

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- 038
Applicant: Dean Wenz Architects
Owner: Eileen Kavin & Andrew Stein
Location: 319 S. Columbia Ave.
Request: The applicant is seeking architectural review and approval to allow existing screened-in porch on the south side of the principal structure to be converted to a 4-season room. The applicant is also seeking a variance from Bexley Code Section 1252.03(c), which requires a 12.6' side yard setback for this 76' wide lot, to allow a small expansion on the east side of the proposed 4-season room.

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

THE KAVIN - STEIN RESIDENCE

319 S. COLUMBIA AVENUE

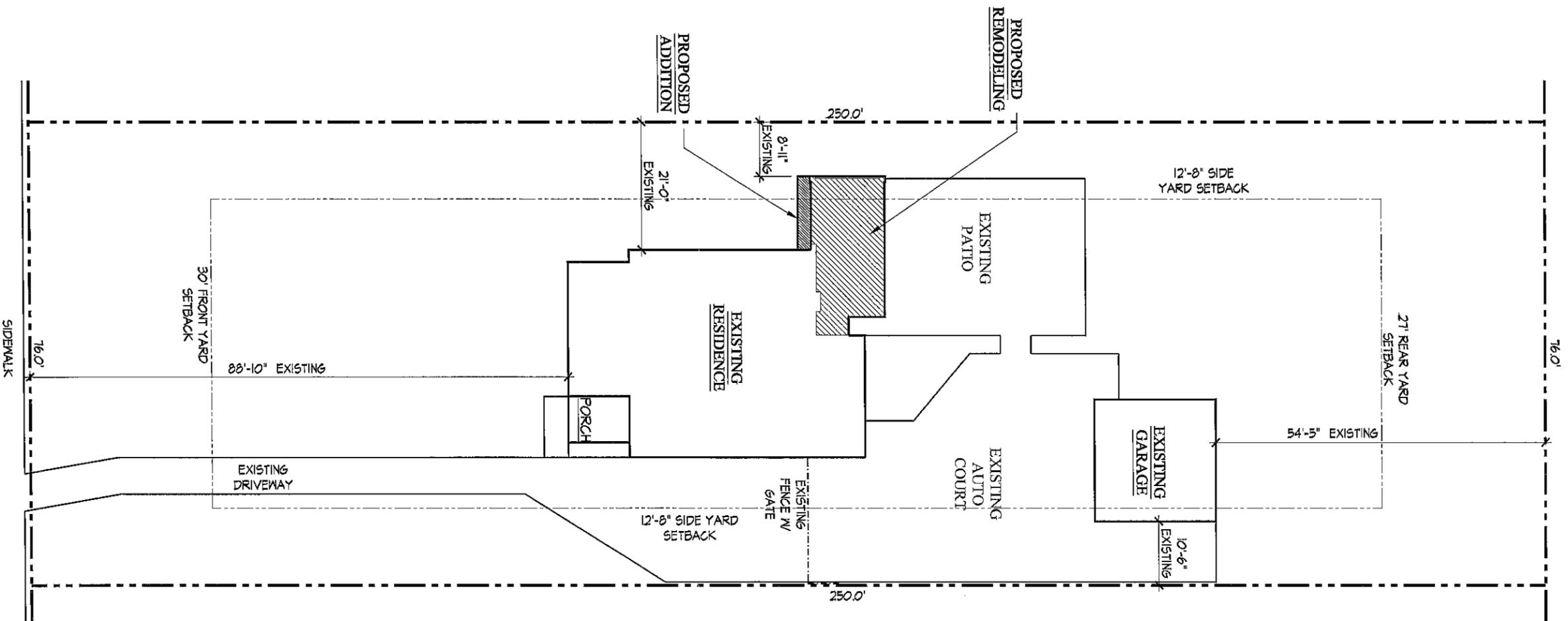
BEXLEY, OHIO

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

THE KAVIN - STEIN RESIDENCE
 319 South Columbia Ave. Bexley, Ohio 43209



| DEVELOPMENT INFORMATION | |
|-------------------------|----------|
| ZONING DESIGNATION | R-3 |
| TOTAL LAND AREA | 4,100 SF |
| MAXIMUM LOT COVERAGE | 25 % |
| PROPOSED LOT COVERAGE | 15.4 SF |
| PROPOSED ADDITION | 28 SF |
| EXISTING GARAGE | 400 SF |
| TOTAL COVERAGE | 11.7 % |
| | 2,271 SF |



Site Plan

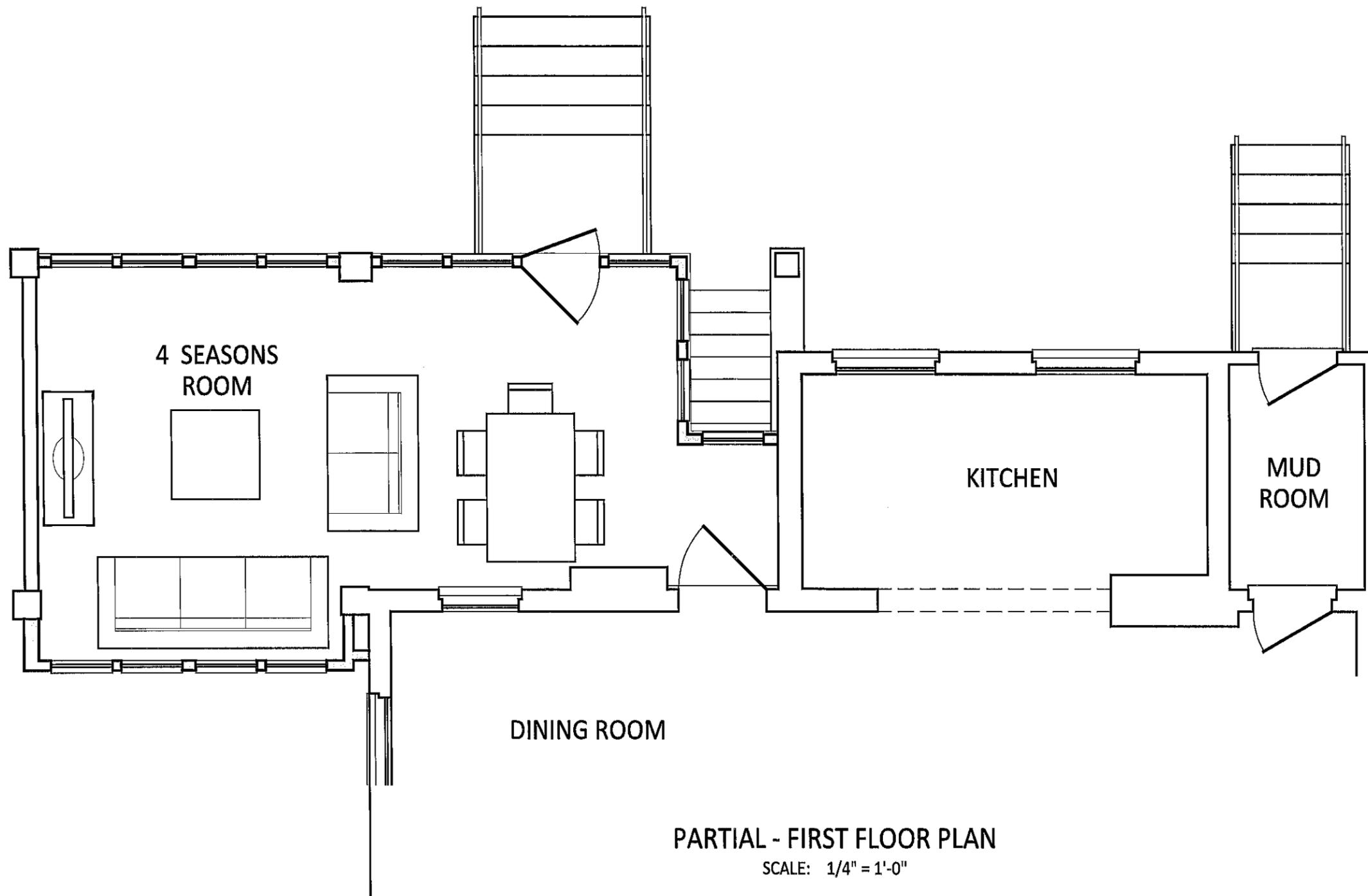
Scale: 1" = 20'-0"

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Kavın -Stein Residence
319 S. Columbia Avenue Bexley, Ohio

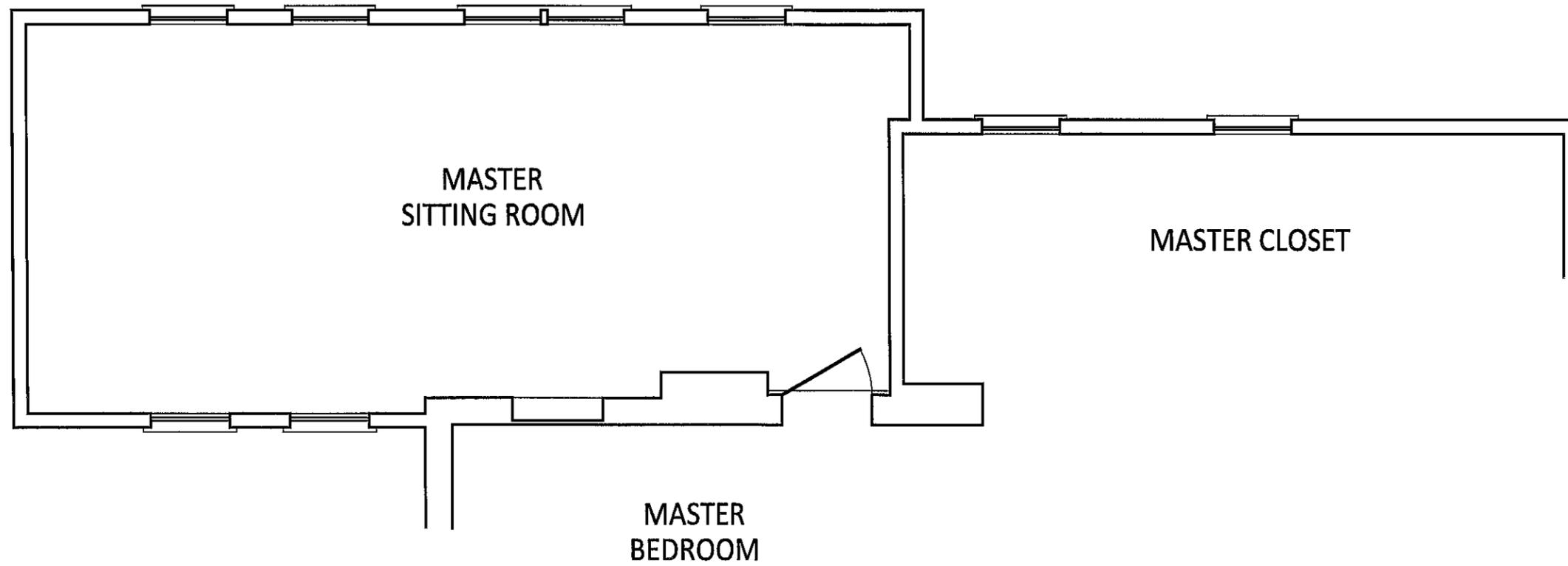


DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Kavin-Stein Residence
319 S. Columbia Avenue Bexley, Ohio



PARTIAL - SECOND FLOOR PLAN

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

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The KavIn-SteIn Residence
319 S. Columbia Avenue Bexley, Ohio



DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

WEST (BACK) ELEVATION

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

The Kavin-Stein Residence
319 S. Columbia Avenue Bexley, Ohio



PARTIAL - SOUTH ELEVATION

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

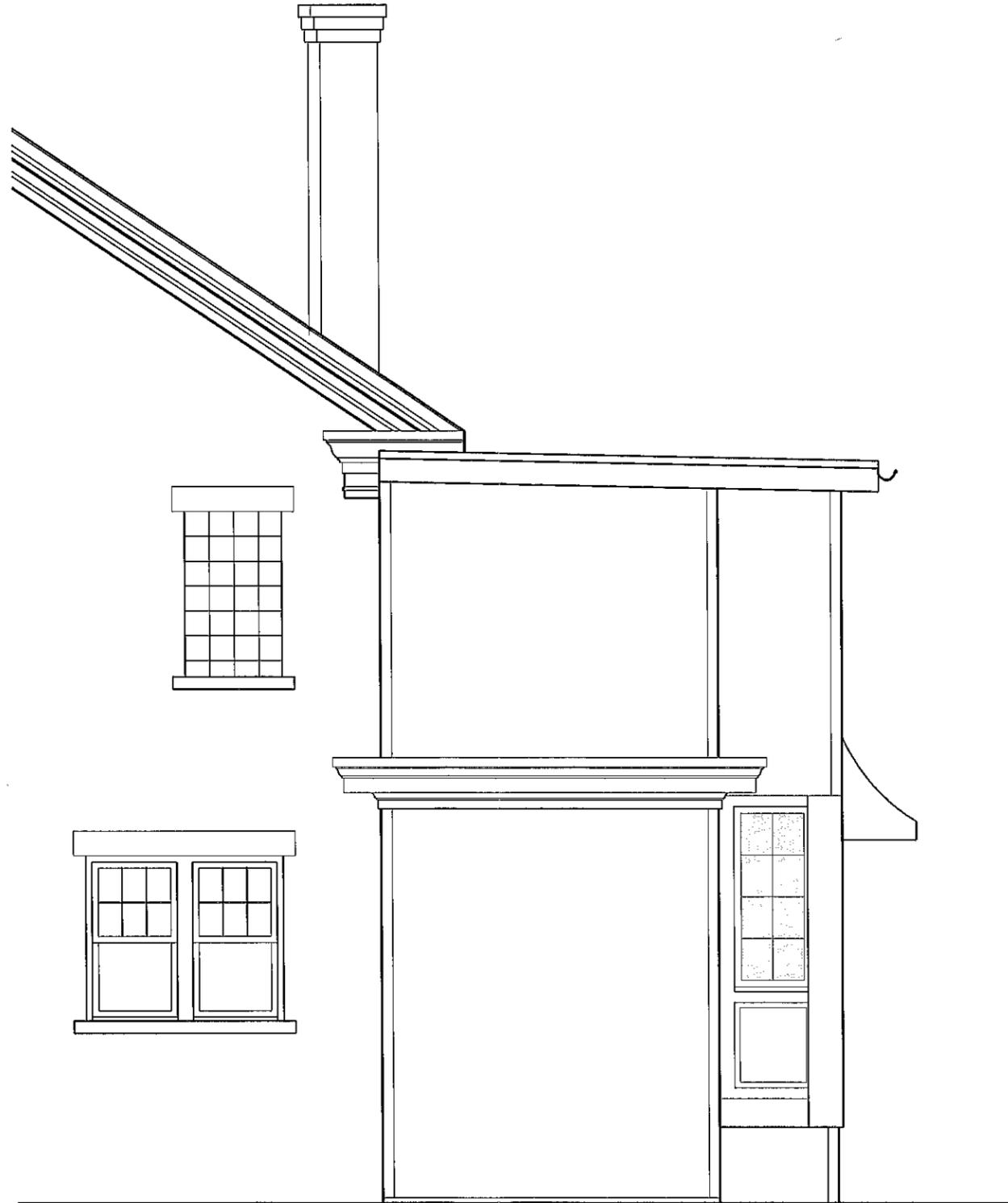
DEAN A. WENZ

ARCHITECTS

PARTIAL - EAST ELEVATION

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

The KavIn-SteIn Residence
319 S. Columbia Avenue Bexley, Ohio



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

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Kavin-Stein Residence
319 S. Columbia Avenue Bexley, Ohio



PHOTOS OF EXISTING STRUCTURE

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868