

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- 039
- Applicant: Dean Wenz
- Owner: Cheryl Vaia & Herb Bresler
- Location: 2610 E. Broad Street
- Request: The applicant is seeking architectural review and approval to allow a 2nd floor 3-season porch on the existing open porch at the rear (north side) 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 08-28-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

#2014039

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 2610 E. BROAD ST. Zoning District R-6

6. OWNER CHERYL VAIA & HERB BRESLER Phone # _____ or Cell # 562-5952
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant CHERYL VAIA & HERB BRESLER E-mail CVAIA@ME.COM Phone # _____ or Cell# 562-5952

Address 2610 E. BROAD /City, State, Zip BEXLEY, OH 43207

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW OF 2ND FLOOR 3-SEASON PORCH

9. Valuation of Project \$ 10,000

• 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 _____ /DA1

Fee: based on valuation	\$	<u>90.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>90.00</u>

#8

**Be advised, if the Board or Staff decides it needs the services of an independent expert; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review fees. (Ord. 54-11)

• LOT INFORMATION

Address 2610 E. BROAD ST. Zoning District R-6

Lot Width 108 ft Depth 200 ft Total Area _____ sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story two-story

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

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

Permitted Lot Coverage 35 % = _____ sq ft

Lot to be covered _____ % = _____ 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 DEAN A. WENZ ARCHITECTS, INC.

Contractor/Builder _____

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED THE ADDITION OF A NEW 2ND FLOOR 3 SEASON PORCH.

• 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: N/A

3. New Roofing Type, Style & Color: BLACK EPDM

• **WINDOWS**

- Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
- Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
- New Window Manufacturer: N/A
- New Window Style, Material & Color: CUSTOM WOOD FRAMED STORM PANELS

• **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 N/A /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 _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	(<input checked="" type="checkbox"/>)	Other <u>WOOD PANELS</u> <u>COLOR TO MATCH EXISTING</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: _____
- Proposed NEW Door Trim: _____
- Proposed NEW Window Trim: 1x WOOD
- Trim: Color(s): TO MATCH EXISTING

** 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: _____

THE VAIA - BRESLER RESIDENCE

2610 E. BROAD STREET

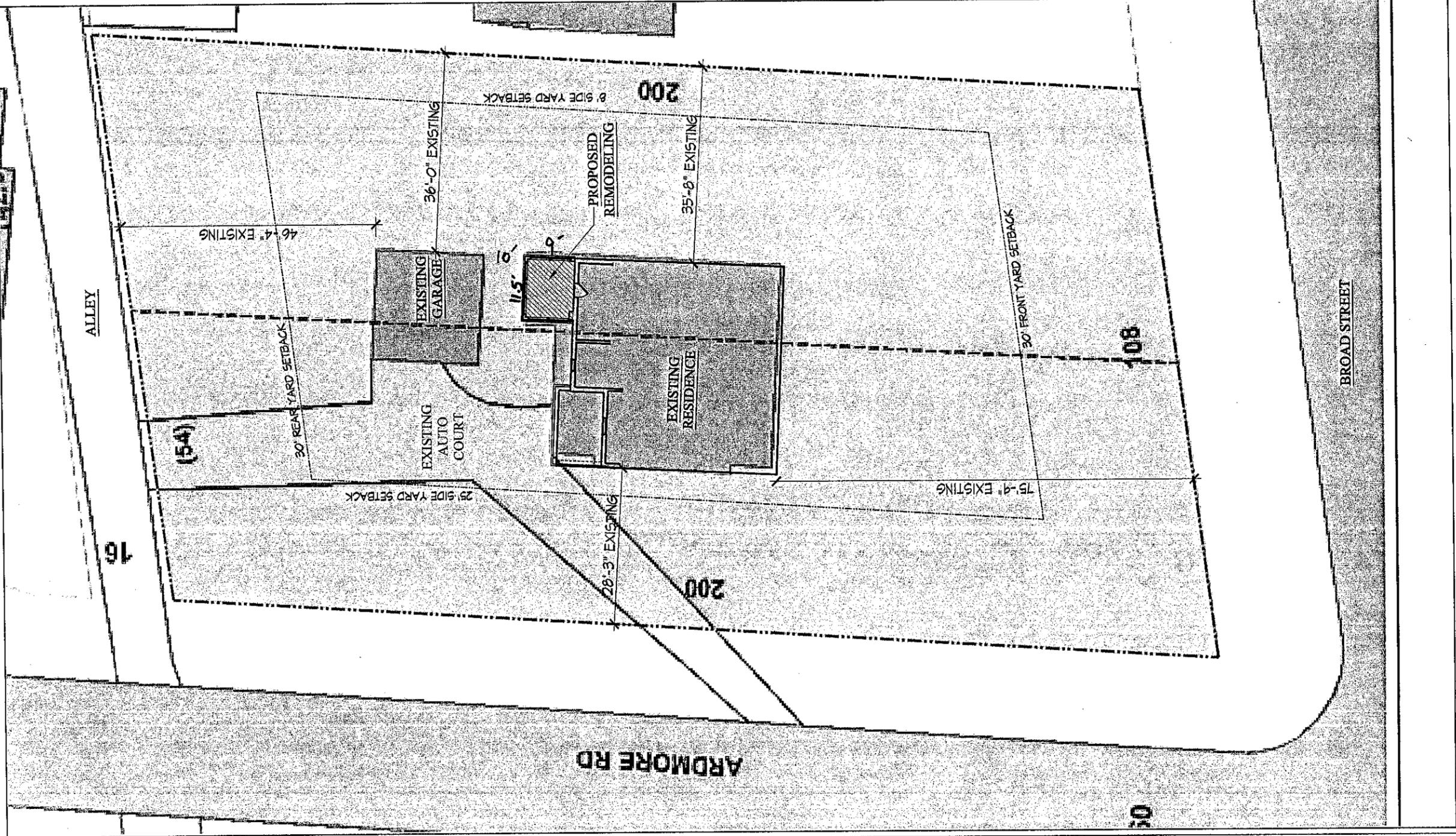
BEXLEY, OHIO

DEAN A. WENZ

ARCHITECTS

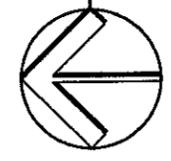
2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Vaia-Bresler Residence
 2610 E. Broad Street Bexley, Ohio



DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-3
TOTAL LAND AREA	= 21,600 SF
MAXIMUM LOT COVERAGE	35 %
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + PORCH	= 1,955 SF
PROPOSED ADDITION	= N/A SF
EXISTING GARAGE	= 400 SF
TOTAL COVERAGE	9.1 %
	= 1,955 SF



Site Plan

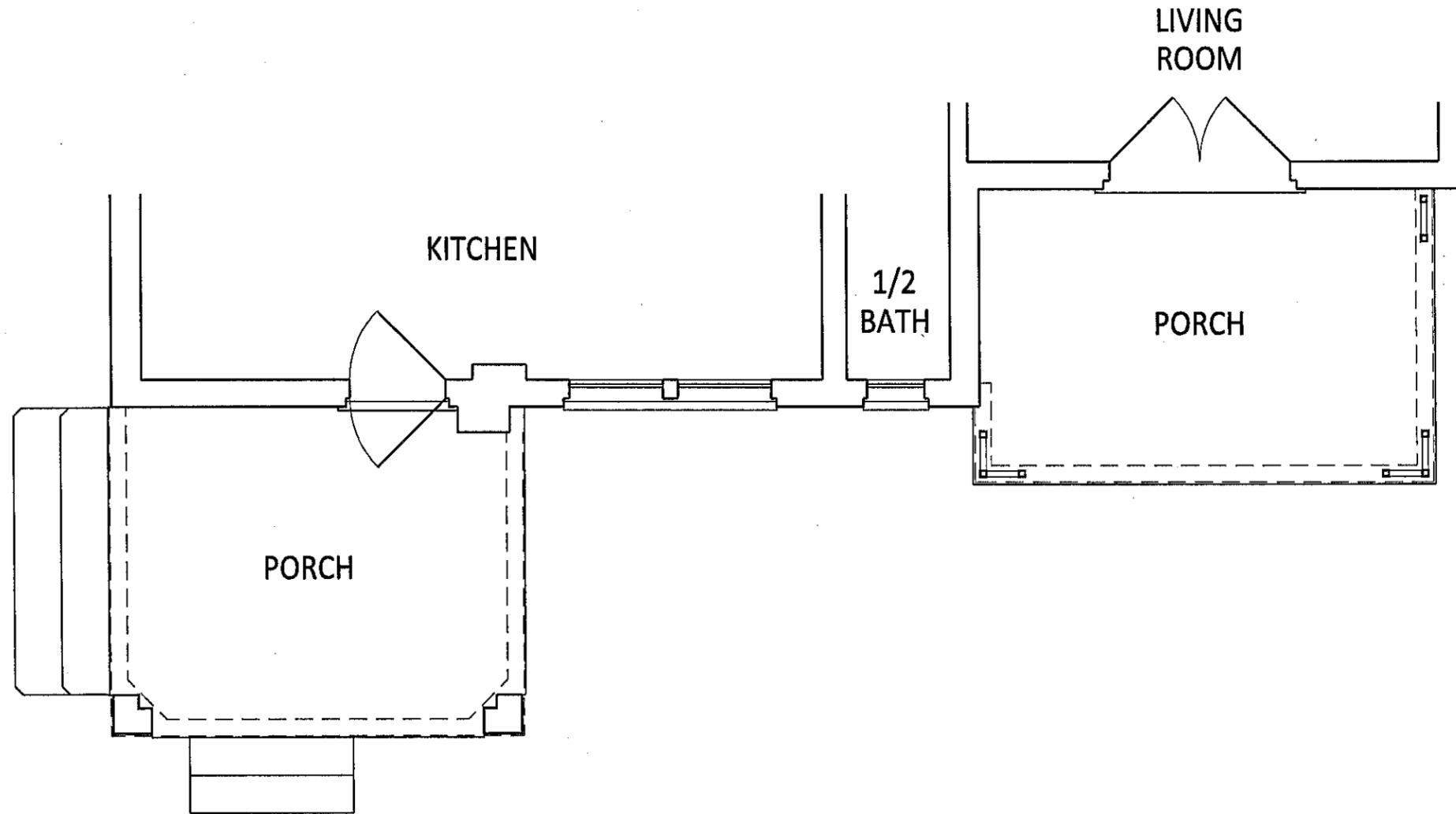
Scale: 1" = 20'-0"

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The Vaia-Bresler Residence
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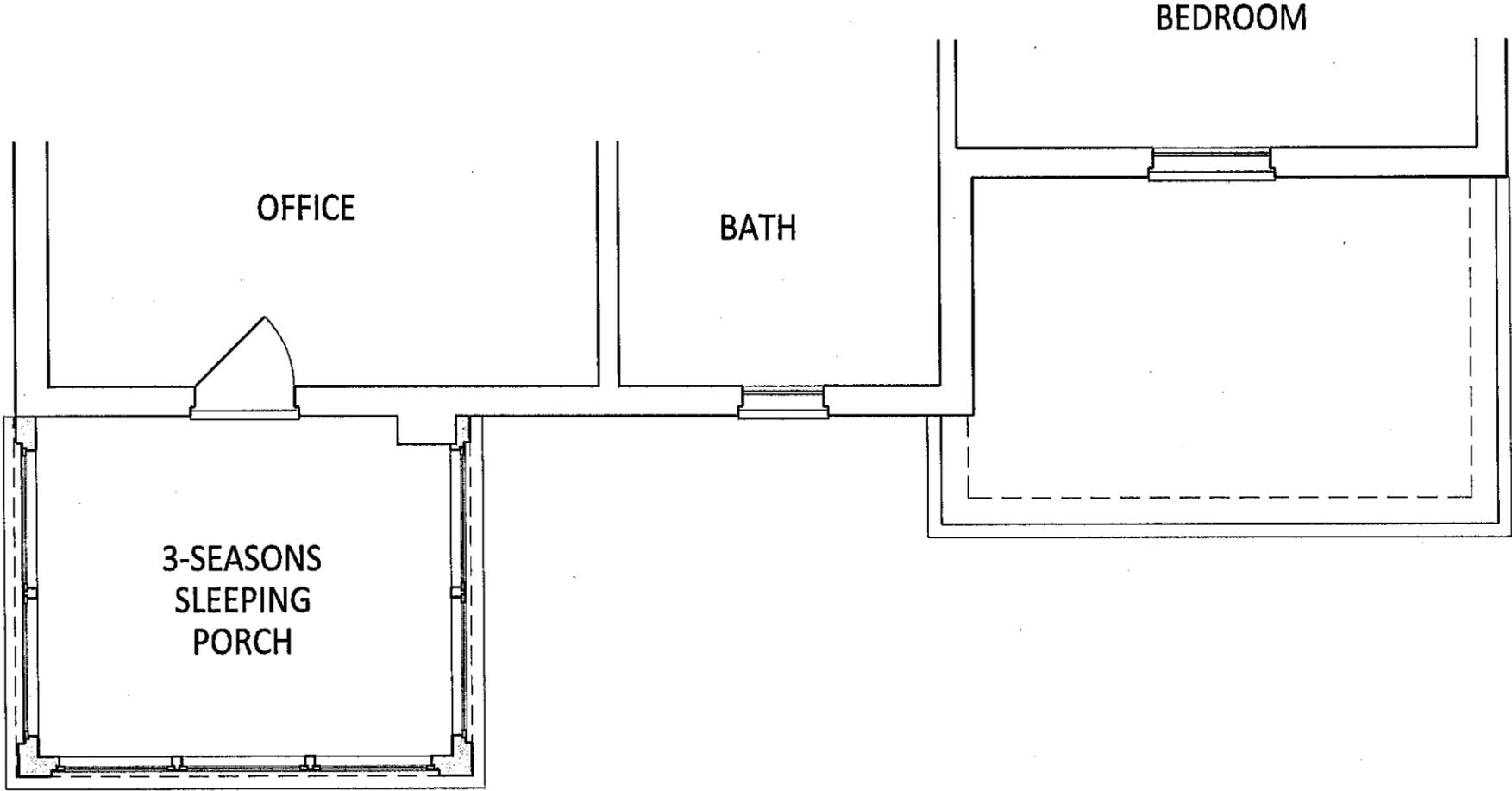


PARTIAL - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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NORTH

PARTIAL - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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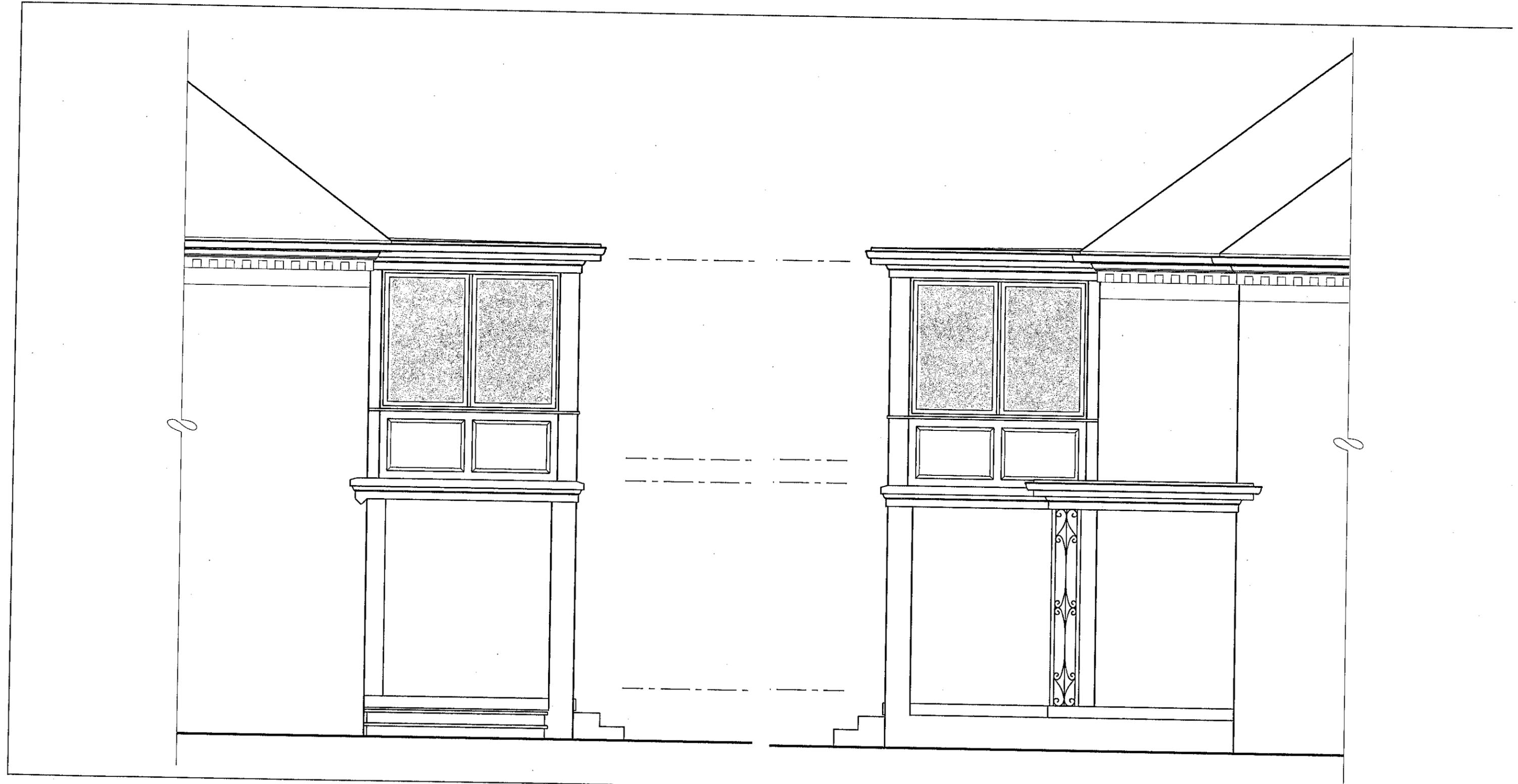
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BACK ELEVATION

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

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

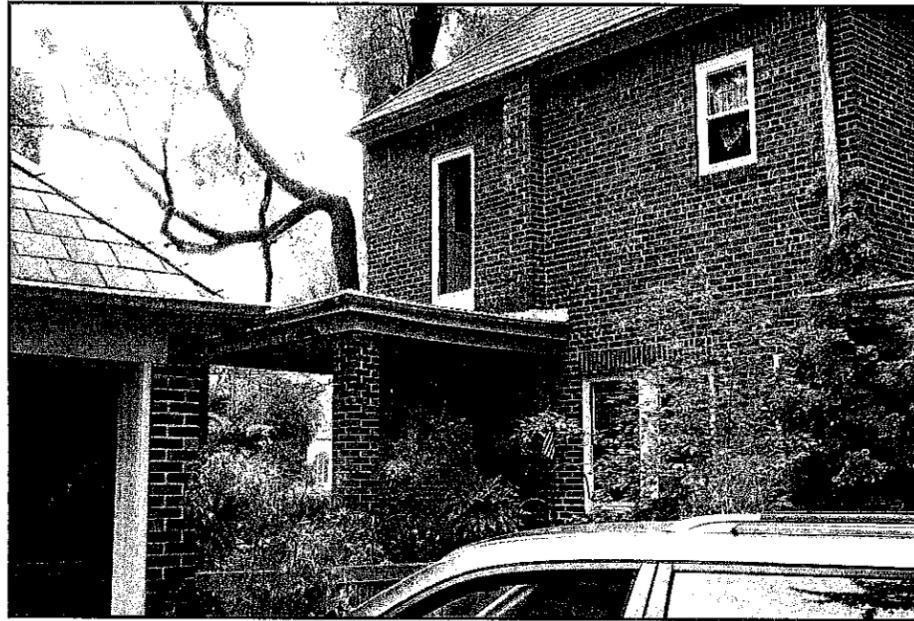
PARTIAL - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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