

**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, July 10, 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- 025
- Applicant: Behal Sampson Dietz – John Behal
- Owner: Seth & Jennifer Cammeyer
- Location: 317 N. Columbia Avenue
- Request: The applicant is seeking architectural review and a 20' variance from Bexley Code Section 1252.03(b), which requires a side yard setback of 25'. The variance is to allow a proposed one story addition to be constructed on the north side of the principal structure. (Please Note: This variance was originally approved on Dec. 9<sup>th</sup>, 2004, but was never constructed.)

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 07-03-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

# 2014025 V

Application Number \_\_\_\_\_

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 317 N. COLUMBIA      Zoning District R2

6. OWNER SETH & JENNIFER CAMMEYER      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 JOHN BEHAL - BSD ARCH. E-mail jbehal@bsdarchitects.com Phone # 464-1933 or Cell# \_\_\_\_\_  
Address 990 W. 3RD AVE. /City, State, Zip COS, OH 43212

8. Brief Description of Request and/or Variance REQUESTING A RE-ISSUE FOR A SIDEYARD VARIANCE THAT WAS PREVIOUSLY GRANTED IN 2004 (NOT BUILT). PLEASE SEE ATTACHED STATEMENT OF HARDHIP.

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 John Behal /DATE June 18, 2014

Fee: based on valuation      \$ 120.00  
Fee: based on variance      \$ 100.00  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 220.00

\*\*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 317 N. COLUMBIA Zoning District R2

Lot Width 1357 ft Depth 200 ft Total Area 27,000 sq ft

Existing Residence (foot print) 3527 sq ft Garage ATTACHED sq ft

Existing Building Height N/A one-story 28'3" <sup>tr</sup> two-story

Proposed Addition (foot print) 118 sq ft Height X one-story      two-story

Proposed Garage N/A sq.ft. 12'1" <sup>tr</sup> Height X one-story      two-story

Permitted Lot Coverage 25 % = 6750 sq ft

Lot to be covered 23 % = 6330 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 JOHN BEHAL - BEHAL, SIMPSON DIETZ

Contractor/Builder T.B.D.

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

• DESCRIPTION OF CHANGES PROPOSED PROPOSED IS A 1 STORY FRAME BREAKFAST ROOM ADDITION TO THE "REAR" OF AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE, AS WELL AS, INTERIOR RENOVATIONS TO THE KITCHEN.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED PLEASE SEE ATTACHED

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: N/A
- 3. New Roofing Type, Style & Color: EPDM

• **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: PCWA
4. New Window Style, Material & Color: ALUMINUM CLAD WOOD

• **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 N/A /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

| TYPE     |          | Manufacture, Style, Color                          |
|----------|----------|--|
| Existing | Proposed |  |
| ( )      | ( )      | Natural Stone _____                                |
| ( )      | ( )      | Cultured Stone _____                               |
| (X)      | ( )      | Brick _____  |
| ( )      | ( )      | Mortar _____                                       |
| ( )      | ( )      | Stucco _____                                       |
| (X)      | (X)      | Wood Shingle _____                                 |
| (X)      | (X)      | Wood Siding <u>NEW TO MATCH EXG</u>                |
| ( )      | ( )      | Vinyl Siding _____                                 |
| ( )      | ( )      | Aluminum Siding _____                              |
| (X)      | (X)      | Other <u>W/ROCK SIDING</u> <u>NEW TO MATCH EXG</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: 1x w/ PARADES 6" REAR ADD'N.
3. Proposed NEW Door Trim: N/A
4. Proposed NEW Window Trim: WOOD/ROCK TO MATCH EXG
5. Trim: Color(s): WHITE

\*\* Do the proposed changes affect the overhangs? NEW TO MATCH EXISTING

• **DECKS**

EXISTING:

- 1. Existing Decking Materials **N/A**  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_
  
- 2. Existing Railing Materials **N/A**  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_

PROPOSED:

- 3. Proposed Decking Materials **N/A**  
\_\_\_ Cedar \_\_\_ Pressure-treated wood \_\_\_ Wood/Plastic Composite  
\_\_\_ Other \_\_\_\_\_
  
- 4. Proposed Railing Materials **N/A**
- 5. Existing Railing Materials **N/A**  
\_\_\_ 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

June 19, 2014

**Statement of Hardship for: 317 North Columbia Ave**

Note: A sideyard variance was previously granted in 2004 but the project was postponed until now therefore we are re-requesting the same variance. However, we are now proposing a smaller footprint.

This home is located so dramatically off center on the lot that even the small addition we are requesting requires a variance. Other than substantially altering the main façade of this classic Georgian, no additions can be made to the house without encroaching on a setback area.

Almost anyone in Bexley could add a 118 sq.ft. addition to the "rear" of their home without triggering a variance, for that reason we feel the hardship and special circumstance is clear.

The addition encroaches on a side yard setback. However, there is no abutting home on Columbia next to this side yard. Since this lot abuts the expansive rear yard of the Governor's Mansion, the impact to the neighbors is virtually eliminated.

June 18, 2014

To Whom it May Concern,

This letter authorizes John Behal and Behal Sampson Dietz to represent us, the owners of the 317 North Columbia Avenue residence (Seth and Jennifer Cammeyer), at the Bexley Board of Zoning Appeals and Architectural Review hearings this summer.

Thank you,

Jennifer and Seth Cammeyer

**Proximity Report Results**

513610/2377013  
The selection distance was **200 feet**.  
The selected parcel was **020-004194**.

To view a table showing the **14 parcels** within the displayed proximity, scroll down.

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

Seth & Jennifer  
Cammeyer

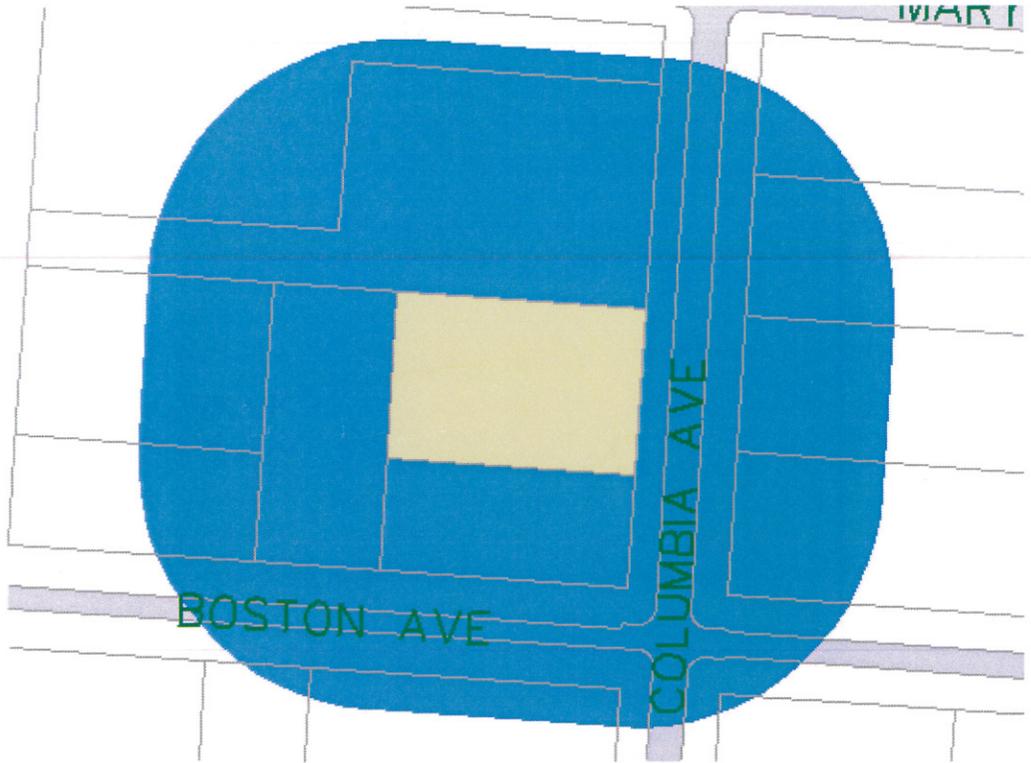


Image Date: Wed Jun 25 14:40:22 2014

**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           |
|------------|-------------------------------------|-------------------|
| 020-002407 | BARSKY SANFORD H                    | 296 N COLUMBIA AV |
| 020-004194 | CAMMEYER JENNIFER A TR              | 317 COLUMBIA AV   |
| 020-000335 | CRANE ELIZABETH BURBA               | 279 COLUMBIA AV   |
| 020-000326 | DOTSON ROBERT S DOTSON ANNE M       | 344 N COLUMBIA AV |
| 020-003734 | ELLMAN GERALDINE R                  | 260 N COLUMBIA AV |
| 020-001264 | GOLDEN CHERYL B TOD                 | 316 N COLUMBIA AV |
| 020-003198 | GRZYBICKI ADAM A GRZYBICKI SONJA    | 312 PARKVIEW AV   |
| 020-004202 | KLEIN ROBERT E KLEIN SHEILA J       | 301 COLUMBIA AV   |
| 020-000158 | KONDRACKE GEORGE S KONDRACKE SUSANN | 2327 BOSTON AV    |
| 020-001026 | SAMUELS STEPHEN P                   | 320 N PARKVIEW AV |
| 020-002387 | SELETZ CARL SELETZ SUSAN B          | 2334 BOSTON AV    |
| 020-000327 | SNOWDON RICHARD R SNOWDON MARLEE A  | 326 N COLUMBIA AV |
| 020-000147 | STATE OF OHIO                       | N PARKVIEW AV     |
| 020-001951 | STATE OF OHIO                       | 358 PARKVIEW AV   |





