

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, June 12, 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- 019
- Applicant: Julie Steigerwald
- Owner: Affiniti Partners
- Location: 2270 Bryden Road
- Request: The applicant is seeking architectural review and approval to allow 1,119sq' detached garage in the rear yard. The applicant is also seeking 2 variances from Bexley Code Section 1260.07 (e), which requires 1) accessory structures to be at least three feet from all property and right-of-way lines and 2) Detached garages shall not be located less than ten feet from a principal structure. The applicant would like to construct the garage 2' from the rear property line and 9'4" from the principal structure. The applicant is additionally seeking a variance from Bexley Code Section 1260.11 (a), which limits accessory structure to thirty-five(35%) or less of the footprint of the principal structure, to allow the garage to be 1,119sq'.

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 06-05-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 204019

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 2270 BRYDEN RD. Zoning District R-6

6. OWNER AFFINITY PARTNERS Phone # _____ or Cell # 614.306.0640

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

7. Applicant JULIE STEIGERWALD E-mail compassrosejes@hotmail.com Phone # _____ or Cell # 614.806.4371
Address 967 STATE ROUTE 61 / City, State, Zip NORWALK, OHIO 44857

8. Brief Description of Request and/or Variance VARIANCE FOR LOT COVERAGE OF GARAGE, BECAUSE IT COVERS MORE THAN 35% OF HOUSE SQUARE FOOTAGE - IT INVOLVES AN ENLARGEMENT OF EXISTING GARAGE

9. Valuation of Project \$ 36,000.00

• APPLICATION REVIEW FEES, (based on valuation of the project): \$105.00
\$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 Julie Steigerwald / DATE 22 May 2014

Fee: based on valuation	\$ <u>105.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>205.00</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 2270 BRYDEN RD. Zoning District R-6

Lot Width 90 ft Depth 133 ft Total Area 11,970 sq ft

Existing Residence (foot print) 1727 sq ft Garage 7392 sq ft

Existing Building Height garage one-story two-story house garage + 287 attached workshop = 678 #

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

Proposed Garage ~~4111~~ sq.ft. 17' Height one-story _____ two-story

Permitted Lot Coverage 35% % = 4190 sq ft

→ 832 # garage + 287 # attached workshop = 1119 #

Lot to be covered 24 % = 2856 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 JULIE STEIGERWALD

Contractor/Builder AFFINITI PARTNERS

Preliminary Review _____

Final Review

• DESCRIPTION OF CHANGES PROPOSED demolition of existing very small 2-car garage, & construction of new 3-car garage.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

The existing garage is very substandard, both size-wise and aesthetically. Also, the floor level (exg.) is below the driveway.

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: GAF

3. New Roofing Type, Style & Color: DIMENSIONAL ASPHALT SHINGLES, COLOR SIMILAR TO NEW SLATE SHINGLES ON NEW HOUSE ADDITION.

* NOTE: obviously we do not have a problem w/ total lot coverage, however the garage is more than 35% of the footprint of the house. However, the garage also includes an existing attached workshop space, which is not a garage. I have

I included a break-down of all the numbers, areas, etc.

• **WINDOWS**

1. Existing Window Style: House
 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: _____
4. New Window Style, Material & Color: _____

• **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 RAISED PANEL Style _____ Color MATCH HOUSE COLOR
NO WINDOWS

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(✓)	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	(✓)	Other <u>CEMENT BOARD SIDING</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: CEMENT BOARD (MATCH NEW HOUSE ADDITION)
4. Proposed NEW Window Trim: CEMENT BOARD (" " " ")
5. Trim: Color(s): MATCH HOUSE TRIM COLOR

** Do the proposed changes affect the overhangs? NO

• **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: _____

2270 Bryden

Proximity Report Results

285034/563354
The selection distance was **75 feet**.
The selected parcel was **020-003592**.

To view a table showing the **8 parcels** within the displayed proximity, scroll down.

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

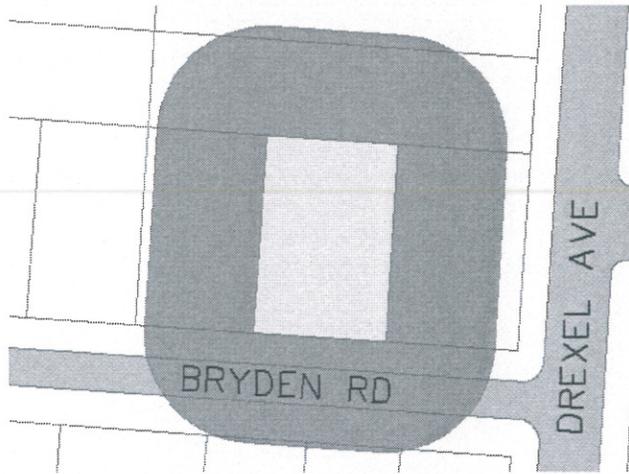


Image Date: Mon Jun 2 10:27:41 2014

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
020-003592	AFFINITI HOUSING PARTNERS LLC	2270 BRYDEN
020-001974	BETTAC LOUISE TOD	2281 BRYDEN
020-001752	BITTON MICHA BITTON NATALIA	455 S DREXEL
020-003462	HUMPHREY THAD A & REBECCA M	2258 BRYDEN
020-002909	KENY TIMOTHY C & KAREN L	447 S DREXEL
020-003620	SCHUSS KEITH N & EMILY I	2265 BRYDEN
020-003486	WEILAND EGLE G	465 S DREXEL
020-003631	WENTZ MARY M TR	2275 BRYDEN



22 May, 2014

2270 BRYDEN RD. GARAGE ADDITION, BEXLEY, OHIO

PROJECT DESCRIPTION:

This project is an enlargement of the scope of a residential remodeling project which was previously approved by the BZA, and is now under construction. The previous project consisted of the demolition of an existing one story addition to the house, and the construction of a new two story addition in its place. The owners are now requesting a remodeling of the existing garage, which is a very small two car masonry garage, with a workshop space attached (a later addition). The proposed remodeling consists of tearing down the existing garage, and building a new three car garage in its place. The workshop space is to remain, with the new garage is to be constructed using materials and detailing to match the new house addition under construction.

VARIANCE REQUEST:

Because the house sits on a relatively large lot, the total proposed new lot coverage (house + garage) is well below 35% of the total lot area. (1,334 sq. ft. less than max.) However, the garage as proposed is larger than 35% of the house footprint, the maximum allowed by the zoning code. 35% of the principle structure is 604 sq. ft., and the proposed new garage would be 1,119 sq. ft., exceeding the maximum area allowed by 515 sq. ft. One factor of hardship is that the garage footprint includes the previous addition of a workshop space which is not technically garage space (cars cannot be stored in it), but is included in the garage square footage total.

It is our belief that the proposed garage remodeling is reasonable given the large lot size, the needs of modern homeowners in Bexley, and the fact that its construction will be of better quality and more visually pleasing than the existing, making a connection with the house addition now under construction. It will also alleviate existing drainage problems caused by the fact that the current garage floor is below the level of the driveway. The proximity of the new garage to the house would create a more private, intimate "courtyard" type space for the patio within the larger yard, and as well as easier access to the house from the garage.

22 May, 2014

2270 BRYDEN RD. GARAGE ADDITION, BEXLEY, OHIO

Summary of Zoning Facts:

Lot area: 11,970 sq. ft.

House area (first floor footprint): 1,727 sq. ft.

Existing garage: 392 sq. ft.

New garage: 832 sq. ft.

Existing attached workshop: 287 sq. ft.

Existing garage/workshop: 678 sq. ft.

New garage/workshop: 1,119 sq. ft. (441 sq. ft. larger than exg.)

35% of lot area (11,970 sq. ft.) = max. lot coverage = 4,190 sq. ft.

New lot coverage (house + new garage/workshop) = 1,737 sq. ft. + 1,119 sq. ft. = 2856 sq. ft.

35% of house footprint: $.35 \times 1,727$ sq. ft. = 604 sq. ft.

New garage/workshop exceeds 35% by 515 sq. ft.

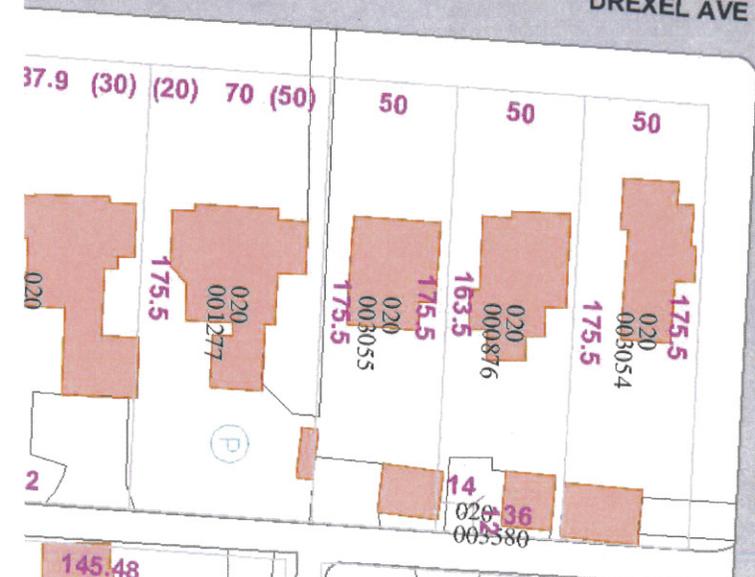
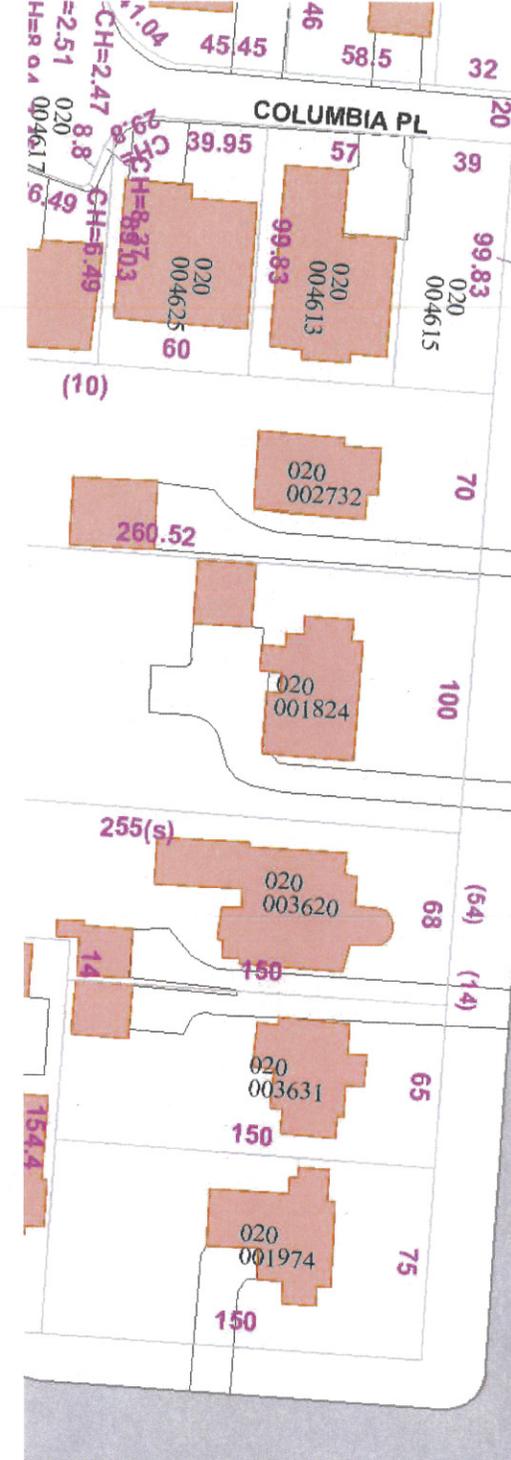
house
4 images, May 2014



garage
4 images, April 2014



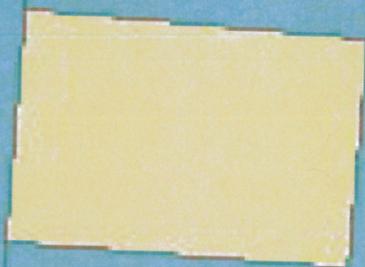




COLUMBIA PL

BRYDEN RD

DREXEL AVE



CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

*** RECEIPT ***

APPLICANT:

Receipt #: 20133401 06/02/2014

Application #: 20134173

Lot #: N/A

Address: 2270 BRYDEN RD

Description: V

AMOUNT PAID: \$205.00

PAYMENT TYPE: CHK-1868

FEES: VARIANCE 205.00

AMOUNT DUE: \$0.00

By:



→

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Permit Date: 06/02/2014

APPLICATION NUMBER : 2014019 V

Address: 2270 BRYDEN RD

Scope of Work: ARCHITECTURAL REVIEW
Project: REVIEW GARAGE

Owner: JOE RECCHIE/AFFINITI HOUSING P ARTNERS LLC
2270 BRYDEN RD

COLUMBUS, OH 43209

Telephone:

Applicant:

Telephone:

An application to request review upon payment of a fee of \$ \$205.00 is hereby granted.

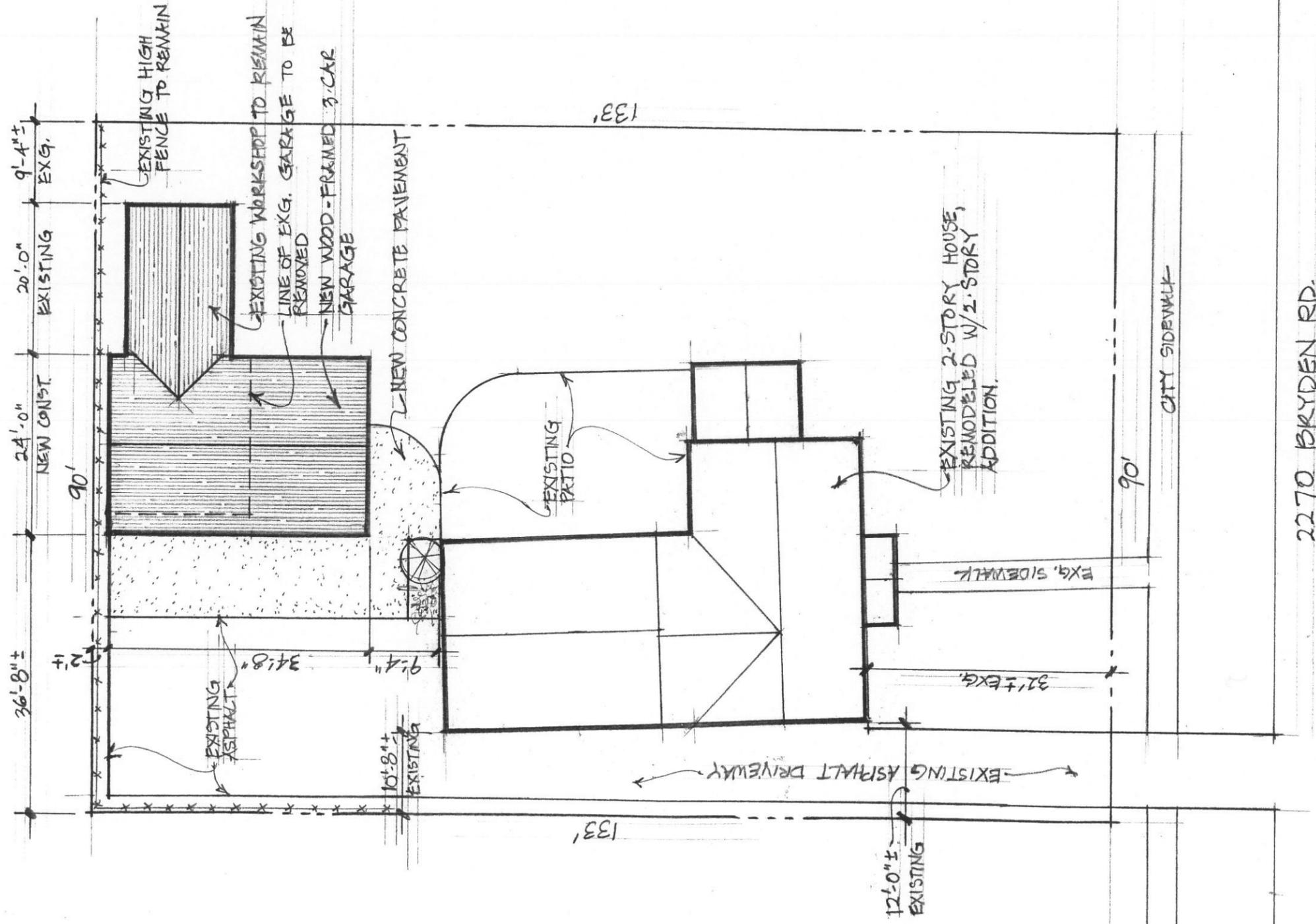
Receipt number: 20133401

KMR / JH
Zoning Officer

6-2-14
Date

= = = = = = = = = = = = = = =

Date of Review Meeting: _____ Action: ___Approved ___Denied



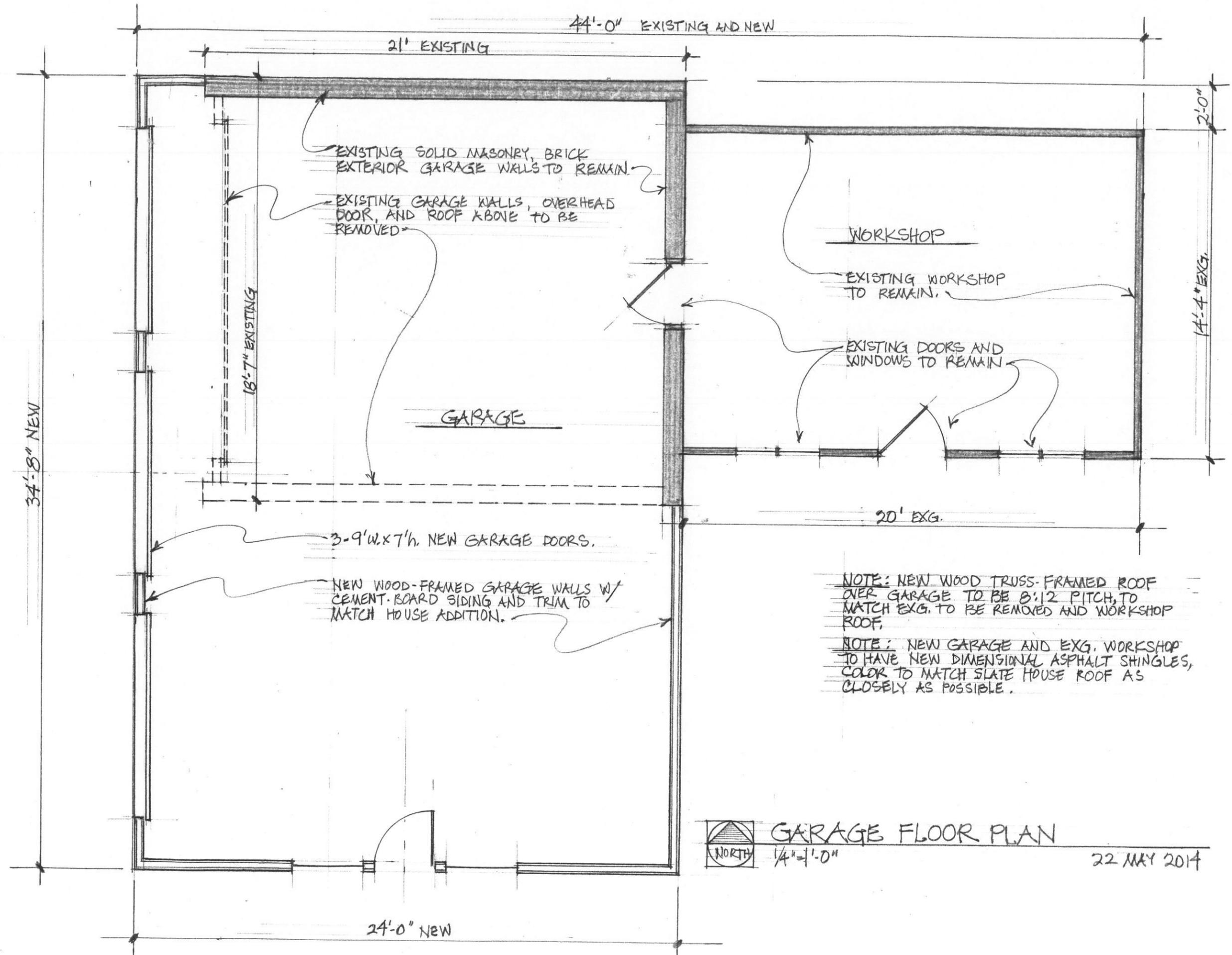
2270 BRYDEN RD.

SITE PLAN
 1/16" = 1'-0"

22 MAY 2014

- LOT AREA = 11,970 sq ft
- FIRST FLOOR HOUSE AREA = 1727 sq ft
- EXISTING GARAGE AREA = 392 sq ft
- NEW GARAGE AREA = 832 sq ft
- EXISTING WORKSHOP = 678 sq ft
- NEW WORKSHOP = 1119 sq ft





34'-8" NEW

44'-0" EXISTING AND NEW

21' EXISTING

18'-7" EXISTING

GARAGE

WORKSHOP

EXISTING WORKSHOP TO REMAIN.

EXISTING DOORS AND WINDOWS TO REMAIN

20' EXG.

3-9'W.X7'H. NEW GARAGE DOORS.

NEW WOOD-FRAMED GARAGE WALLS W/ CEMENT-BOARD SIDING AND TRIM TO MATCH HOUSE ADDITION.

NOTE: NEW WOOD TRUSS-FRAMED ROOF OVER GARAGE TO BE 8:12 PITCH, TO MATCH EXG. TO BE REMOVED AND WORKSHOP ROOF.

NOTE: NEW GARAGE AND EXG. WORKSHOP TO HAVE NEW DIMENSIONAL ASPHALT SHINGLES, COLOR TO MATCH SLATE HOUSE ROOF AS CLOSELY AS POSSIBLE.



GARAGE FLOOR PLAN

1/4"=1'-0"

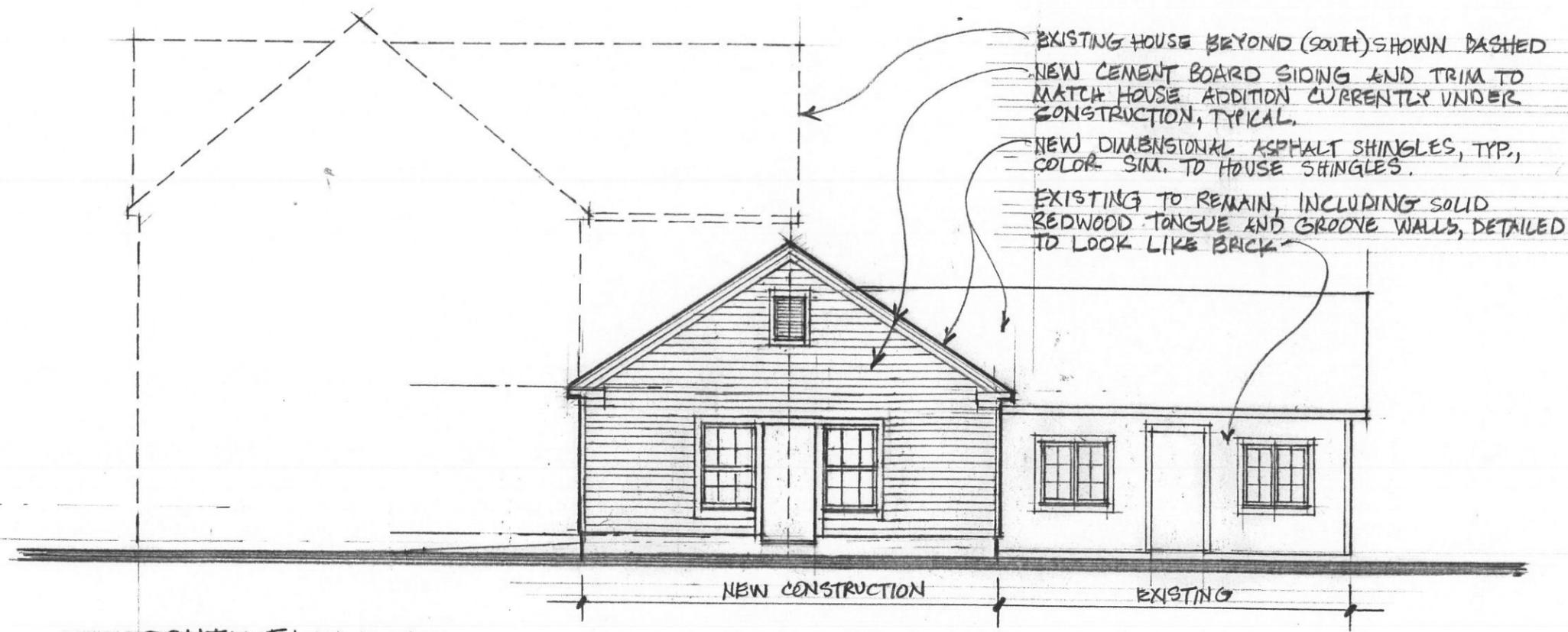
22 MAY 2014

24'-0" NEW

2'-0"

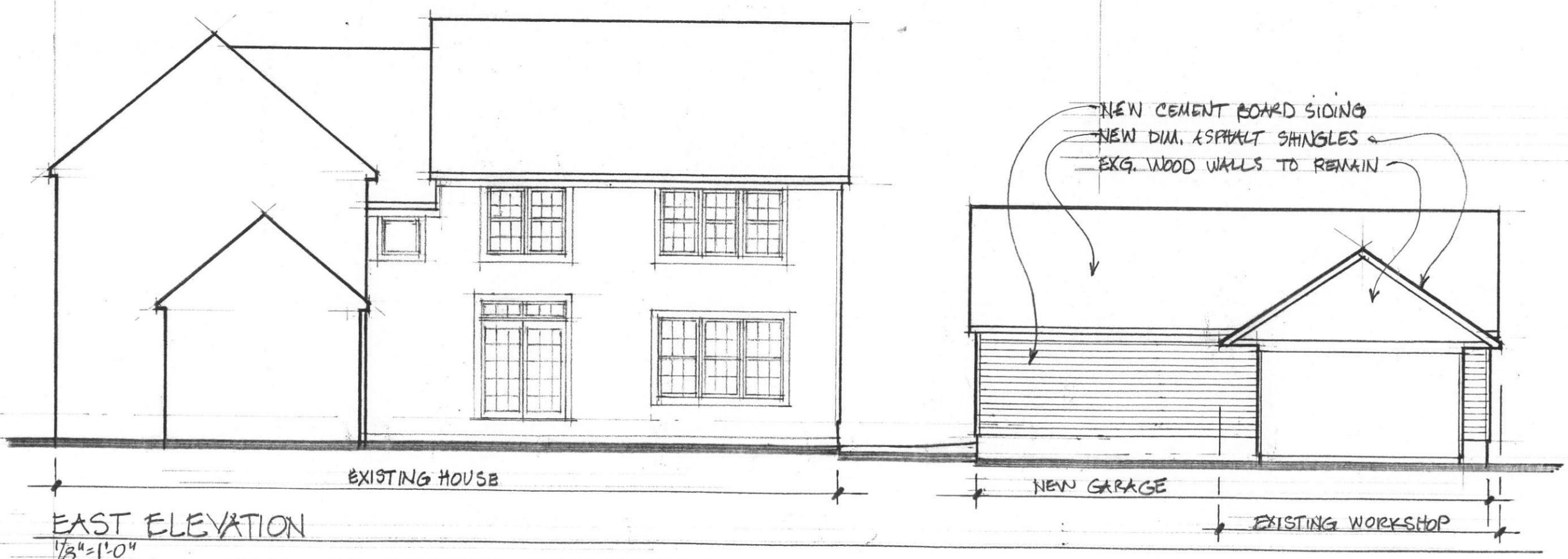
14'-4" EXG.

GARAGE ADDITION - 2270 BRYDEN RD, BEXLEY OHIO 22 MAY 2014



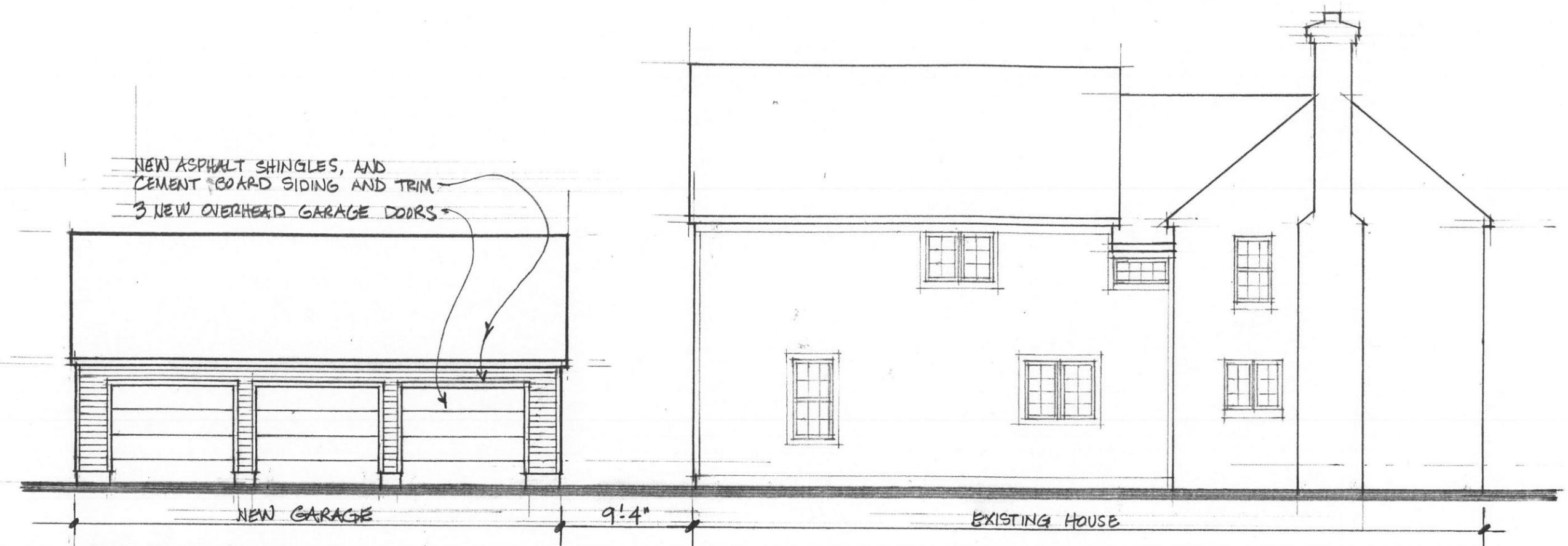
- EXISTING HOUSE BEYOND (SOUTH) SHOWN DASHED
- NEW CEMENT BOARD SIDING AND TRIM TO MATCH HOUSE ADDITION CURRENTLY UNDER CONSTRUCTION, TYPICAL.
- NEW DIMENSIONAL ASPHALT SHINGLES, TYP., COLOR SIM. TO HOUSE SHINGLES.
- EXISTING TO REMAIN, INCLUDING SOLID REDWOOD TONGUE AND GROOVE WALLS, DETAILED TO LOOK LIKE BRICK

SOUTH ELEVATION
 $1/8" = 1'-0"$

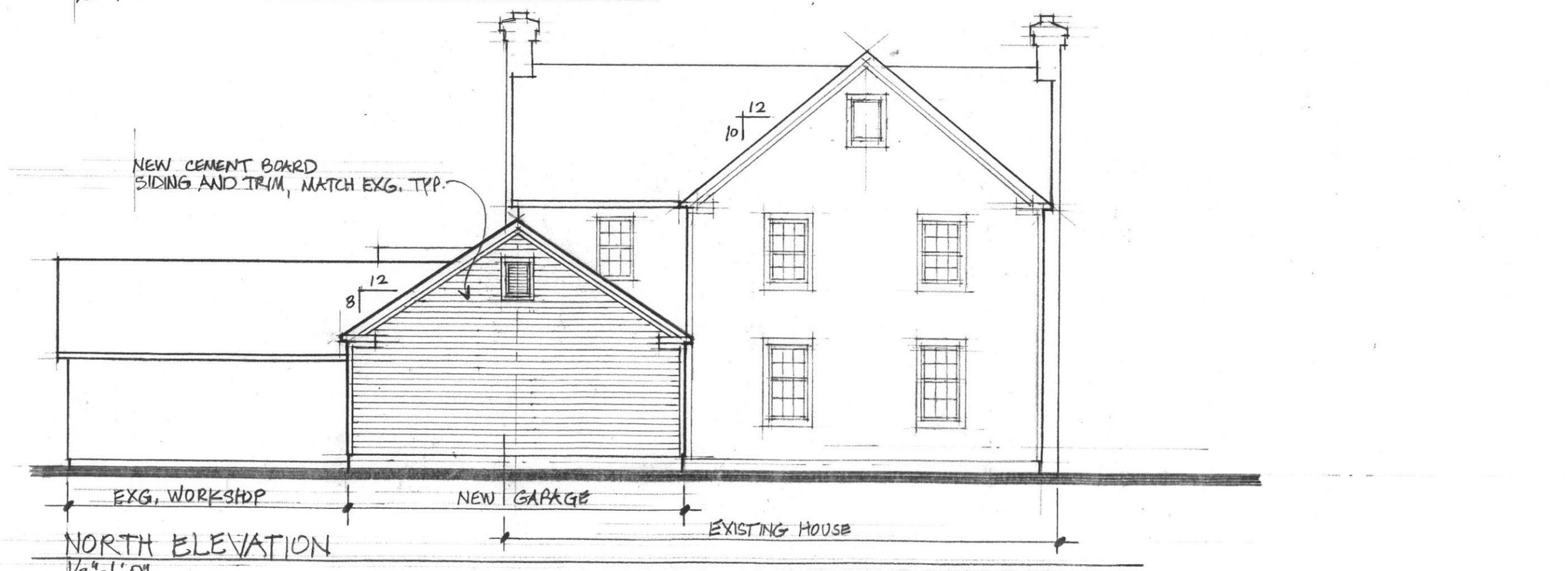


- NEW CEMENT BOARD SIDING
- NEW DIM. ASPHALT SHINGLES
- EXG. WOOD WALLS TO REMAIN

EAST ELEVATION
 $1/8" = 1'-0"$



WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$