

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.: 13-0058
Applicant: Phillip Markwood Architects, Inc.
Owner: Bexley United Methodist Church
Location: 2657 E. Broad Street

REQUEST: The applicant is seeking architectural review and approval to allow a 990sq', 2-story covered arcade addition on the north side of the Bexley United Methodist Church. If approved, the arcade will be located east of a previously approved Family Life Center and Gathering Space.

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

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 2657 East Broad Street
Columbus, Ohio 43209 Zoning District R-6

6. OWNER Bexley United Methodist Church Phone # 614-231-2781 or Cell # _____

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

7. Applicant Phillip Markwood Architects, Inc. E-mail pmarkwood@markwoodarch.com Phone # 614-461-8300 or Cell# _____
240 North Fifth St.
Address Suite 140 /City, State, Zip Columbus, Ohio 43215

8. Brief Description of Request and/or Variance Addition of covered arcade to existing north entry.

9. Valuation of Project \$ 130,000.00

- 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 Phillip T Markwood /DATE 8/23/13

Fee: based on valuation	\$ <u>350.00</u>
Fee: based on variance	\$ <u>0.00</u>
Other	\$ <u>0.00</u>
TOTAL FEE DUE	\$ <u>350.00</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 2657 East Broad St., Columbus, OH 43209 Zoning District R-6

Lot Width 326.25 ft Depth 268.61 ft Total Area 86,710 sq ft

Existing Residence (foot print) 15,980 sq ft ^{with approved addition} Garage sq ft

Existing Building Height one-story two-story 40' three-story

Proposed Addition (foot print) 990 sq ft 18' Height one-story X two-story

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

Permitted Lot Coverage 35 % = 30,348 sq ft

Lot to be covered 20 % = 16,970 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 Phillip Markwood Architects, Inc.

Contractor/Builder To be determined

Preliminary Review X Final Review

• DESCRIPTION OF CHANGES PROPOSED Add two-story covered arcade to the existing north entry.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

See attached "Design Description".

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 Church

1. Existing Roof Type:

 Slate X Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 Architectural Dimensional Shingles X EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: DMI or equal.

3. New Roofing Type, Style & Color: 1" High Snap-on Seam Metal Roof and 60 mil Black EDPM Rubber Roofing.

• **WINDOWS**

1. Existing Window Style:
 - Casement ___ Double Hung ___ Horizontal Sliding ___ Awning
 - Fixed Exterior Storm Other: Interior Storm
2. Existing Window Materials:
 - ___ Wood ___ Vinyl ___ Vinyl Clad Wood ___ Aluminum Clad Wood
 - Aluminum Metal ___ Other: _____
3. New Window Manufacturer: Not Applicable
4. New Window Style, Material & Color: Not Applicable

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

1. Entrance Door Type Wood ___ Insulated Metal ___ Fiberglass
 ___ Sidelights Transom Window (some)
2. Garage Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
3. Door Finish Stained ___ Painted

Proposed Door Type Not Applicable /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>Cut limestone, interior arcade ground block</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone <u>Arriacraft Citadel Ashlar Stone - Color Cashmere or</u>
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____ equal to match
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mortar <u>Regular mortar: style to match</u> existing.
<input type="checkbox"/>	<input type="checkbox"/>	Stucco <u>existing.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____ _____

• **EXTERIOR TRIM**

1. Existing Door Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile Other: Oak Wood
2. Existing Window Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite Aluminum Clad ___ Molding
 - ___ Standard lumber Profile ___ Other: _____
3. Proposed NEW Door Trim: Not Applicable.

4. Proposed NEW Window Trim: Not Applicable.

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING:

1. Existing Decking Materials - Not Applicable.
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

2. Existing Railing Materials - Not Applicable.
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

PROPOSED:

3. Proposed Decking Materials - Not Applicable.
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

4. Proposed Railing Materials - Not Applicable.

5. Existing Railing Materials - Not Applicable.
___ 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: _____

Bexley United Methodist Church

2657 E. Broad Street

Design Description

August 23, 2013

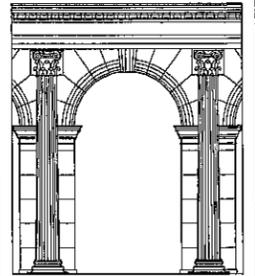
Design Description

- The Church is interested in pricing the addition of an “Arcade” to the previously approved project. If the additional funding can be raised, the Arcade will be built.
- The arcade will be 990 sf covered walkway that is open to the north and east.
- The addition follows the National Trust for Historic Preservation, Secretary of the Interior’s Standards for Rehabilitation:
 - New work shall be differentiated from the old and be compatible with the historic materials, features, size, scale and proportion, and massing.
 - New additions will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - The National Trust does NOT recommend:
 - Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.
 - Imitating a historic style or period of architecture in a new addition.
- The existing building is a simple 20th century Tudor/Gothic revival style. The 20th century revival was distinguished by technological developments and simplified construction that continued to emphasize buttresses, verticality, light, expansive windows, majesty and symbolism.
- Our goal for the addition is interpretation versus imitation. The addition is contemporary, but derivative of the traditional building. It is sensitive, respectful, simple, straight-forward with attention to the details. The massing is asymmetrical but balanced with the contextual use of similar materials.
- The existing exterior stone walls of the north entry will remain exposed in the addition of the arcade.
- The new entry façade on the north is an interpretation and extension of the existing north entry to provide a more visible entry portal on Broad Street.
- The new east façade has arched openings facing the parking lot that are derived from the proportions of the stained glass windows in the existing sanctuary.
- The massing, proportions, scale and size of the addition are similar to the existing building.

Materials

- Limestone and a similar ashlar stone will be used on the addition. The stone buttresses on the addition are similar to the buttresses on the existing Sanctuary.
- The interior of the arcade will be built with ground faced concrete block in a similar color to the stone.
- The new sloped roof will have a metal standing seam roof to match the FLC addition. The color of the metal roof will be compatible with the clay tile roof.
- The existing stained glass window in the east entry will be removed and installed in the new east façade.

BEXLEY UNITED METHODIST CHURCH



Phillip Markwood
Architects Inc

240 North Fifth Street
Suite 140
Columbus, Ohio 43215

Tel 614.461.8300
Fax 614.461.8302

www.markwoodarch.com

Consultant

Project
**Bexley United
Methodist Church**

2657 E. Broad Street
Bexley, Ohio 43209
Tel 614-231-2781

Project Number
1103

Dates
08/22/13 Bexley Design Review for Alternate

Revisions Δ

Sheet Title
**Cover
Index
Site**
Sheet

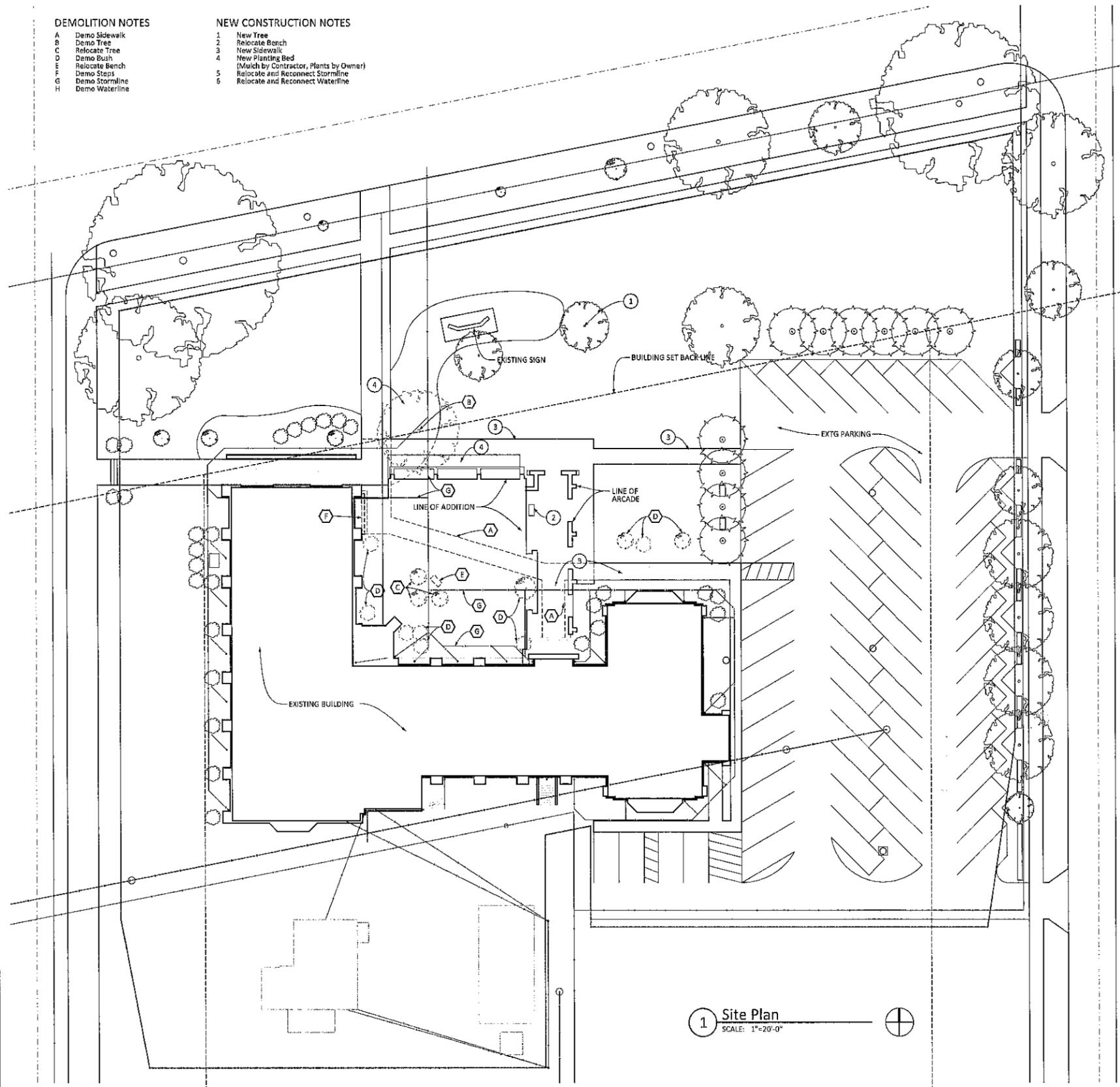
A000

DEMOLITION NOTES

- A Demo Sidewalk
- B Demo Tree
- C Relocate Tree
- D Demo Bush
- E Relocate Bench
- F Demo Steps
- G Demo Stormline
- H Demo Waterline

NEW CONSTRUCTION NOTES

- 1 New Tree
- 2 Relocate Bench
- 3 New Sidewalk
- 4 New Planting Bed
- 5 Relocate and Reconnect Stormline (Mulch by Contractor, Plants by Owner)
- 6 Relocate and Reconnect Waterline



1 Site Plan
SCALE: 1"=20'-0"

PROJECT ENGINEERS

Shelley Metz Baumann Hawk

1166 Dublin Road, Suite 200
Columbus, Ohio 43215
(T) 614-481-9800

(Structural)

O'Reilly Engineering Group, LLC

1291 Worthington Woods Boulevard
Worthington, Ohio 43085
(T) 614-846-0800

(Mechanical, Electrical, Plumbing)

SHEET INDEX

A000 Cover, Site Plan, Index
A001 Code Plans
A002 Code Data

ARCHITECTURAL

- 003 Demolition Plans
- A100 Lower Level Floor Plan
- A101 Main Level Floor Plan
- A102 Upper Level Floor Plan
- A105 Roof Plan and Details
- A104 Enlarged Toilet & Kitchen Floor Plans
- A200 Lower Level Reflected Ceiling Plan
- A201 Main Level Reflected Ceiling Plan
- A202 Upper Level Reflected Ceiling Plan
- A500 Exterior Elevations
- A400 Building Sections
- A401 Building Sections
- A500 Wall Sections and Details
- A501 Wall Sections and Details
- A600 Doors and Windows

STRUCTURAL

- S101 Foundation Plan
- S102 Roof Framing Plan
- S200 General Notes
- S301 Foundation Sections
- S302 Sections

PLUMBING

- P100 Plumbing Lower Level Floor Plan - Demolition and New Work
- P100 Plumbing Main Level Floor Plan - Demolition and New Work
- P100 Plumbing Upper Level Floor Plan - Demolition and New Work
- P200 Plumbing Legend, Details & Schedules

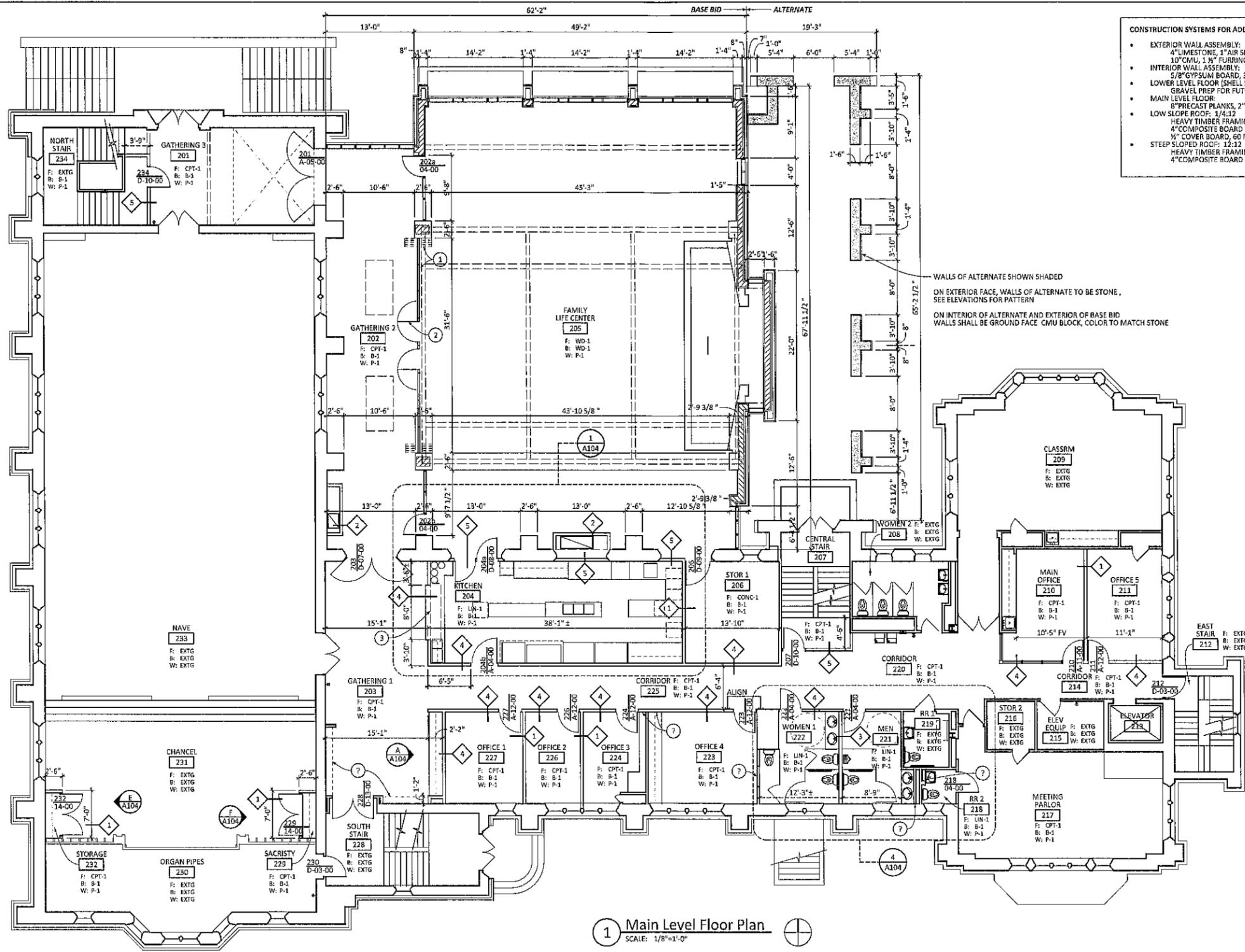
HVAC

- H100 HVAC Lower Level Floor Plan - Demolition and New Work
- H100 HVAC Main Level Floor Plan - Demolition and New Work
- H100 HVAC Upper Level Floor Plan - Demolition and New Work
- H200 HVAC Legend, Details & Schedules

ELECTRICAL

- E100 Electrical Lower Level Floor Plan - Demolition and New Work
- E100 Electrical Main Level Floor Plan - Demolition and New Work
- E100 Electrical Upper Level Floor Plan - Demolition and New Work
- E200 Electrical Legend, Details & Schedules

LOCATION MAP



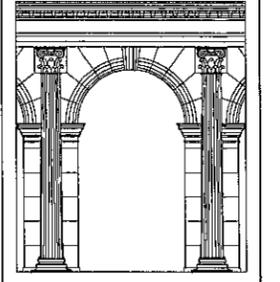
CONSTRUCTION SYSTEMS FOR ADDITION

- EXTERIOR WALL ASSEMBLY: 4" LIMESTONE, 1" AIR SPACE, 2" RIGID INSULATION, 10" CMU, 1 1/2" FURRING, 5/8" GYPSUM BOARD
- INTERIOR WALL ASSEMBLY: 5/8" GYPSUM BOARD, 3 5/8" METAL STUDS, 5/8" GYPSUM BOARD
- LOWER LEVEL FLOOR (SHELL SPACE): GRAVEL PREP FOR FUTURE CONCRETE SLAB
- MAIN LEVEL FLOOR: 6" PRECAST PLANKS, 2" CONCRETE TOPPING, CARPET
- LOW SLOPE ROOF: 1/4" 12 HEAVY TIMBER FRAMING, 5" NOM WOOD DECK, 1/2" OSB, 4" COMPOSITE BOARD INSULATION, BUILDING PAPER, 1/2" COVER BOARD, 60 MILL EPDM
- STEEP SLOPED ROOF: 12:12 HEAVY TIMBER FRAMING, 5" NOM WOOD DECK, 1/2" OSB, 4" COMPOSITE BOARD INSULATION, BUILDING PAPER, SHINGLES

WALLS OF ALTERNATE SHOWN SHADED
 ON EXTERIOR FACE, WALLS OF ALTERNATE TO BE STONE, SEE ELEVATIONS FOR PATTERN
 ON INTERIOR OF ALTERNATE AND EXTERIOR OF BASE BID WALLS SHALL BE GROUND FACE CMU BLOCK, COLOR TO MATCH STONE

1 Main Level Floor Plan
 SCALE: 1/8"=1'-0"

Finishes	Symbols Legend	Rated Assemblies	Partition Types	① Coded Notes	General Notes	
FLOORING SHEET (LINOLEUM): LIN-1 CARPET: CPT-1 WOOD: WD-1 WALLBASE RESILIENT BASE: RB-1 STONE BASE: ST-1 WOOD BASE: WB-1 WALL FINISH PAINT: P-1 STONE: ST-1 WOOD PANELING: WP-1 WOOD TRIM: WT-1	DOOR NUMBER 101 A-01-01 HARDWARE SET DOOR TYPE FIRE RATING WHEN APPLICABLE DENOTES PARTITION TYPE. DENOTES WINDOW TYPE. SEE SHEET A600. DENOTES DOOR TYPE. SEE SHEET A600. DENOTES EXISTING DOOR TO REMAIN.	ROOM 100 DENOTES ROOM NAME & ROOM NUMBER. DENOTES ROOM FINISHES. DENOTES FINISH FLOOR ELEVATION. FE-1 EXISTING WALL MOUNT FIRE EXTINGUISHER TO REMAIN FE-2 RELOCATED EXISTING WALL MOUNTED FIRE EXTINGUISHER	2HR RATED EXTERIOR BEARING WALL UL DESIGN NO U... (1) LAYER 5/8" TYPE X GYPSUM BOARD METAL FURRING 8" OR 10" CMU 1" RIGID INSULATION AIR SPACE STONE VENEER 2 HR RATED FLOOR/CEILING UL DESIGN NO U... 4" POURED IN PLACE CONCRETE SLAB 1 1/2" METAL DECK METAL FLOOR JOISTS (2) LAYER 5/8" TYPE X GYPSUM BOARD 2 HR RATED FLOOR/CEILING UL DESIGN NO U... 2 1/2" POURED IN PLACE EXISTING CONCRETE SLAB EXISTING POURED IN PLACE CONCRETE JOISTS	1 NON-RATED 5/8" GYP BD ON BOTH SIDES 3 5/8" MTL STUDS @ 16" OC 2 NON-RATED 5/8" GYP BD ON ONE SIDE 6" MTL STUDS @ 16" OC 3 NON-RATED 5/8" GYP BD ON BOTH SIDES 6" MTL STUDS @ 16" OC 4 1 HR RATED UL DES NO U456 5/8" TYPE X GYP BD ON BOTH SIDES 3 5/8" MTL STUDS @ 16" OC (20 MIN DOORS) 5 2 HR RATED UL DES NO U411 (2) LAYERS 5/8" TYPE X GYP BD ON BOTH SIDES 3 5/8" MTL STUDS @ 16" OC (90 MIN DOORS)	1. NEW OPERABLE PARTITION 2. SWING DOOR AND HARDWARE BY OPERABLE PARTITION MANUFACTURER 3. 20 MIN RATED OVERHEAD COILING COUNTER FIRE SHUTTER 4. 90 MIN RATED OVERHEAD COILING COUNTER FIRE SHUTTER 5. EXISTING STONE WALL TO REMAIN 6. SIGN TYPE 'A' SEE SHEET A600 7. SIGN TYPE 'B' & 'E' SEE SHEET A600 8. SIGN TYPE 'C' & 'D' SEE SHEET A600 9. SIGN TYPE 'F' SEE SHEET A600	1. DIMENSIONS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: A. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY. B. INTERIOR DIMENSIONS ARE TO THE FACE OF WALL SURFACE. 2. ALL INTERIOR PARTITIONS TYPES SHALL TERMINATE AT UNDERSIDE OF FLOOR OR ATTIC DECK ABOVE. 3. ALL PARTITIONS ABOVE DOORS/BORROWED LIGHTS SHALL CONFORM TO THE WALL TYPE THERE-IN.



Phillip Markwood Architects Inc
 240 North Fifth Street
 Suite 140
 Columbus, Ohio 43215
 Tel 614.461.8300
 Fax 614.461.8302
 www.markwoodarch.com

Consultant

Project
Bexley United Methodist Church

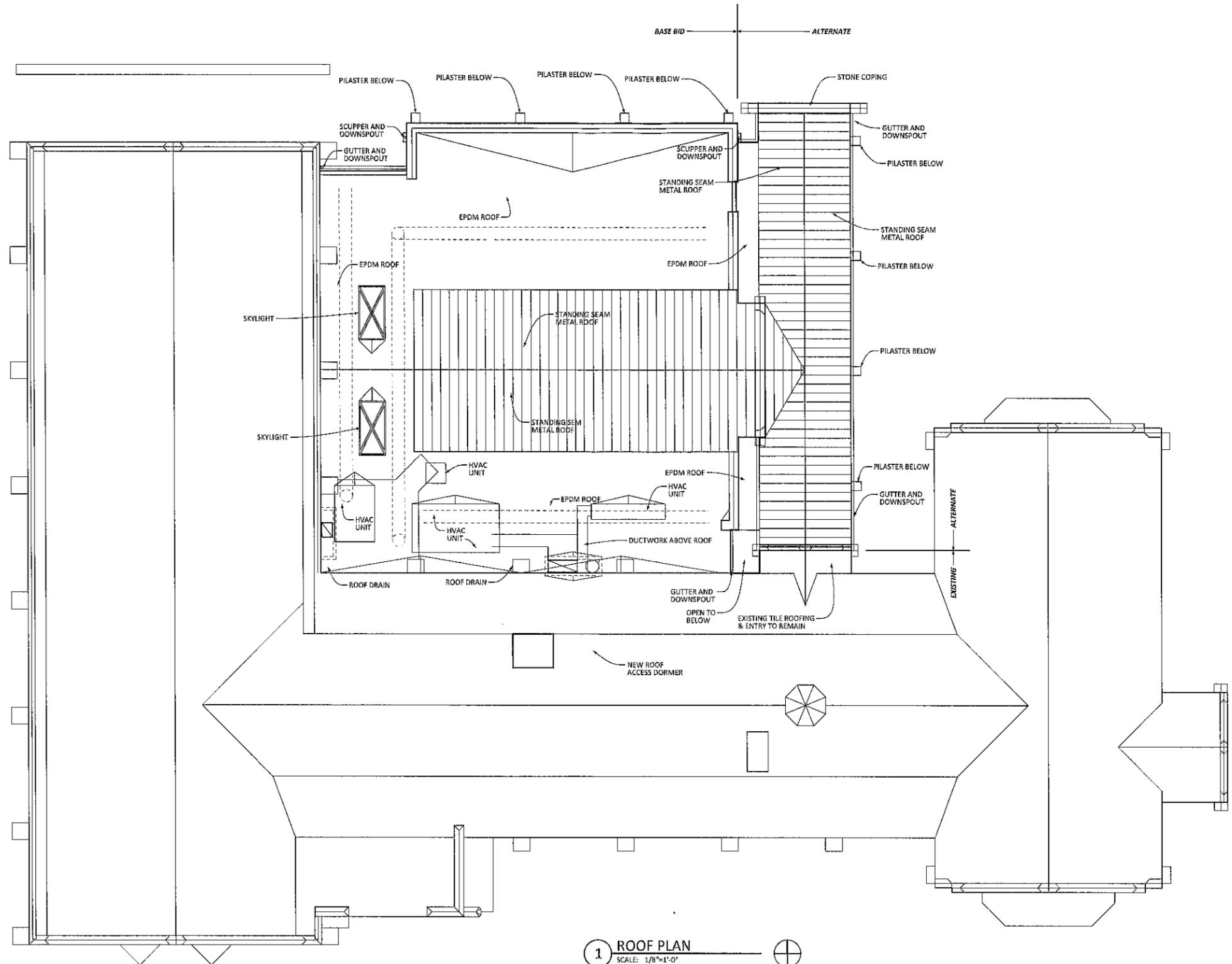
2657 E. Broad Street
 Bexley, Ohio 43209
 Tel 614-231-2781

Project Number
 1103

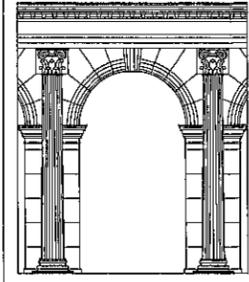
Dates
 08/22/13 Bexley Design Review for Alternate

Revisions

Sheet Title
Main Level Floor Plan
 Sheet
A101



1 ROOF PLAN
SCALE: 1/8"=1'-0"



Phillip Markwood Architects Inc

240 North Fifth Street
Suite 140
Columbus, Ohio 43215

Tel 614.461.8300
Fax 614.461.8302

www.markwoodarch.com

Consultant

Project
Bexley United Methodist Church

2637 E. Broad Street
Bexley, Ohio 43209
Tel 614-231-2781

Project Number
1103

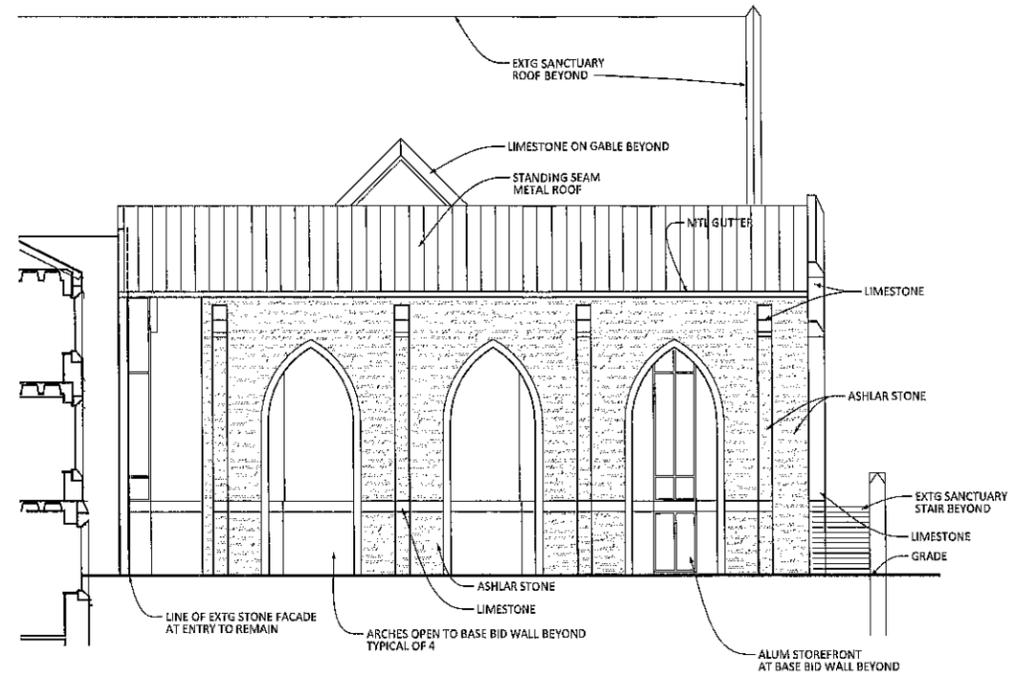
Dates
08/22/13 Bexley Design Review for Alternate

Revisions Δ

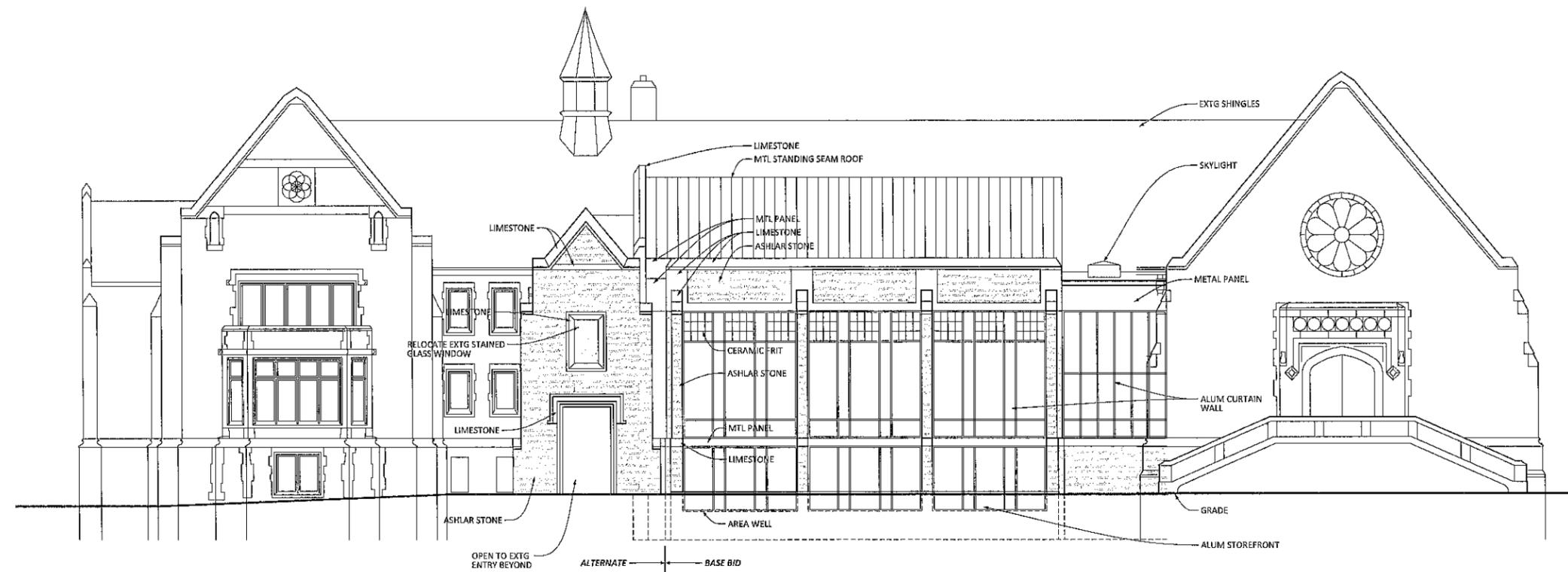
Sheet Title

**Roof Plan
w ALTERNATE**
Sheet

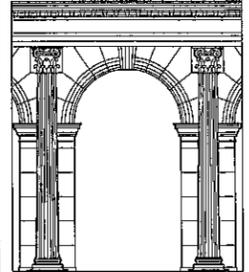
A103



2 East Elevation at ALTERNATE
SCALE: 1/8"=1'-0"



1 North Elevation
SCALE: 1/8"=1'-0"



Phillip Markwood
Architects Inc

240 North Fifth Street
Suite 140
Columbus, Ohio 43215

Tel 614.461.8300
Fax 614.461.8302

www.markwoodarch.com

Consultant

Project
Bexley United
Methodist Church

2657 E. Broad Street
Bexley, Ohio 43209
Tel 614-231-2781

Project Number
1103

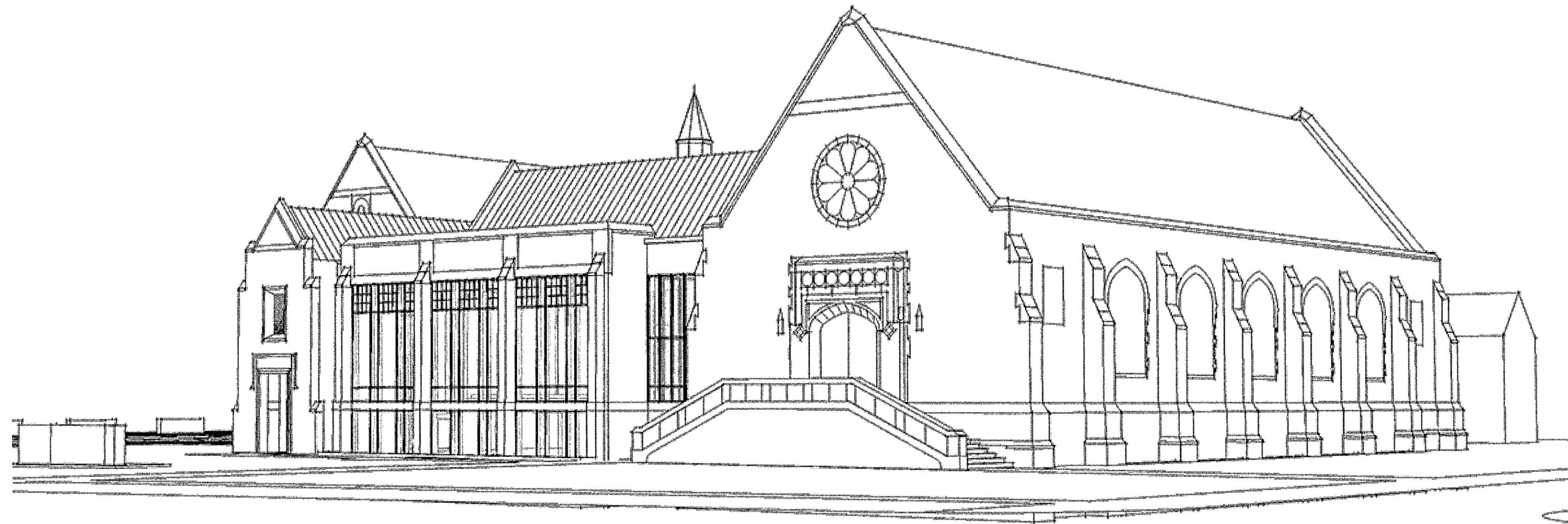
Dates
08/22/13 Bexley Design Review for Alternate

Revisions

Sheet Title

Exterior
Elevations
Sheet

A300



Bexley United Methodist Church

Broad & Cassingham ALTERNATE

8-22-13



Bexley United Methodist Church
Broad & Remington ALTERNATE
8-22-13