

**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, March 13<sup>th</sup>, 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.: 14-003
- Applicant: Dean Wenz
- Owner: Megan & Rich Hirsch
- Location: 2602 Brentwood Rd.
- Request: The applicant is seeking architectural Review and approval for a 2-story addition to the northeast corner of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow the 2-story addition to be constructed 5'11" from the east side property line.

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 03-06-2014

February 26, 2014

City of Bexley  
Department of Development  
2242 East Main Street  
Bexley, Ohio 43209

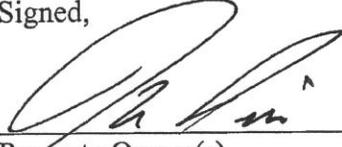
Re: The Hirsch Residence  
2602 Brentwood Road  
Bexley, Ohio 43209

To whom it may concern:

As the Owner(s) of the property at the address listed above, I (we) hereby authorize Dean A. Wenz Architects, Inc. to act on my (our) behalf with regard to the following:

1. Make application to the Bexley, Board of Zoning Appeals for Architectural Review, and any Variances relevant to the additions and renovations project I plan for my property.
2. Represent me at the public hearing for that same application.

Signed,

  
\_\_\_\_\_  
Property Owner(s)

*Richard Hirsch*  
\_\_\_\_\_

Ken and Laura Greenblott  
2618 Brentwood Road  
Bexley, OH 43209

02/28/2014

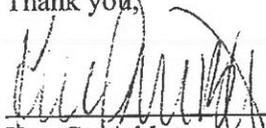
City of Bexley  
Board of Zoning Appeals  
2242 East Main Street  
Bexley, OH 43209

Re: 2602 Brentwood Road  
Richard and Megan Hirsch

To whom it may concern,

We have reviewed the drawings regarding the 2 story addition to Richard and Megan Hirsch's property and are aware they will be requesting a variance to allow them to build closer to the property line by roughly 2'1". Our property at 2618 Brentwood Road covers multiple lots and once the Hirsch's complete their addition our house will still be over 60 feet away. We have no objection to the construction of the addition at 2602 Brentwood Road.

Thank you,

  
Ken Greenblott

  
Laura Greenblott





# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014/053

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 2602 BRENTWOOD RD.      Zoning District R-6

6. OWNER MEGAN & RICH HIRSCH      Phone # 432-5797 or Cell # \_\_\_\_\_  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant DEAN A. WENZ ARCHITECTS, INC. E-mail DWENZ@WENZ-ARCHITECTS.COM Phone # 239-6868 or Cell# \_\_\_\_\_

Address 2463 E. MAIN /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance TWO STORY ADDITION TO THE NE CORNER OF THE HOUSE; AND 1 STORY PORCH ADDITION TO THE REAR OF THE HOUSE

9. Valuation of Project \$ 150,000.00

• 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 Dean A. Wenz /DATE 2/26/2014

Fee: based on valuation	\$ <u>160.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>260.00</u></b>

\*\*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 2602 BRENTWOOD RD. Zoning District R.C

Lot Width 51 ft Depth 135 ft Total Area 7965 sq ft

Existing Residence (foot print) 1,085 sq ft Garage 525 sq ft

Existing Building Height \_\_\_\_\_ one-story 28'-8" two-story

Proposed Addition (foot print) 405 sq ft \_\_\_\_\_ Height 12'-7" one-story 19'-6" two-story

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

Permitted Lot Coverage 35 % = 2788 sq ft

Lot to be covered 25.3 % = 2015 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 DEAN A. WENZ ARCHITECTS, INC.

Contractor/Builder UNKNOWN

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

• DESCRIPTION OF CHANGES PROPOSED THE ADDITION OF A ONE STORY PORCH AND TWO STORY ADDITION

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

THE

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: STANDING SEAM TO MATCH EXISTING ENTRY & EPDM SINGLE PLY ROOFING

• **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: PELLA
- New Window Style, Material & Color: ALUMINUM CLAD WOOD WITH INTERIOR GRIDS TO MATCH EXISTING - WHITE

• **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 ALUMINUM CLAD WOOD /Style FULL GLASS LITE Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick <u>TO MATCH EXISTING</u>
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>TO MATCH EXISTING</u>
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	<input checked="" type="checkbox"/>	Other <u>WOOD PANEL SIDING</u> <u>COLOR WHITE</u>

• **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: TO MATCH EXISTING
- Proposed NEW Window Trim: TO MATCH EXISTING
- Trim: Color(s): WHITE

\*\* Do the proposed changes affect the overhangs? No

• **DECKS**

N/A

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Parcel ID  
**020-001325**

Map Routing No.  
**L050 03700**

Location  
**2602 BRENTWOOD RD**



0 15 30 45 60 75 ft

Parcel Information		
Owner Name: HIRSCH RICHARD A HIRSCH MEGAN L	Appraised Total: \$330900	Last Transferred: 07/27/2004
Calc Acreage: 0.183	Sale Price: \$0.00	Annual Taxes: \$7899.54

**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.

A New Addition For

# The Hirsch Residence

2602 Brentwood Road

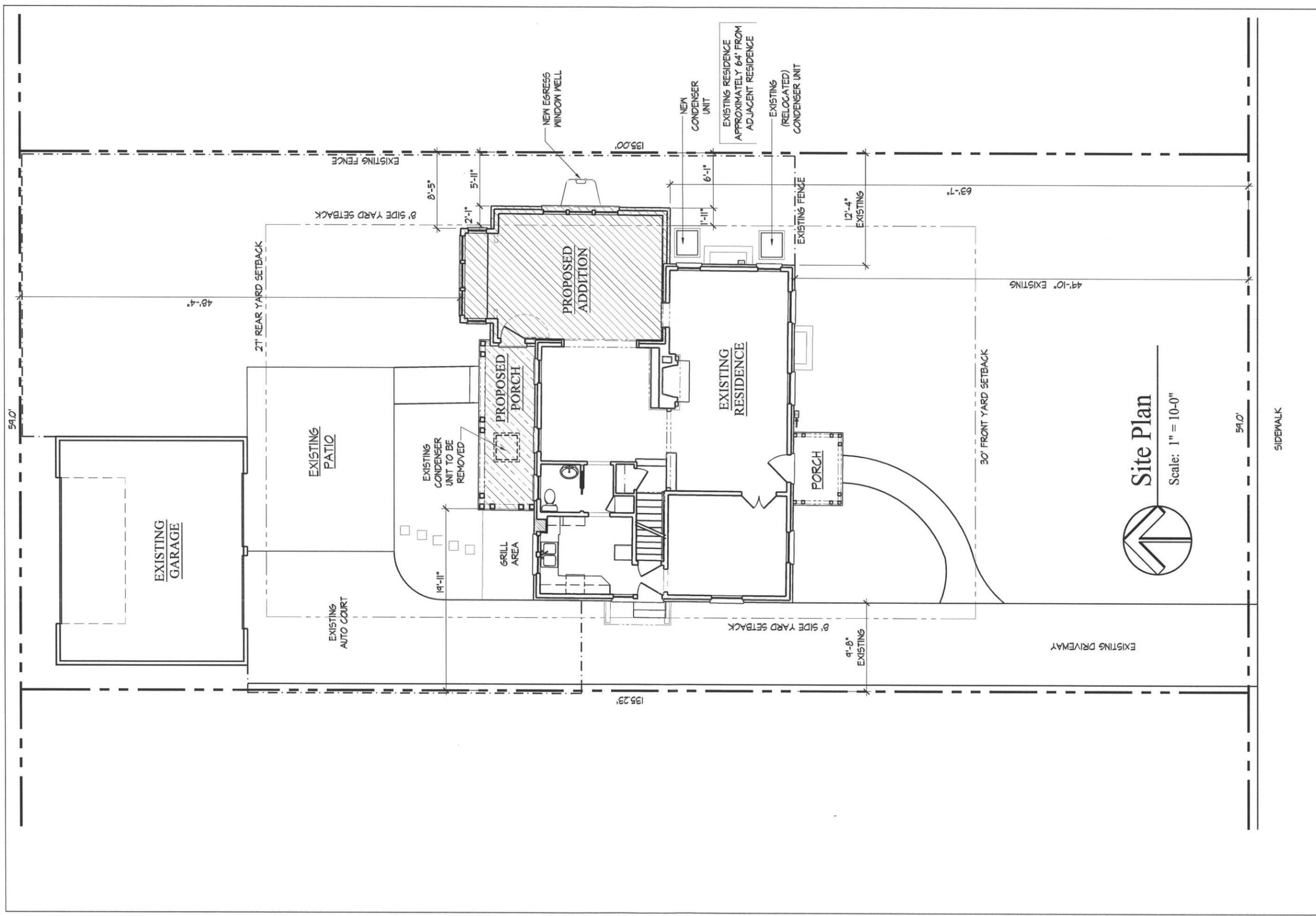
Bexley, Ohio 43209

DEAN A. WENZ

---

A R C H I T E C T S

The Hirsch Residence  
2602 Brentwood Road Bexley, Ohio 43209

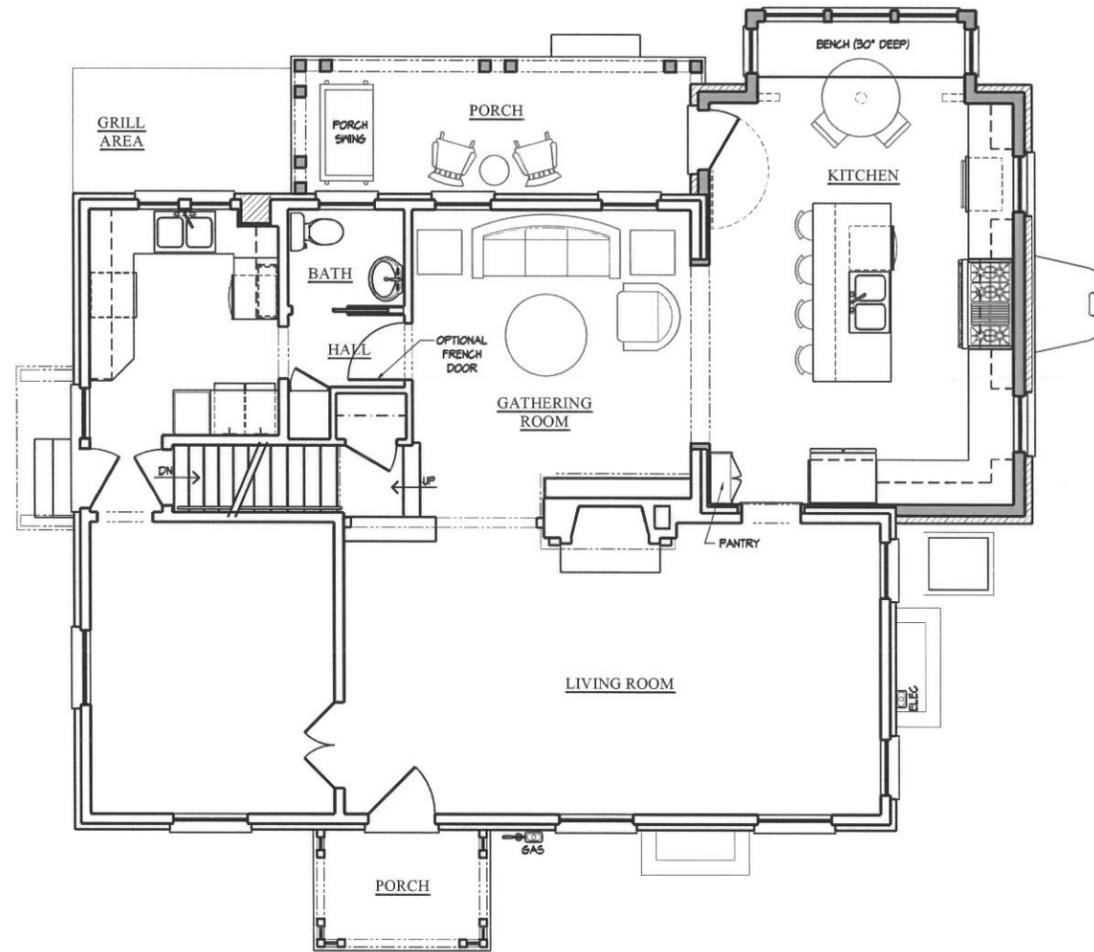


DEAN A. WENZ  
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

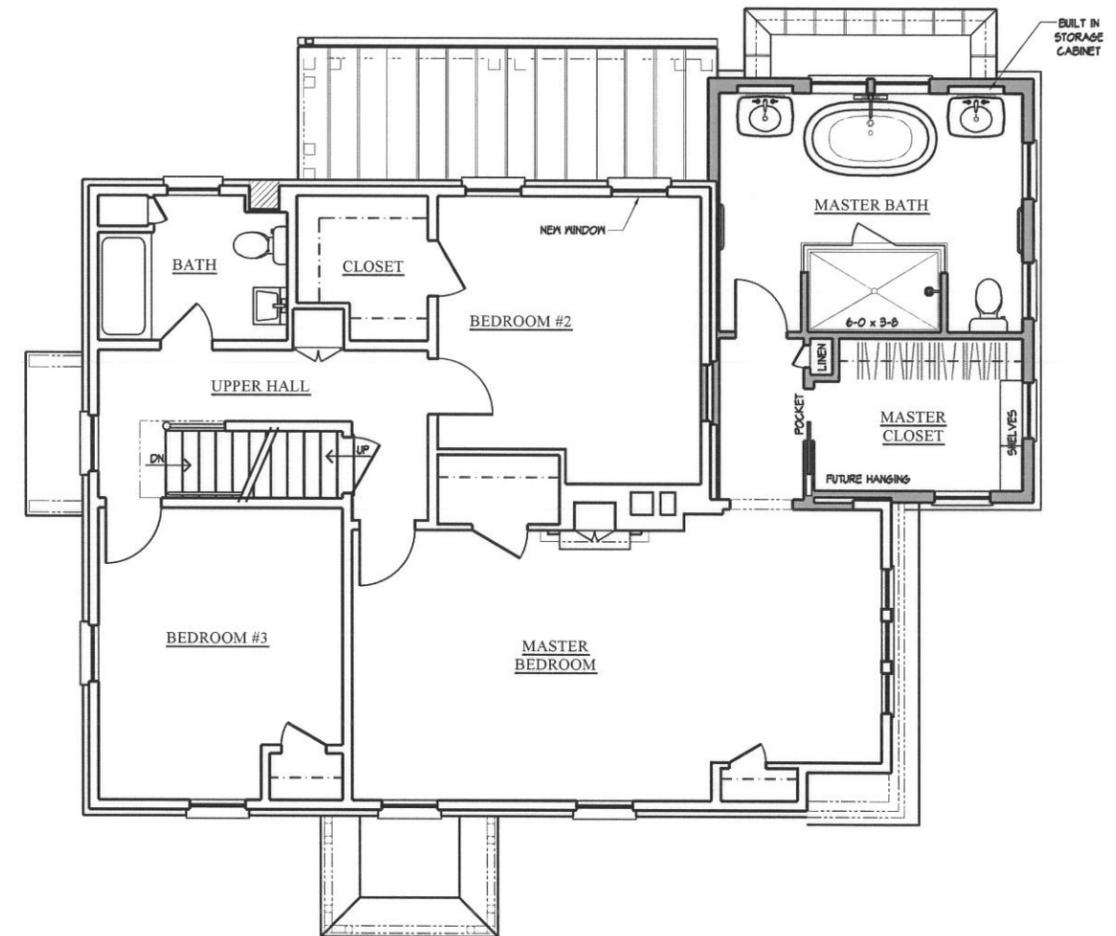
# DEAN A. WENZ

A R C H I T E C T S



First Floor Plan

Scale: 1/8" = 1'-0"



Second Floor Plan

Scale: 1/8" = 1'-0"

Date 1/3/14	Project Number 2013-049	Project Name The Hirsch Residence	Sheet 2 of 5
----------------	----------------------------	--------------------------------------	-----------------

DEAN A. WENZ

A R C H I T E C T S



Left Side Elevation



Right Side Elevation



Back Elevation



Front Elevation

Date 1/3/14	Project Number 2013-049	Project Name The Hirsch Residence	Sheet 3 of 5
----------------	----------------------------	--------------------------------------	-----------------

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



SOUTH (FRONT) ELEVATION



EAST ELEVATION

EXISTING PHOTOS

Date 1/3/14	Project Number 2013-049	Project Name The Hirsch Residence	Sheet 4 of 5
----------------	----------------------------	--------------------------------------	-----------------

2463 E. Main Street Bexley, Ohio 43209 (614) 239-6868 Fax (614) 239-9868



NORTH (REAR) ELEVATION



WEST ELEVATION

EXISTING PHOTOS

Date 1/4/14	Project Number 2013-049	Project Name The Hirsch Residence	Sheet 5 of 5
----------------	----------------------------	--------------------------------------	-----------------

2463 E. Main Street Bexley, Ohio 43209 (614) 239-6868 Fax (614) 239-9868