

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.: 13-0043
- Applicant: Devorah Lipkind & Justin Weprin
- Owner: Devorah Lipkind & Justin Weprin
- Location: 431 S. Drexel Ave.
- Request: The applicant is seeking Architectural Review and approval to allow a one -story addition at the rear, and a 2nd floor addition to the south side, of the existing 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 08-01-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130043

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 421 Drexel Ave. Zoning District R-2

6. OWNER Deborah Lipkind & Justin Wojcik Phone # _____ or Cell # 917-596-8562

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

7. Applicant Justin Wojcik E-mail dliptkind@gmail.com Phone # _____ or Cell# 917-596-8562

Address 421 Drexel /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance Architecture review for a breakfast nook and 2nd floor addition.

9. Valuation of Project \$ 175,000

• 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 7/16/13

Fee: based on valuation \$ 175.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 175.00

**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 4215 Drexel Zoning District R-3

Lot Width 69.50 ft Depth 259.90 ft Total Area 18,076 sq ft

Existing Residence (foot print) 1689.0 sq ft Ex. Garage 942.4 sq ft

Existing Building Height _____ one-story 29'8" two-story

Proposed Addition (foot print) 128.2 sq ft 27' Height _____ one-story _____ two-story

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

Permitted Lot Coverage 25 % = 4514 sq ft

Lot to be covered 15.3 % = 2765.7 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 Balyard Architecture & Design Studio

Contractor/Builder Capaldo Construction

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED Breakfast nook addition at back of home & 2nd floor addition on side of home

• 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: 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: Jeld-Win
4. New Window Style, Material & Color: double hung, vinyl, white

• **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 Jeld-Win / Style French Color Match existing

• **EXTERIOR WALL FINISHES**

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

4. Proposed NEW Window Trim: Vinyl

5. Trim: Color(s): Match existing

** Do the proposed changes affect the overhangs? No, all new overhangs to match existing home

• **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 _____

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

MAP(GIS)

Generated on 07/16/13 at 09:43:52 AM

Parcel ID **020-003489-00** Map Routing No **020-L052 -044-00** Card No **1** Location **431 DREXEL 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.

431 S. Drexel Ave.
Bexley, Ohio 43209

East and South Elevation



East and North Elevation



West Elevation



75 S. High Street . Suite 4 . Dublin, Ohio 43017
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West and South
Elevations

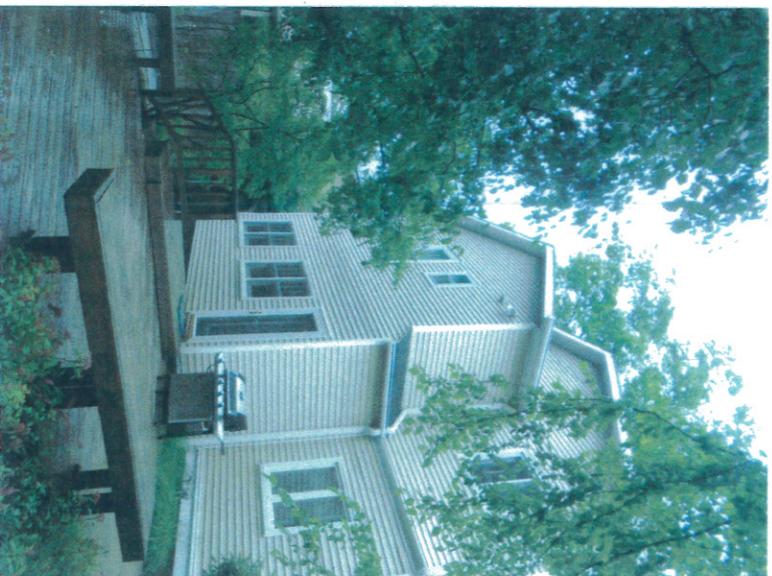


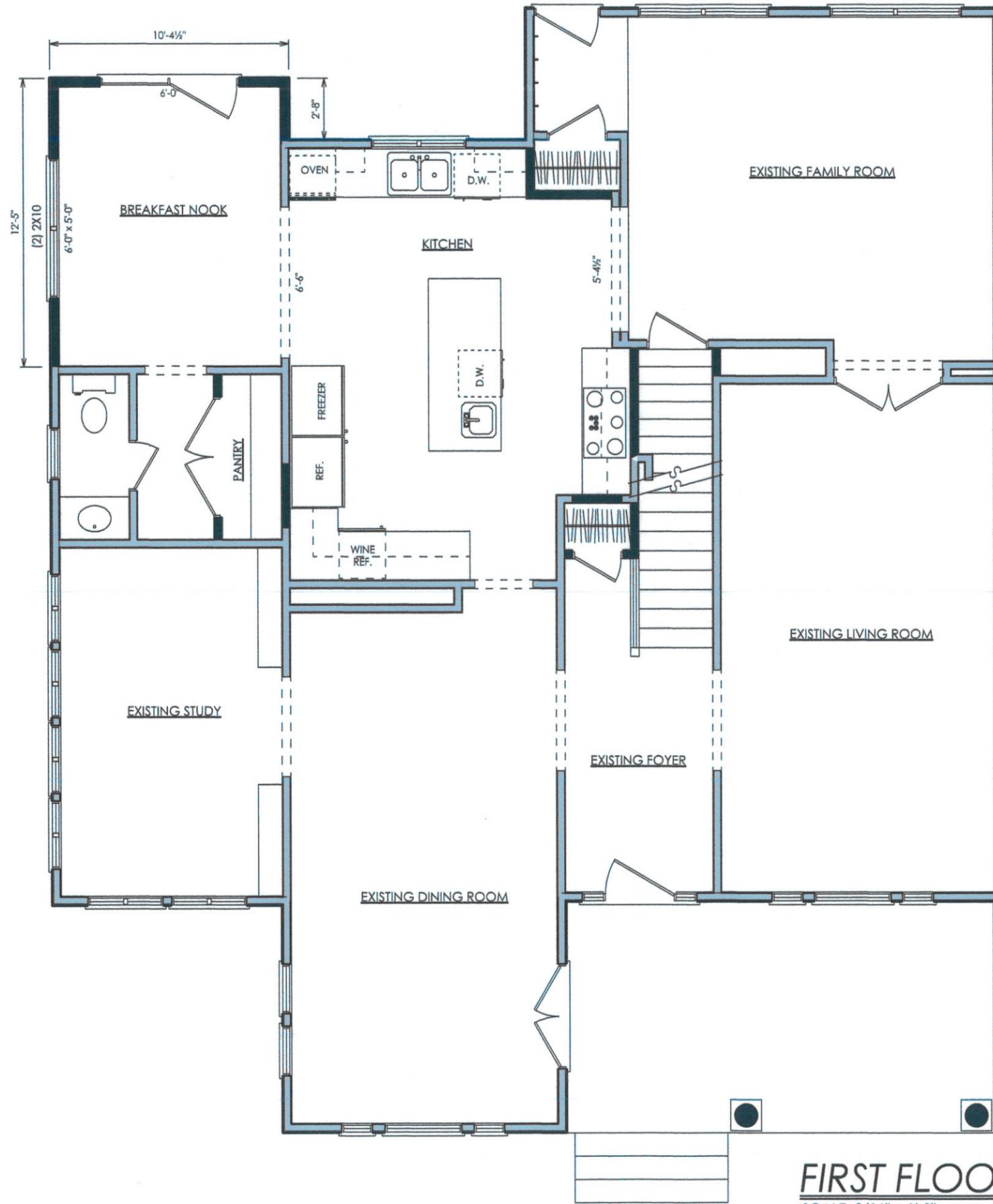
431 S. Drexel Ave.
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West and South Elevation



West Elevation





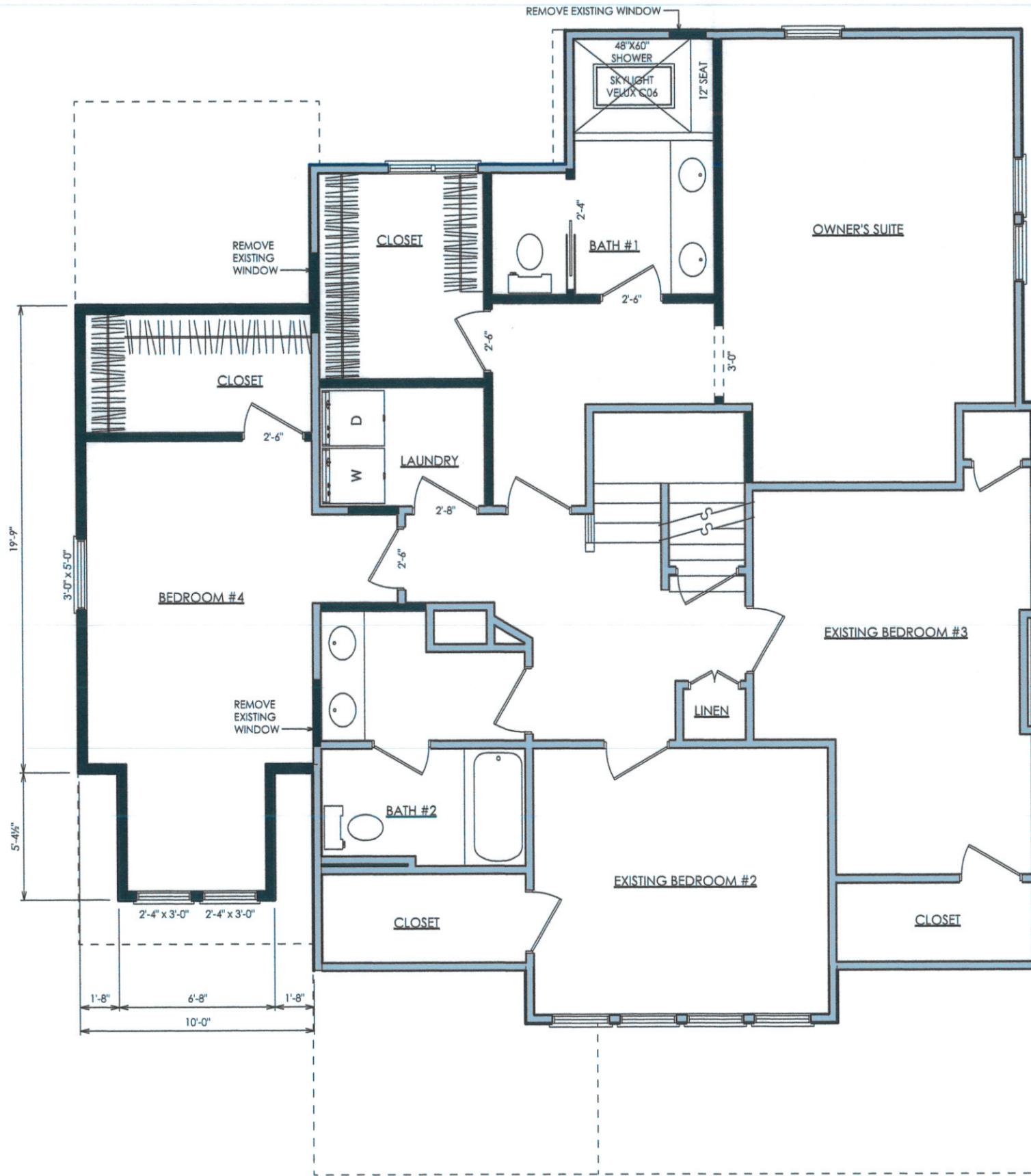
FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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A Renovation Project For
 Devorah Lipkind + Justin Weprin
 431 S. Drexel Avenue
 Bexley, Ohio 43209

	PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
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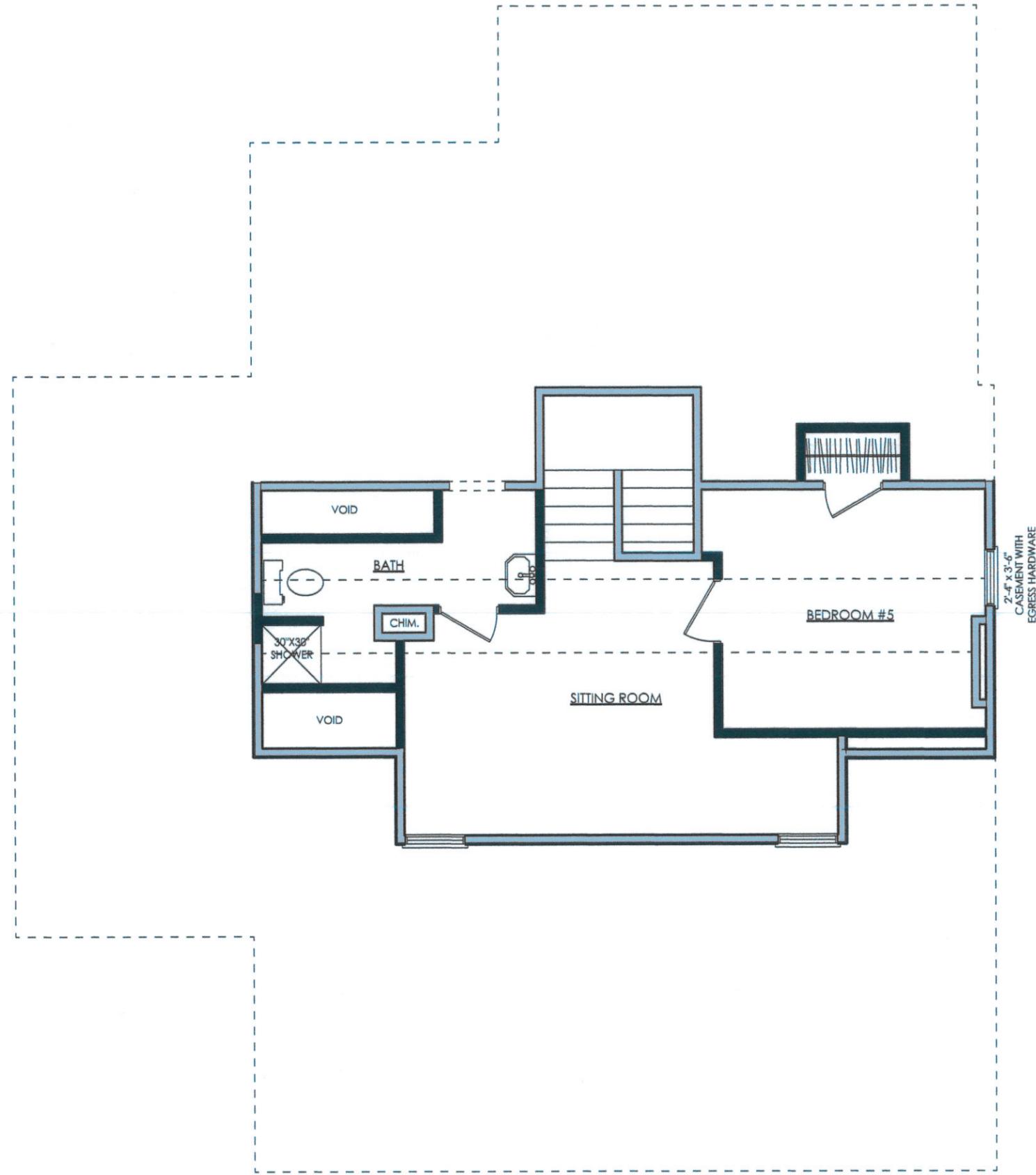
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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000000	REVISIONS



CODED NOTES

1	VINYL SIDING - TO MATCH EXISTING	9	NEW DOOR
2	FASCIA - TO MATCH EXISTING	10	NEW SKYLIGHT
3	GUTTER - TO MATCH EXISTING	11	ASPHALT SHINGLES - TO MATCH EXISTING
4	RAKE - TO MATCH EXISTING	12	SIDING TO BE PATCHED
5	FRIEZE - TO MATCH EXISTING	13	EXPOSED CONCRETE FOUNDATION
6	1X TRIM - TO MATCH EXISTING	14	WOOD LANDING AND STEPS - TO MATCH EXISTING
7	DETAILS - TO MATCH EXISTING	15	WOOD PANELS - TO MATCH EXISTING
8	NEW WINDOW	16	NOT USED

	PRELIMINARY		
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			REVISIONS

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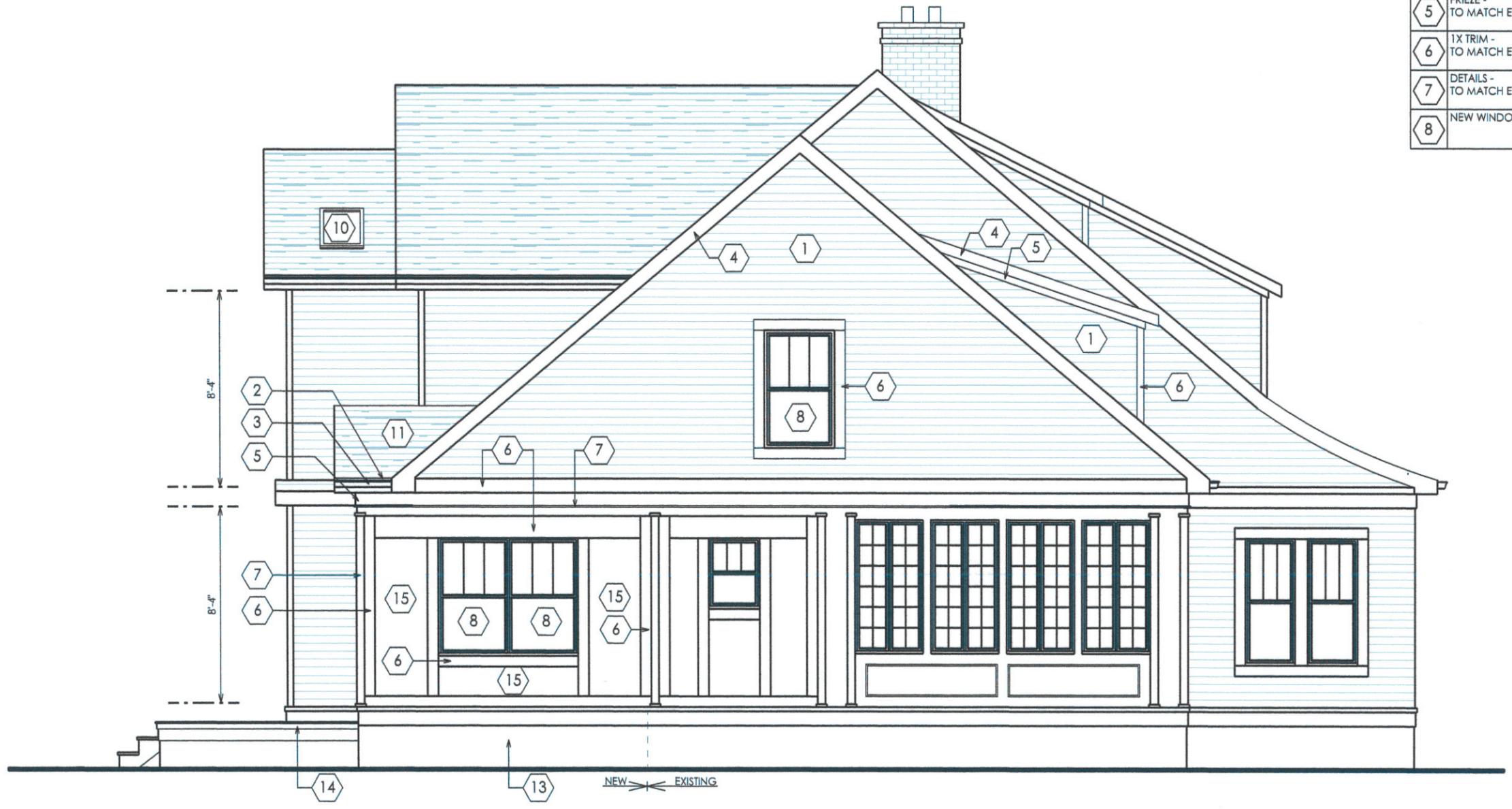


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EAST ELEVATION
 SCALE: 3/16" = 1'-0"

CODED NOTES

1	VINYL SIDING - TO MATCH EXISTING	9	NEW DOOR
2	FASCIA - TO MATCH EXISTING	10	NEW SKYLIGHT
3	GUTTER - TO MATCH EXISTING	11	ASPHALT SHINGLES - TO MATCH EXISTING
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6	1X TRIM - TO MATCH EXISTING	14	WOOD LANDING AND STEPS - TO MATCH EXISTING
7	DETAILS - TO MATCH EXISTING	15	WOOD PANELS - TO MATCH EXISTING
8	NEW WINDOW	16	NOT USED



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

	PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
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CODED NOTES

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2	FASCIA - TO MATCH EXISTING	10	NEW SKYLIGHT
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5	FRIEZE - TO MATCH EXISTING	13	EXPOSED CONCRETE FOUNDATION
6	1X TRIM - TO MATCH EXISTING	14	WOOD LANDING AND STEPS - TO MATCH EXISTING
7	DETAILS - TO MATCH EXISTING	15	WOOD PANELS - TO MATCH EXISTING
8	NEW WINDOW	16	NOT USED

WEST ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
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EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
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EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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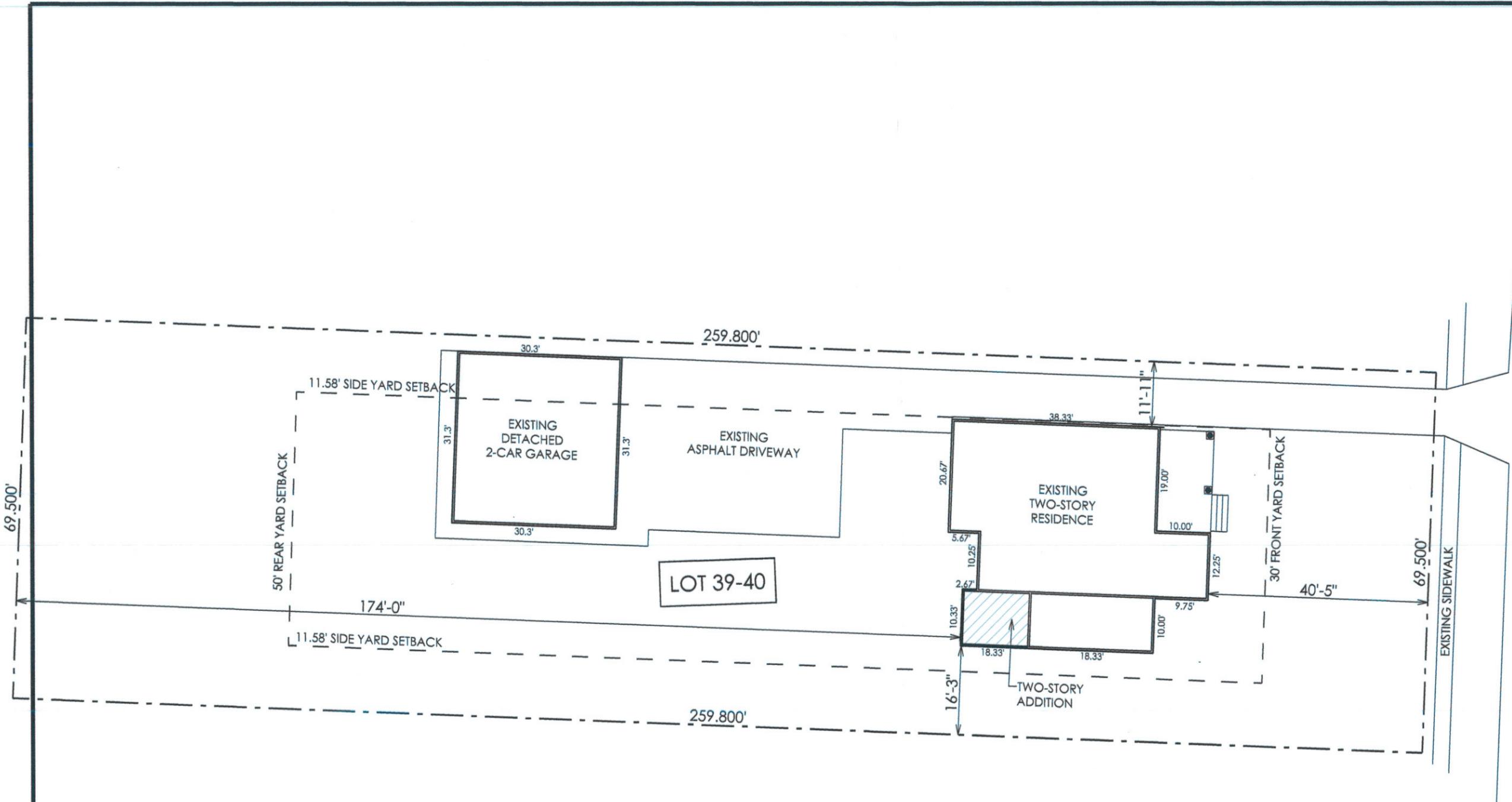
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SITE PLAN

SCALE: 1" = 20'-0"

S. DREXEL ROAD

070113	PRELIMINARY
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 C/E
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