

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, November 13, 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- 053
- Applicant: George Cleary
- Owner: Michael Wagner
- Location: 2241 Astor Ave.
- Request: The applicant is seeking architectural review and approval to allow a new family room addition at the rear (south side) of the principal structure, in the location of the existing covered patio. The applicant is also seeking a variance from Bexley Code Section 1260.07(e), which requires detached garage shall not be located less than ten feet from a principal structure, to allow the family-room addition to be 7' from the existing 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 10-30-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014053

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For:

Principal Structure ^{Existing} 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 2241 Astor Ave, Columbus, OH 43209 Zoning District R-6

6. OWNER Michael Wagner Phone # 614 827 5509 or Cell # 317 431 1394

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

7. Applicant George Cleary E-mail george@clearycompany.com Phone # 614 457 4000 or Cell# 614 206 2307

Address 4766 Kenny Rd. /City, State, Zip Columbus, OH 43220

8. Brief Description of Request and/or Variance Build a one story living room addition on an existing back patio with a strip footing foundation as well as a covered porch on the rear, within 10' of an existing garage.

9. Valuation of Project \$ 55,000

• 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 [Signature] Robert Reckam /DATE 10/17/14
The Cleary Company

Fee: based on valuation	\$ <u>115.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ <u>0</u>
TOTAL FEE DUE	\$ <u>215.00</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 2241 Astor Ave Columbus, GA 43209 Zoning District R-6
 Lot Width 50' / 50.6' ft Depth 116 ft Total Area 5871 sq ft
 Existing Residence (foot print) 1037.6 sq ft Garage 249.69 sq ft
 Existing Building Height _____ one-story two-story
 Proposed Addition (foot print) 396.16 sq ft 17' ^(to Peak) Height one-story _____ two-story
 Proposed Garage ^{N/A} _____ sq.ft. _____ Height _____ one-story _____ two-story
 Permitted Lot Coverage 35 % = 2054.85 sq ft
 Lot to be covered 28.7 % = 1683.45 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 Laura Watson
 Contractor/Builder The Cleary Company
 Preliminary Review _____ Final Review 11/13/14

• DESCRIPTION OF CHANGES PROPOSED Add a 16'x24' addition of interior living space on an existing slab foundation. To match existing design

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

N/A

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

- Existing Roof Type:
 Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 Architectural Dimensional Shingles EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: Certinteed

3. New Roofing Type, Style & Color: Landmark Asphalt Shingle / Match Existing

• **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: Uwincos
4. New Window Style, Material & Color: Picture / Casement / Awning / Transom, Vinyl, white

• **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: Masonite / Style: 2/3 glass w/Rml Color: Red

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
(x)	(x)	Vinyl Siding <u>RML Spiegel 4" reveal, white (match existing)</u>
()	()	Aluminum Siding _____
()	()	Other _____

• **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 Smart Trim
4. Proposed NEW Window Trim: James Hardi Smart Trim
5. Trim: Color(s): White

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING: *NA*

- 1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

- 2. Existing Railing Materials *NA*
 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 *NA*
- 5. Existing Railing Materials *NA*
 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: _____

8/19/14

Dear George Cleary, The Cleary Company,

As the owner of the property located at 2241 Astor Ave, Columbus, OH 43209 we Michael Wagner and Laura Hundley hereby give permission to George Cleary and The Cleary Company to represent our interests and design intentions to The City of Bexley for the exterior addition located at the above mentioned address. This agreement is limited only to the representation to the Board of Zoning Appeals and Architectural Review and does in no way give any other authority to George or the Cleary Company other than mentioned above.

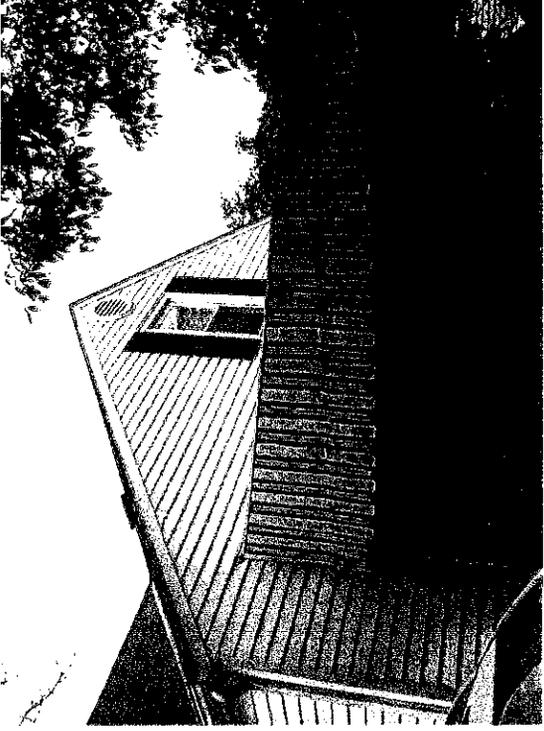
Thank you,

Michael Wagner:

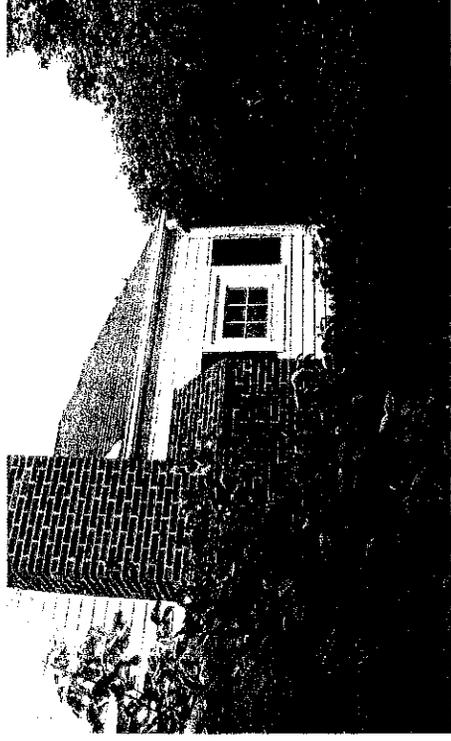
Michael A Wagner

Laura Hundley

Laura Hundley (Wagner)



South Elevation



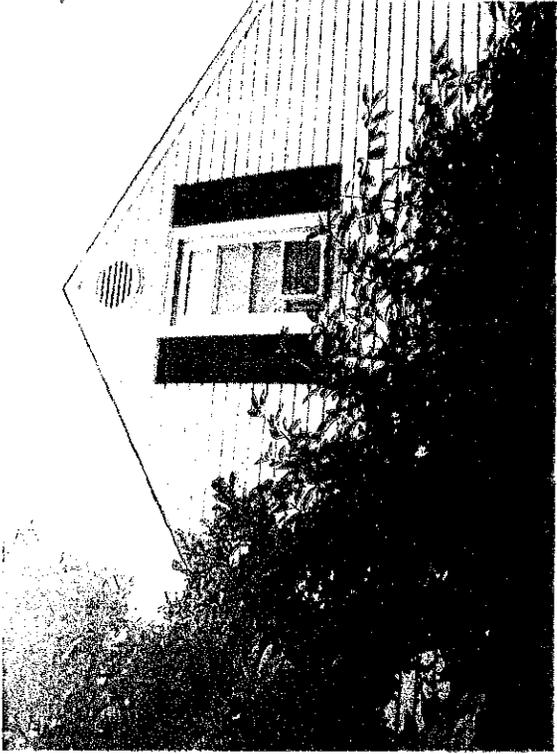
East Elevation



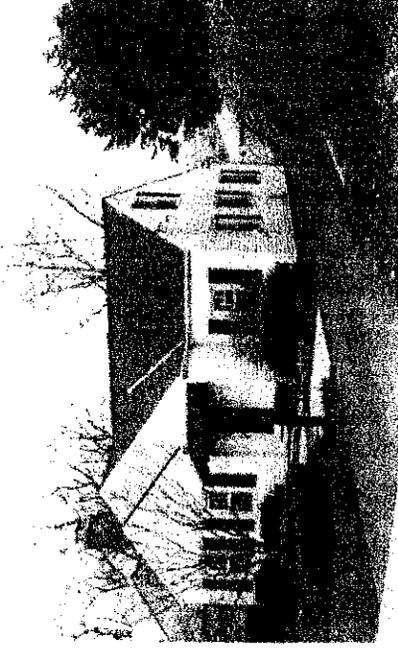
South Elevation



South West Elevation



East Elevation

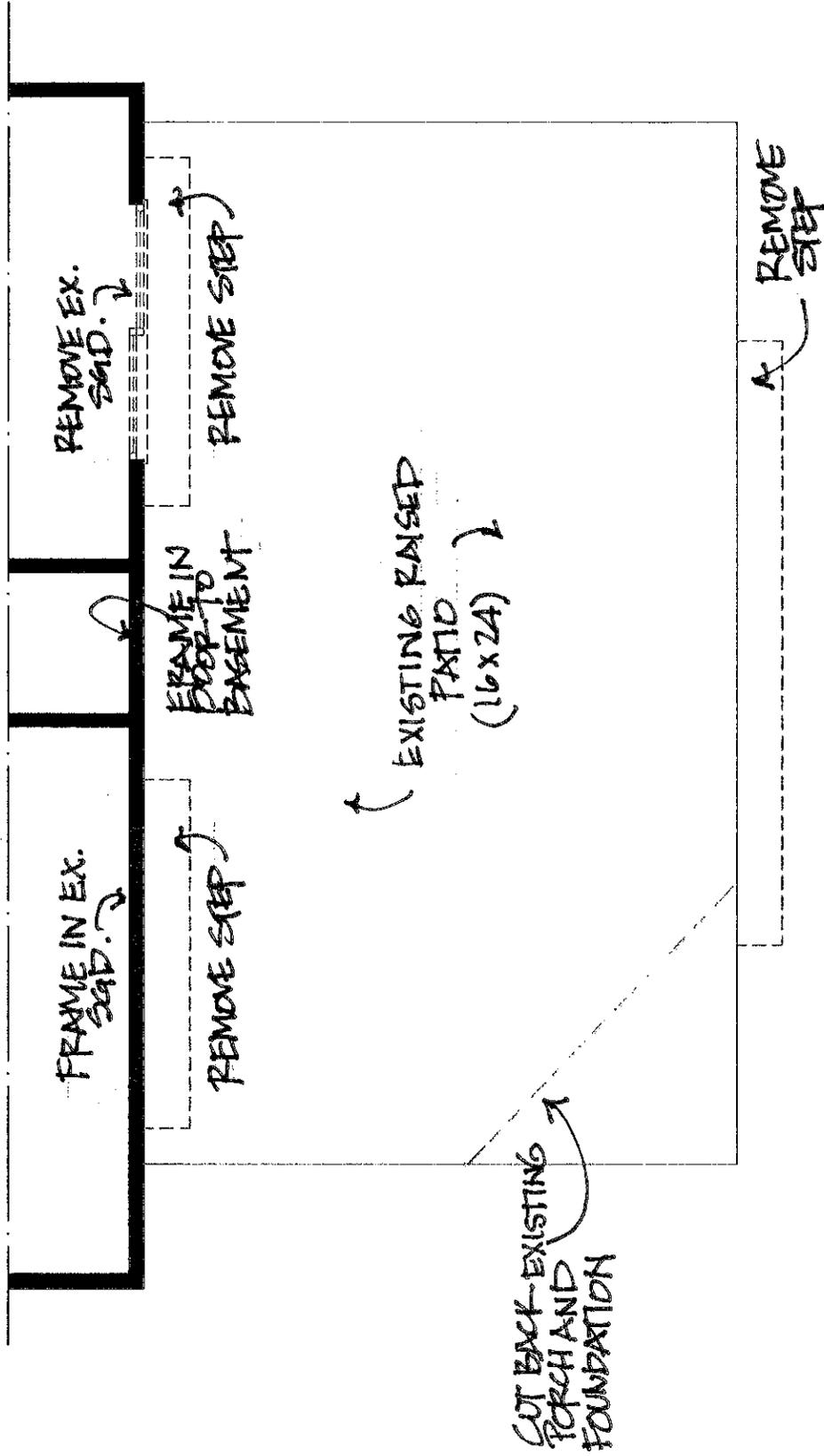


020-001605-00 03/29/2010

North and West Elevation

WAGNER RESIDENCE

OCTOBER 17, 2014

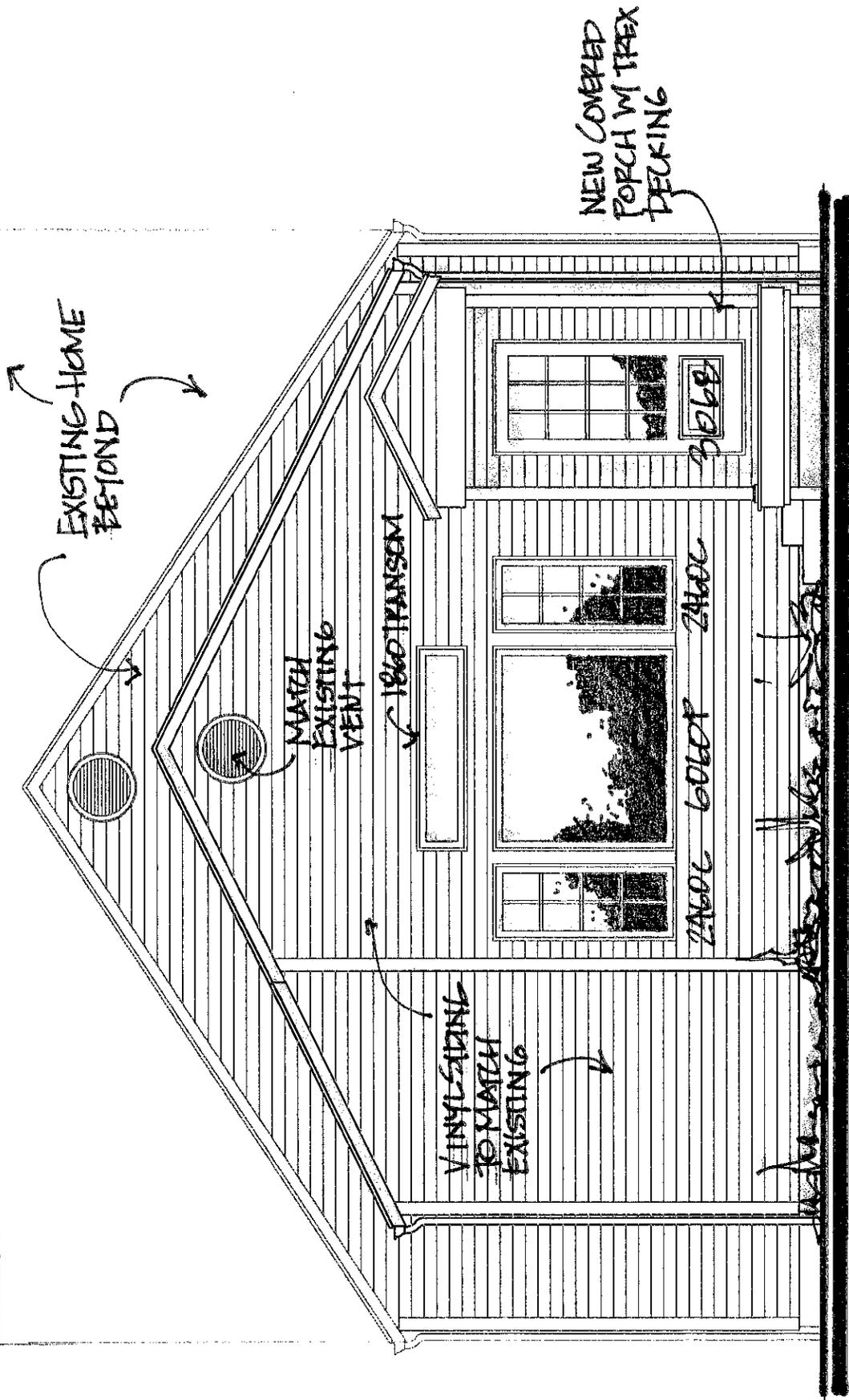


EXISTING PLAN

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

WAGNER RESIDENCE

OCTOBER 17, 2014



C = CASEMENT WINDOWS
P = PICTURE WINDOW

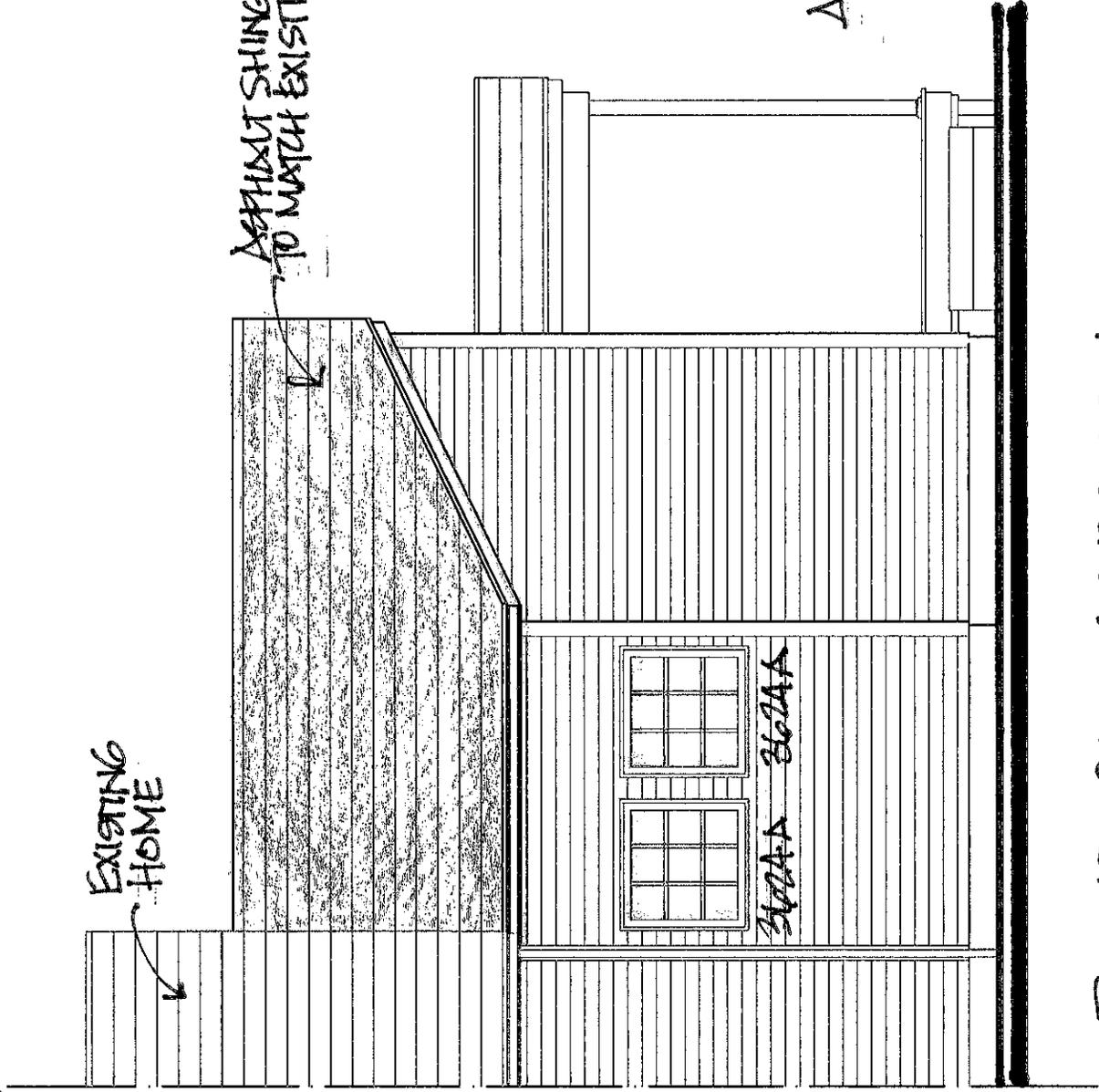
REAR ELEVATION
SCALE: 1/4" = 1'-0"

WAGNER RESIDENCE
OCTOBER-17, 2014

EXISTING HOME

ASPHALT SHINGLES
TO MATCH EXISTING

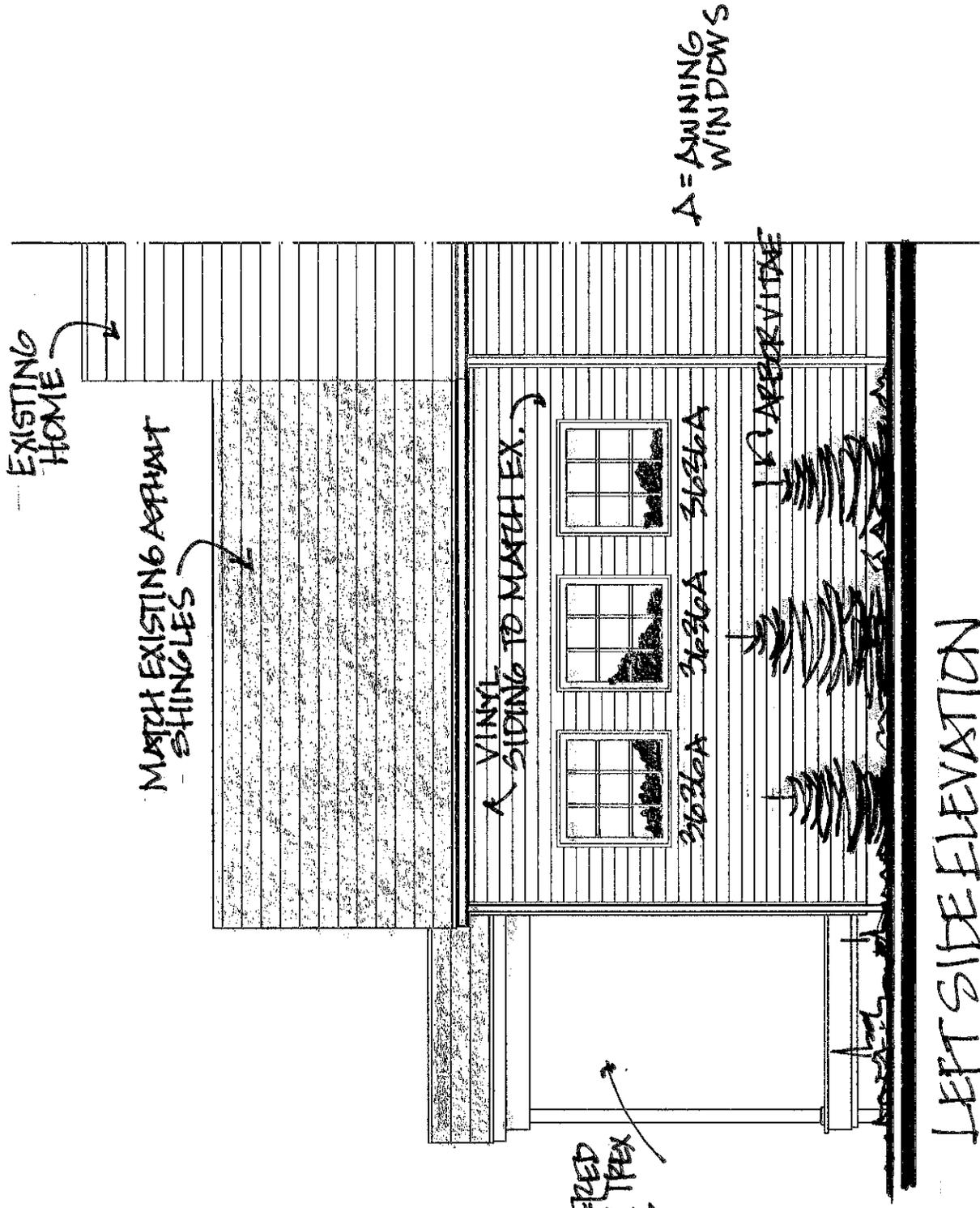
A=AWNING
WINDOWS



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

WAGNER RESIDENCE

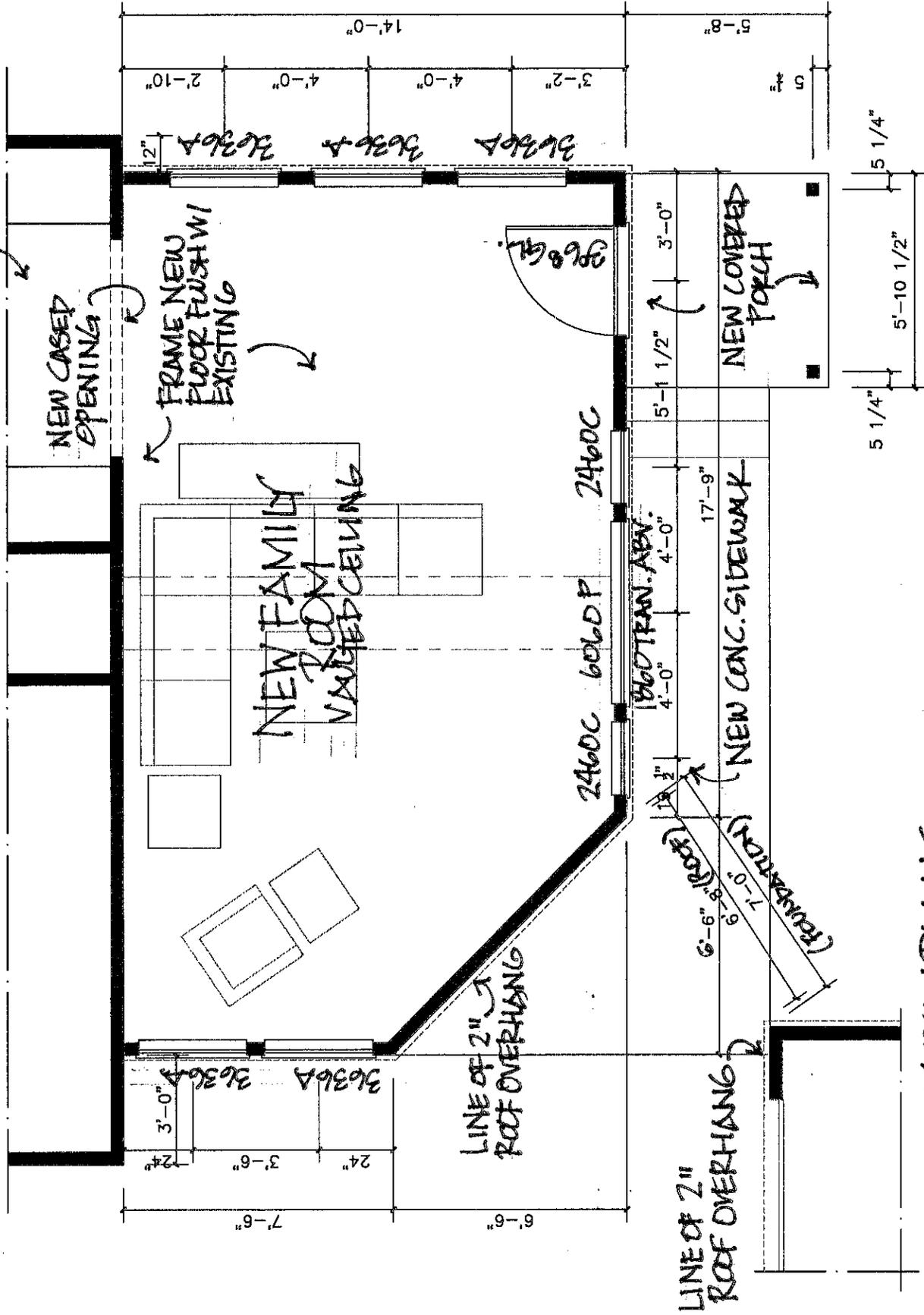
OCTOBER 17, 2014



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WAGNER RESIDENCE
OCTOBER 17, 2014

EXISTING HOME



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