

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, May 8, 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- 012
Applicant: Randy Coffman
Owner: Moehrwg-Zbacnik
Location: 168 S. Dawson
Request: The applicant is seeking architectural review and approval to allow the existing screened porch to be removed and a 1- story addition to the rear (east side) of the principal structure, 2nd floor addition, and open entry porch at the rear entrance of the principal structure.

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 05-01-2014

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

*** RECEIPT ***

APPLICANT: RANDY COFFMAN

Receipt #: 20133214 04/25/2014

Application #: 20133897

Lot #: N/A

Address: 168 DAWSON AV S

Description: V

AMOUNT PAID: \$125.00

PAYMENT TYPE: CHK-1091

FEES: VARIANCE 125.00

AMOUNT DUE: \$0.00

By: _____



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014012 V

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 168 S. DAWSON AVE

Zoning District RG

6. OWNER MOEHRING-ZBACNIK

Phone # 228.7569 or Cell # 270.7563

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

7. Applicant RANDY COFFMAN

E-mail RC@RANDYCOFFMAN.COM Phone # 382.0524 or Cell# _____

Address P.O. BOX 9 /City, State, Zip LITROPOLIS, OH 43136
219 E. COLUMBUS ST.

8. Brief Description of Request and/or Variance SCREENED PORCH DEMO- ADDITION TO ENLARGE KITCHEN & BEDROOM. NEW 4-SEASON POOL. RESIDING & NEW WINDOWS IN A PORTION OF THE EXISTING RES.

9. Valuation of Project \$ 75,000

- 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 Randy & SA /DATE 4.9.14

Fee: based on valuation	\$	_____
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>125</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)

PAID

• LOT INFORMATION

Address 168 S. DAWSON AVE. Zoning District RC6
Lot Width 61.7 ft Depth 126.0 ft Total Area 7774 sq ft
Existing Residence (foot print) 1,103 sq ft Garage 365 sq ft
Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 367 sq ft _____ Height one-story two-story

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

Permitted Lot Coverage 35 % = 2,721 sq ft

Lot to be covered 23.6 % = 1,835 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 RANDY COFFMAN ARCHITECTURAL DESIGN, LLC
Contractor/Builder WAIBEL CONSTRUCTION - KYLE WAIBEL

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED _____

• 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

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

2. New Shingle Manufacturer: T.B.D.

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

• **WINDOWS**

- Existing Window Style:
 - Casement
 - Double Hung
 - Horizontal Sliding
 - Awning
 - Fixed
 - Exterior Storm
 - Other: _____
- Existing Window Materials: WHITE
 - Wood
 - Vinyl
 - Vinyl Clad Wood
 - Aluminum Clad Wood
 - Aluminum
 - Metal
 - Other: _____
- New Window Manufacturer: T.B.D.
- New Window Style, Material & Color: CASEMENT - 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 _____ / Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
<input checked="" type="checkbox"/>	()	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
<input checked="" type="checkbox"/>	()	Vinyl Siding
()	()	Aluminum Siding
()	<input checked="" type="checkbox"/>	Other: <u>HARDIE-BOARD</u>
		<u>HARDIE - STND LAP (5") 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: WHITE PAINTED WOOD & VINYL
- Proposed NEW Door Trim: HARDIE BOARD
- Proposed NEW Window Trim: HARDIE - BOARD
- Trim: Color(s): WHITE

** 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 _____

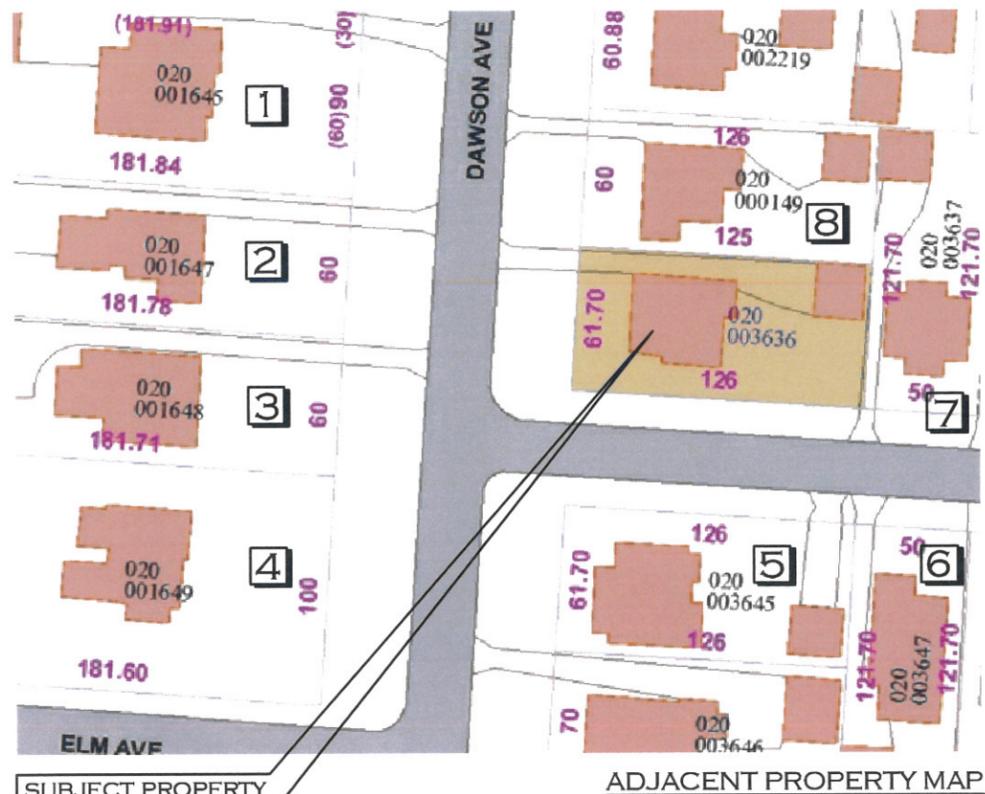
- 4. Proposed Railing Materials
- 5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

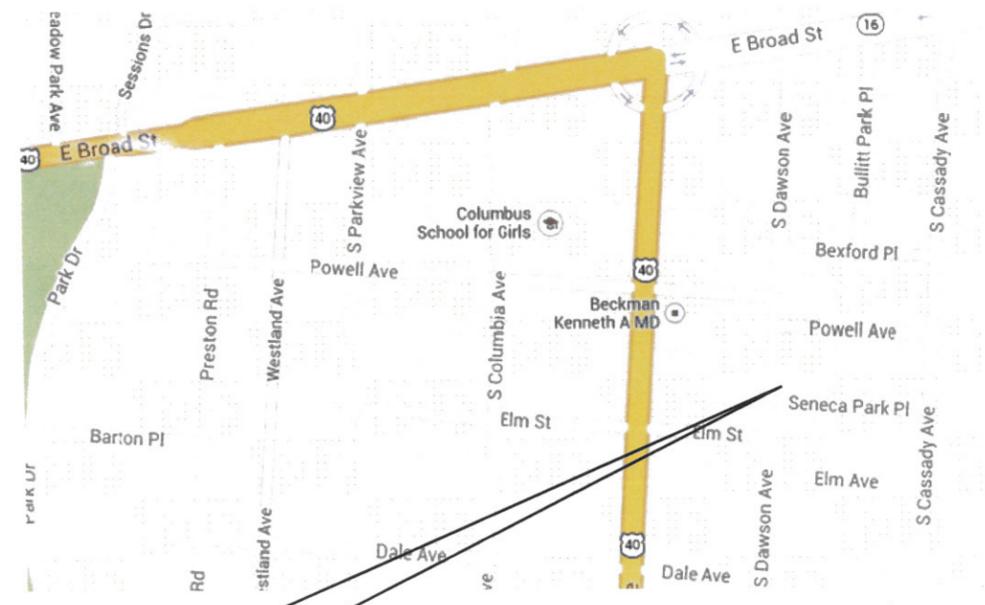
Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

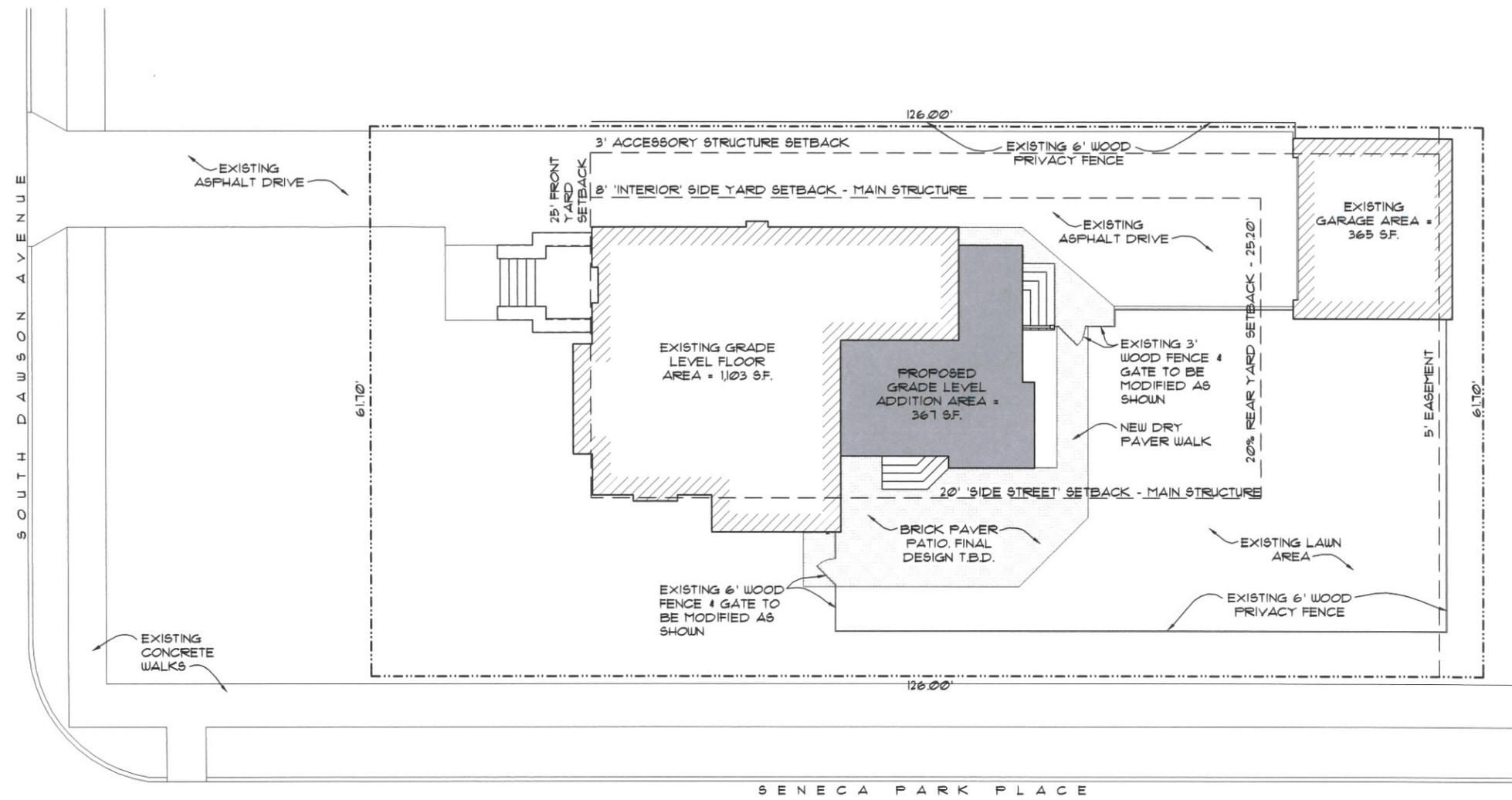
Conditions / Stipulations: _____



TAG	PARCEL ID #	ADDRESS	OWNER
1	020-001645	153 S. DAWSON AVE.	SANDER / SYDNEY
2	020-001647	163 S. DAWSON AVE.	LOWENSTEIN
3	020-001648	171 S. DAWSON AVE.	SCOTT / SULLIVAN
4	020-001649	181 S. DAWSON AVE.	APPELTON / CARTWRIGHT
5	020-003645	182 S. DAWSON AVE.	ZISMAN
6	020-003647	2447 SENCA PARK PL	HOLLANDER
7	020-003637	2448 SENCA PARK PL	CLARK
8	020-000149	160 S. DAWSON AVE.	PETUCHOWSKI / YENKIN



SUBJECT PROPERTY VICINITY MAP



THIS ARCHITECTURAL SITE PLAN HAS BEEN PREPARED WITH INFORMATION PROVIDED BY THE OWNER AND IS FOR GENERAL SITE REFERENCE ONLY. ANY ADDITIONAL SITE INFORMATION, VERIFICATION OR STAKING REQUIRED SHALL BE PROVIDED BY A CERTIFIED SURVEYOR LICENSED IN THE STATE OF OHIO.

PARCEL NUMBER: 020-003636-00
 ZONING DISTRICT- R6
 168 SOUTH DAWSON AVENUE.
 BEXLEY, OHIO 43209

TABULAR DATA	
LOT AREA	1,114 SF.
BUILDING COVERAGE	
EXISTING RESIDENCE AREA	1,103 SF.
EXISTING GARAGE	365 SF.
PROPOSED ADDITION AREA	367 SF.
TOTAL PROPOSED BLDG. AREA	1,835 SF.
ALLOWABLE: 35% COVERAGE	2,721 SF.

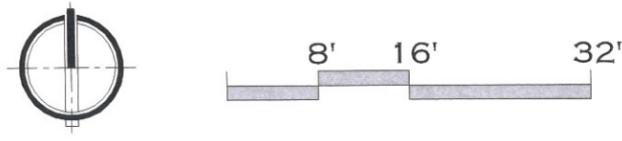
PROJECT DESCRIPTION

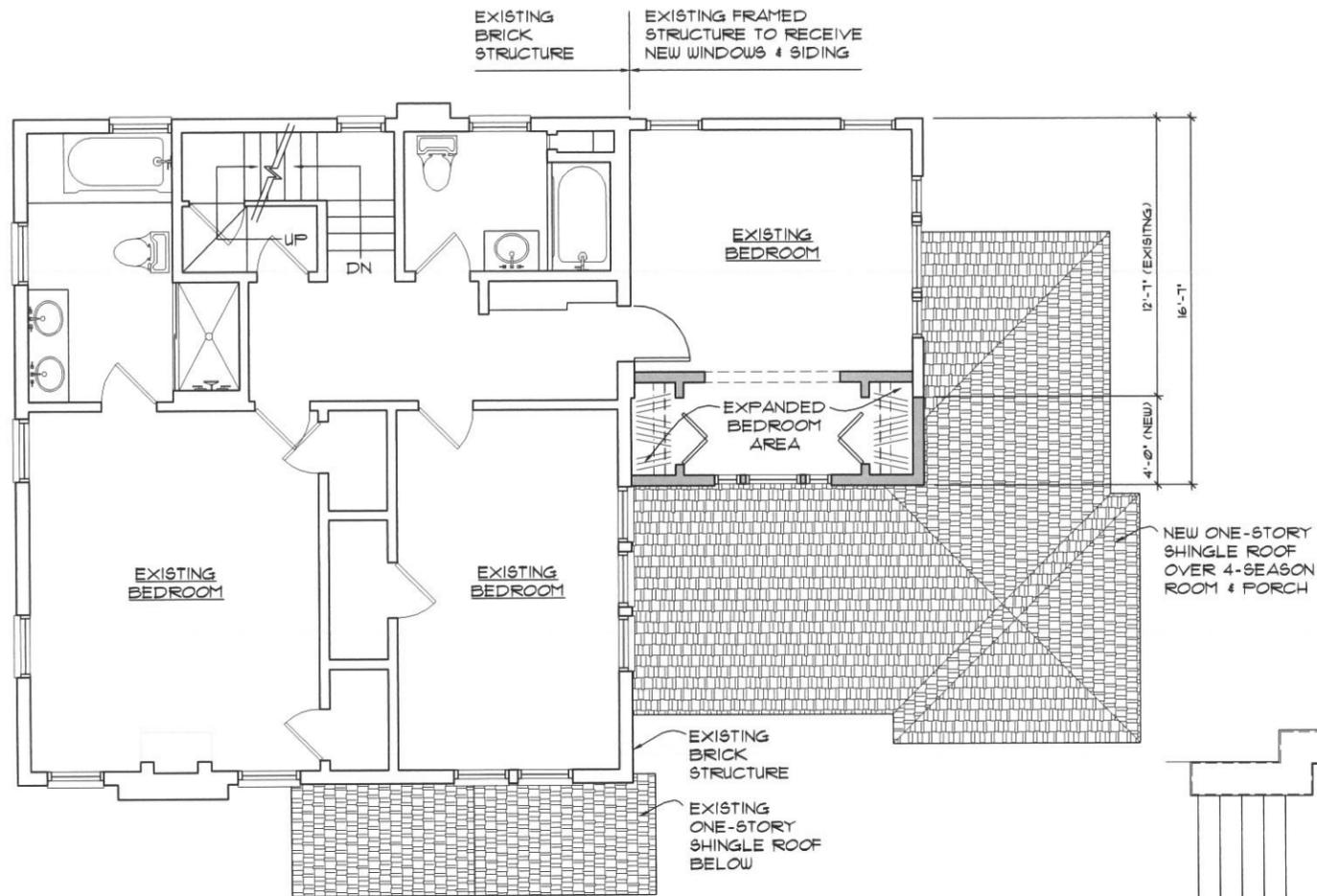
ADDITION AND PARTIAL RENOVATION TO AN EXISTING, 2-STORY, CORNER LOT RESIDENCE. THE ORIGINAL, PRINCIPAL STRUCTURE IS ALL BRICK. THERE IS AN EXISTING, 2-STORY, PREVIOUS ADDITION ON THE REAR WHICH IS WOOD FRAMED. PROJECT DEMOLITION SHALL INCLUDE THE REMOVAL OF AN EXISTING (PREVIOUSLY ADDED) REAR, SCREENED PORCH AND THE VINYL SIDING ON THE FRAMED STRUCTURE. EXTERIOR RENOVATION SHALL INCLUDE NEW WINDOWS & RE-SIDING ON THE EXISTING WOOD FRAME PORTION. WINDOWS IN THE BRICK PORTION TO REMAIN. NEW CONSTRUCTION SHALL INCLUDE A 2-STORY ADDITION TO ALLOW FOR KITCHEN AND BEDROOM EXPANSION. A SINGLE STORY, FOUR-SEASON ROOM DESIGNED TO APPEAR AS AN ENCLOSED PORCH WILL WRAP AROUND THE 2-STORY PORTION. ALSO, A PARTIALLY COVERED REAR ENTRY PORCH IS INCLUDED.

VICINITY MAP/ ADJACENT PROPERTY INFORMATION & ARCHITECTURAL SITE PLAN

168 DAWSON AVENUE
 BEXLEY, OHIO 43209

APRIL 8, 2014

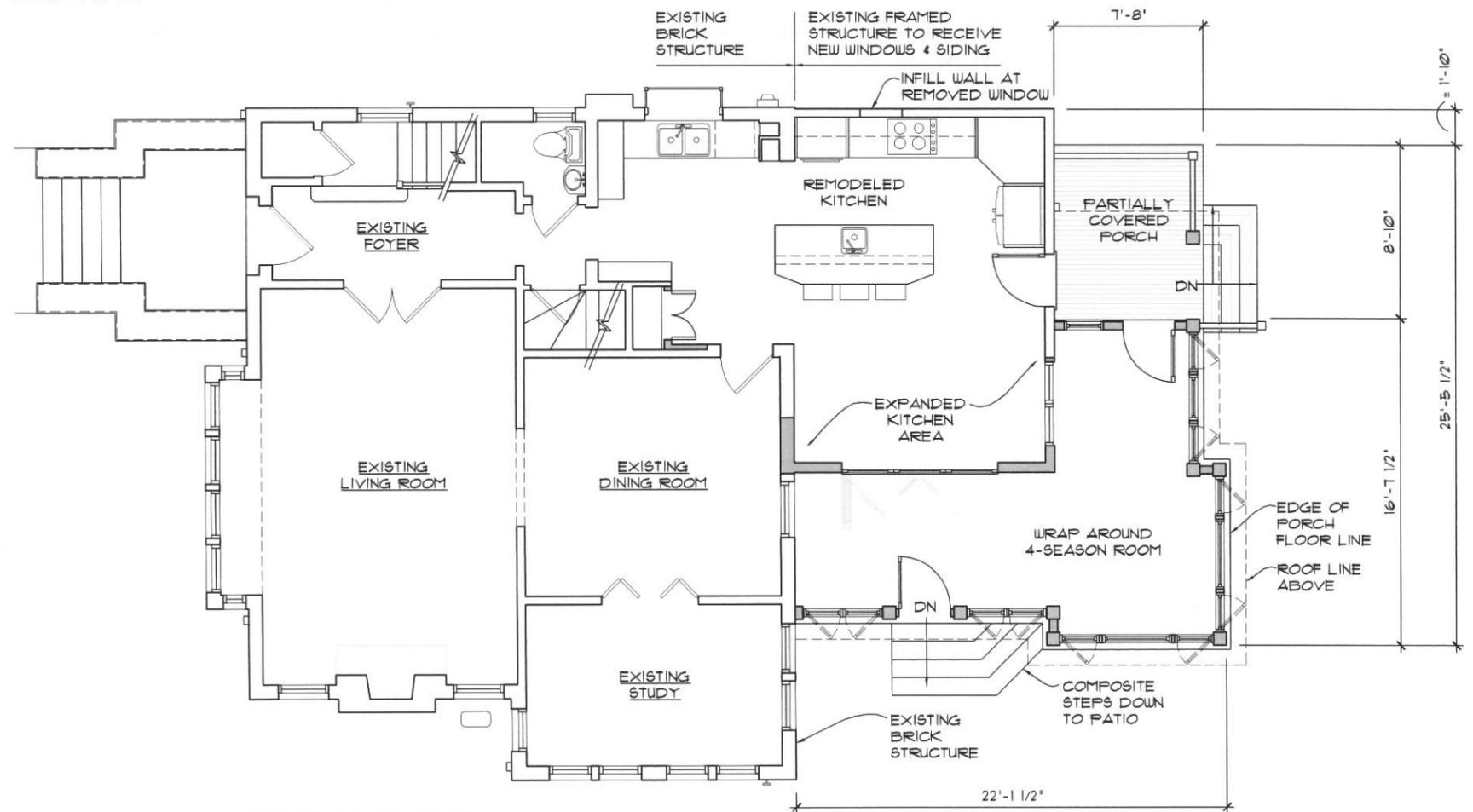




SECOND FLOOR PLAN

W A L L L E G E N D

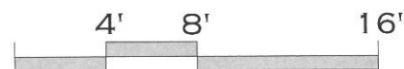
- EXISTING WALL TO REMAIN
- NEW WALL



FIRST FLOOR PLAN

FIRST & SECOND FLOOR PLANS
 168 DAWSON AVENUE
 BEXLEY, OHIO 43209

APRIL 8, 2014



PREVIOUS, FRAMED
ADDITION TO RECEIVE
NEW WINDOWS & SIDING

ORIGINAL, 2-STORY
BRICK STRUCTURE
(NO WORK)

DETACHED GARAGE
(NO WORK)



WEST (FRONT) & NORTH ELEVATIONS



WEST (FRONT) & SOUTH ELEVATIONS



ORIGINAL, 2-STORY
BRICK STRUCTURE
(NO WORK)

PREVIOUS, FRAMED
ADDITION TO RECEIVE
NEW WINDOWS & SIDING

FENCE & GATE TO BE
MODIFIED. SEE PLAN

NORTH & EAST ELEVATIONS

ORIGINAL, 2-STORY
BRICK STRUCTURE
(NO WORK)

PREVIOUS, FRAMED
ADDITION TO RECEIVE
NEW WINDOWS & SIDING

SCREENED PORCH
ADDITION TO BE
REMOVED

FENCE & GATE TO BE
MODIFIED. SEE PLAN



EAST ELEVATION



SOUTH ELEVATION - EXISTING GARAGE



PREVIOUS, FRAMED
ADDITION (BEYOND)
TO BE EXPANDED
THIS SIDE. SEE
ELEVATIONS

SCREENED PORCH
ADDITION TO BE
REMOVED

ORIGINAL, 1-STORY
BRICK 'BUMP-OUT' TO
REMAIN

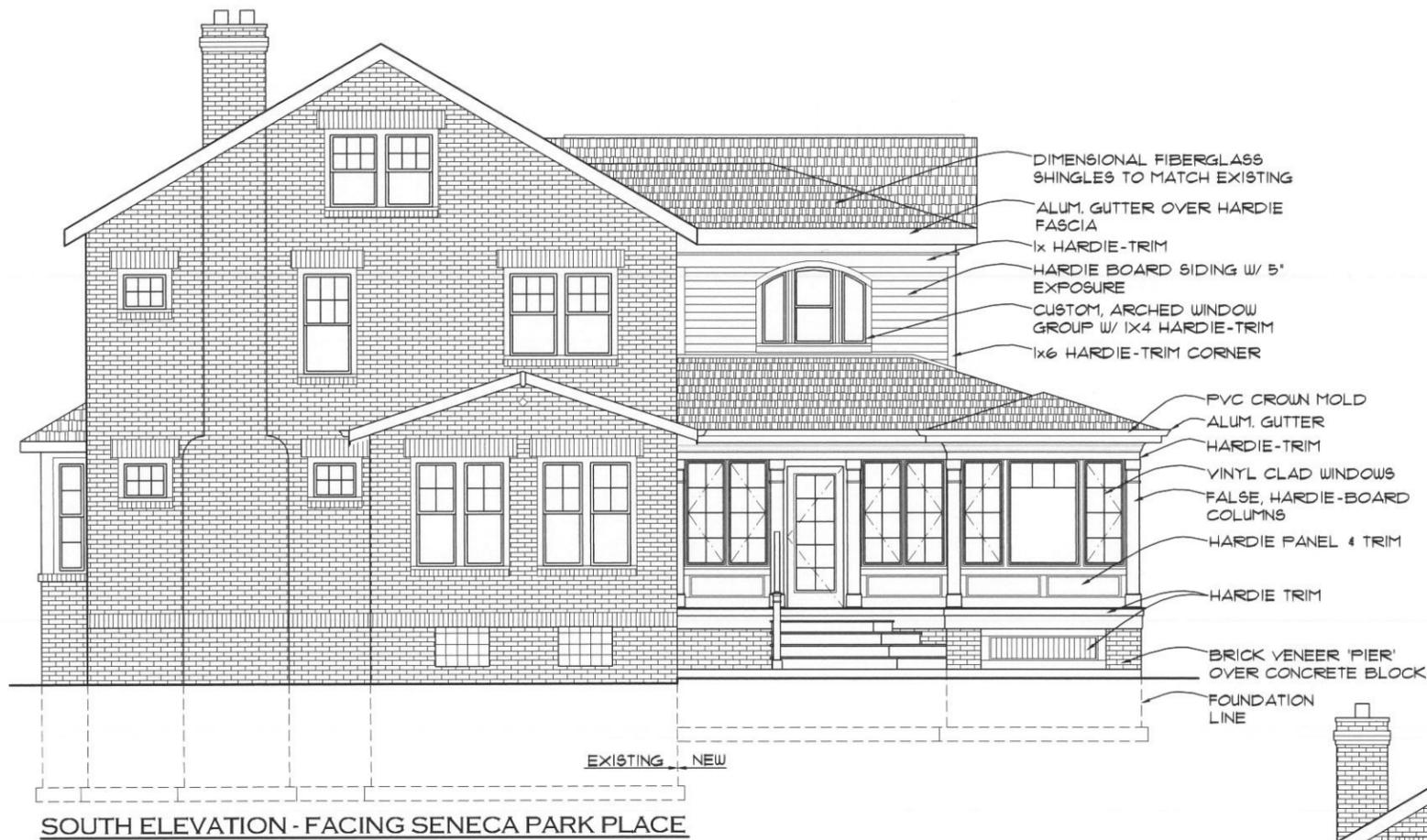
SOUTH ELEVATION

EXISTING BUILDING PHOTOS
168 DAWSON AVENUE
BEXLEY, OHIO 43209

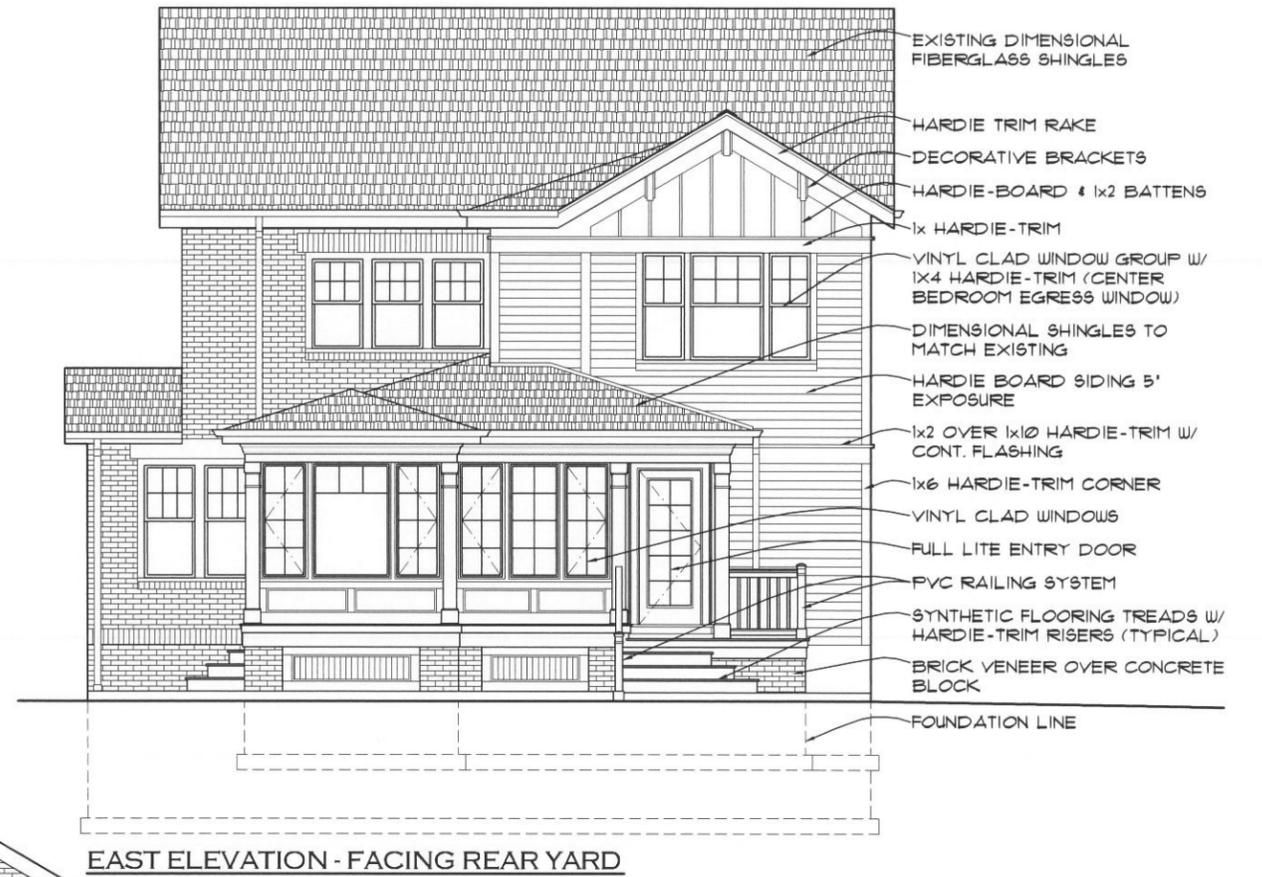
APRIL 8, 2014

RANDYCOFFMAN
ARCHITECTURAL DESIGN, LLC

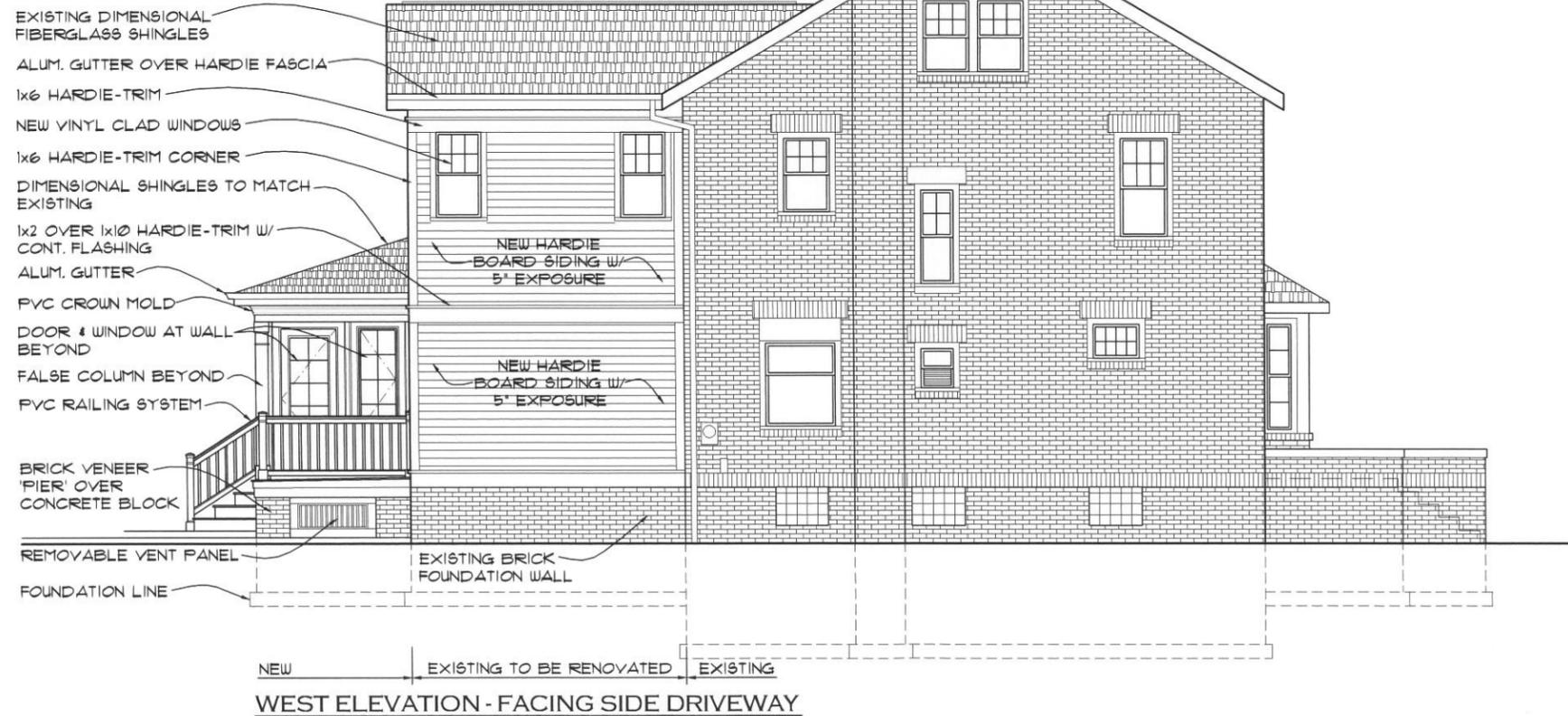
P.O. Box 9 LITHOPOLIS, OHIO 43136 WORK: 614.382.0524 CELL: 614.370.0962



SOUTH ELEVATION - FACING SENECA PARK PLACE



EAST ELEVATION - FACING REAR YARD



WEST ELEVATION - FACING SIDE DRIVEWAY

EXTERIOR ELEVATIONS
168 DAWSON AVENUE
BEXLEY, OHIO 43209

APRIL 8, 2014

