

**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, June 13th, 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.: 13-0027  
Applicant: Joe Recchie-Affiniti Housing  
Owner: Joe Recchie-Affiniti Housing  
Location: 2270 Bryden Rd.

**REQUEST:** The applicant is seeking architectural review and approval to allow an expansion of the first floor and 2<sup>nd</sup> story addition, at the rear (north side) of the principal structure 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 06-06-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130027V

1. Architectural Review for:

Addition       Alteration       New Structure (two story addition to rear)  
 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  
(existing 1921 house less than required side yard setback)

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

5. LOCATION 2270 Bryden      Zoning District r-3

6. OWNER Joe Recchie/Affiniti Housing      Phone # 306-0640 or Cell # \_\_\_\_\_  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant same as      E-mail jrecchie@gmail.co      Phone # 306-0640 or Cell# \_\_\_\_\_  
Address 41 S.High #3475 /City, State, Zip Col.,OH, 43215

8. Brief Description of Request and/or Variance Applicant plans a renovation of existing one story rear of home and a new additional floor above the rear one story rear, 1st floor will kitchen and family room, second floor, master bedroom and bath, existing deck to be redone.

9. Valuation of Project \$ 275,000

• 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 05/23/13

Fee: based on valuation	\$	<u>222.50</u>
Fee: based on variance	\$	<u>100.00</u>
Other	\$	
<b>TOTAL FEE DUE</b>	<b>\$</b>	<b><u>322.50</u></b>

**PAID**

265  
10  
265  
x 5  
132.50  
x 90

**\*\*Be advised, if the Board or Staff 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. (Ord. 54-11)**

**• LOT INFORMATION**

Address 2270 Bryden Road Zoning District R-3

Lot Width 90 ft Depth 133 ft Total Area 11,900 sq ft

Existing Residence (foot print) 1,386 sq ft Garage 740 sq ft

Existing Building Height one-story 29 two-story

Proposed Addition (foot print) 365 sq ft 29 Height one-story x two-story

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

Permitted Lot Coverage 25 % = 2,975 sq ft

Lot to be covered .2093 % = 2,491 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 proposed 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 Mark Denny

Contractor/Builder Affiniti Housing Partners, LLC

Preliminary Review \_\_\_\_\_ Final Review x

• DESCRIPTION OF CHANGES PROPOSED Applicant proposes a second story expansion  
and the addition to the footprint on rear of home as part of renovation of existing structure.

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

Supplemental Sheet describes needed side yard variance to conform with existing building conditions

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: Elk

3. New Roofing Type, Style & Color: Dimensional Shingle, Slate Grey

• **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: Jeld-Wen

4. New Window Style, Material & Color: Jeld-Wen, vinyl clad wood, off white double hung

• **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 French Door /Style Double Color glass and off white

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( x )	( )	Brick _____
( )	( )	Mortar _____
( x )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( x )	Wood Siding      six inch horizontal lap siding Smart Board or equivalent
( )	( )	Vinyl Siding _____
( x )	( )	Aluminum Siding      existing aluminum siding to be removed
( )	( )	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: \_\_\_\_\_

3. Proposed NEW Door Trim: cedar

4. Proposed NEW Window Trim: cedar and smart board

5. Trim: Color(s): off white

**\*\* Do the proposed changes affect the overhangs?** overhang on back of existing building carried forward to new addition

• **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 removal of deck and installation of patio as shown

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Supplemental information regarding side yard variance.*

7. **ANY VARIANCE:** additions will require a narrative description of the hardship associated with the property.

The existing 1921 Brick residence is constructed within the 15 ft. side yard setback on the west side property border. The 1960 vintage one story addition to the rear of the original structure follows the same side yard setback of 12 ft. There does not appear to be a record of side yard variance for the existing structure and the proposed upgrade plan does not change any of the exterior dimensions along the west side yard. The applicant respectfully requests a side yard variance for existing and proposed construction that conforms with the existing site and building conditions. These conditions have existed for over 90 years, so it is presumed that no hardship exists in creating conforming documentation. Failure to provide the variance would subject the property to enormous economic and physical hardship.

**Proximity Report Results**

7631529/5910338

The selection distance was **100 feet**.The selected parcel was **020-003592**.To view a table showing the **11 parcels** within the displayed proximity, scroll down. [Get Report](#) [Print Window](#) [Back to Proximity Report](#)

Applicant +  
2270 Bryden Rd.

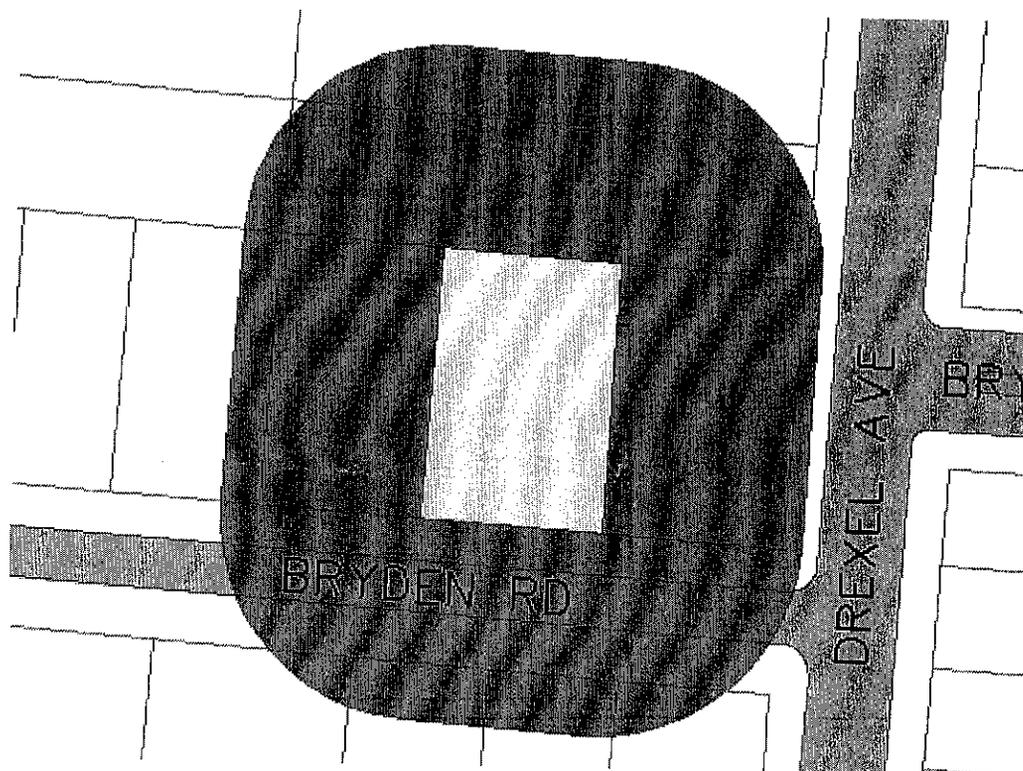


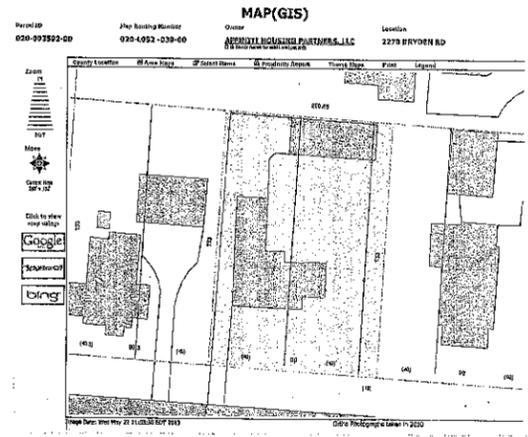
Image Date: Fri May 24 08:31:28 2013

**Proximity Parcels****Hint:** To copy this report to another program:

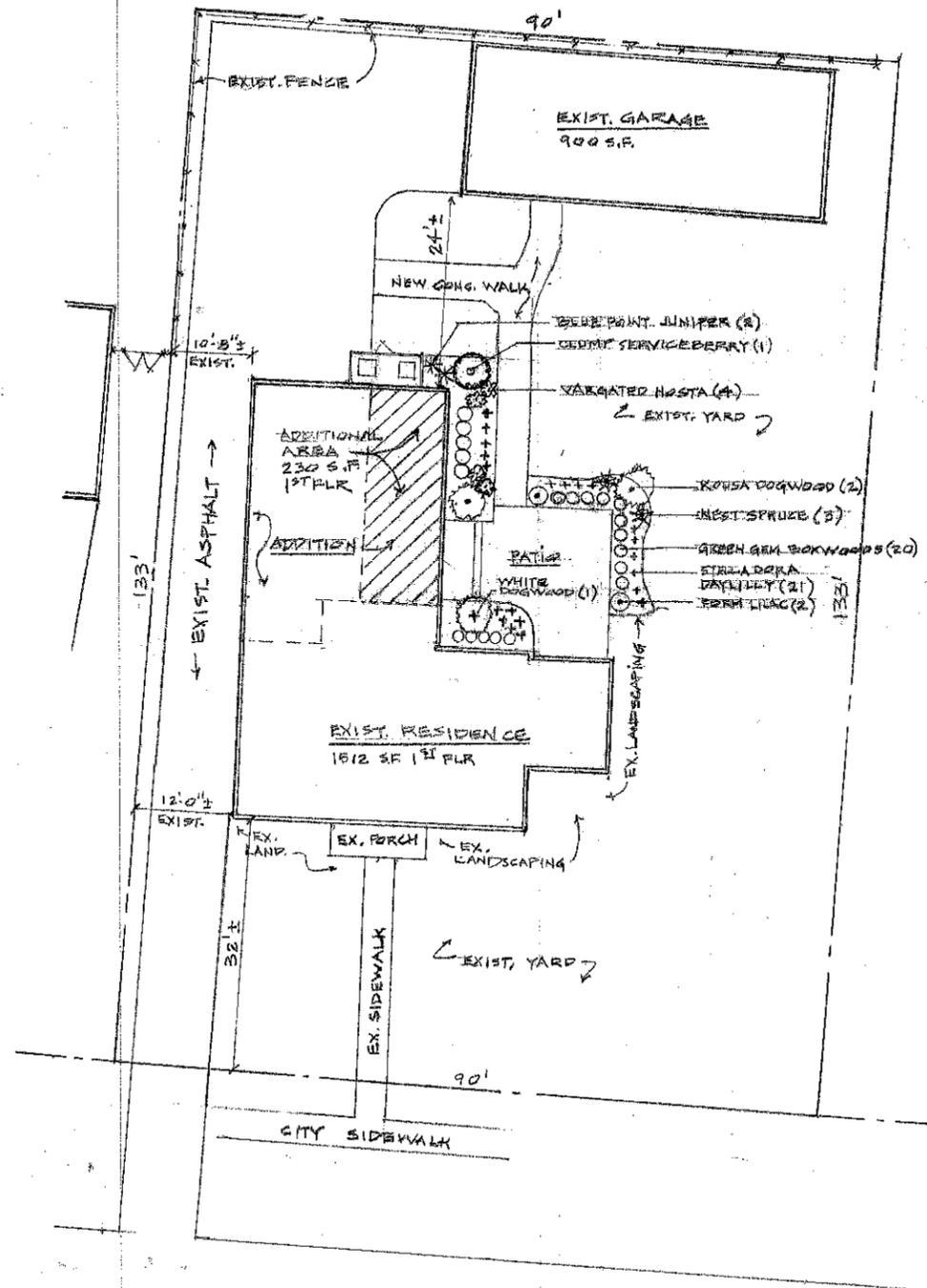
1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-003592	AFFINITI HOUSING PARTNERS LLC	2270 BRYDEN RD
020-001974	BETTAC LOUISE TOD	2281 BRYDEN RD
020-001752	BITTON MICHA BITTON NATALIA	455 S DREXEL AV
020-003730	DAVIS KATHRYN C TR	446 S COLUMBIA AV
020-003462	HUMPHREY THAD A & REBECCA M	2258 BRYDEN RD
020-002909	KENY TIMOTHY C & KAREN L	447 S DREXEL AV
020-003102	MARSCHNER DONALD A MARSCHNER WENDY	2250 BRYDEN RD
020-003620	SCHUSS KEITH N & EMILY I	2265 BRYDEN RD
020-001824	SOLDANO KITTY W TR	2245 BRYDEN RD
020-003486	WEILAND EGLE G	465 S DREXEL AV
020-003631	WENTZ MARY M TR	2275 BRYDEN RD





2 AUDITOR'S MAP  
 SP NO SCALE

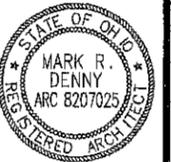


**SITE PLAN** ↑

SP 1" = 10'

LOT: 0.27 ACRE, 11,972 SF  
 EXIST. LOT COVERAGE = 20%  
 PROPOSED LOT COVERAGE = 22%

**MARK R. DENNY, ARCHITECT**  
 1093 Knollwood Place  
 Columbus, Ohio 43200-3053  
 Phone: (614) 904-4800  
 mrd@markrdenney.com



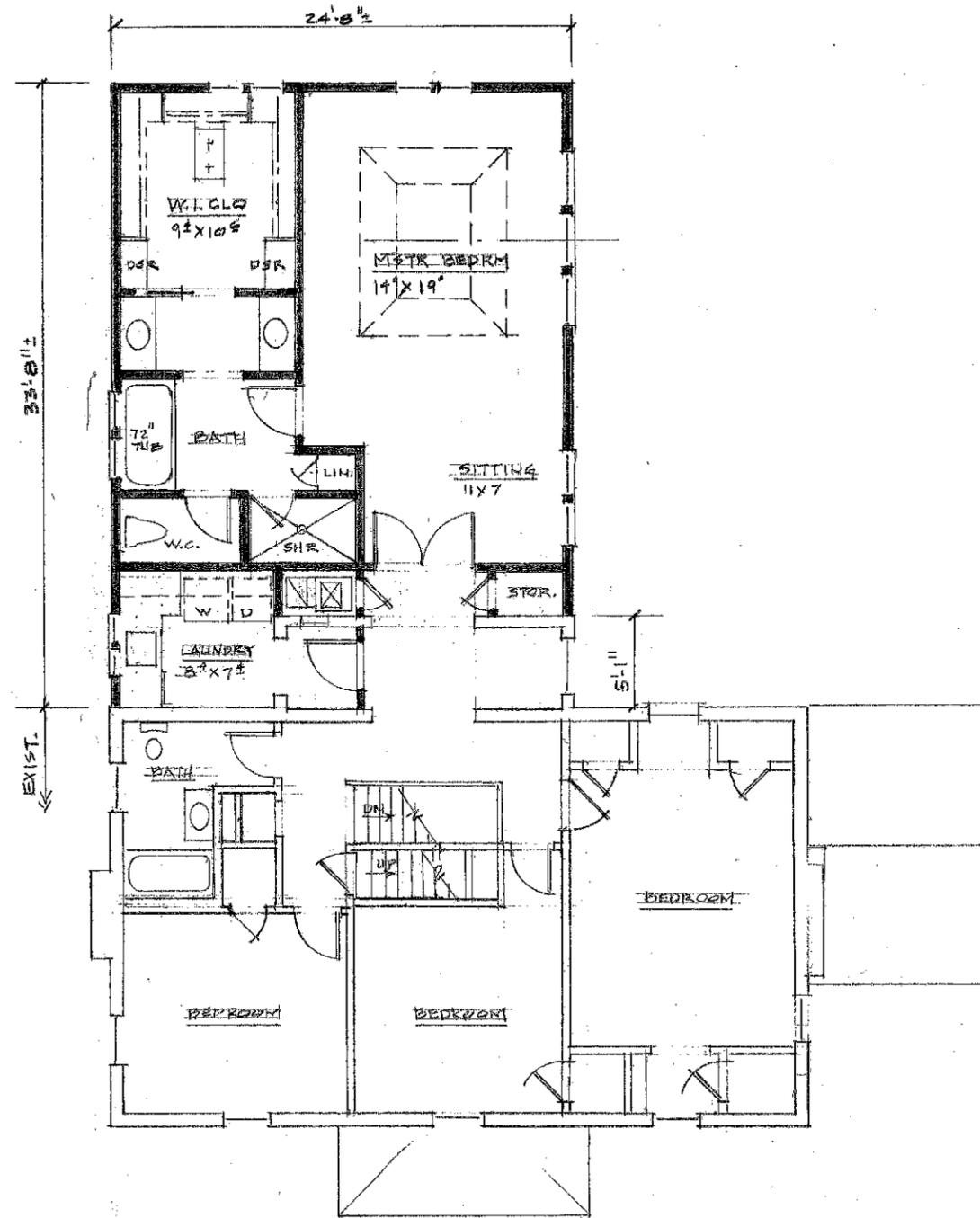
MARK R. DENNY ARCHITECT  
 1093 KNOLLWOOD PLACE  
 COLUMBUS, OHIO 43200-3053  
 (614) 904-4800

EXPIRES 12-31-2013

CLIENT:  
 AFFINITY HOUSING PARTNERS, LLC  
 31 S. HIGH ST  
 COLUMBUS, OHIO 43215

PROJECT:  
 ADDITION TO EXISTING RESIDENCE  
 2278 BRYDEN ROAD  
 BEXLEY OHIO 43209

DRAWN	M.R.D.	
CHECKED		
DATE	5-21-13	
REVISIONS NO.	DATE DESCRIPTION	
FILE NAME		
JOB NO.		
SHEET	SP	



[ ] SECOND FLOOR PLAN  
 A2 1/4" = 1'-0" 700 S.F. NEW  
 9 2 4 9 9

**MARK R. DENNY, ARCHITECT**  
 1085 Kentworth Place  
 Columbus, Ohio 43209-2039  
 Phone (614) 634-8811  
 mrd@markrdenney.com

STATE OF OHIO  
 MARK R. DENNY  
 ARC 8207025  
 REGISTERED ARCHITECT

MARK R. DENNY, ARCHITECT  
 85.000000 8813 1000

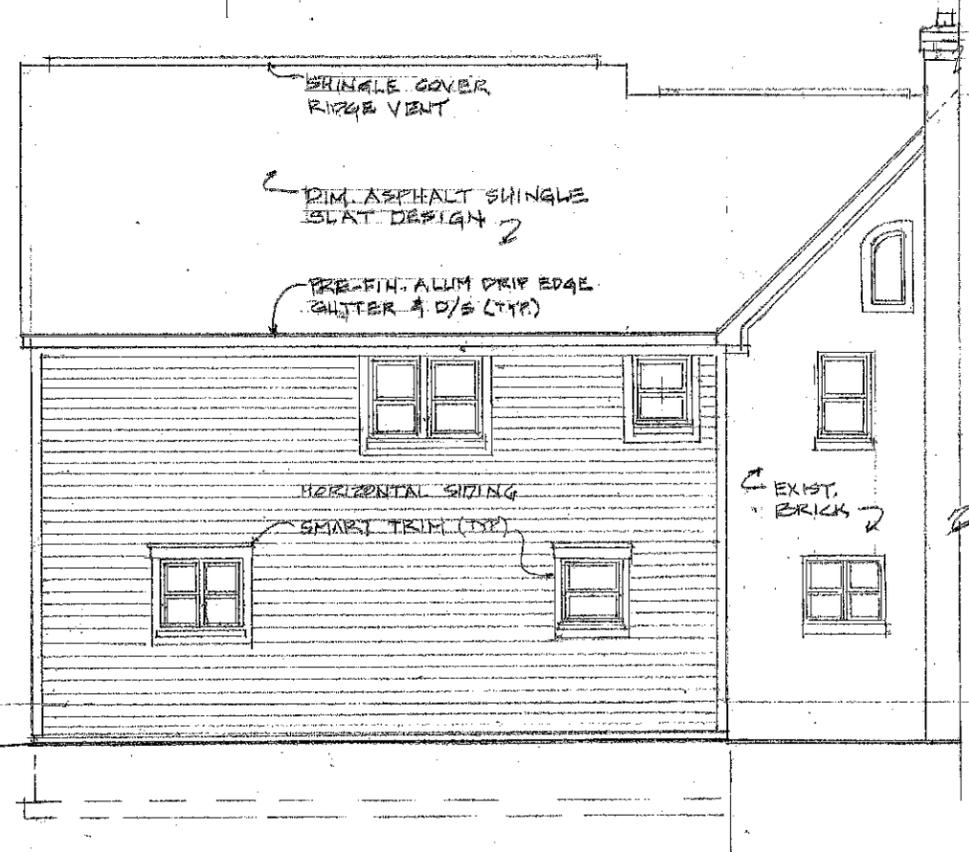
EXPIRES 12-31-2013  
 CLIENT:  
 AFFINITY HOUSING  
 PARTNERS, LLC  
 41 S. HIGH ST  
 COLUMBUS, OHIO 43215

PROJECT:  
 ADDITION TO  
 EXISTING RESIDENCE  
 2210 BRYDEN ROAD  
 BEXLEY OHIO 43209

DRAWN	M.R.D.	
CHECKED		
DATE	5-21-13	
REVISIONS		
NO.	DATE	DESCRIPTION
FILE NAME		
JOB NO.		
SHEET	A2	



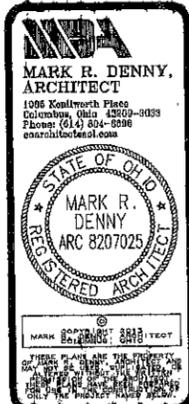
1 EAST ELEVATION  
A3 1/4" = 1'-0"



2 WEST ELEVATION  
A3 1/4" = 1'-0"



3 NORTH ELEVATION  
A3 1/4" = 1'-0"



EXPIRES 12-31-2013

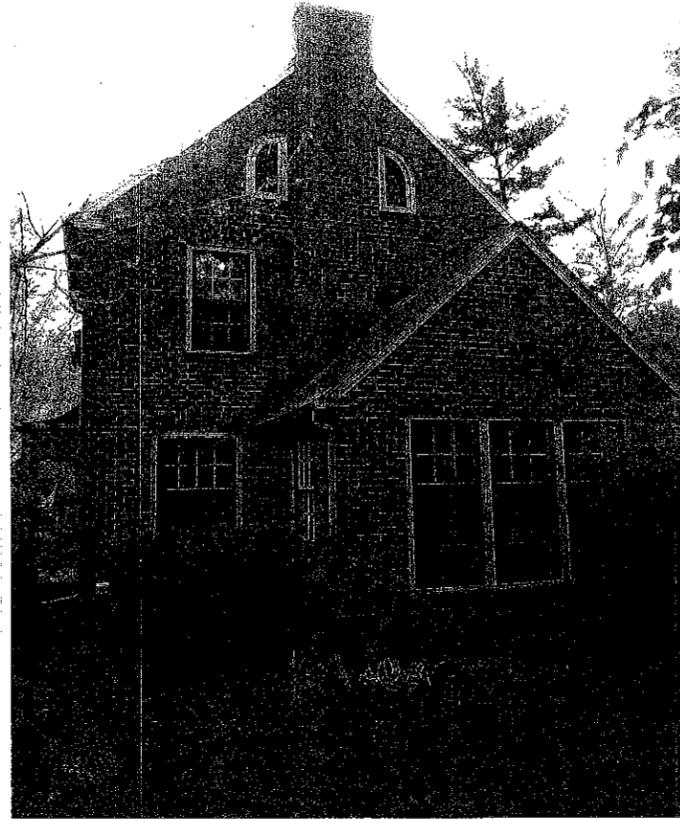
CLIENT:  
AFFINITY HOUSING  
PARTNERS, LLC  
415 HIGH ST  
COLUMBIA, OHIO 43215

PROJECT:  
ADDITION TO  
EXISTING RESIDENCE  
2210 BRYDEN ROAD  
BEXLEY OHIO 43209

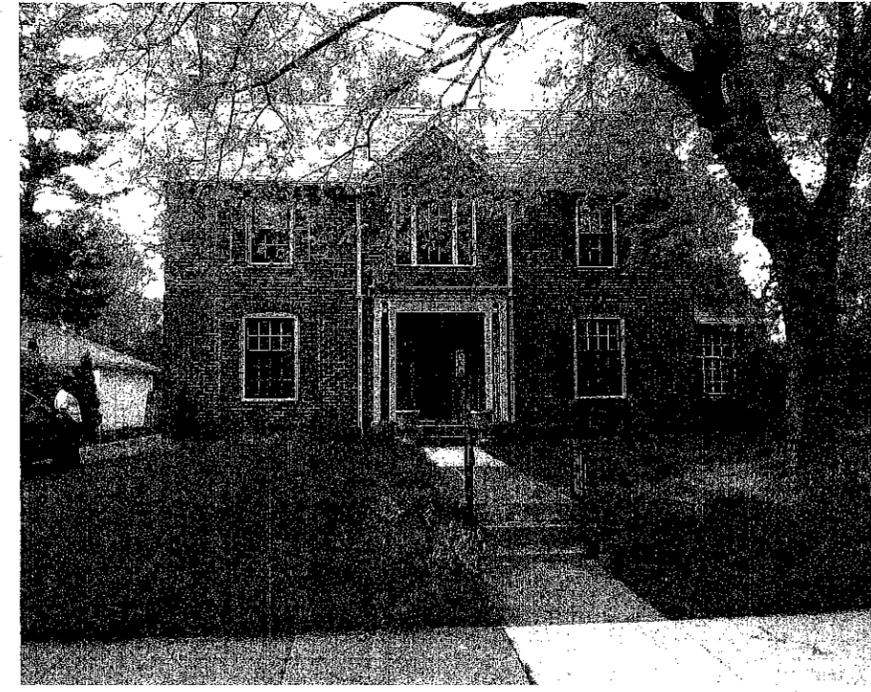
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DATE	5-21-13
REVISIONS	
NO.	DATE DESCRIPTION
FILE NAME	
JOB NO.	
SHEET	A3



GARAGE - SOUTH ELEVATION



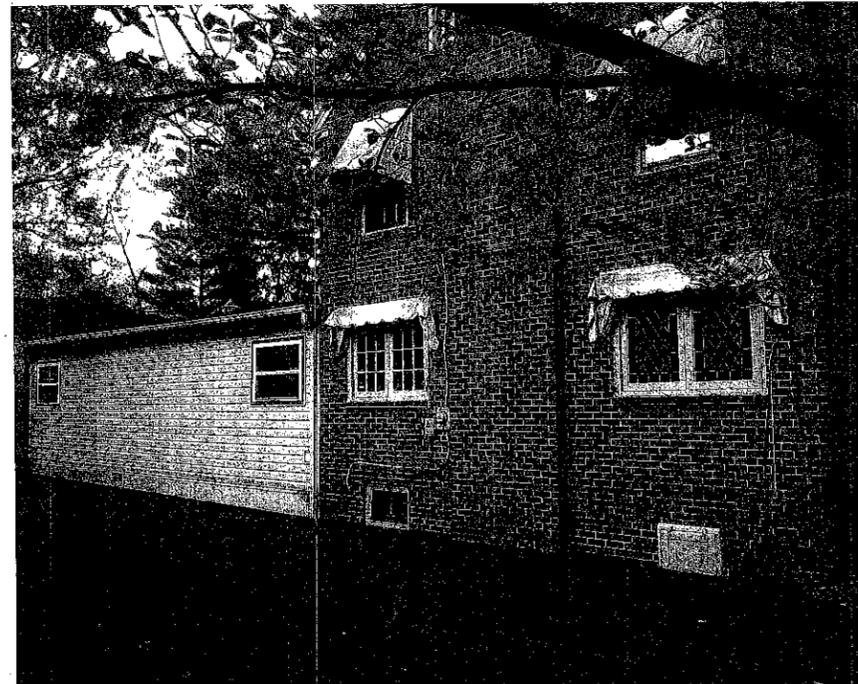
SIDE ELEVATION (EAST)



FRONT ELEVATION (SOUTH)



GARAGE - WEST ELEVATION

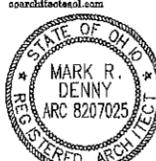


SIDE ELEVATION (WEST)



REAR ELEVATION (NORTH)

  
**MARK R. DENNY,**  
**ARCHITECT**  
 1085 Kearsburg Place  
 Columbus, Ohio 43209-8939  
 Phone: (614) 894-8088  
 denny@mrda.com

  
 STATE OF OHIO  
 MARK R. DENNY  
 ARC 8207025  
 REGISTERED ARCHITECT

MARK R. DENNY ARCHITECT  
 THESE PLANS ARE THE PROPERTY OF  
 MR. DENNY ARCHITECTS AND SHOULD NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MR. DENNY ARCHITECTS.

EXPIRES 12-31-2013

CLIENT:  
 AFFINITY HOUSING  
 PARTNERS, LLC  
 41 S. HIGH ST.  
 COLUMBUS, OHIO 43215

PROJECT:

ADDITION TO  
 EXISTING RESIDENCE  
 2210 BRYDEN ROAD  
 BEXLEY OHIO 43209

DRAWN	M.R.D.
CHECKED	
DATE	5-21-12
REVISIONS	DESCRIPTION
NO.	DATE
FILE NAME	
JOB NO.	
SHEET	PH