

**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, September 11, 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- 042  
Applicant: Pete Foster  
Owner: Mrs. Helen J. Kessler  
Location: 2555 Bryden Rd.  
Request: The applicant is seeking architectural review and approval for a detached garage. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits detached garages to the greater of 35% of the footprint of the principal structure or 576sq', to allow the detached garage to be 624sq'. The applicant is also seeking a special permit in accordance with Bexley Code Section 1260.11(c), to allow a 2<sup>nd</sup> floor space in the detached garage.

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 08-28-14



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014042

1. Architectural Review for:

Addition  Alteration  New Structure (DETACHED GARAGE)  
 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 GARAGE SIZE

4. Conditional Use For: \_\_\_\_\_  Home Occupation \_\_\_\_\_ sq.' / height of structure

5. LOCATION 2555 BRYDEN ROAD Zoning District R.6

6. OWNER MRS. HELEN J. KESSLER 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 PETE FOSTER RESIDENTIAL DESIGN LLC E-mail petefasthall@aol.com Phone # \_\_\_\_\_ or Cell# 614.778.4701

Address 685 MONTROSE AVE /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance NEW DETACHED GARAGE THAT EXCEEDS ALLOWABLE SIZE.

9. Valuation of Project \$ 40,000.00

- 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 [Signature] /DATE 8-21-2014

Fee: based on valuation	\$	<u>105</u>
Fee: based on variance	\$	<u>100</u>
Other	\$	
<b>TOTAL FEE DUE</b>	\$	<u>205</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 2555 BRYDEN ROAD Zoning District R.6

Lot Width 50 ft Depth 136 ft Total Area 6800 sq ft

Existing Residence (foot print) 1014 sq ft Garage \_\_\_\_\_ sq ft (TO BE DEMOLISHED)

Existing Building Height  one-story \_\_\_\_\_ two-story

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

Proposed Garage 1024 sq.ft. 20' Height  one-story \_\_\_\_\_ two-story 2nd floor

Permitted Lot Coverage 35 % = 2380 sq ft

Lot to be covered 24 % = 1638 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 PETE FOSTER RESIDENTIAL DESIGN LLC

Contractor/Builder UNDECIDED

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

• DESCRIPTION OF CHANGES PROPOSED NEW DETACHED TWO CAR GARAGE.

• 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: CERTAINTEED

3. New Roofing Type, Style & Color: METAL STANDING SEAM

• **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: MARVIN

4. New Window Style, Material & Color: ALUM CLAD CASEMENT.

• **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 SEE DRAWINGS / Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
<input checked="" type="checkbox"/>	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
<input checked="" type="checkbox"/>	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	<input checked="" type="checkbox"/>	Other <u>JAMES HARDIE SIDING / WOOD PANELS</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: JAMES HARDI TRIM

4. Proposed NEW Window Trim: JAMES HARDI TRIM

5. Trim: Color(s): WHITE (TO MATCH EXISTING HOUSE)

\*\* 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: \_\_\_\_\_

---



---



---

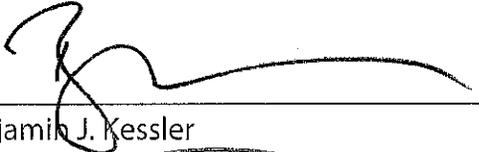


---

# AFFIDAVIT

We will not utilize the upper level of the proposed garage at 2555 Bryden Road as a dwelling unit as specified in Section 1260.11(b) and 1268.13 of the City of Bexley Codified Ordinances. Furthermore, in the event of the sale of our residence we will make any new property owner aware of Bexley's restrictions pertaining to the use of an accessory structure as a dwelling unit.

Signed:

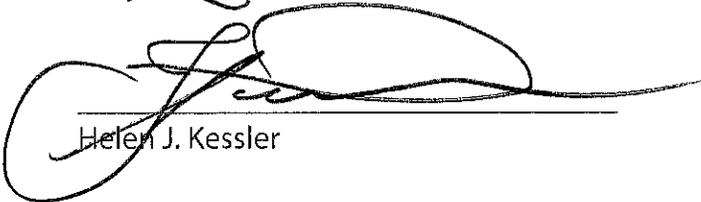


\_\_\_\_\_

Benjamin J. Kessler

8/26/14

Date



\_\_\_\_\_

Helen J. Kessler

08/26/2014

Date

2555  
Bryden

**Proximity Report Results**

2496947/6147460  
The selection distance was **200 feet**.  
The selected parcel was **020-003003**.

To view a table showing the **24 parcels** within the displayed proximity, scroll down.

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

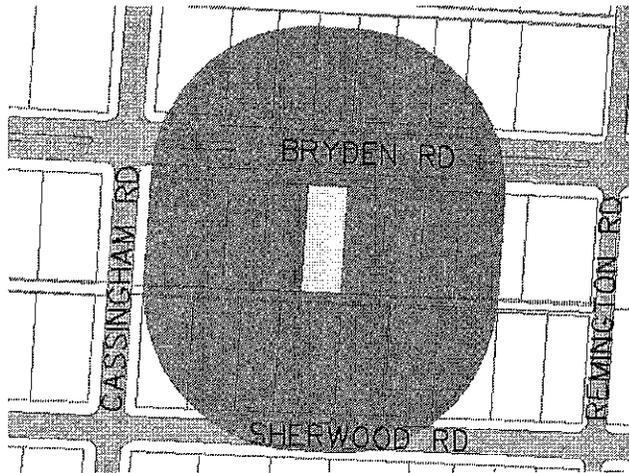


Image Date: Tue Aug 26 09:26:15 2014

**Proximity Parcels**

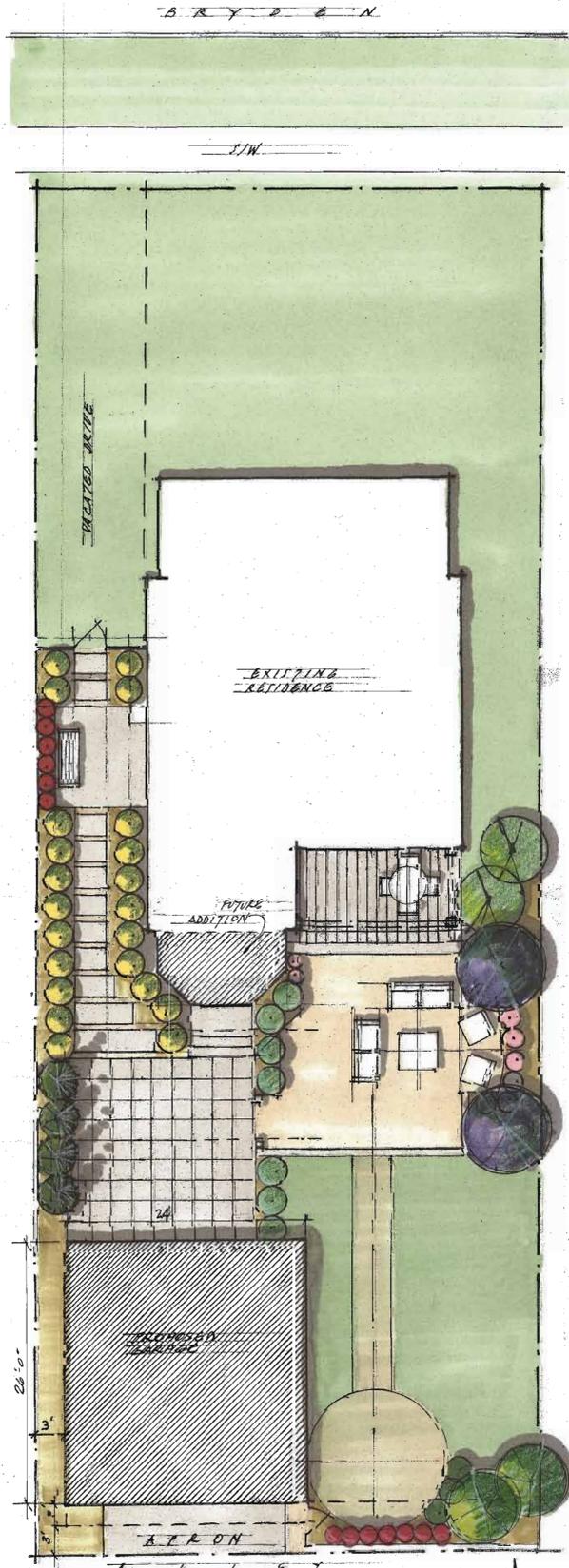
- Hint: To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-001416	APPLING KIMBERLY W APPLING SUSAN A	2572 BRYDEN
020-001471	BEEBE H GLEN & CAROL J	2524 SHERWOOD
020-001468	BEELER NATHANIEL B BEELER EVE R	2548 SHERWOOD
020-001237	BERGMAN MARINA R FERDELMAN DANIEL B	2550 BRYDEN
020-001414	DESAI ANAND DESAI LAURA E	2584 BRYDEN
020-001454	DICKER GARY RICH CAROL L	2543 BRYDEN
020-001458	FISHER PERRY M FISHER WENDY R	2575 BRYDEN
020-001417	HILBERT ROBERT L HILBERT MICHELLE M	2566 BRYDEN
020-001470	HOST THOMAS C HOST ELIZABETH E	2532 SHERWOOD
020-003003	KESSLER BENJAMIN J KESSLER HELEN J	2555 BRYDEN
020-001456	KING TRACY	2561 BRYDEN
020-001467	LAU WAI Y LIU MIN	2556 SHERWOOD
020-004670	LAU WAI Y LIU MIN	SHERWOOD
020-002717	LEVEY HEIDI L K	2533 BRYDEN
020-001419	LEVY LAUREN B	2544 BRYDEN
020-001464	NILAND MARY-LYNN MCCLELLAN DEREK A	2570 SHERWOOD
020-001418	PARSONS STEPHEN C PARSONS TRACEY A	2558 BRYDEN
020-001466	POCZIK RICHARD M & MARY C	2564 SHERWOOD
020-001457	PREISLER SETH D PREISLER SAMARA C	2567 BRYDEN
020-001455	SHALWITZ ROBERT A & PAULA KRASNOFF	2549 BRYDEN
020-001469	TERAPAK RICHARD B HARSHMAN CINDY	2538 SHERWOOD
020-001459	TURACK DANIEL C & LEONIE	2583 BRYDEN
020-001420	YOUNG LOTS J	2530 BRYDEN
020-001415	ZACKS MARY FINLEY	2576 BRYDEN

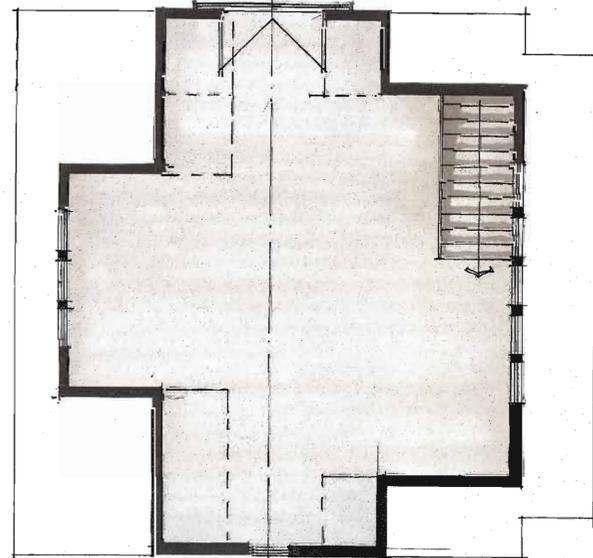




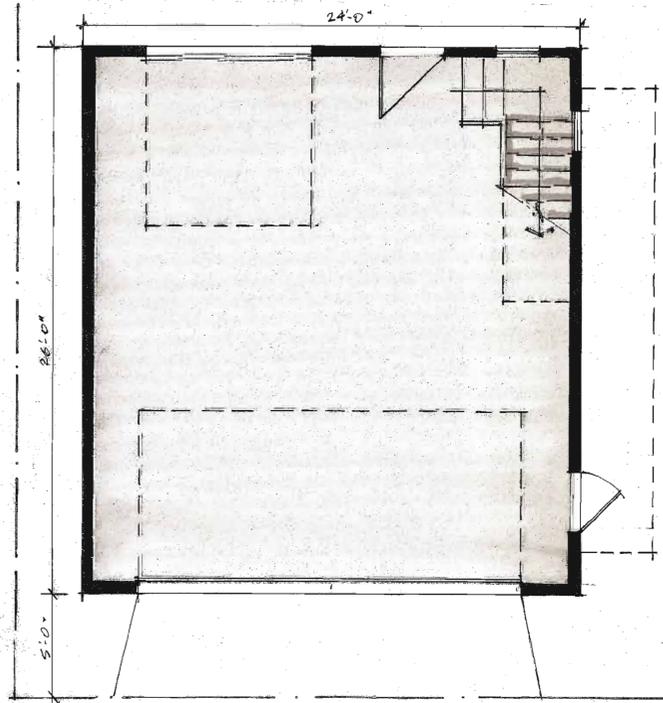
Residential Design  
 LLC  
**Kessler Residence**  
 2555 Bryden Road  
 Bexley, Ohio



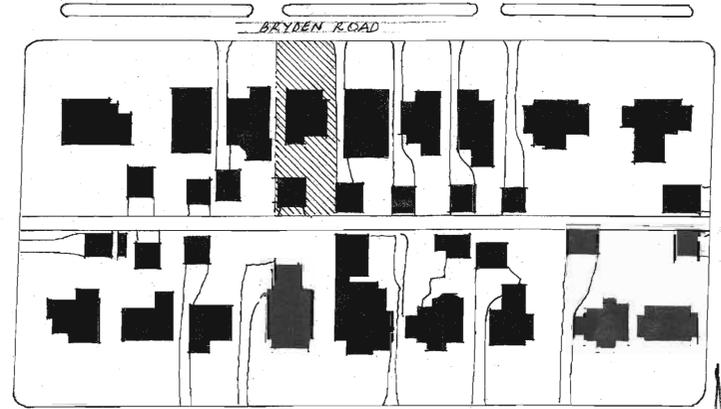
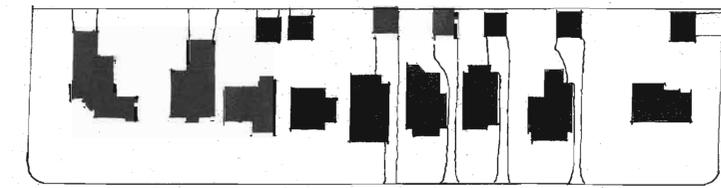
**Site**  
 1/8" = 1'-0"



**Second Floor**  
 1/4" = 1'-0"



**First Floor**  
 1/4" = 1'-0"



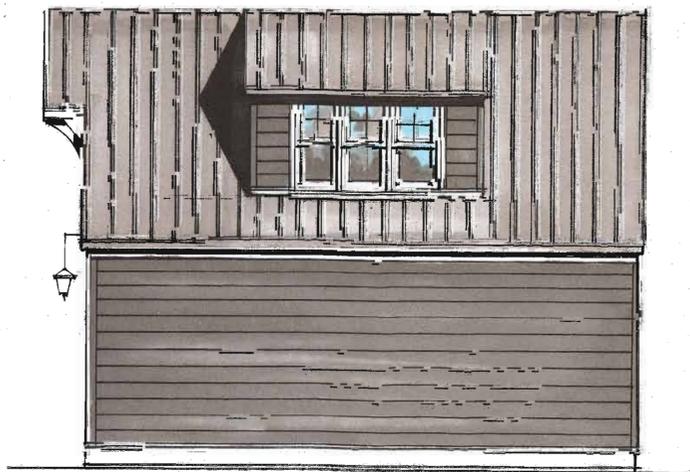
N 1/2"



**North Elevation**  
 1/4" = 1'-0"



**East Elevation**  
 1/4" = 1'-0"



**West Elevation**  
 1/4" = 1'-0"



**South Elevation**  
 1/4" = 1'-0"