

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 11, 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.

- a. Application No.: 13-0033
Applicant: Amy Lauerhass – Dean Wenz Arch
Owner: Matt & Jull Zirwas
Location: 79 S. Dawson Ave.
Request: The applicant is seeking Architectural Review and approval to allow a one story addition to the rear (east side) of the principal structure, a raised patio on the south side and an entry porch addition on the front (west side) of the principal structure.

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 07-03-2013



CITY OF BEXLEY

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BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130033

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 79. S. Dawson Zoning District R-6

6. OWNER Matt & Jill Zirwas Phone # _____ or Cell # _____

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

Amy Lauerhass alauerhass@ wenz-architects.com 239-6868 x113

7. Applicant Dean Wenz Arch E-mail wenz-architects Phone # _____ or Cell# _____

Address 2423 E. Main /City, State, Zip Bexley Ohio 43209

8. Brief Description of Request and/or Variance

• Addition of one story addition to rear of structure
• Addition of small front entry porch

9. Valuation of Project \$ 180,000

- **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 12/19/13

Fee: based on valuation	\$	<u>175.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>175.00</u>

PAID

**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 79 South Dawson Zoning District R-6

Lot Width 60 ft Depth 182.5 ft Total Area 10952 sq ft

Existing Residence (foot print) 1103 sq ft Garage 572 sq ft

Existing Building Height _____ one-story 31'-8" two-story

Proposed Addition (foot print) 652 sq ft _____ one-story 20'-6" two-story

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

Permitted Lot Coverage 35 % = 3833 sq ft

Lot to be covered 25.8 % = 2827 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 Amy Lauerhass, Dean Wenz Architects

Contractor/Builder Unknown

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED • One story addition to rear of structure; addition of small front entry porch

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED None

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 X Standard 3-Tab Asphalt Shingle
 ___ Architectural Dimensional Shingles ___ EPDM (rubber) Roofing ___ Metal
- 2. New Shingle Manufacturer: To match existing
- 3. New Roofing Type, Style & Color: To match 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: Pella
4. New Window Style, Material & Color: clad; color to match existing

• **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 Clad wood /Style French Color Match existing

• **EXTERIOR WALL FINISHES**

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

4. Proposed NEW Window Trim: Wood - painted

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

** Do the proposed changes affect the overhangs? No

• **DECKS**

N/A

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: _____

June 20, 2013

The City of Bexley
Building Department
2242 East Main Street
Bexley, Ohio 43209

Regarding: The Zirwas Residence
79 South Dawson Road
Bexley, Ohio 43209

To Whom it may Concern:

I, the owner of the property located at 79 South Dawson Road, by signing this document, hereby grant permission for Dean Wenz Architects, Inc. to apply on our behalf and represent us at required hearings for Architectural Review, Certificate of Appropriateness, and any required Variances.

Signed,



Matthew Zirwas

Proximity Report Results

5083922/4033202

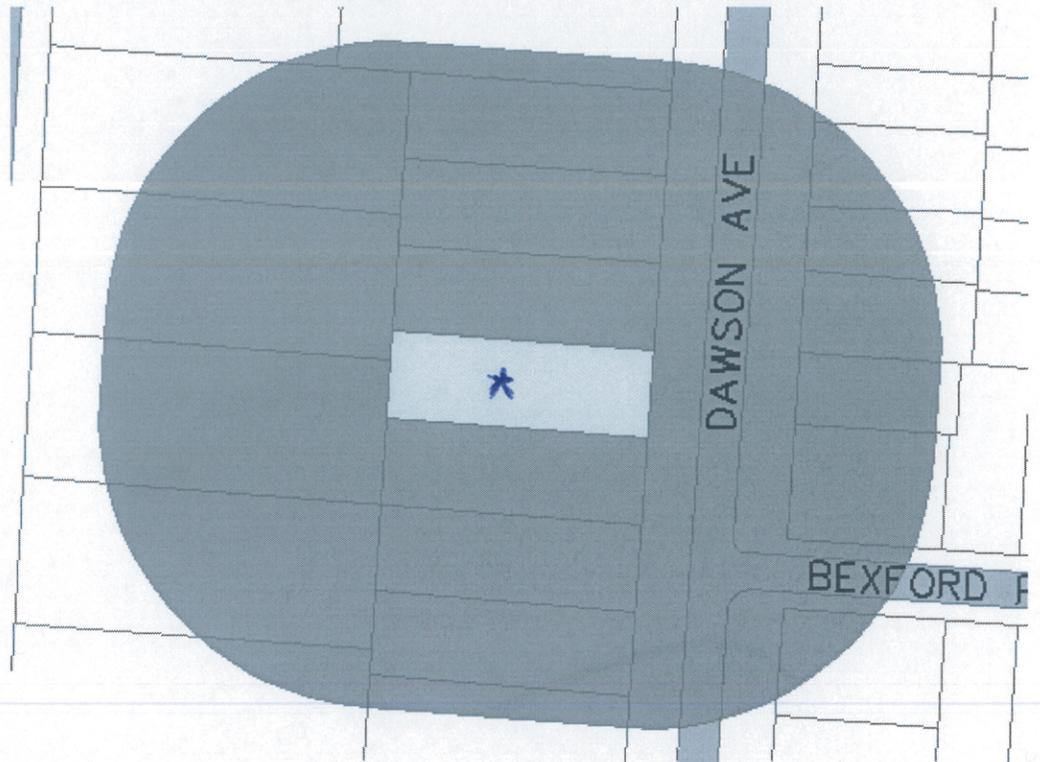
The selection distance was **200 feet**.The selected parcel was **020-001638**.To view a table showing the **22 parcels** within the displayed proximity, scroll down. [Get Report](#) [Print Window](#) [Back to Proximity Report](#)

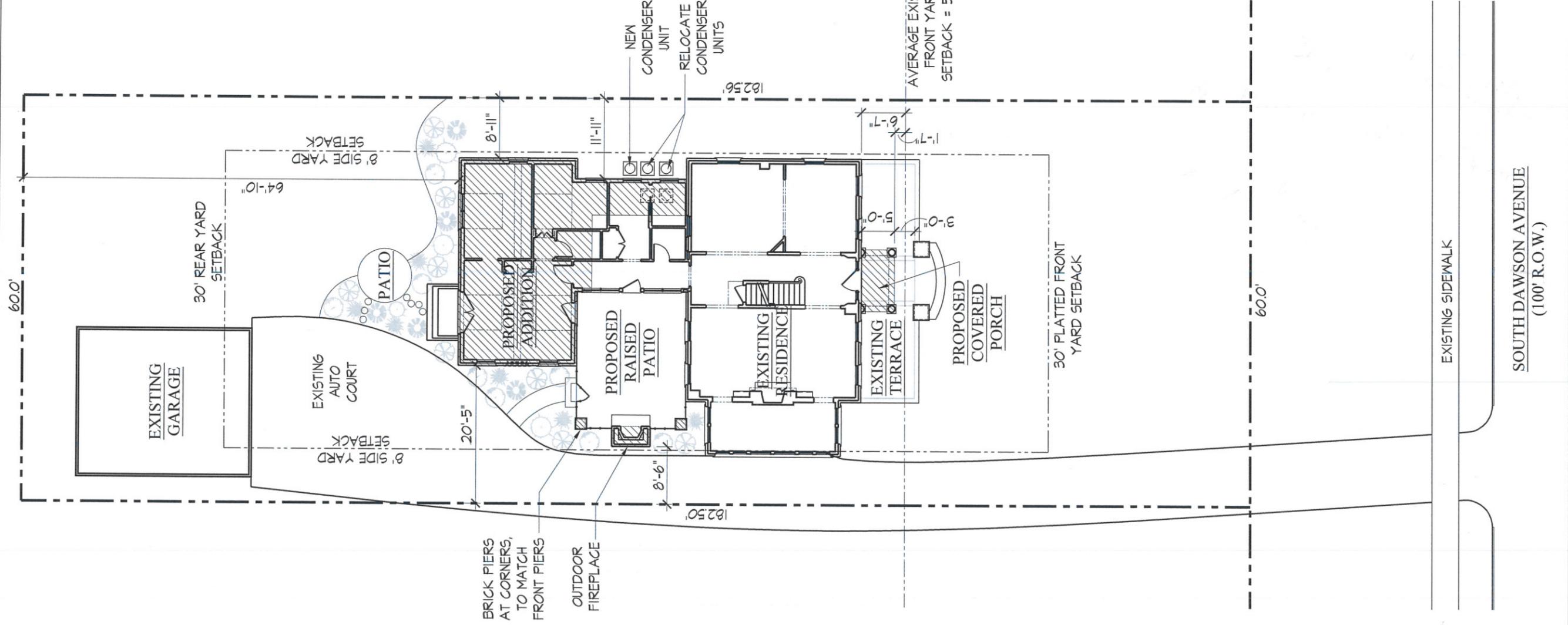
Image Date: Wed Jun 19 14:14:52 2013

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 **E**dit **C**opy from the menu bar.
- You can then **P**aste the report into another application.

Parcel	Owner Name	Address
020-000214	ARNDT EDWARD K & SARAH J	100 S DREXEL AV
020-001642	EBERLE JOHN M SR & VICTORIA L	111 S DAWSON AV
020-002214	ERMINE MARK B & LISA M	104 DAWSON AV
020-001636	FREUNDLICH CONSTANCE B TR	63 S DAWSON AV
● 020-002886	GIAMBRONE MARK A GIAMBRONE WENDY S	78 S DREXEL AV ✓
020-000065	HOY PAUL HOY BRITTANY	70 S DAWSON AV
● 020-002161	JACQUES AMY LYNN	92 DAWSON AV ✓
020-001635	KANAS JAN A	57 S DAWSON AV
020-001641	KANTER MORTON J & LINDE	103 S DAWSON AV
020-001640	KIRSCHNER LAWRENCE S KIRSCHNER EVEL	97 S DAWSON AV
● 020-002158	KOPP IRWIN C & DORA F	84 DAWSON AV ✓
● 020-001639	KRUSE HERBERT T & LUCILE V	89 S DAWSON AV ✓
● 020-002184	KURRA SHANKAR KURRA SUNEETHA	60 S DREXEL AV ✓
● 020-001638	MAUTZ MICHAEL A MAUTZ LESLI C	79 S DAWSON AV ✓
020-002666	MUSCARELLA JOSEPH F TR MUSCARELLA T	48 S DREXEL AV
020-004112	REICH DAVID R REICH CLAIR B	51 S DAWSON AV
020-002756	SPIESS AARON J SPIESS AMY M	30 S DREXEL AV
020-001412	STEINBROOK MOLLY R PAUKEN MOLLY R	56 S DAWSON AV
020-002887	TERAPAK RICHARD G & ROBERTA L	88 S DREXEL AV
● 020-001637	WASSERSTROM JULIE M	69 DAWSON AV ✓
● 020-000066	WATERMAN CHARLES H IV LONDON EMILY	76 S DAWSON AV
020-003199	WEEDEN ELIZABETH P WEEDEN ERIC L	62 S DAWSON AV

THE ZIRWAS RESIDENCE
79 SOUTH DAWSON AVE. BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 10,952 SF
MAXIMUM LOT COVERAGE	35% = 3,833 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + TERRACE	= 1603 SF
PROPOSED ADDITION	= 652 SF
EXISTING GARAGE	= 512 SF
TOTAL COVERAGE	25.8% = 2827 SF
SQUARE FOOTAGE	
EXISTING FIRST FLOOR	= 1,212 SF
EXISTING SECOND FLOOR	= 845 SF
EXISTING THIRD FLOOR	= 610 SF
TOTAL: MAIN RESIDENCE	= 2,717 SF
TOTAL PROPOSED ADDITION	= 626 SF
TOTAL FINISHED RESIDENCE	= 3,343 SF



Site Plan

Scale: 1" = 16'-0"

DEAN A. WENZ

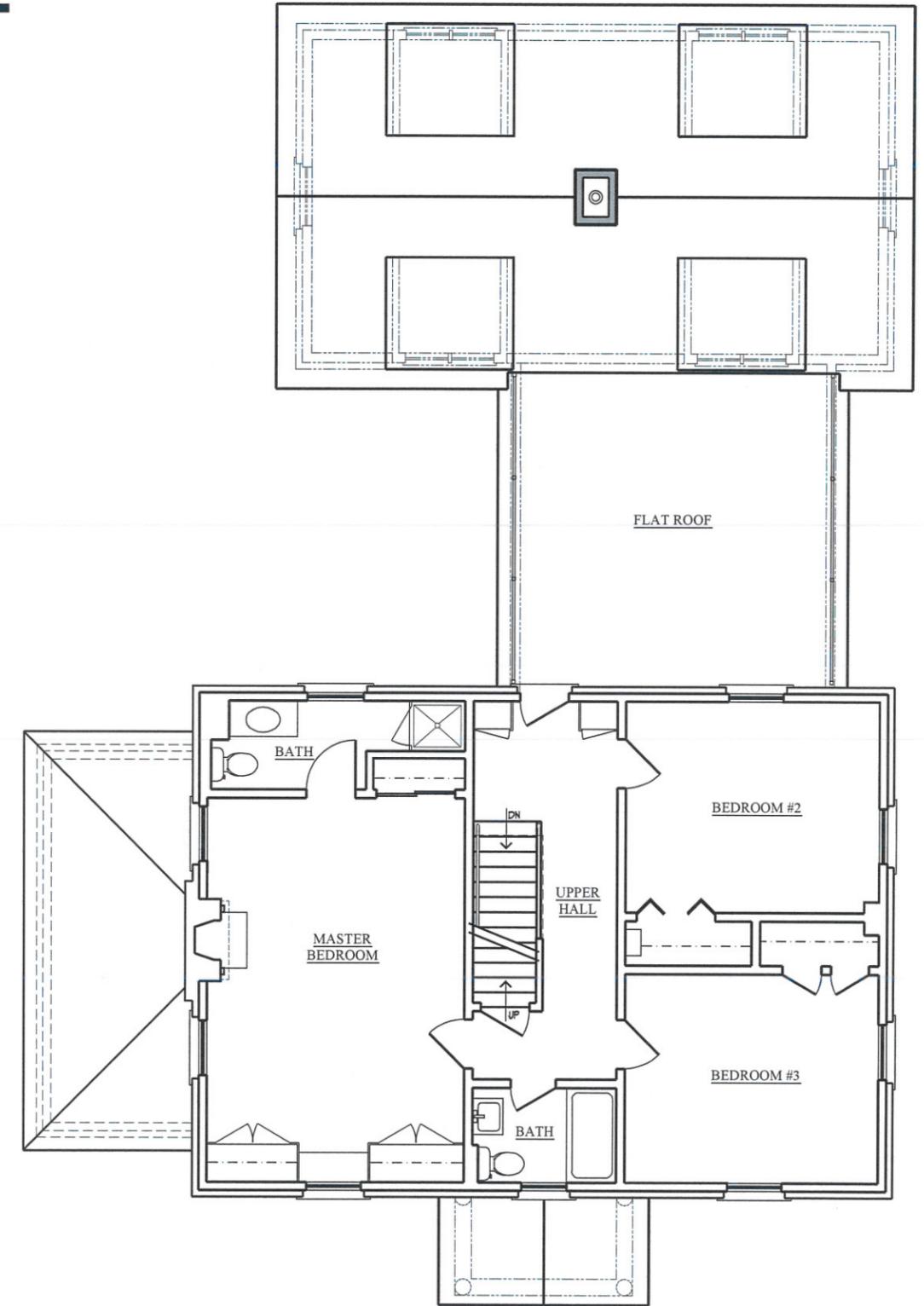
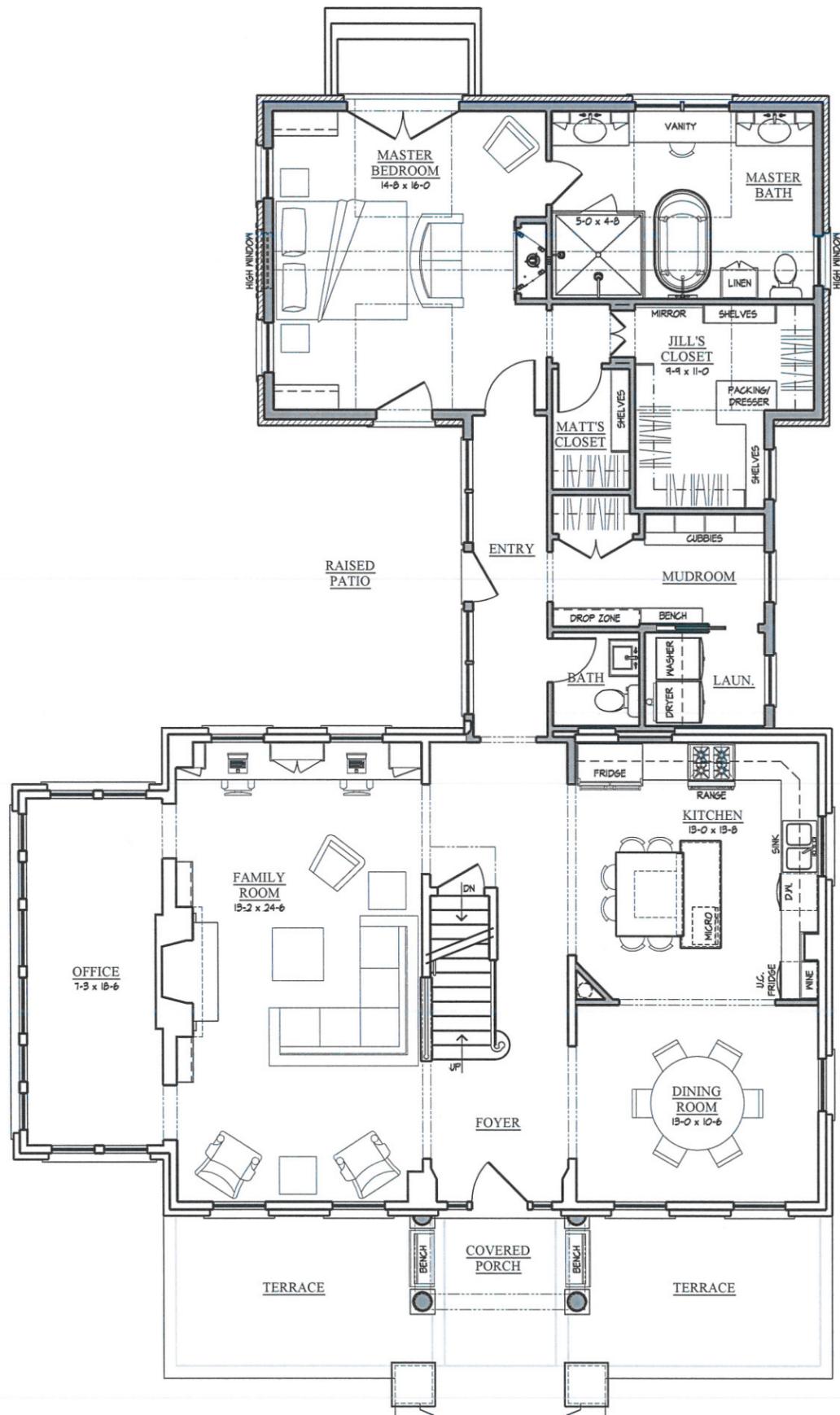
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868

Fax (614) 239-9868

DEAN A. WENZ

A R C H I T E C T S



Floor Plans

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

Date 6/19/13	Project Number 2013-034	Project Name The Zirwas Residence	Sheet 2 of 5
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DEAN A. WENZ AIA

A R C H I T E C T S



EAST ELEVATION (CUT)



EAST (FRONT) ELEVATION



SOUTH ELEVATION

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

Date 6/19/13	Project Number 2013-034	Project Name The Zirwas Residence	Sheet 3 of 5
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DEAN A. WENZ AIA

A R C H I T E C T S



WEST (REAR) ELEVATION



NORTH ELEVATION

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

Date 6/19/13	Project Number 2013-034	Project Name The Zirwas Residence	Sheet 4 of 5
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DEAN A. WENZ
ARCHITECTS



EAST (FRONT) ELEVATION



SOUTH ELEVATION



WEST (REAR) ELEVATION

EXISTING PHOTOS

Date
6/19/13

Project Number
2013-034

Project Name
The Zirwas Residence

Sheet
5 of 5

2463 E. Main Street Bexley, Ohio 43209 (614) 239-6868 Fax (614) 239-9868