

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, January 9th, 2014, 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.: 13-0073
- Applicant: Dan Morgan – Behal Sampson Dietz
- Owner: Mike & Erin Simpson
- Location: 2624 Bexley Park Rd.
- Request: The applicant is seeking architectural review and approval to allow a screened porch addition on the northeast corner of the home at this location.

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 1-02-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2013 0073 ✓

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 2624 BEXLEY PARK Zoning District R-6

6. OWNER MIKE & ERIN SIMPSON Phone # 231-5881 or Cell # _____

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

7. Applicant DAN MORGAN (BEHALF SIMPSON DIETZ) E-mail DMORGAN@BSDARCHITECTS.COM Phone # 464-1933 or Cell# _____

Address 990 W. THIRD AVE. /City, State, Zip COLUMBUS, OH, 43212

8. Brief Description of Request and/or Variance KITCHEN & MUDROOM ADDITION IN THE REAR YARD OF THE HOUSE

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 [Signature] /DATE DEC 19 2013

Fee: based on valuation	\$ <u>95.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>95.00</u>

PAID

**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 2624 BEXLEY PARK Zoning District R-6

Lot Width 194 ft Depth 160 ft Total Area 31040 sq ft

Existing Residence (foot print) 2,209 sq ft ^{SITE} Garage 266 sq ft

Existing Building Height _____ one-story 26'-6 1/4" two-story

Proposed Addition (foot print) 277 sq ft _____ Height 12'-6 1/4" one-story _____ two-story

Proposed Garage N/A sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 10864 sq ft

Lot to be covered 8.9 % = 2,752 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 DAN MORGAN (BEHAL SAMPSON DIETZ)

Contractor/Builder BEHAL SAMPSON DIETZ

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED KITCHEN & MUDROOM ADDITION IN

THE REAR YARD OF THE HOUSE.

• 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: NA

3. New Roofing Type, Style & Color: SLATE TO MATCH EXISTING AS CLOSE AS POSSIBLE AT VISIBLE ROOF LINES. MEMBRANE AT FLAT ROOF

• **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: MARVIN - OR - RECLAIMED FROM ARCH. SALVAGE

4. New Window Style, Material & Color: WOOD, DOUBLE HUNG OR CASEMENT
 PAINTED 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 RE-USE EXISTING / Style FULL-LIGHT Color BLACK (EXISTING)

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>RE-USE EXISTING SIDING WHERE POSSIBLE</u>
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	<input checked="" type="checkbox"/>	Other <u>COMPOSITE (SIDING)</u> <u>HARDIE AT PANELING</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: CEDAR AND/OR PINE, PAINTED

4. Proposed NEW Window Trim: CEDAR, PAINTED

5. Trim: Color(s): BLACK & WHITE TO MATCH EXISTING HOUSE.

** Do the proposed changes affect the overhangs? _____

• **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: _____



BEXLEY PARK ELEVATION



REMINGTON ELEVATION



REAR ELEVATION

SALVAGE WINDOW
SALVAGE DOOR

AREA OF PROPOSED ADDITION

2624 Bexley Park



Interactive Map

Generated on: 12/30/13 01:04:06 PM

Parcel ID

Map Routing No.

Location

020-003772

L000G 03400

2624 BEXLEY PARK RD



0 29 58 87 116 145 ft

Parcel Information

Owner Name: SIMPSON ERIN P L
Calc Acreage: 0.703

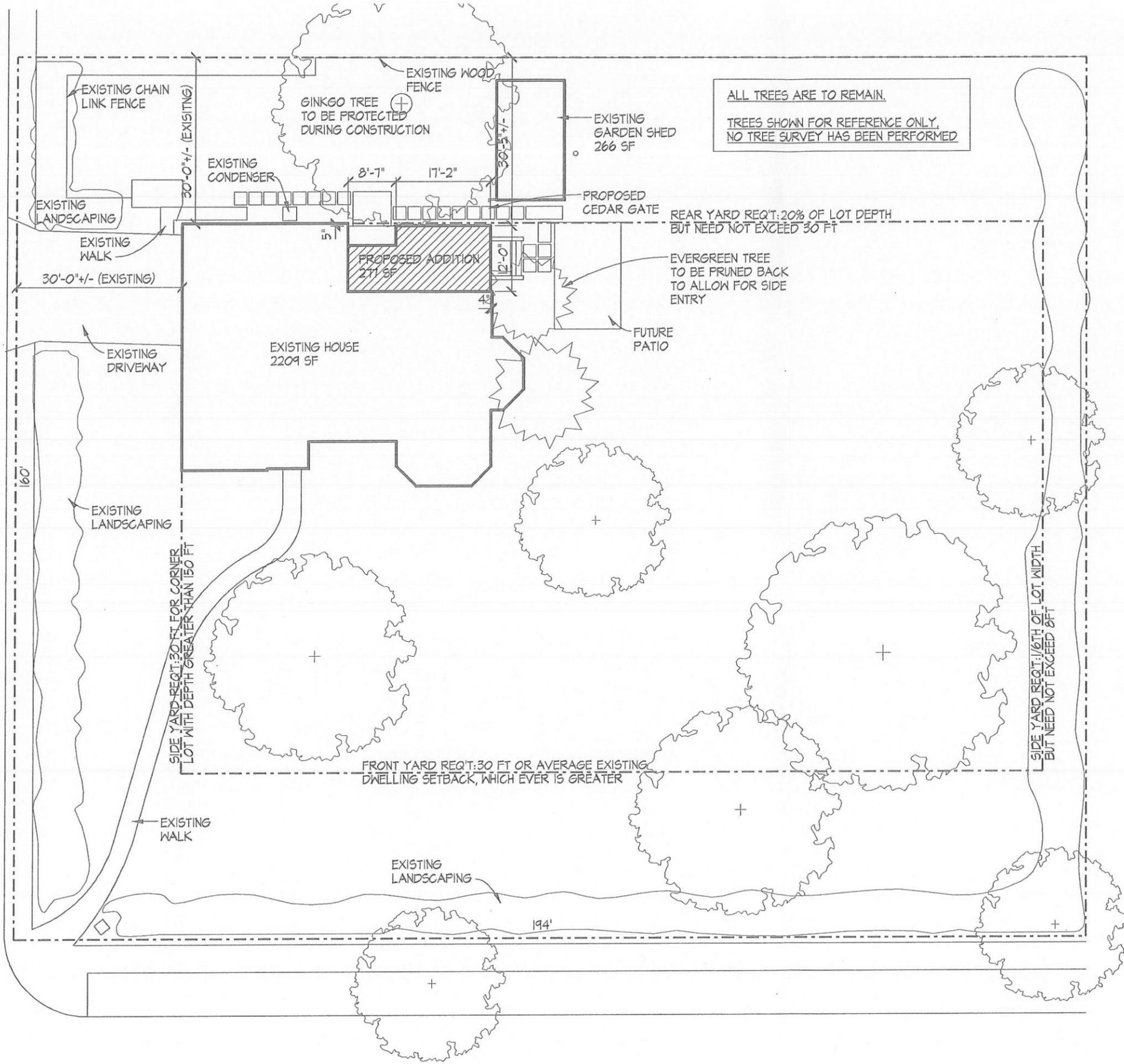
Appraised Total: \$610100
Sale Price: \$

Last Transferred: 08/24/2005
Annual Taxes: \$14564.600

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.

REMINGTON



ALL TREES ARE TO REMAIN.
TREES SHOWN FOR REFERENCE ONLY.
NO TREE SURVEY HAS BEEN PERFORMED.

ZONING INFORMATION

PROPOSED IS A 1 STORY FRAME ADDITION TO AN EXISTING 2 1/2 STORY BRICK, SINGLE-FAMILY RESIDENCE LOCATED AT 2624 BEXLEY PARK RD.

PARCEL ID: 020-003112-00
EXISTING ZONING - R-6 HIGH DENSITY

LOT AREA: 31,040 SQ.FT. (0.713ACRES)

EXISTING HOUSE FOOTPRINT: 2,209 SQ.FT.
PROPOSED ADDITION: 271 SQ.FT.
EXISTING GARDEN SHED: 266 SQ.FT.

TOTAL LOT COVERAGE: 2,752 SQ.FT. (8.9%)

NO PROPOSED CHANGE OF ZONING.
NO PROPOSED CHANGE OF USE.
NO VARIANCE REQUESTED.

DESCRIPTION	DATE
△ REVISION	
△ REVISION	
△ REVISION/CONTRACT SET	
BID/PERMIT SET	
BZA REVIEW SET	12-6-2013

BEXLEY PARK

SITE PLAN

SCALE: 1" = 20'-0"



ADDITION TO THE
SIMPSON RESIDENCE

2624 BEXLEY PARK RD
BEXLEY, OHIO 43209

DRAWN BY | REVIEWED BY | JOB NUMBER

CODED ELEVATION NOTES

- 1 SLATE ROOFING TO MATCH EXISTING (AS CLOSE AS POSSIBLE)
- 2 HARDIE PANEL, SMOOTH; PAINTED TO MATCH HOUSE
- 3 PAULOWNIA CEDAR TRIM; PAINTED TO MATCH HOUSE
- 4 REUSE EXISTING FULL LIGHT DOOR & SCREEN DOOR
- 5 OPT A: SALVAGED WOOD WINDOW TO MATCH EXISTING (AS CLOSE AS POSSIBLE)
OPT B: WOOD WINDOW, MARVIN WOOD (PAINTED TO MATCH EXISTING AS CLOSE AS POSSIBLE)
- 6 WOOD BRACKET, PAINTED
- 7 MEMBRANE ROOFING
- 8 OGEE STYLE GUTTER
- 9 DOWNSPOUT TO MATCH EXISTING
- 10 CEDAR GATE
- 11 LIMESTONE STEPS & CHEEK WALL
- 12 LIMESTONE STEPS
- 13 EXISTING GARDEN SHED
- 14 REUSE EXISTING COACH LIGHT
- 15 NEW COACH LIGHT TO MATCH EXISTING (A.C.A.P.)
- 16 CONCRETE BLOCK FOUNDATION (ALT. FOR CULTURED STONE VENEER TO MATCH EXISTING HOUSE AS CLOSE AS POSSIBLE)
- 17 EXISTING HOUSE
- 18 WOOD SIDING TO MATCH EXISTING (SALVAGE FROM DEMOLITION OF EXISTING WALL)
- 19 HALF ROUND GUTTER TO MATCH EXISTING



PARTIAL
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING HOUSE

12'-0" ADDITION

○ EAST ELEVATION
 SCALE: 1/4" = 1'-0"