

**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, September 12th, 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.: 13-0054  
Applicant: Soren & Lyndsie Petsch  
Owner: Soren & Lyndsie Petsch  
Location: 314 Stanbery Avenue

**REQUEST:** The applicant is seeking architectural review and approval to allow a new one-car garage addition on the rear (east side) of the principal structure and a 2<sup>nd</sup> floor addition on the south side of the principal structure.

The applicant is also seeking a special permit in accordance with Bexley Code Section 1262.03(b) which limits a fence on the street side of a corner lot to 42" in height, to allow a 72" high fence, columns and a gate on the north side property line and parallel to Maryland Avenue.

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 09-05-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

# 20130054V

Application Number \_\_\_\_\_

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 314 Stanbery Ave.

Zoning District R3

6. OWNER Soren & Lyndsie Petsch Phone # \_\_\_\_\_ or Cell # 614.214.7026

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

7. Applicant Soren & Lyndsie Petsch E-mail lyndsiepetsch@yahoo.com or Cell# 614.214.7026  
soren.petsch@gmail.com

Address 314 Stanbery Ave City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance: A second floor addition at the southwest corner of the house, a front porch addition, a one car garage addition, and a variance for a fence & gate

9. Valuation of Project \$ 100,000

• 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 Lyndsie Petsch /DATE 8/20/13

Fee: based on valuation	\$	<u>125.00</u>
Fee: based on variance	\$	<u>65.00</u>
Other	\$	
<b>TOTAL FEE DUE</b>	\$	<u>200.00</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 319 Stanbery Ave Zoning District R-3

Lot Width 80 ft Depth 172 ft Total Area 13760 sq ft

Existing Residence (foot print) 1667 sq ft Garage 526 sq ft

Existing Building Height 15' one-story 24'5" two-story

Proposed Addition (foot print) 35 sq ft 12'7" Height  one-story  two-story

Proposed Garage 249 sq.ft. 14'3" Height  one-story  two-story

Permitted Lot Coverage 25 % = 3440 sq ft

Lot to be covered 24.5 % = 3374 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 Kolyard Architecture & Design Studio

Contractor/Builder Not Determined

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

• DESCRIPTION OF CHANGES PROPOSED Second floor addition above the existing flat roof at the southwest corner of the home, a front porch addition, a one-car garage addition, and a new fence & gate.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED Existing 7'-6" brick wall to the east on the adjacent property, and 6'-0" solid wood fence to the south on the adjacent property.

- **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: match existing
- 3. New Roofing Type, Style & Color: \_\_\_\_\_

• **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: Casement 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 Fiberglass / Style 16 panel / 32 panel Color white

• **EXTERIOR WALL FINISHES**

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

*match existing*

• **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: no trim on most windows

3. Proposed NEW Door Trim: composite

4. Proposed NEW Window Trim: Composite

5. Trim: Color(s): white

\*\* 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: \_\_\_\_\_

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



August 22, 2013

City of Bexley  
Board of Zoning Appeals  
2242 East Main Street  
Bexley, Ohio 43209

Re: 314 Stanbery Avenue Variance

We would like to propose a 4'-6" metal gate with a 2'-5" stone pier on each side, along with a 6'-0" tall, wood fence. The cultured stone on the piers will match the stone on the house. The lower section of the wood fence will be solid up to 5'-0" and the top section will be 1'-0" of decorative, open fence. The fence will be painted or stained, dark brown to match the existing brick wall to the East and wood fence to the South. Please see the Fence Detail in the drawings for additional information.

The homeowner would like to install the fence on the North and West sides of property. On the West side the fence will be setback 2' from the front of the home. On the North side, the fence will align with the existing 7'-6" brick wall to the East, and will be set at the property line which is approximately 6'-6" off the existing sidewalk. The fence on the North side will continue to the back corner of the property where it will meet the existing brick wall on the adjacent property. The fence on the Southwest corner of the home will meet the 6'-0" solid wood fence on the adjacent property to the South. Please see the Site Plan in the drawings for additional information.

Please feel free to contact me with any questions.

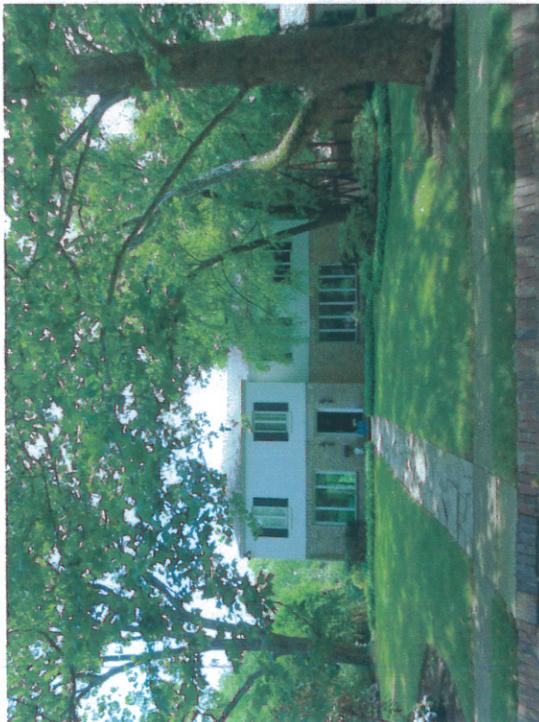
Sincerely,

A handwritten signature in blue ink, appearing to read "Heidi Machul Bolyard".

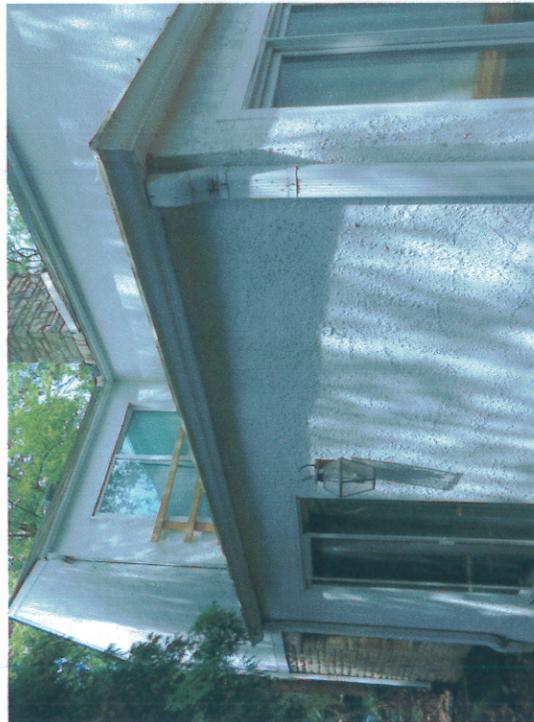
Heidi Machul Bolyard, AIA, NCARB, LEED AP BD+C

314 Stanbery Ave.  
Bexley, Ohio 43209

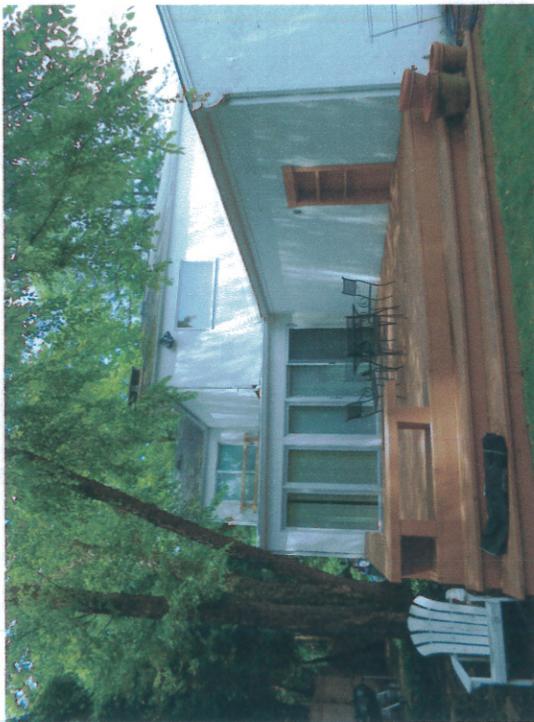
West Elevation



South and West  
Elevations



South and East Elevations



East and South Elevations

75 S. High Street · Suite 4 · Dublin, Ohio 43017  
614.774.2490 phone · 614.633.1053 fax  
[www.bolyardstudio.com](http://www.bolyardstudio.com)

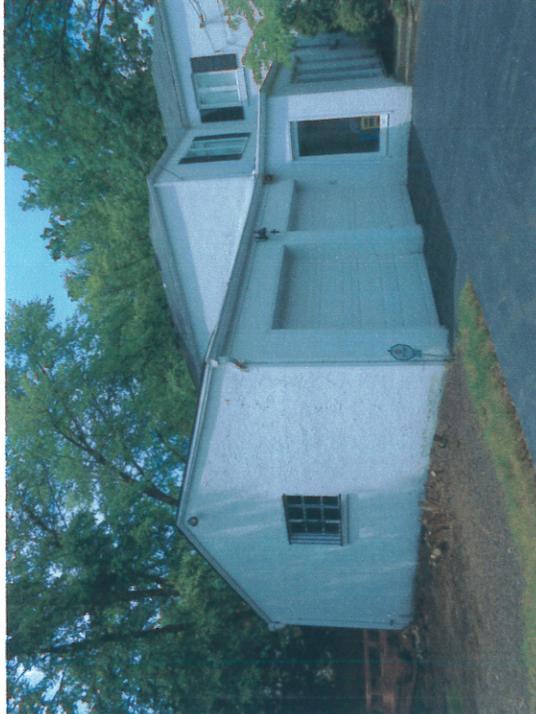


314 Stanbery Ave.  
Bexley, Ohio 43209

East and North Elevation



East and North Elevation



North and West Elevation



Existing 7'-6" Brick Wall to the East (left) and 6'-0" Wood Fence to the South (right)



75 S. High Street . Suite 4 . Dublin, Ohio 43017  
614.774.2490 phone . 614.633.1053 fax  
[www.bolyardstudio.com](http://www.bolyardstudio.com)

Parcel ID  
**020-001567**

Map Routing No.  
**L016 00200**

Location  
**314 STANBERY AV**



**Parcel Information**

Owner Name: PETSCH SOREN H PETSCH LYNSIE  
Calc Acreage: 0.315

Appraised Total: \$460900  
Sale Price: \$425000.00

Last Transferred: 05/24/2013  
Annual Taxes: \$10146.72

**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.

314 Stanbery



Interactive Map Parcel ID 020-001567 Map Routing No. L016 00200 Location 314 STANBERY AV Generated on: 08/29/13 10:52:02 AM



0 30 60 90 120 150 ft

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Owner Name: PETSCH SOREN H PETSCH LYNSIE	Appraised Total: \$460900	Last Transferred: 05/24/2013
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