

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, April 10th, 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.: 14-008
- Applicant: Gerald Schultz, Behal Sampson Dietz
- Owner: Jennifer Wasserstrom
- Location: 201 N. Drexel Ave.
- Request: The applicant is seeking architectural review and approval to allow a 2nd story addition at the rear (west side) of the principal structure, which will enclose the existing open balcony.

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 04-03-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014608

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 201 N. DREXEL AVE Zoning District R-2

6. OWNER JENNIFER WASSERSTROM Phone # _____ or Cell # _____

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

7. Applicant GERALD SCHULTZ E-mail gschultz@ Phone # 614/358-7465 or Cell# _____
BEHAL SAMPSON E-mail bsdarchitects.com

Address DIETZ 940 W. THIRD AVE /City, State, Zip COLUMBUS, OH 43212

8. Brief Description of Request and/or Variance ENCLOSE EXISTING BALCONY TO ENLARGE MASTER BATH

9. Valuation of Project \$ \$70,000

• 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 Gerald W. Schultz /DATE 3.20.14

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

**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 201 N DREXEL AVE Zoning District R-2

Lot Width 91 ft Depth 250 ft Total Area 22,750 sq ft

Existing Residence (foot print) 2438 sq ft Garage 805 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 125 sq ft Height one-story _____ two-story

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

Permitted Lot Coverage 25 % = 5687.5 sq ft

Lot to be covered NO CHANGE % = _____ 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 BEHAL · SAMPSON · DIETZ

Contractor/Builder OWNER

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED ENCLOSE EXISTING BALCONY TO ENLARGE MASTER BATH

• 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: SAME AS EXISTING IF POSSIBLE

3. New Roofing Type, Style & Color: MATCH EXISTING AS CLOSELY AS POSSIBLE

• **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: TBD

4. New Window Style, Material & Color: CASEMENTS, ALUM CLAD WOOD
TAN - MATCH EXISTING

• **DOORS**

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

N.I.A.
 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 _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
(●)	(●)	Stucco <u>TEXTURE AND COLOR TO MATCH EXIST.</u>
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other _____

AS CLOSELY AS POSSIBLE

• **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: N.I.A.

4. Proposed NEW Window Trim: CEDAR

5. Trim: Color(s): MATCH EXISTING

** 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: _____

Proximity Report Results

5515746/6671141
The selection distance was **100 feet**.
The selected parcel was **020-004114**.

To view a table showing the **10 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

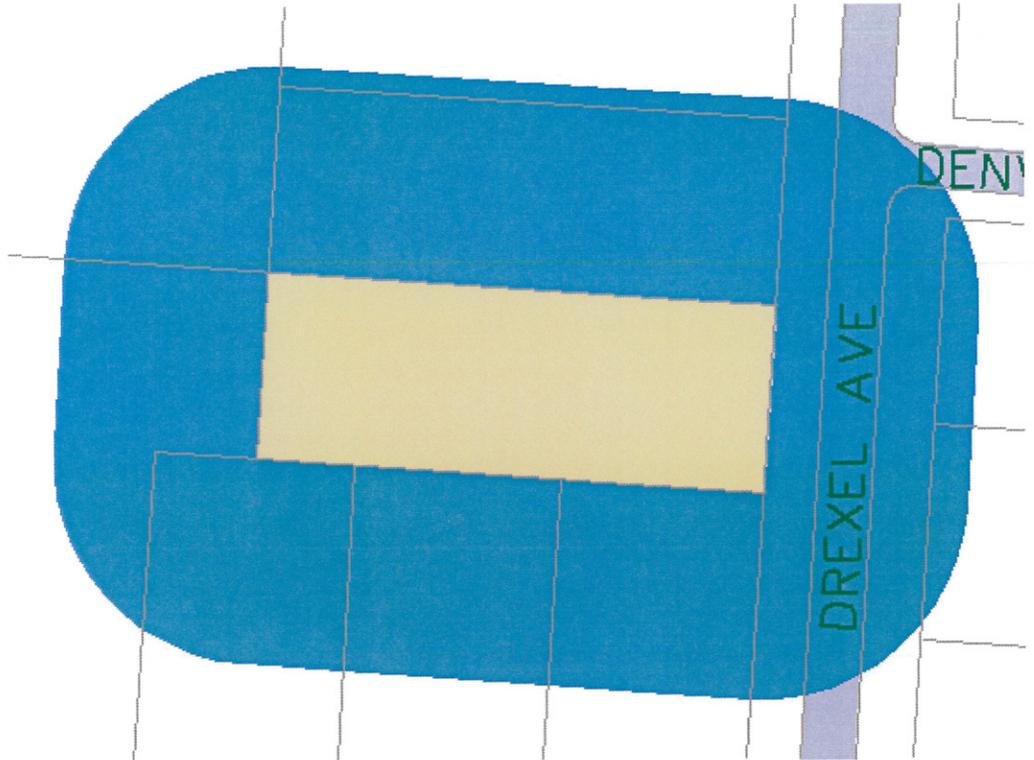


Image Date: Tue Apr 1 14:37:35 2014

Proximity Parcels

Hint: To copy this report to another program:

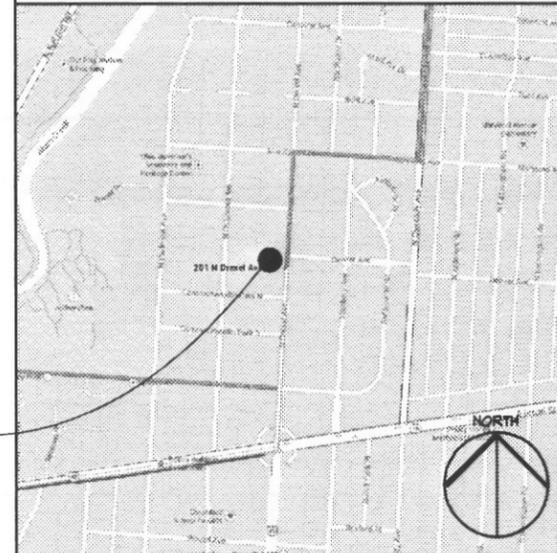
1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-002204	BRIGDON CASSANDRA N	2416 N COMMONWEALTH
020-002708	GROSSMAN ABIGAIL P TR GROSSMAN MATT	231 DREXEL
020-000114	HOCKENBERRY SCOTT E MULHOLLAND ANDR	2388 N COMMONWEALTH
020-002171	KAUFFMAN RONALD W & RENEE C	200 N COLUMBIA
020-002170	KBD ADVISORS LLC	2402 COMMONWEALTH
020-002402	KEYES STEPHEN BONFIELD LAUREN B	206 N DREXEL
020-004484	LAZARUS DOROTHY G	236 N COLUMBIA
020-002199	RIBBLER SAMUEL & HELEN A	219 DREXEL
020-004114	WASSERSTROM JENNIFER G TR	201 DREXEL
020-001764	ZOX MELISSA L	192 N DREXEL



LOCATION MAP



BBAL|SAMPSON|DIETZ
ARCHITECTURE & CONSTRUCTION

890 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-484-1933
FAX 614-298-2149
WWW.BSDARCHITECTS.COM

PROJECT INFORMATION

PROPOSED IS ENCLOSURE OF
EXISTING 2ND FLOOR BALCONY
TO ADD 125 SQ. FT. TO MASTER BATH.

NO CHANGE IN ZONING.

NO CHANGE IN USE.

PROJECT LOCATION
201. N DREXEL AVE.

250'
SITE PROPERTY LINE

EXISTING DRIVEWAY

PROPOSED ADDITION
ENCLOSING BALCONY

EXISTING
ROOFLINE

EXISTING TWO-STORY
SINGLE FAMILY
RESIDENCE

PARCEL ID
020-004114-00

N. DREXEL AVE.

SITE PROPERTY LINE
91.66'

SITE PROPERTY LINE
250'

2402 COMMONWEALTH PK
EXISTING GARAGE

WASSERSTROM RESIDENCE

201 N. DREXEL AVE.
COLUMBUS, OH 43204

BZA REVIEW SET - 3-19-14

SD.1

SITE PLAN

SCALE: 1" = 10'-0"

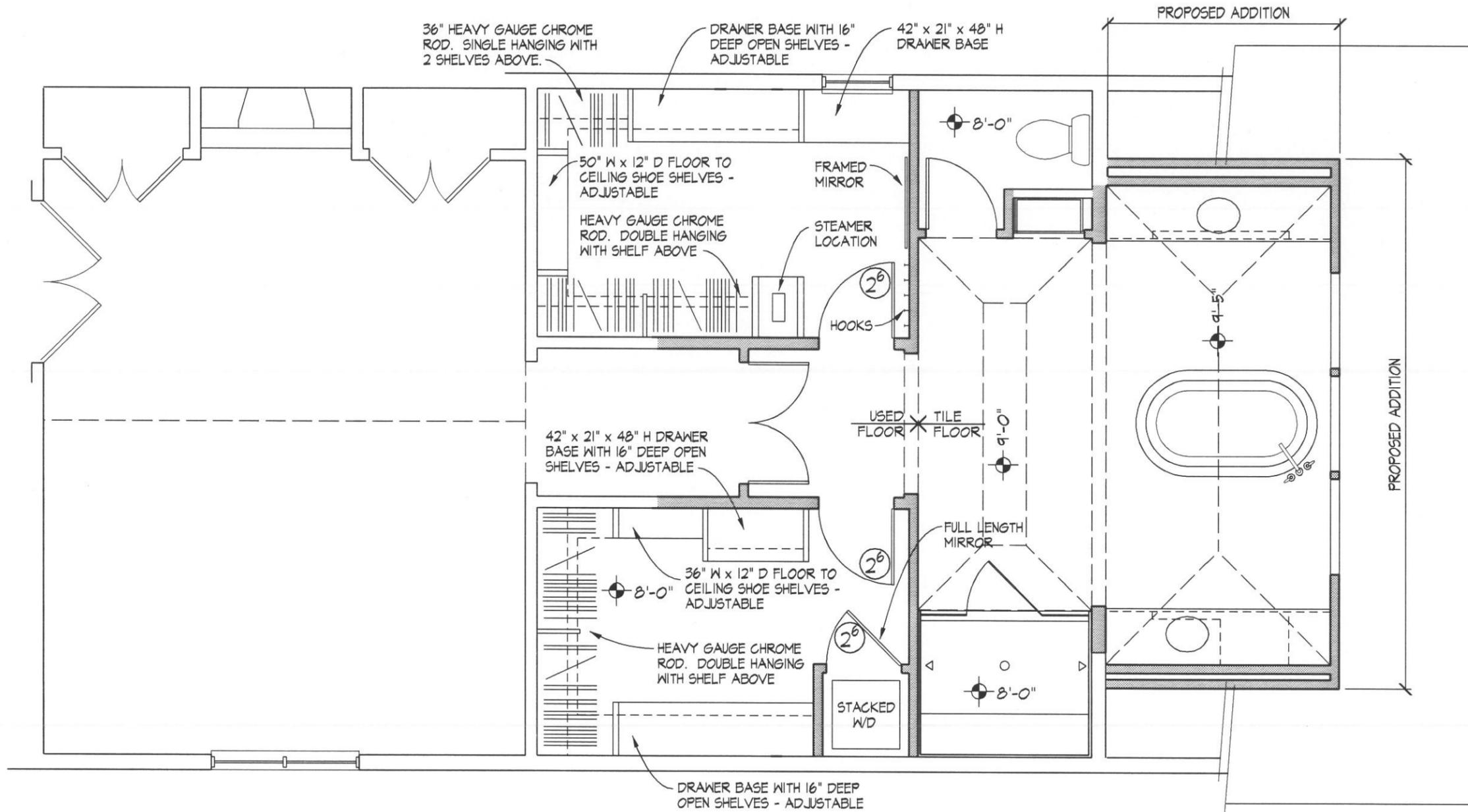


NORTH



BEHAL|SAMPSON|DIETZ
ARCHITECTURE & CONSTRUCTION

890 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
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SECOND FLOOR ADDITION PLAN

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

WASSERSTROM RESIDENCE

201 N. DREXEL AVE.
COLUMBUS, OH 43204

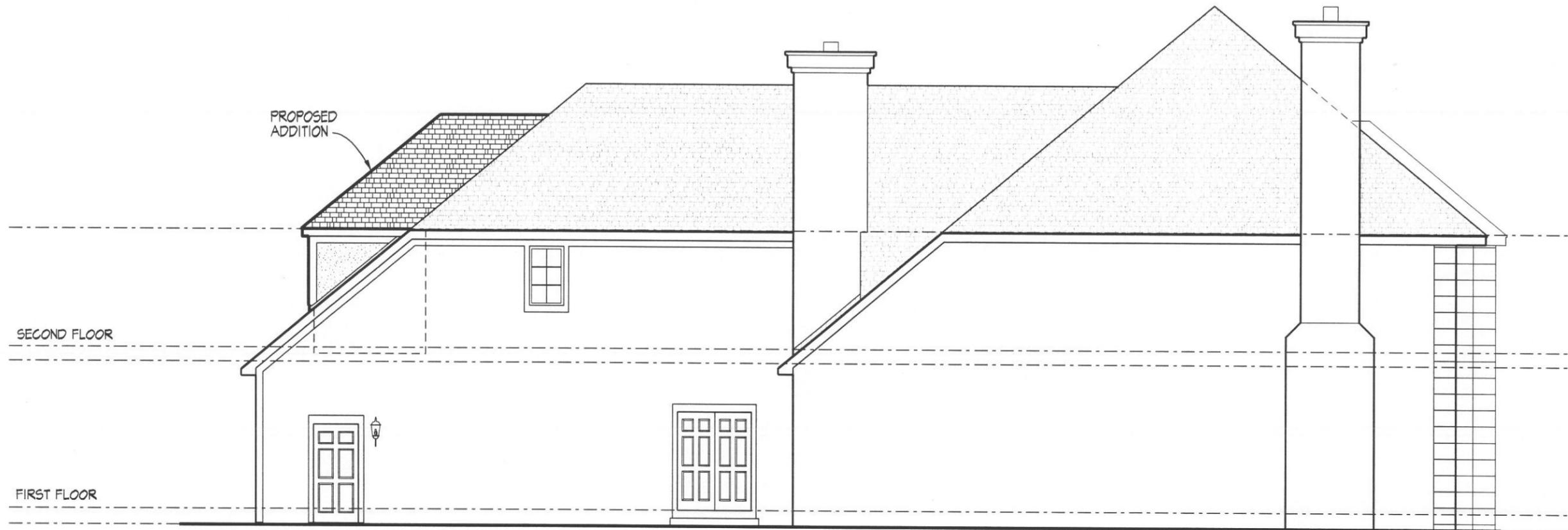
BZA REVIEW SET - 3-19-14

A1.2



BEHAL|SAMPSON|DIETZ
ARCHITECTURE & CONSTRUCTION

890 WEST THIRD AVENUE
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○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ WEST ELEVATION
SCALE: 1/8" = 1'-0"

WASSERSTROM RESIDENCE

201 N. DREXEL AVE.
COLUMBUS, OH 43204

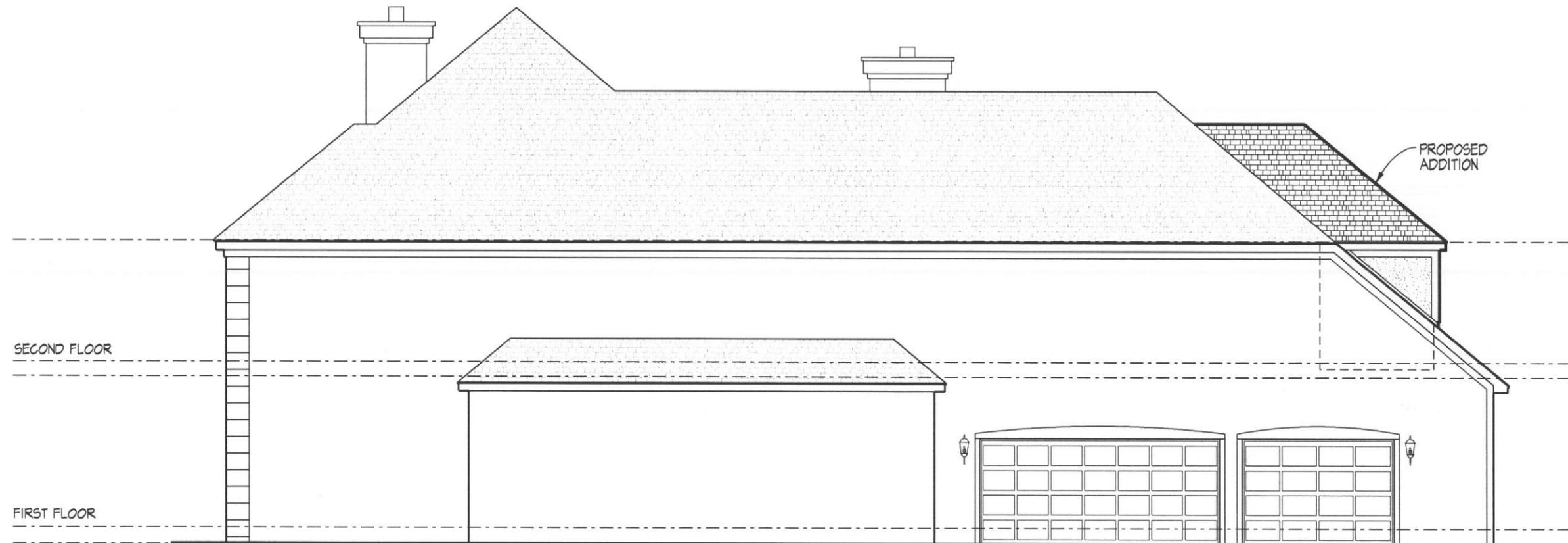
BZA REVIEW SET - 3-19-14

A3.1



BEHAL|SAMPSON|DIETZ
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WWW.BSDARCHITECTS.COM



○ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WASSERSTROM RESIDENCE
201 N. DREXEL AVE.
COLUMBUS, OH 43204

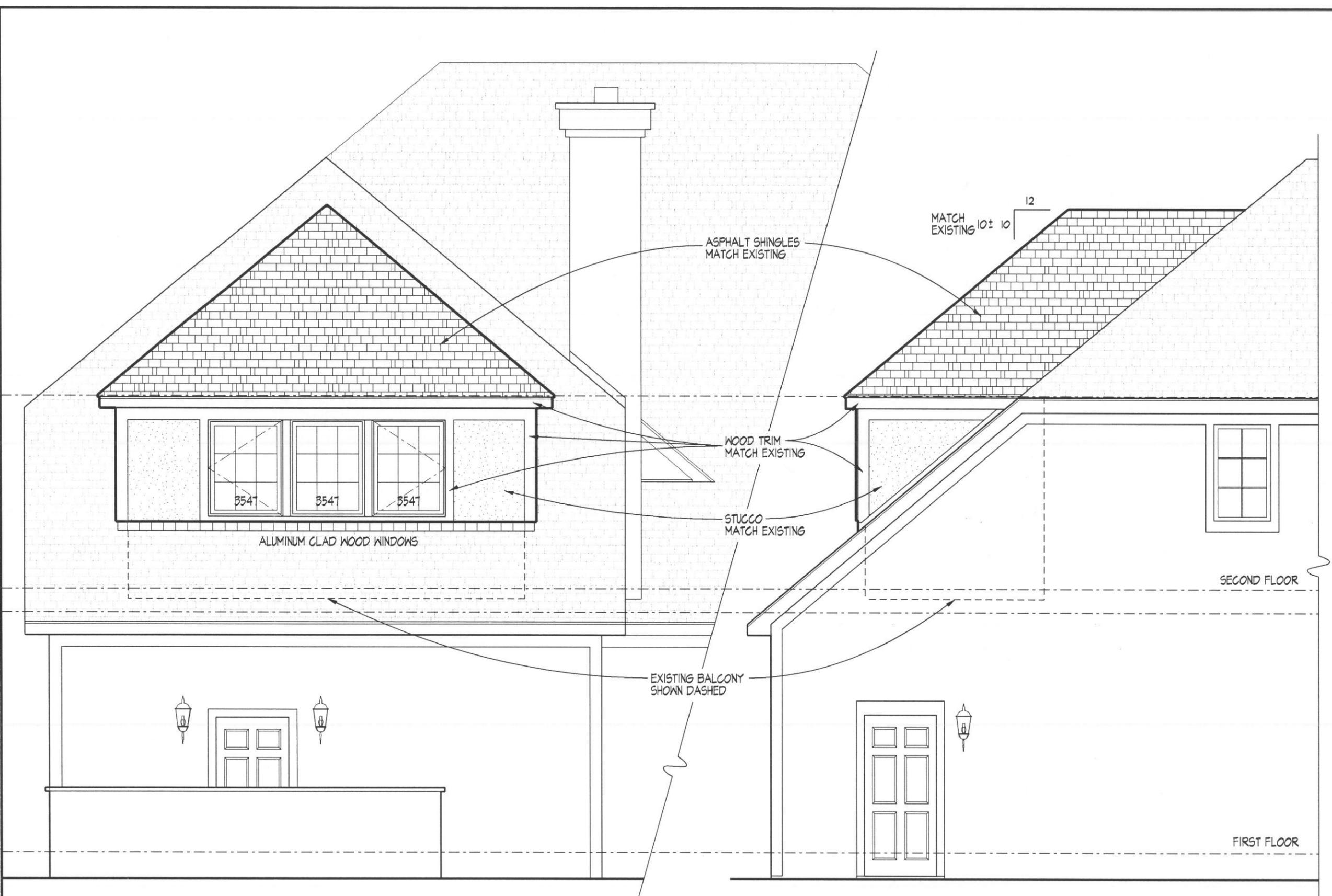
BZA REVIEW SET - 3-19-14

A 3.2



BEHAL|SAMPSON|DIETZ
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ASPHALT SHINGLES
MATCH EXISTING

MATCH EXISTING 10± 10

WOOD TRIM
MATCH EXISTING

STUCCO
MATCH EXISTING

ALUMINUM CLAD WOOD WINDOWS

EXISTING BALCONY
SHOWN DASHED

SECOND FLOOR

FIRST FLOOR

○ PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

○ PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WASSERSTROM RESIDENCE

201 N. DREXEL AVE.
COLUMBUS, OH 43204

BZA REVIEW SET - 3-19-14

A 3.3









