

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, August 8, 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.: 13-0046
Applicant: Jeanne Cabral
Owner: Denise Urell
Location: 2707 Dale Ave.
(Vacant lot between S. Stanwood & S. Roosevelt)

Request: The applicant is seeking Architectural Review and approval to allow a new single-family dwelling to be constructed on an existing vacant lot. The applicant is also seeking four variances. The first three variances are from Bexley Code Section 15252.03(d), which requires a 30' front yard setback, an 8' side yard setback and a 35% lot coverage limitation; to allow the new dwelling to be constructed at a 20' front yard setback, allow a portion of the new dwelling to be constructed 5' from the west side yard property line, and to allow the lot coverage to be at 37%. The fourth variance is from Bexley Code Section 1256.01(d), which limits a driveway width to 12.5', to allow the new driveway to be 18'6" in width.

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 08-01-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130046

1. **Architectural Review for:**

Addition Alteration New Structure (House)
 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 2707 DALE AVE.
Dale Avenue Parcel 020-003267 Zoning District R

6. OWNER Denise Urell Phone # 235-6314 or Cell # _____

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

7. Applicant Jeanne Cabral E-mail jeannecabral@aol.com Phone # 239-9484 or Cell# 537-2654
Address 2939 Bexley Park Road /City, State, Zip Columbus, OH 43209

8. Brief Description of Request and/or Variance Variances to allow 1) 20 ft. setback from front property line.
2) to allow a 5 ft. setback on west property line rather than 8 ft. 3) to allow 37% lot coverage rather than 35% 4) to allow a wider driveway width of 18'-6" at front property line.

9. Valuation of Project \$ 400,000

• **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 Jeanne M. Cabral /DATE 7-17-13

Fee: based on valuation	\$ <u>285.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>385.00</u>

****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 No # - Parcel 020-003267 Zoning District R

Lot Width 70 ft Depth 89 ft Total Area 5096 sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story _____ two-story

Proposed Addition (foot print) 1,860 sq ft 34 FT. Height _____ one-story two-story

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

Permitted Lot Coverage 35 % = 1,784 sq ft

Lot to be covered 37 % = 1,860 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 Jeanne Cabral, Architect

Contractor/Builder TBD

Preliminary Review Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Variances requested for front setback, sideyard setback, lot coverage and driveway width.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Lot was platted this size originally

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: Certainteed

3. New Roofing Type, Style & Color: Weathered Wood - 40 yr. Dim. Asphalt

• **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: Anderson
- New Window Style, Material & Color: Casement, Wood, Clad Exterior in Taupe

• **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 Raised Panel Fiberglass Doors /Style 6 Panel Color Painted

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	<input checked="" type="checkbox"/>	Cultured Stone <u>Reitter</u>
()	()	Brick _____
()	()	Mortar _____
()	<input checked="" type="checkbox"/>	Stucco <u>Reitter Stucco, cream color, traditional stucco application</u>
()	()	Wood Shingle _____
()	()	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: Fypon Composite

4. Proposed NEW Window Trim: Fypon Composite

5. Trim: Color(s): Taupe

**** Do the proposed changes affect the overhangs?** This is a new house

• **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 Wrought Iron

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: _____

A Boundary Survey prepared for and certified to:
Livingston Partners

Legal Description: Situated in Ohio, County of Franklin, City of Bexley, Being Lot 172 Bexley Highlands Amended,
 Plat Book 18 Page 54

Applicant: **321**
 Posted Address: Southwest Corner Dale & Roosevelt, Bexley, Ohio



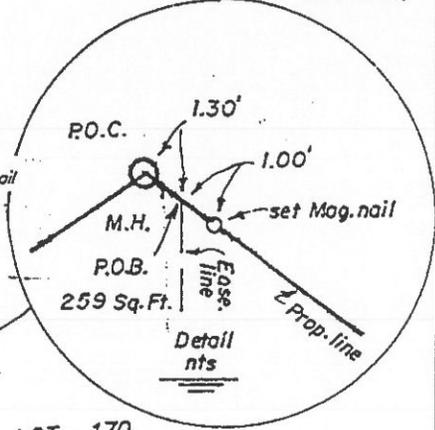
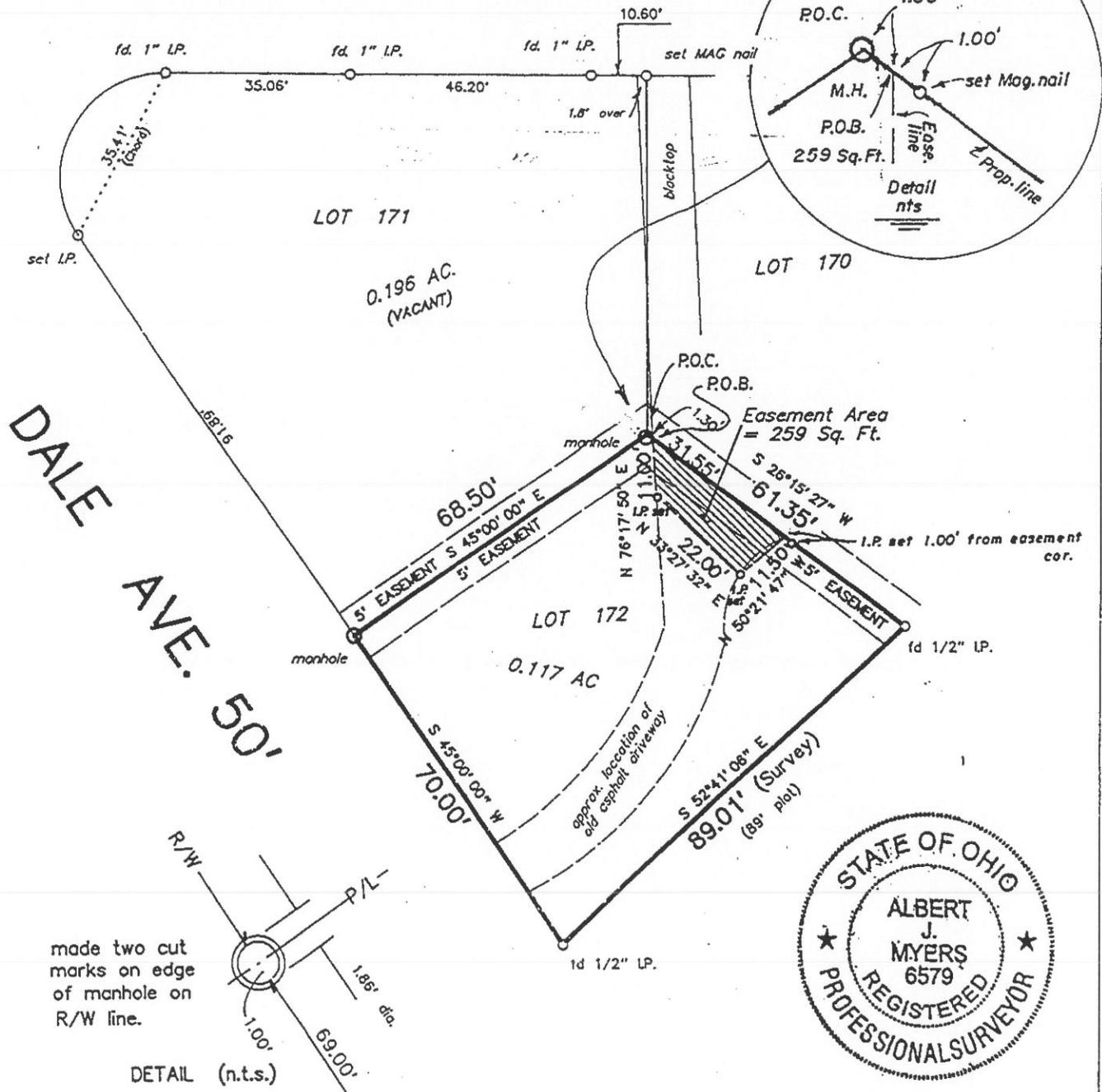
30' 15' 0' 30'



Scale: 1" = 30'

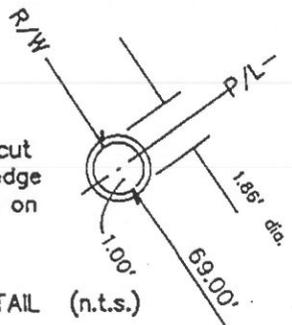
Date: 09-26-'02
 rev 02-12-'08 (259 sq. ease.)
 rev 08-01-'08 (monuments on easements)

S. ROOSEVELT AVE. 60'



DALE AVE. 50'

made two cut marks on edge of manhole on R/W line.



DETAIL (n.t.s.)



Denise Urell
321 S. Roosevelt Ave.
Bexley, OH 43209
(614) 496-2424

7-16-13

City Of Bexley
Zoning and Planning Department

Re: Parcel 020-003267
Dale Avenue

This letter is to inform you that Jeanne M. Cabral, Architect is my representative. As I am the owner of the property, she is given permission to represent my review request.

Sincerely,



Denise Urell

JEANNE M. CABRAL
ARCHITECT

2939 BEXLEY PARK ROAD
COLUMBUS, OH 43209-2236
614-239-9484 614-537-2654 CELL 614-754-5113 FAX
jeannecabral@aol.com

16 July 2013

City of Bexley
Zoning and Planning Department

Re: Parcel 020-003267
Lot 172 Dale Ave.
Bexley, OH

HARDSHIP STATEMENT FOR VARIANCE

This is the original unamended plat for this lot. The lot is non-conforming as it is 5,096 square feet in size and is smaller than 6,000 square feet in size that is currently required. Due to the smaller size of the lot and the number of easements in the back yard and right and left sideyards, the buildable area is too small for a reasonably sized home for this neighborhood.

We are asking for four variances: 1) Front yard setback to be reduced to 20 feet (from 30 feet required) which is consistent with three of the four existing houses on this side street. Two houses are 20 feet from the property line. The house next door is 15 feet from the property line. The fourth house is 30 feet from the property line. Three of the four houses have driveways entering onto Dale Ave. 2) Variance to allow the setback on the west side of the property to be reduced to 5 feet (from the required 8 feet). The projection into the 8 foot setback is very minimal – only a corner of the house of less than 3 square feet. This allows for adequately sized rooms inside the house and good roof lines. The exterior basement stairs (for safety egress) would be located in the 8 foot setback but would not encroach into the requested 5 foot setback. 3) Due to the smaller size of the lot, we are requesting an allowable increase of minimal amount of 2% (from 35% to 37%) to allow for the size and type of rooms typical of a house in this area. 4) to allow a driveway width of 18'-6" (rather than 12 ft.) at the sidewalk/curbcut. Due to the requested setback being 20 feet, this allows the cars to be able to maneuver into the garage. A less wide driveway would not allow one of the cars to be able to enter the street safely and adequately.

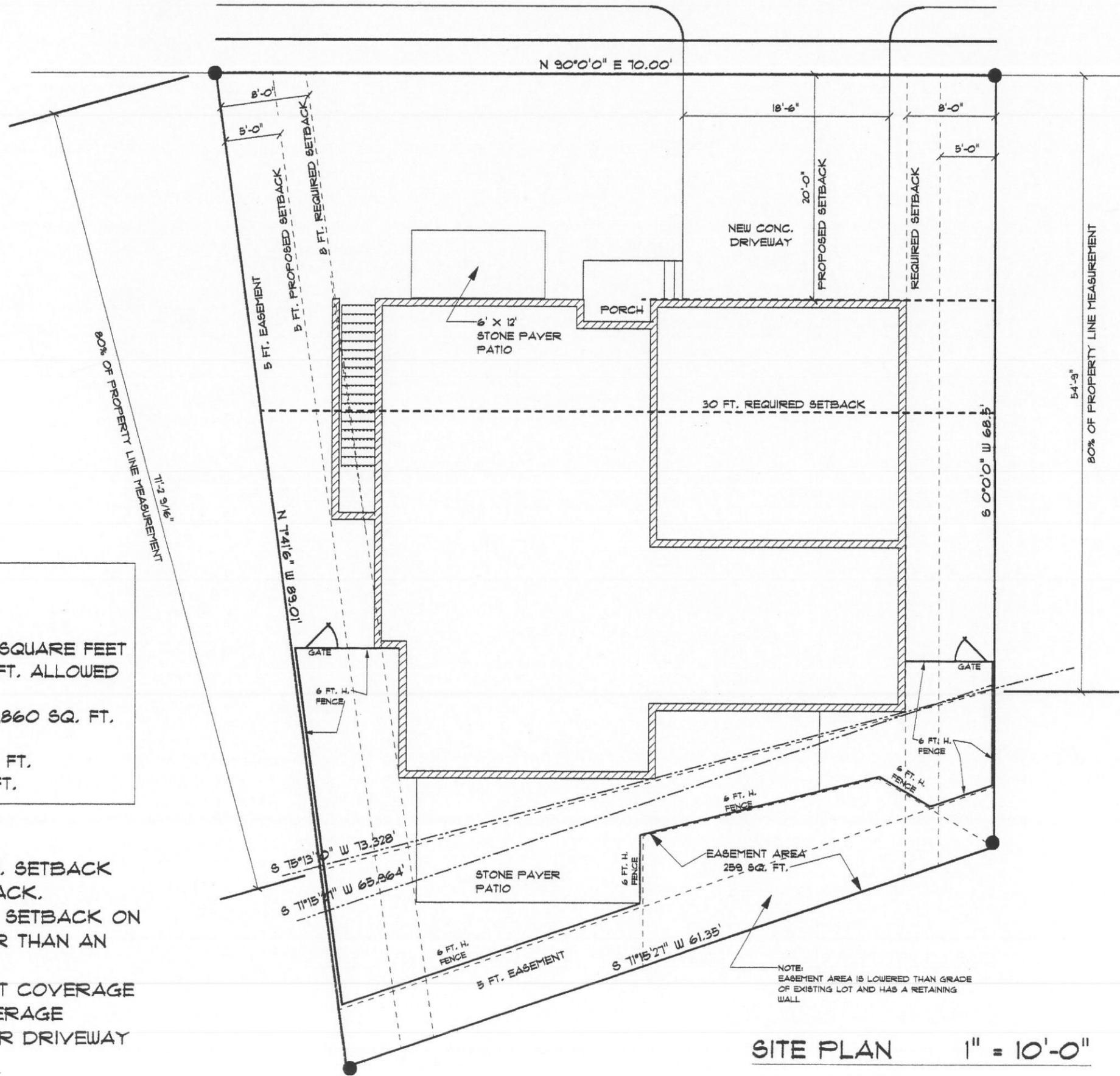
The easement area in the rear of the property gives the neighbor to the south a place for their driveway. This easement is lower in elevation than the main lot and cannot be used by this lot. It encroaches into the allowable backyard which further lessens the buildable area for the house.

Sincerely,



Jeanne M. Cabral, Architect
Architect

DALE AVENUE



LOT INFORMATION

LOT 172
 PARCEL I.D. 020-003267

LOT SIZE IS 0.117 ACRES = 5096 SQUARE FEET
 35% LOT COVERAGE = 1,783 SQ. FT. ALLOWED

PROPOSED LOT COVERAGE = 1,860 SQ. FT.

BUILDING HEIGHT MAXIMUM IS 35 FT.
 ACTUAL BUILDING HEIGHT IS 35 FT.

VARIANCES SOUGHT:

1. VARIANCE TO ALLOW A 20 FT. SETBACK RATHER THAN A 30 FT. SETBACK.
2. VARIANCE TO ALLOW A 5 FT. SETBACK ON WEST PROPERTY LINE RATHER THAN AN 8 FT. SIDE YARD SETBACK.
3. VARIANCE TO ALLOW 37% LOT COVERAGE RATHER THAN 35% LOT COVERAGE
4. VARIANCE TO ALLOW A WIDER DRIVEWAY WIDTH AT THE CURB CUT.

SITE PLAN 1" = 10'-0"

FOR DESIGN APPROVAL AND ZONING PURPOSES ONLY

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JEANNE

 CABRAL
 ARCHITECTS

NEW
 RESIDENCE

020-003267 PARCEL I.D.
 DALE AVE.
 BEXLEY, OH 43209

DATE: 7-16-13

SITE PLAN

A-1

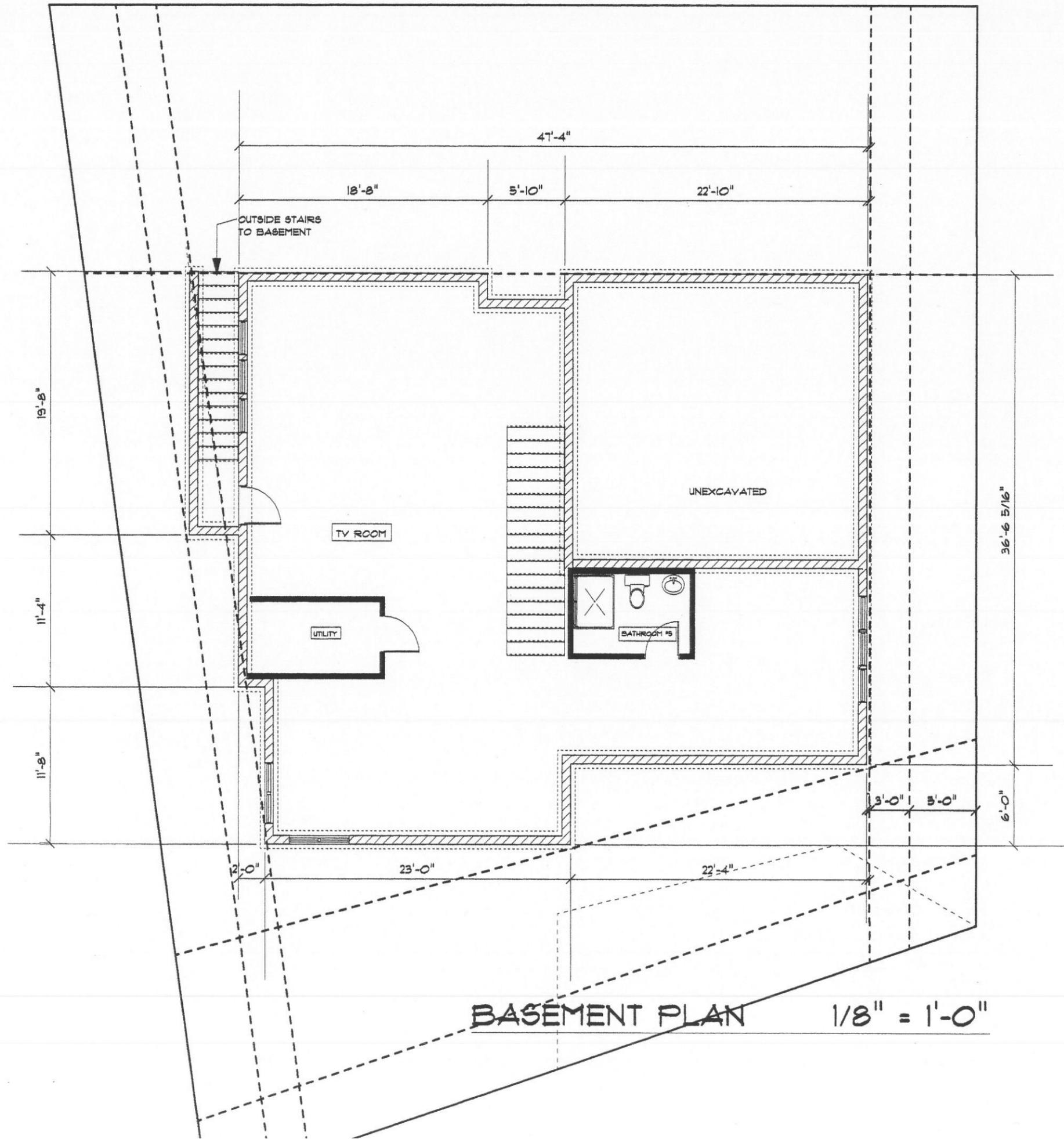


VICINITY MAP - 1" = 40'-0"



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<p>COPYRIGHT © 2013 Jeanne M. Cabral All Rights Reserved</p> <p>2939 Bexley Park Road Columbus, OH 43209-2236 614-239-9484 614-154-5113 FAX 614-537-2654 CELL jeannecabral@aol.com www.jeannecabral.com</p>	<p>JEANNE  CABRAL ARCHITECTS</p>
<p>NEW RESIDENCE</p> <p>020-003267 PARCEL I.D. DALE AVE. BEXLEY, OH 43209</p>	
<p>DATE: 7-16-13</p>	
<p>VICINITY MAP</p>	
<p>A-2</p>	



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DATE: 7-16-13

BASEMENT PLAN

A-4

NEW RESIDENCE
 020-003267 PARCEL I.D.
 DALE AVE.
 BEXLEY, OH 43209

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SQUARE FOOTAGES

1,860 SQ. FT. FOOTPRINT

1,274 BASEMENT (UNFINISHED)

500 GARAGE

1,360 FIRST FLOOR

1,809 SECOND FLOOR

680 THIRD FLOOR (UNFINISHED)

3,169 ABOVE GRADE FINISHED LIVING SPACE

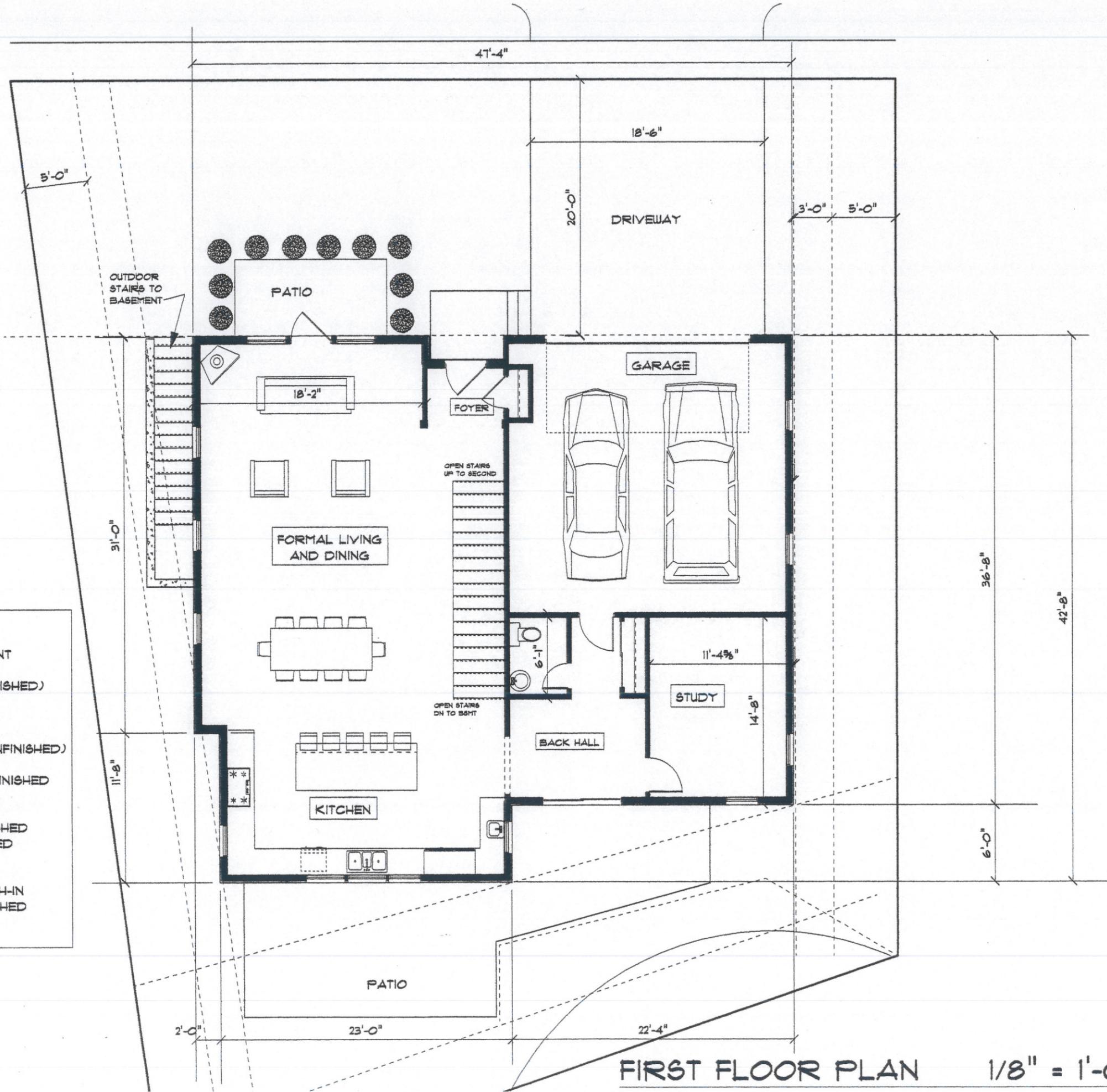
3-1/2 BATHROOMS FINISHED

4 BEDROOMS - FINISHED

POTENTIAL:

2 BATHROOMS - ROUGH-IN

2 BEDROOMS - UNFINISHED



FIRST FLOOR PLAN 1/8" = 1'-0"

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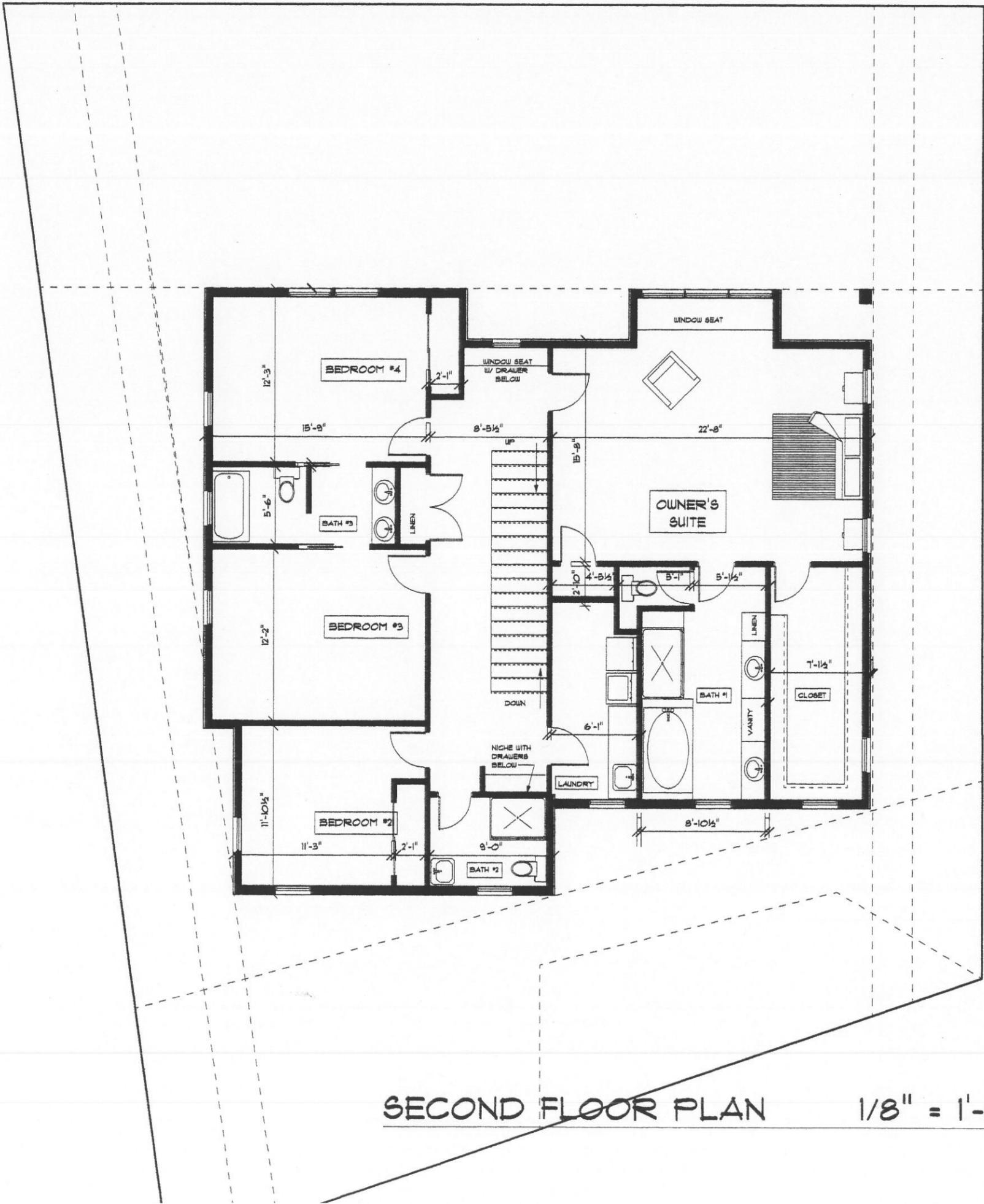
**NEW
 RESIDENCE**

020-003267 PARCEL I.D.
 DALE AVE.
 BEXLEY, OH 43209

DATE: 7-16-13

FIRST FLOOR

A-5



SECOND FLOOR PLAN 1/8" = 1'-0"

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JEANNE

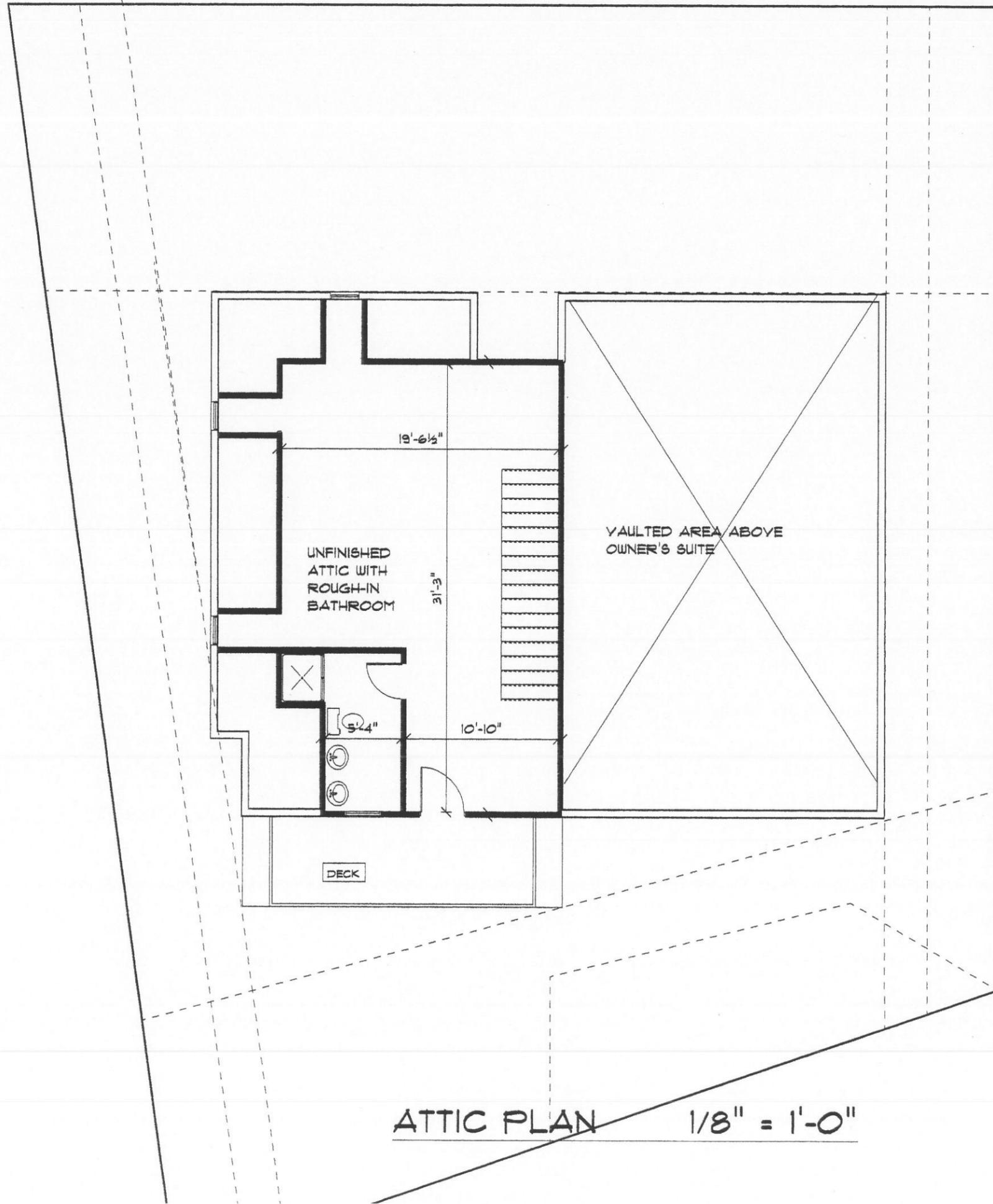
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 BEXLEY, OH 43209

DATE: 7-16-13

SECOND FLOOR

A-6



ATTIC PLAN 1/8" = 1'-0"

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ATTIC PLAN

A-1

DATE: 7-16-13

NEW
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020-003267 PARCEL I.D.
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JEANNE
J
CABRAL
ARCHITECTS

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FRONT ELEVATION $1/8'' = 1'-0''$



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JEANNE



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ARCHITECTS

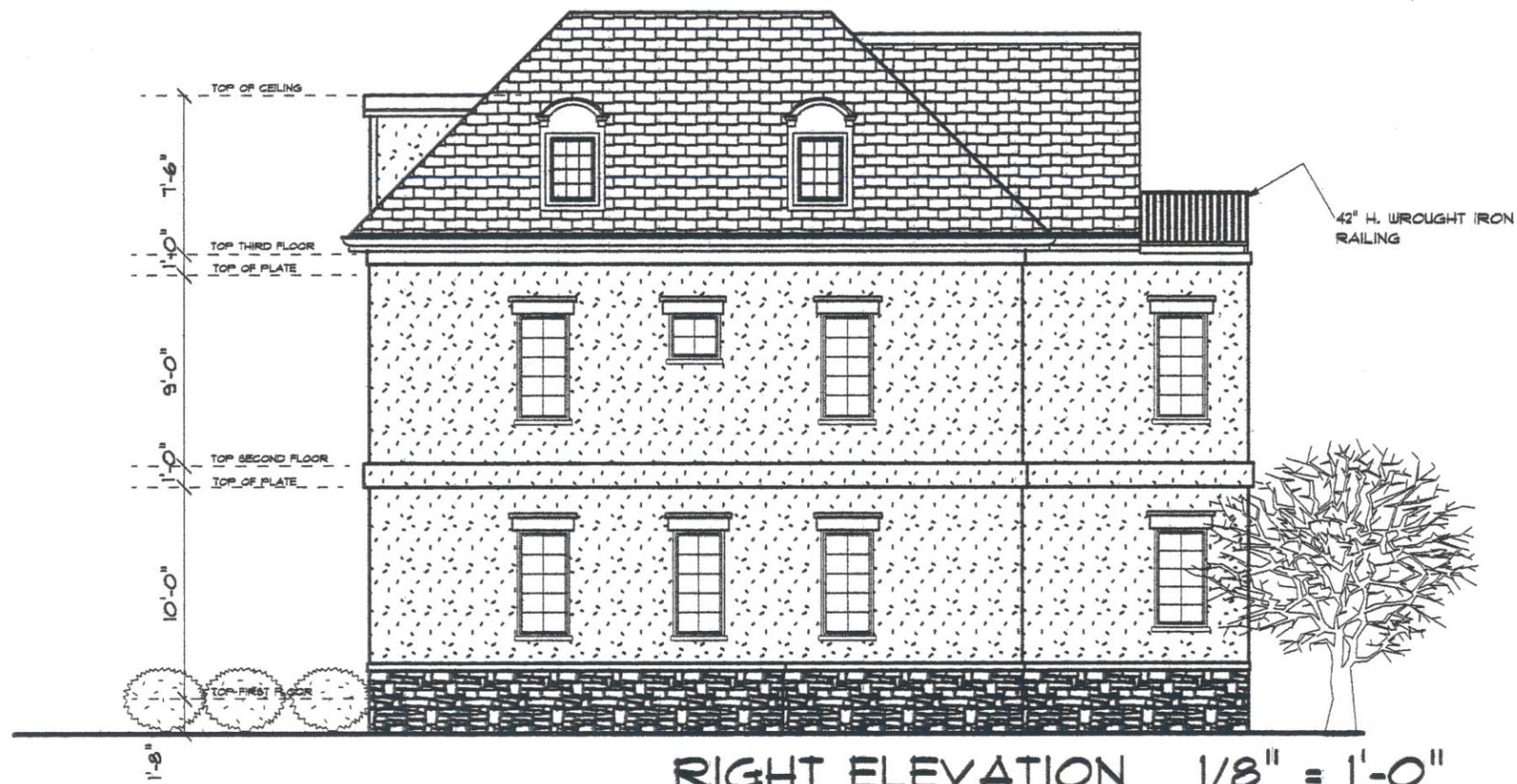
NEW
RESIDENCE

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BEXLEY, OH 43209

DATE: 7-16-13

FRONT & REAR
ELEVATION

A-8



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**NEW
 RESIDENCE**
 020-003267 PARCEL I.D.
 DALE AVE.
 BEXLEY, OH 43209

DATE: 7-16-13

RIGHT & LEFT
 ELEVATIONS

A-9