

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, February 14th, 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.: 13-0008
Applicant: Charles Kielkopf
Owner: Charles Kielkopf
Location: 2340 Sherwood Road

REQUEST: The applicant is seeking architectural review and approval to allow a 2nd floor addition and attic space expansion over 1-story structure at the rear of the principal structure and also exterior modifications. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 8' side yard setback, to allow a 2nd floor addition over the 1-story portion of this non-conforming principal structure, which is located 4'5" from the west side property line.

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 03-07-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2013-0008 V

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 2340 Sherwood Rd Zoning District _____

6. OWNER Charles P. Kielkopf Phone # _____ or Cell # 614-424-2511

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

7. Applicant owner E-mail _____ Phone # _____ or Cell# _____

Address _____ /City, State, Zip _____

8. Brief Description of Request and/or Variance open up kitchen, add master bathroom to deck behind master bedroom and create access to 3rd floor variance because existing house built in 1926 is close to property line.

9. Valuation of Project \$ 50,000

• 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 [Signature] /DATE 2-17-13

Fee: based on valuation \$ 110.00
Fee: based on variance \$ 100.00
Other \$ _____
TOTAL FEE DUE \$ 210.00

Variance

**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 2340 Sherwood Rd Zoning District R-6

Lot Width 50 ft Depth 144.73 ft Total Area 7,230 sq ft

Existing Residence (foot print) 1426 sq ft Garage 482 sq ft

Existing Building Height _____ one-story _____ two-story no change

Proposed Addition (foot print) 140 sq ft X one-story _____ two-story 70 bay window, bath + descent covered porch.
proposed second story over existing one-story structure.

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

Permitted Lot Coverage 35 % = 2530 sq ft

Lot to be covered 26% % = 1,926 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 Dean Wenz

Contractor/Builder TBD

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Update interior lay out - open up back interior for kitchen + add master bath over existing den

• 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: Same as existing

• **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: _____

• **DOORS**

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

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 back door /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

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

• **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: _____
3. Proposed NEW Door Trim: Hardiplank _____

4. Proposed NEW Window Trim: Hardi-plank

5. Trim: Color(s): Match the current beige

**** Do the proposed changes affect the overhangs?** _____

• **DECKS**

NA

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 -----

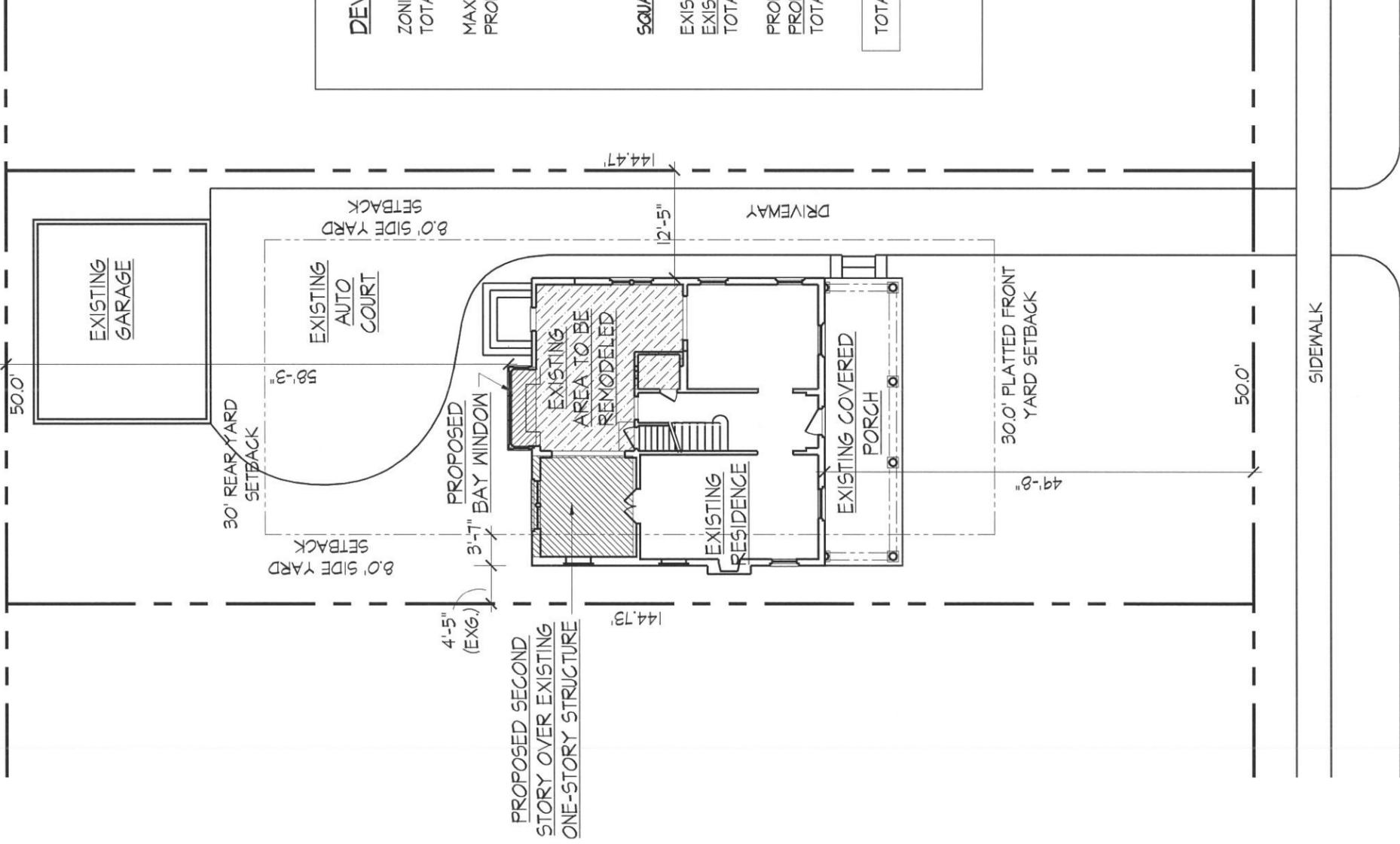
Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

THE KIELKOPF RESIDENCE
2340 SHERWOOD ROAD BEXLEY, OHIO 43209

ALLEY (15' R.O.W.)



DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
 TOTAL LAND AREA = 7,230 SF
 MAXIMUM LOT COVERAGE 35.0% = 2,530 SF
 PROPOSED LOT COVERAGE:
 EXISTING HOUSE + PORCHES = 1426 SF
 EXISTING GARAGE = 482 SF
 PROPOSED ADDITION (BAY) = 18 SF
 TOTAL COVERAGE 26.6% = 1,926 SF

SQUARE FOOTAGE

EXISTING FIRST FLOOR = 1030 SF
 EXISTING SECOND FLOOR = 837 SF
 TOTAL EXISTING RESIDENCE = 1867 SF
 PROPOSED FIRST FLOOR = 70 SF
 PROPOSED SECOND FLOOR = 140 SF
 TOTAL PROPOSED ADDITION = 210 SF

TOTAL FINISHED RESIDENCE = 2077 SF

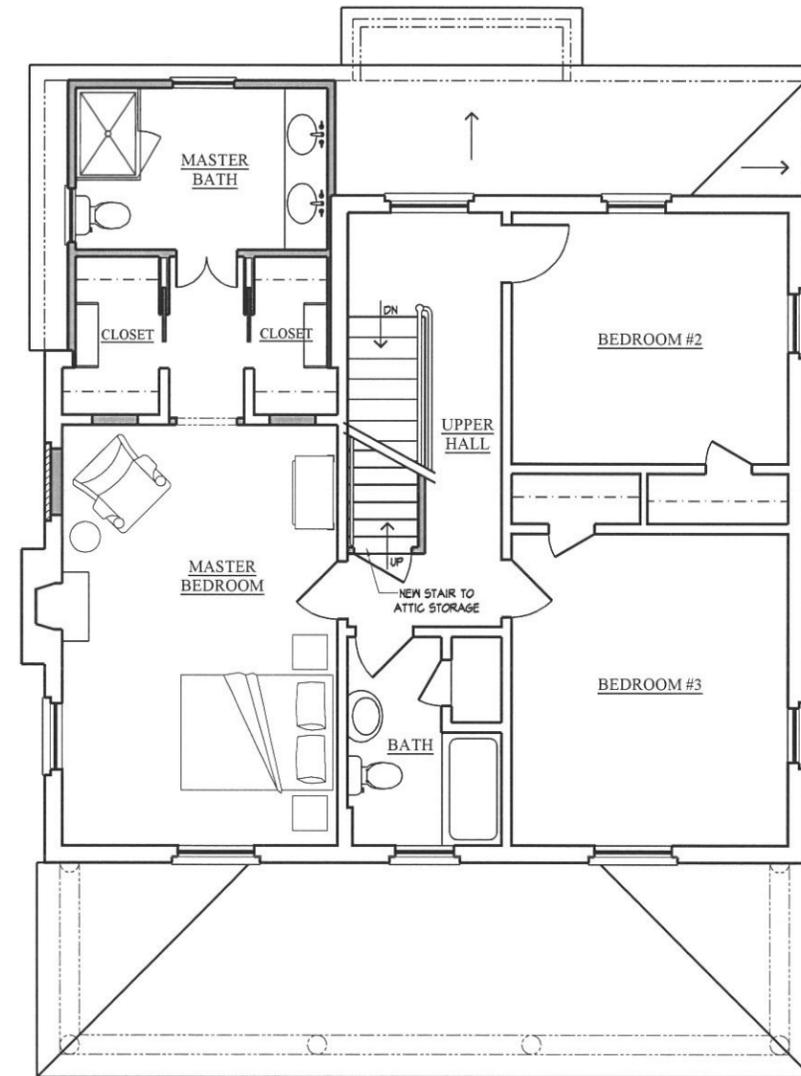
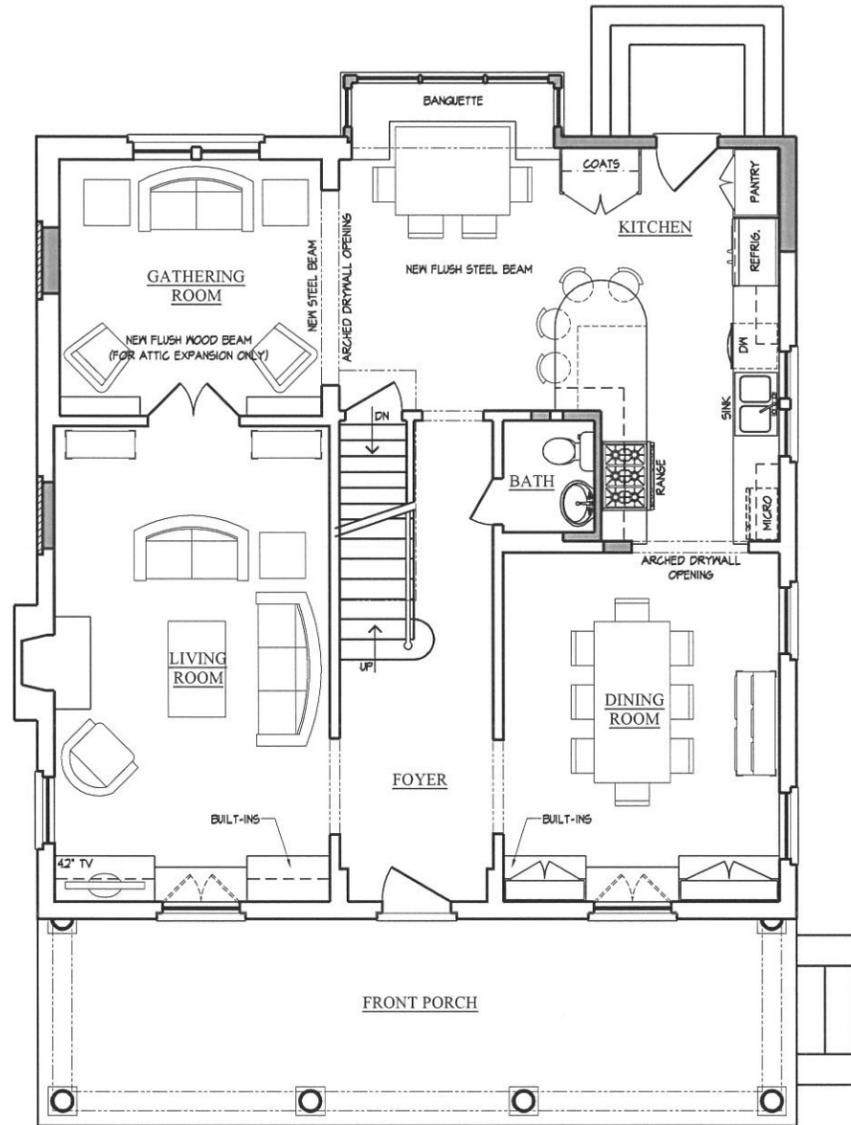


Site Plan

Scale: 1" = 16'-0"

DEAN A. WENZ

ARCHITECTS



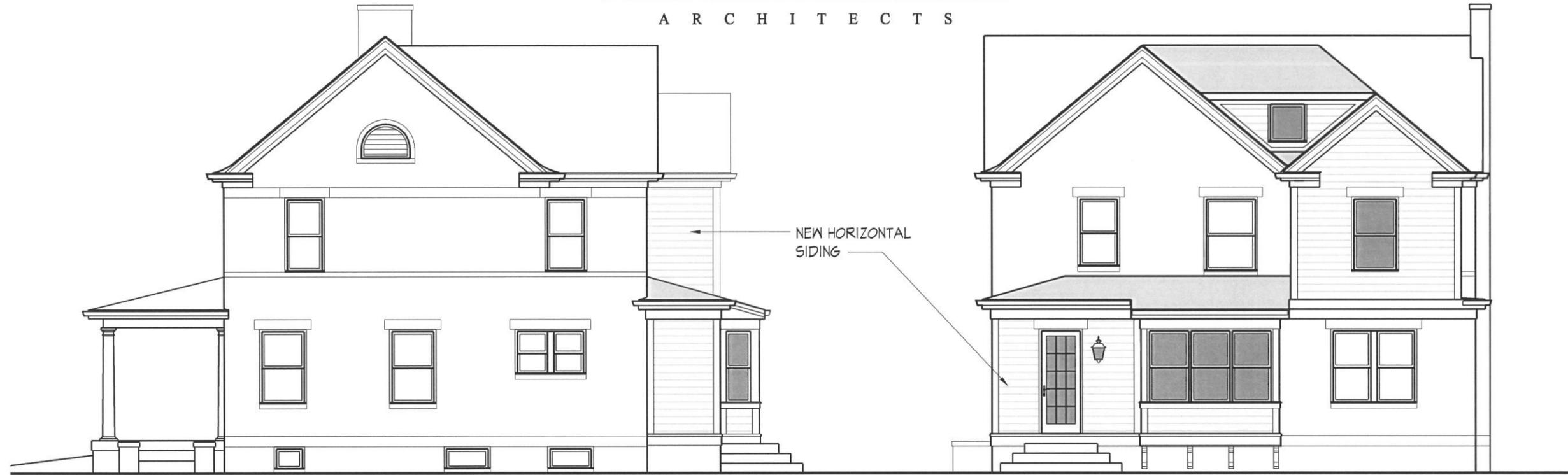
First & Second Floor Plans

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

Date 2/18/13	Project Number 2012-037	Project Name The Kielkopf Residence	Sheet 2 of 4
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DEAN A. WENZ

A R C H I T E C T S



EAST ELEVATION

NORTH (REAR) ELEVATION



WEST ELEVATION

BRICK IN (3)
EXISTING WINDOWS

FRONT (SOUTH) ELEVATION

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

Date 2/18/13	Project Number 2012-037	Project Name The Kielkopf Residence	Sheet 3 of 4
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SOUTH (FRONT) ELEVATION

DEAN A. WENZ
ARCHITECTS

EAST ELEVATION



WEST ELEVATION



NORTH (REAR) ELEVATION

EXISTING PHOTOS



Date 2/18/13	Project Number 2012-037	Project Name The Kielkopf Residence	Sheet 4 of 4
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