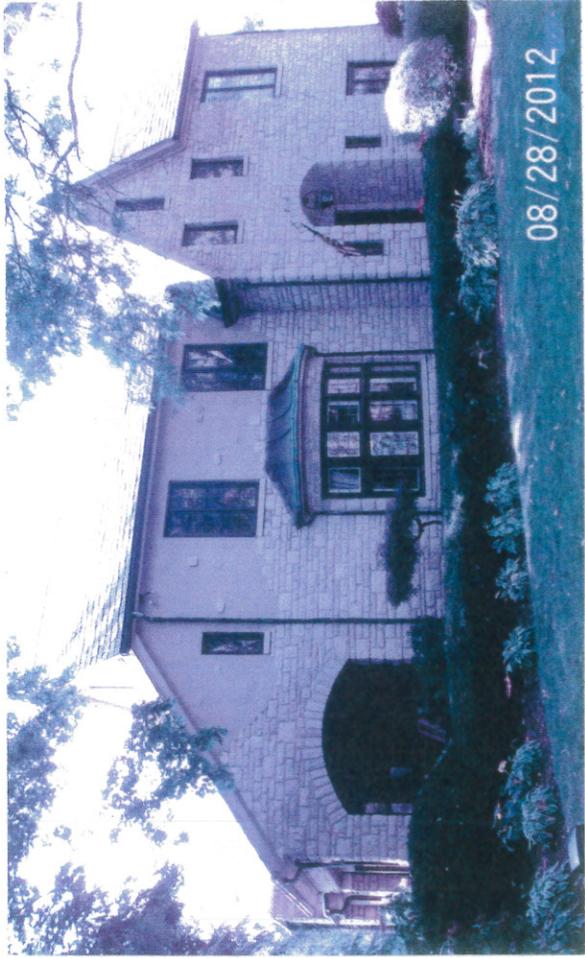
The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

VICINITY MAP

NO SCALE



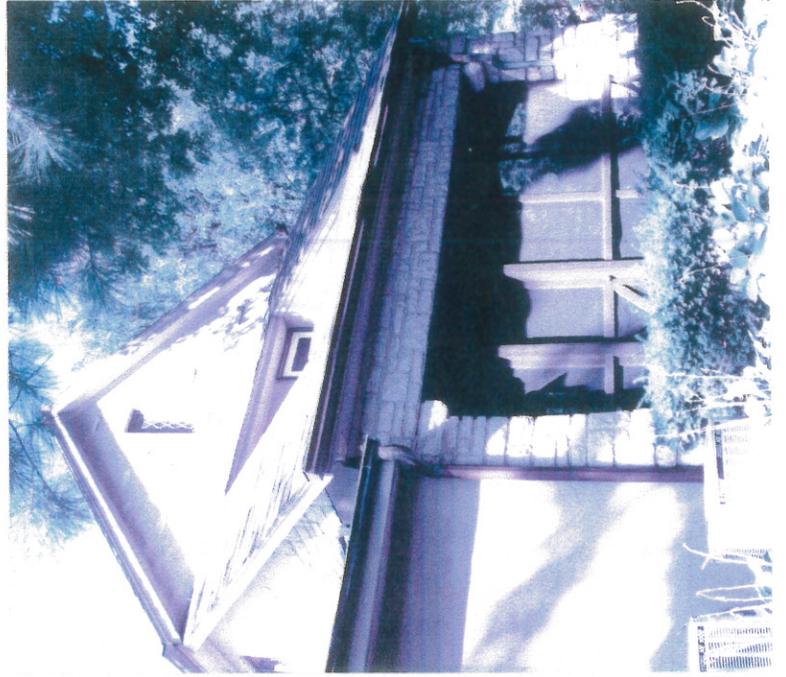
195 SOUTH COLUMBIA AVENUE
BEXLEY, OHIO



▲ FRONT OF EXISTING HOUSE



▲ DETAIL OF AREA TO REMODEL (FRONT)



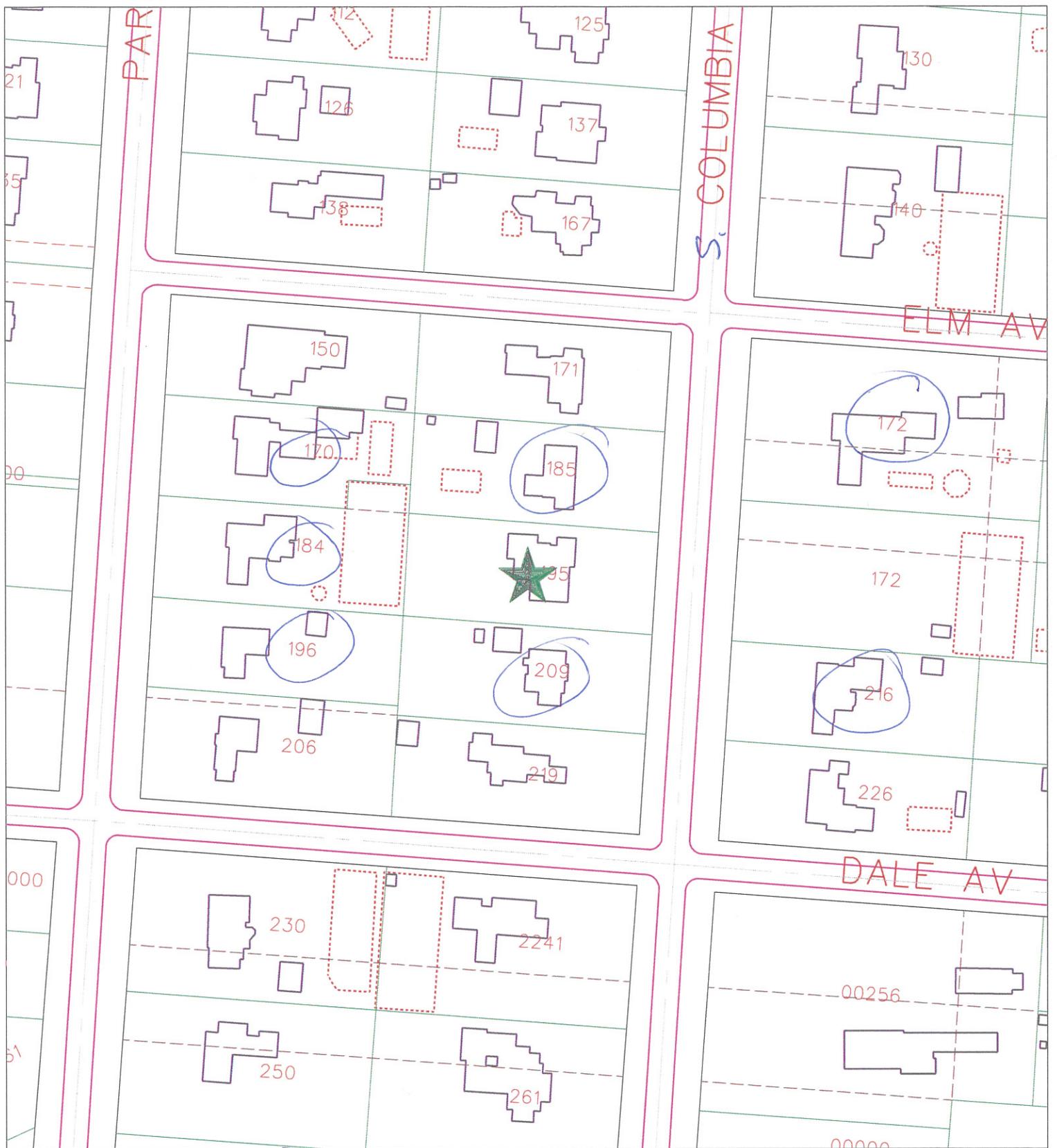
▲ DETAIL OF AREA TO REMODEL (SIDE)



▲ DETAIL OF AREA TO REMODEL (REAR)

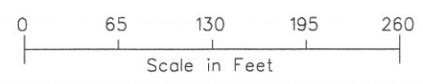
K/View

195 S. Columbia



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MapVUE

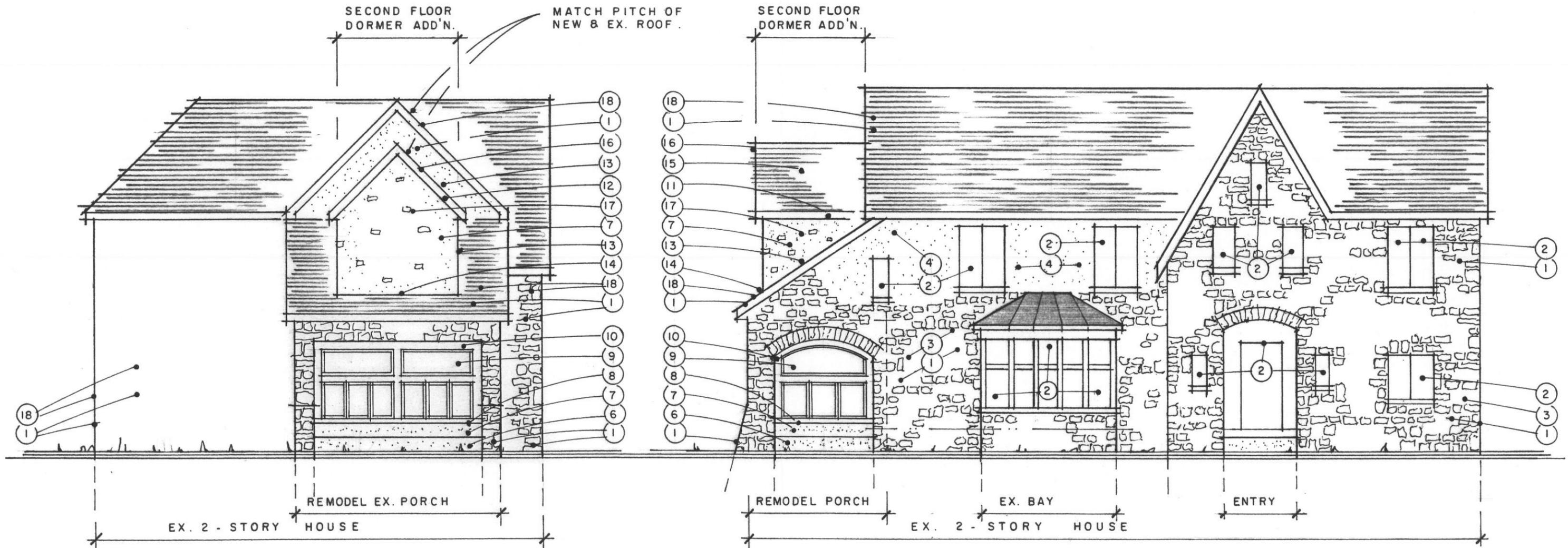


16:28
DEC 26, 2012

THE MEYER RESIDENCE
 PROPOSED REMODEL & ADDITION
 195 SOUTH COLUMBIA AVENUE
 BEXLEY, OHIO

Material Notes:

- | | |
|--|--|
| 1. Existing house construction. | 10. New smooth cedar trim, painted to match. |
| 2. Existing door or window. | 11. New fascia and eave, to match existing. |
| 3. Existing stone exterior. | 12. New rake and overhang, to match existing. |
| 4. Existing stucco exterior. | 13. New step flashing. |
| 5. Existing slate roof. | 14. New apron flashing. |
| 6. Existing porch slab and foundation. | 15. New slate roof. |
| 7. New stucco, to match existing. | 16. New drip edge. |
| 8. Synthetic stucco stone sill, to match existing. | 17. Cultured stone "accent", to match existing. |
| 9. New windows, see plans and details. | 18. Restore all disturbed parts of existing house. |



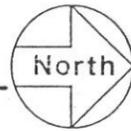
LEFT SIDE ELEVATION

SCALE : 1/8" = 1'-0"

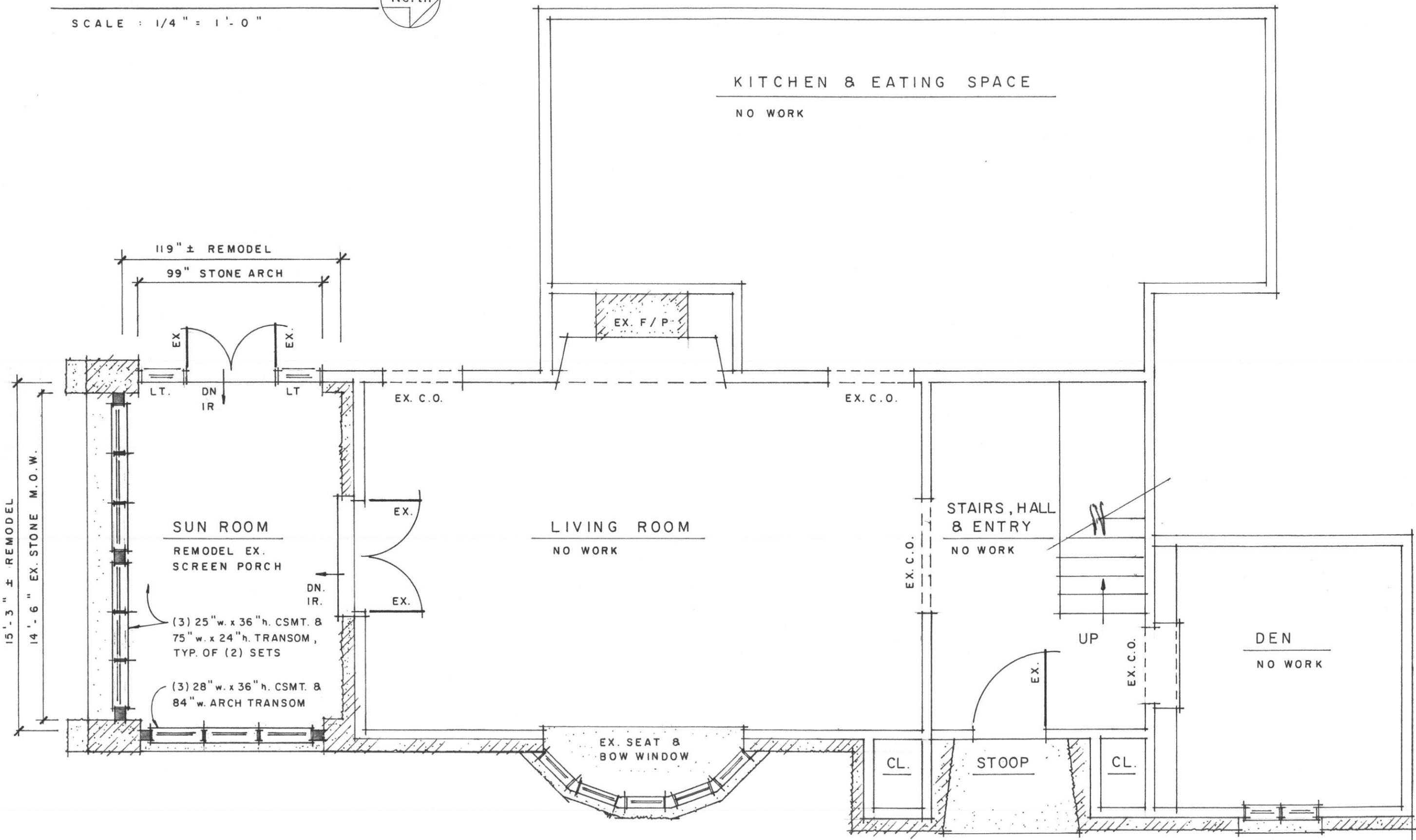
FRONT ELEVATION

SCALE : 1/8" = 1'-0"

FIRST FLOOR PLAN



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



(2) EX.

