

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.

Application No.: 14-052

Applicant: Peter Krajnak – Rogers Krajnak Architets, Inc.

Owner: Linda Mackessy

Location: 2775 Bexley Park Rd.

Request: The applicant is seeking architectural review and approval, to allow a covered porch addition on the front (north side) of the principal structure and other modifications which include a new door with sidelites, at the rear of the principal structure, and painting.

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 2014 051

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 2775 Bexley Park Rd.

Zoning District R-6

6. OWNER John and Linda Mackessy

Linda office (614) _____
Phone # 573.3603 or Cell # 378-4473 (614)

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

7. Applicant Peter Krajinak E-mail Pkrajnak@rogers.com Phone # (614)461-0243 or Cell# _____

Address 264 S. Third St. /City, State, Zip Columbus, OH 43215

8. Brief Description of Request and/or Variance No variance is requested

9. Valuation of Project \$ 1/2 60,000

- 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] /DATE 10/13/14

Fee: based on valuation	\$	<u>115.00</u>
Fee: based on variance	\$	_____
Other	\$	_____
TOTAL FEE DUE	\$	<u>115.00</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 2775 Bexley Park Rd Zoning District R-6
Lot Width 65.00 ft Depth 136.51 ft Total Area 8,873.15 sq ft
Existing Residence (foot print) 1,667 sq ft Garage 540 sq ft
Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 67 sq ft 11'7" Height one-story _____ two-story

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

Permitted Lot Coverage 35 % = 3,105.60 sq ft

Lot to be covered 25.60 % = 2,274.00 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 Rogers Krajnak Architects

Contractor/Builder to be determined

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED A new front porch will be added to the North side of the house. New doors and sidetites will be added on the south side of the residence off the existing family room. Other work includes cleaning the existing slate roof, repairing and painting the existing shutters and painting the existing Brick.

• 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: td

3. New Roofing Type, Style & Color: to match existing

• **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: _____
- New Window Style, Material & Color: _____

• **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 Front: wood Rear wood / Style 1/2 lite Full lite Color Painted Black Painted white

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
<input checked="" type="checkbox"/>	()	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding
()	()	Aluminum Siding
()	()	Other _____

existing to be painted white

to match existing

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: wood: species unknown
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Proposed NEW Door Trim: WOOD, cedar painted white
- Proposed NEW Window Trim: —
- Trim: Color(s): white

** Do the proposed changes affect the overhangs? not to the existing house

• **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: _____

10.16.14

City of Bexley
Board of Zoning Appeals/Architectural Review Board
2242 East Main Street
Bexley, Ohio 43209

Re: BZA/Architectural Review Hearing 11.13.14
2775 Bexley Park Rd. -Renovation

To Whom It May Concern:

I am writing you this letter to inform you that Peter Krajnak of Rogers Krajnak Architects, Inc. has my permission to be the applicant for our submission of documents for approval of Architectural Review and BZA Variance requests for the above referenced project. Thank-you for your consideration of our project.

Sincerely,

A handwritten signature in cursive script that reads "Linda Day-Mackessy".

Linda Mackessy, Owner



Vicinity Map
N.T.S.



<p>The Mackessy Residence</p> <p>2775 Bexley Park Rd. Bexley, Ohio 43209</p>	
 <p>ROGERS KRAJNAK ARCHITECTS, INC.</p>	<p>264 South Third Street Columbus, Ohio 43215</p> <p>telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com</p>
<p>10.16.14 Residential Architectural Review Application</p>	
<p>RKA Project # 14011.00</p>	



Photo of Existing North Side of Residence



Photo of Existing West Side of Residence



Photo of Existing South Side of Residence



Photo of Existing East Side of Residence

The Mackessy Residence

2775 Bexley Park Rd. Bexley, Ohio 43209

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10.16.14
Residential Architectural
Review Application

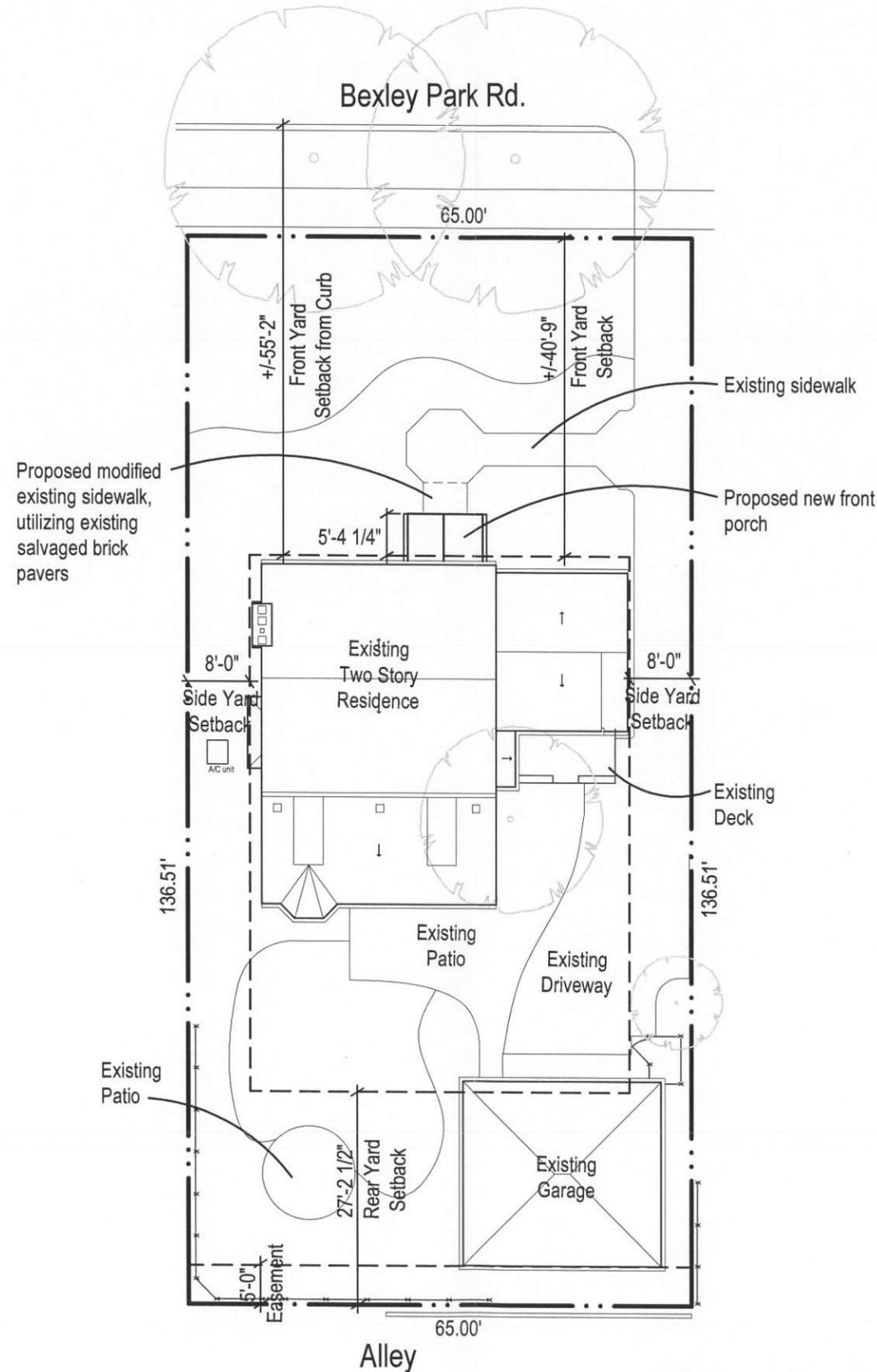
RKA Project # 14011.00

Average Setback Calculation (from Street Curb):

2699 Bexley Park Rd	55'-2"
2709 Bexley Park Rd	54'-8"
2719 Bexley Park Rd	55'-6"
2729 Bexley Park Rd	55'-4"
2737 Bexley Park Rd	57'-8"
2747 Bexley Park Rd	57'-4"
2755 Bexley Park Rd	58'-8"
2765 Bexley Park Rd	45'-10"
2775 Bexley Park Rd	57'-7"
2783 Bexley Park Rd	54'-9"
2793 Bexley Park Rd	54'-5"

Total: 607'-0"/11 properties = +/-55'-2"

Setbacks are based on a measurement from the street curb to the home enclosure, rounded to the nearest inch. The curb at 2775 Bexley Park Rd. is 14'-5" from the property line.



Site Plan

SCALE: 1" = 20'-0"



*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information owner provided mortgage survey prepared by Dean Erlenbach dated 07.26.95. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

The Mackessy Residence

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ROGERS KRAJNAK ARCHITECTS, INC.

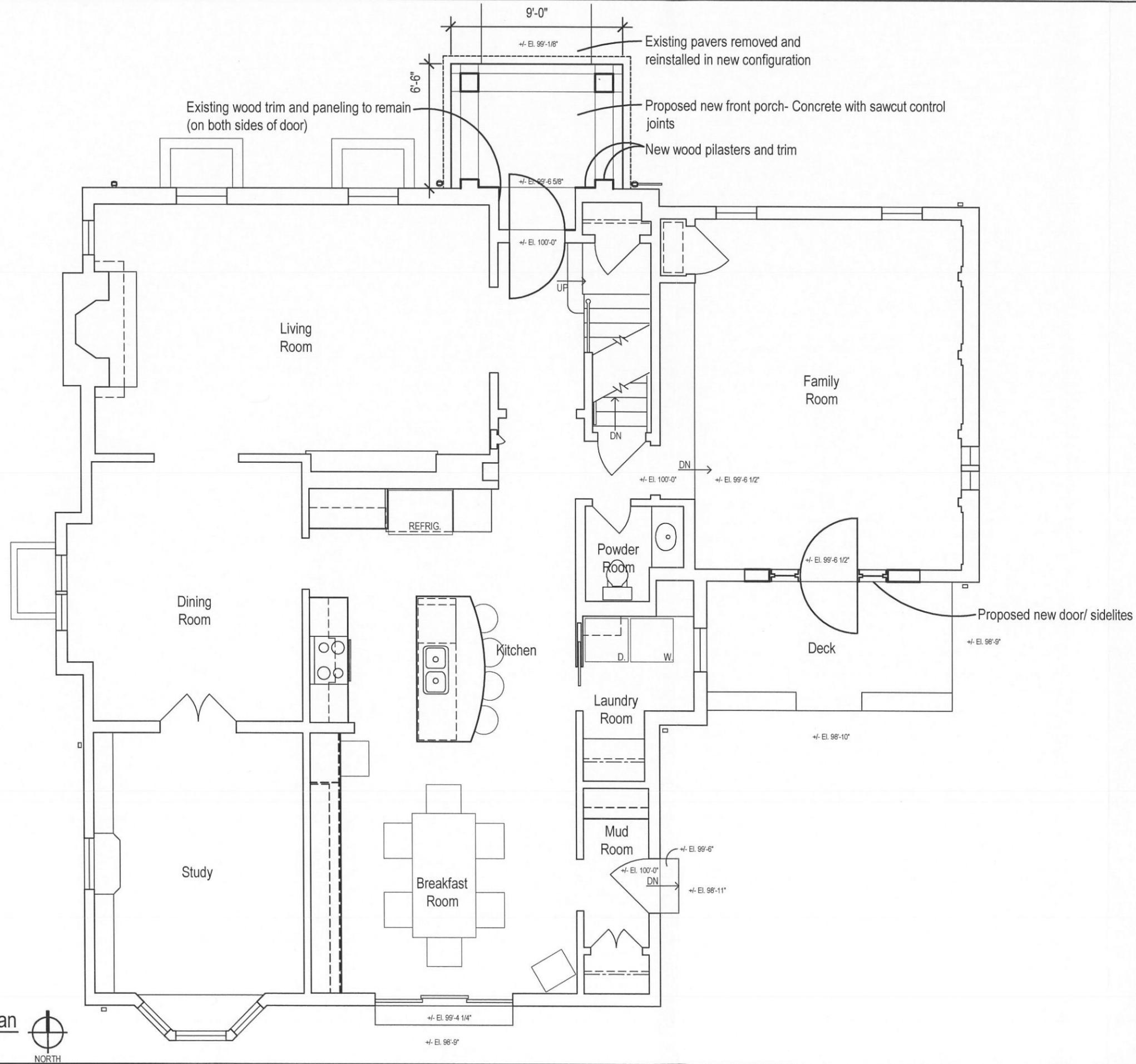
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10.16.14
ARB/ BZA
Submission

Sheet 1 of 4

RKA Project # 14011.00



First Floor Plan

3/16"=1'-0"



The Mackessy Residence

2775 Bexley Park Rd., Bexley, Ohio 43209

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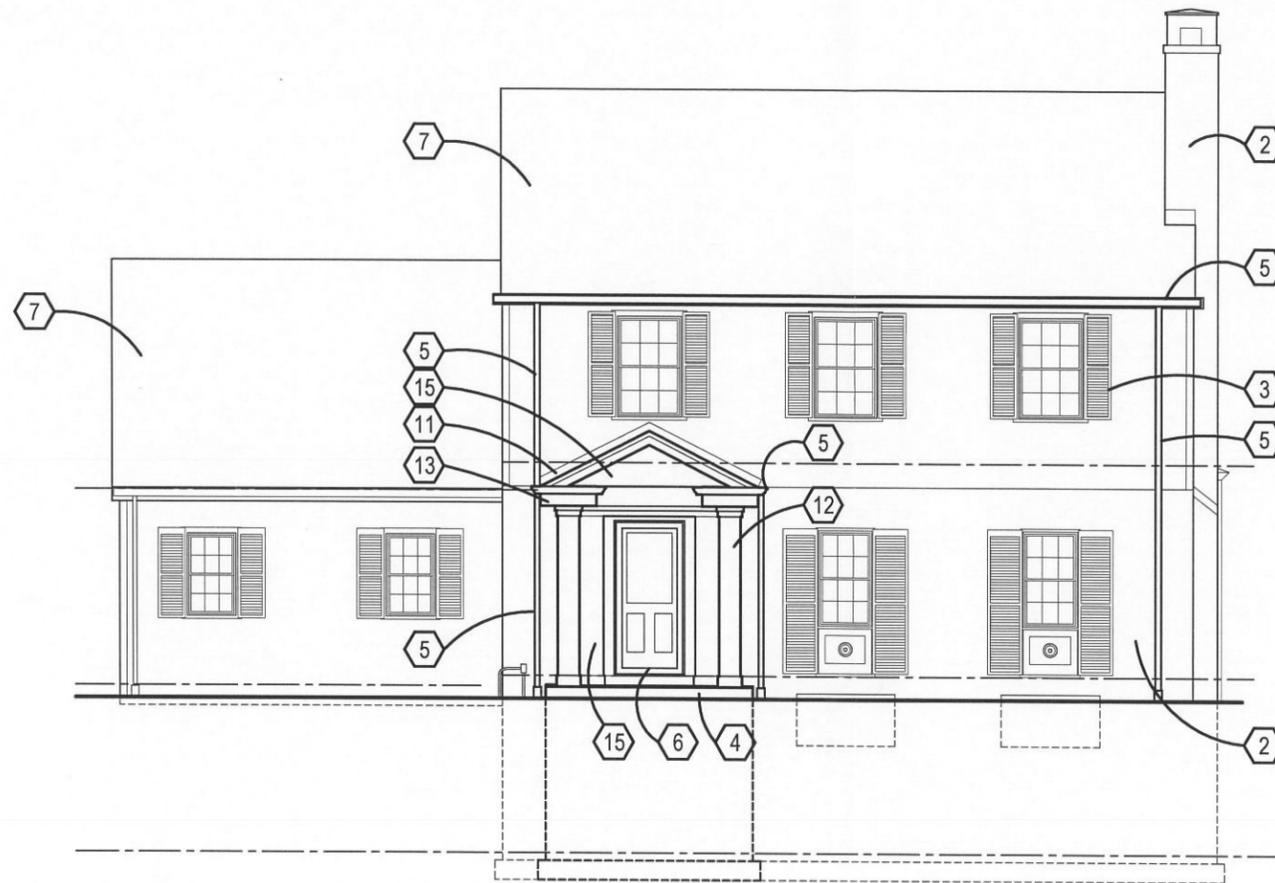
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Sheet 2 of 4

RKA Project# 14011.00



Second Floor
108'-0 5/8"

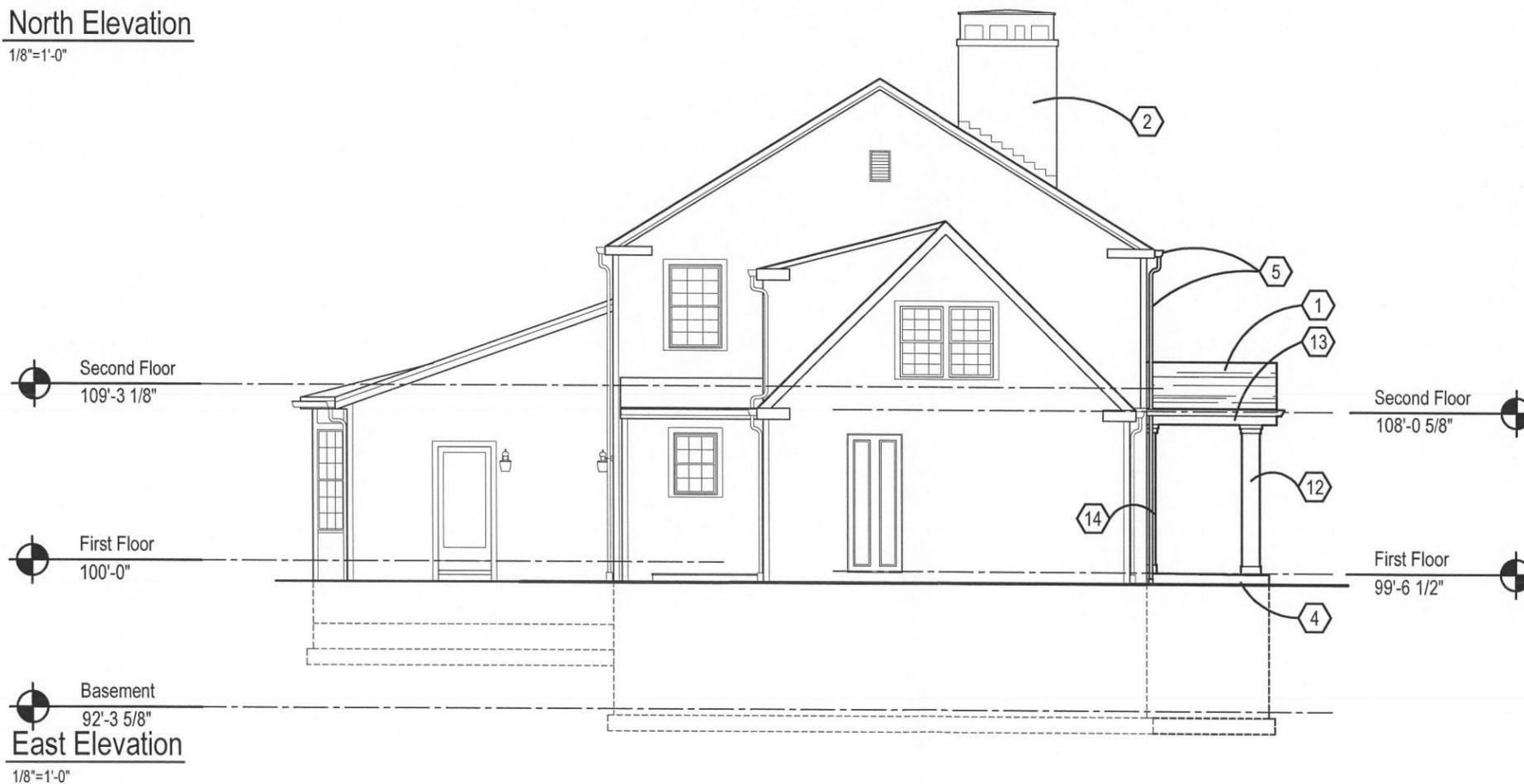
First Floor
99'-6 1/2"

Basement
92'-3 5/8"

North Elevation
1/8"=1'-0"

CODED NOTES:

1. New natural slate roof to match existing.
2. Existing brick to be painted, white.
3. Existing shutters to be repaired and painted black, typ.
4. New concrete porch slab with sawcut control joints. Slope minimum 1/8" per foot.
5. New aluminum gutters and downspouts to match profile of existing. Color to be white to match existing.
6. New 1/2 lite wood door by Pella with custom privacy glazing and new full light storm door. Color of both doors to be black.
7. Power wash and clean existing slate roof.
8. New vinyl siding to match existing color and profile.
9. New full lite wood door and sidelites by Pella- white.
10. New exterior lights.
11. New prefinished aluminum flashing- white.
12. New wood column and trim, painted white.
13. New wood trim, painted white.
14. New wood pilaster, painted white.
15. New exterior grade plywood, painted white.



Second Floor
109'-3 1/8"

First Floor
100'-0"

Basement
92'-3 5/8"

East Elevation
1/8"=1'-0"

Second Floor
108'-0 5/8"

First Floor
99'-6 1/2"

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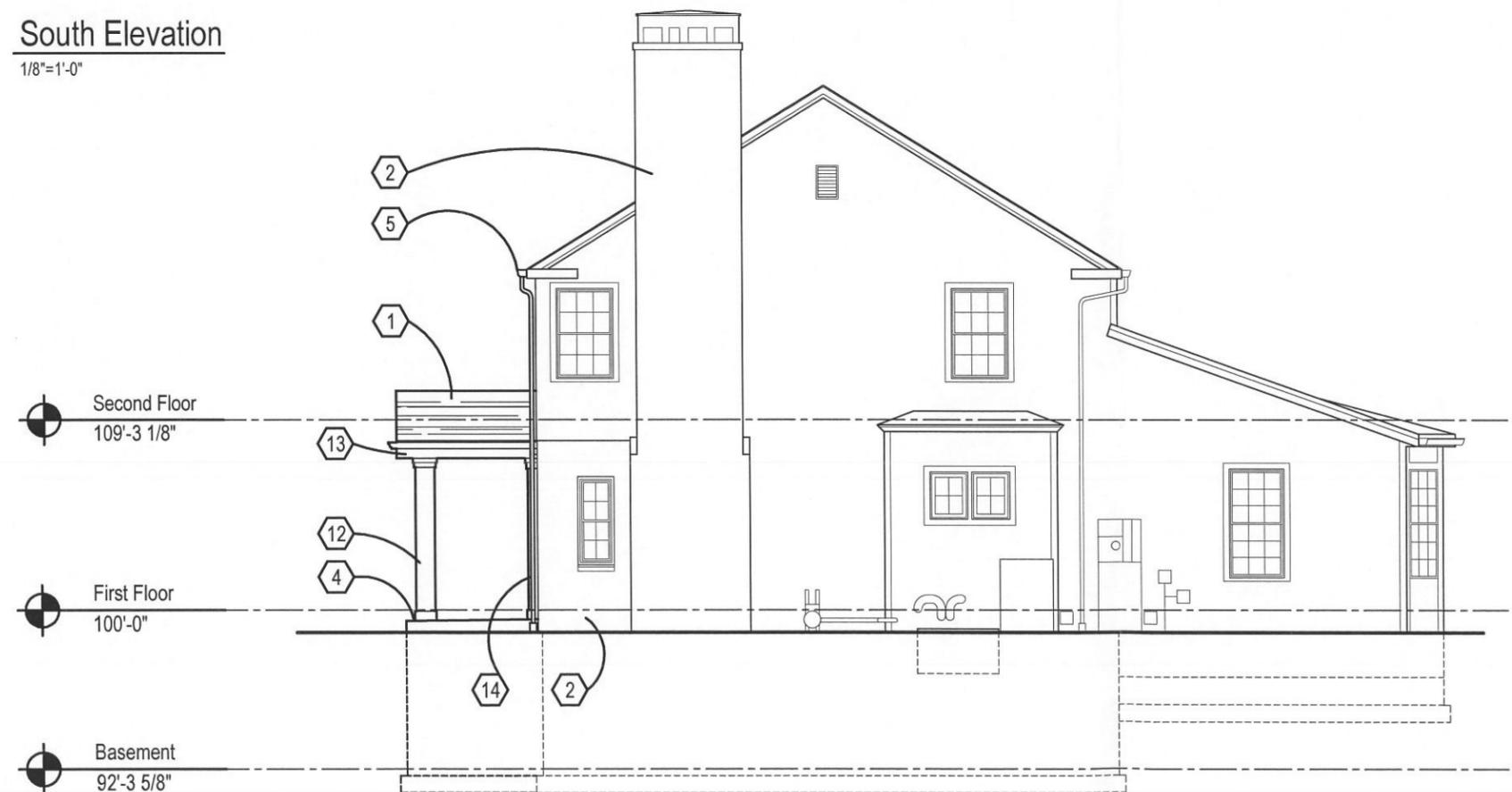
Sheet 3 of 4

RKA Project # 14011.00



South Elevation

1/8"=1'-0"



West Elevation

1/8"=1'-0"

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Sheet 4 of 4

RKA Project # 14011.00