

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.: 14-056

Applicant: Behal Sampson Dietz - John Behal

Owner: 172 South Columbia LLC

Location: 172 S. Columbia Avenue

Request: The applicant is seeking architectural review and a variance to code sections 1260.11 a) Accessory Uses and Structures to allow a pool house to be constructed without a principal structure on the parcel (principal structure is on adjoining parcel), 1260.12 Private Swimming Pools to allow a private swimming pool to be built as an accessory structure on a parcel without a principal structure (principal structure is on adjoining parcel), 1260.27 Excessive Deviation from Established Front Yard Setbacks in Residential Districts to issue a special permit to allow a pool house and in-ground pool to be built at the rear of the parcel (meeting setback requirements) with no principal structure constructed on the site.

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 2014056

1. Architectural Review for:

____ Addition ____ Alteration X New Structure (IN-GROUND) POOL HOUSE/
____ Demolition of a Principal Structure ____ Demolition of Garage

2. Variance For:

____ Principal Structure ____ Garage ____ Fence X Other (Accessory use & structure)

3. Variance To: See attached Exhibit B

____ Front Yard Setback ____ Side Yard Setback ____ Rear Yard Setback ____ lot coverage

4. Conditional Use For: _____ Home Occupation ____ sq.' / height of structure

5. LOCATION 172 S. COLUMBIA AVE. Zoning District R-3

6. OWNER 172 SOUTH COLUMBIA LLC Phone # _____ or Cell # _____

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

jbehal@bsdarchitects.com

7. Applicant JOHN BEHAL E-mail _____ Phone # 464-1933 or Cell# _____

Address 990 W. 3rd Ave. /City, State, Zip Columbus, OH 43212

8. Brief Description of Request and/or Variance See attached Exhibits A & B

9. Valuation of Project \$ 250,000.00

• **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 Oct 16, 2014

Fee: based on valuation	\$	<u>210.00</u>
Fee: based on variance	\$	<u>90.00</u>
Other	\$	<u>0.00</u>
TOTAL FEE DUE	\$	<u>300.00</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 172 S. COLUMBIA AVE. Zoning District R-3

Lot Width 140 ft Depth 300 ft Total Area 42,000 sq ft

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

Existing Building Height _____ one-story _____ two-story

POOL HOUSE

Proposed Addition (foot print) 1,422 sq ft 18'-6" Height one-story _____ two-story

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

Permitted Lot Coverage 25 % = 10,500 sq ft

Lot to be covered 3.4 % = 1,422 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 John Behal (Behal Sampson Dietz)

Contractor/Builder Behal Sampson Dietz

Preliminary Review _____ Final Review

• **DESCRIPTION OF CHANGES PROPOSED** See attached Exhibit A

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

See attached Exhibit 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** ^{Pool} 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
- New Shingle Manufacturer: Slate shingles to match 216 S. Columbia Ave.
- New Roofing Type, Style & Color: Black EPDM at low-slope roofs

• **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: T.B.D.

4. New Window Style, Material & Color: Clad casement, match color (putty)
at 216 S. Columbia Ave.

• **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 Wood doors with /Style _____ Color Front door stained,
full lite glass other doors painted-
match 216 S. Columbia Ave.

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>Match 216 S. Columbia Ave.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>Match texture & color at 216 S. Columbia Ave.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	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: Stained front door trim, other door trim is painted

4. Proposed NEW Window Trim: Stucco

5. Trim: Color(s): Match color (putty) at 216 S. Columbia Ave.

** Do the proposed changes affect the overhangs? N/A

• **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: _____

EXHIBIT A

Board of Zoning Adjustment Application

172 South Columbia Avenue, Bexley, OH 43209

We feel there are several ways to consider the zoning on this proposed project, therefore, we are proposing what we feel is most beneficial for the property owner and for the City of Bexley.

The current property owner owns two adjacent parcels, 172 & 216 South Columbia Avenue. 172 is currently a vacant, landscaped parcel with a tennis court.

Our proposal is to demolish the tennis court and build an in-ground pool and pool house. Instead of combining the two lots and considering this pool development on 172 in relation to the existing house on 216, we feel it would be prudent to keep the parcels separate and consider variances to build the proposed pool and pool house on the standalone 172 parcel.

The benefit to the city is by allowing the parcels to remain separate, it keeps open the option for a future family member or future owner to construct another single-family dwelling on the lot in front of the pool house.

With the caliber of homes on this street, keeping open the possibility of another taxable home is in the best interest of Bexley.

In the meantime, the pool house on 172 is designed to match the materials and style of the house on 216 and is designed to create a coherent whole estate type property.

The building is held to the furthest back point of the main building setback. The pool is 40'-0" from the north, 14'-0" from the east, and 12'-0" from the south property lines.

This property development would be an attractive addition to the neighborhood, adds to the investment in the area and would enhance area property values.

If the parcels were combined, we would request the same building and pool design and the look from the street would be identical.

EXHIBIT B

List of Requested Variances to the City of Bexley Planning and Zoning Code

for

172 South Columbia Avenue, Bexley, OH 43209

1260.11 a) Accessory Uses and Structures to allow a pool house to be constructed without a principal structure on the parcel. (Principal structure is on adjoining parcel)

1260.12 Private Swimming Pools to allow a private swimming pool to be built as an accessory structure on a parcel without a principal structure. (Principal structure is on adjoining parcel)

1260.27 Excessive Deviation from Established Front Yard Setbacks in Residential Districts to issue a special permit to allow a pool house and in-ground pool to be built at the rear of the parcel (meeting setback requirements) with no principal structure constructed on the site

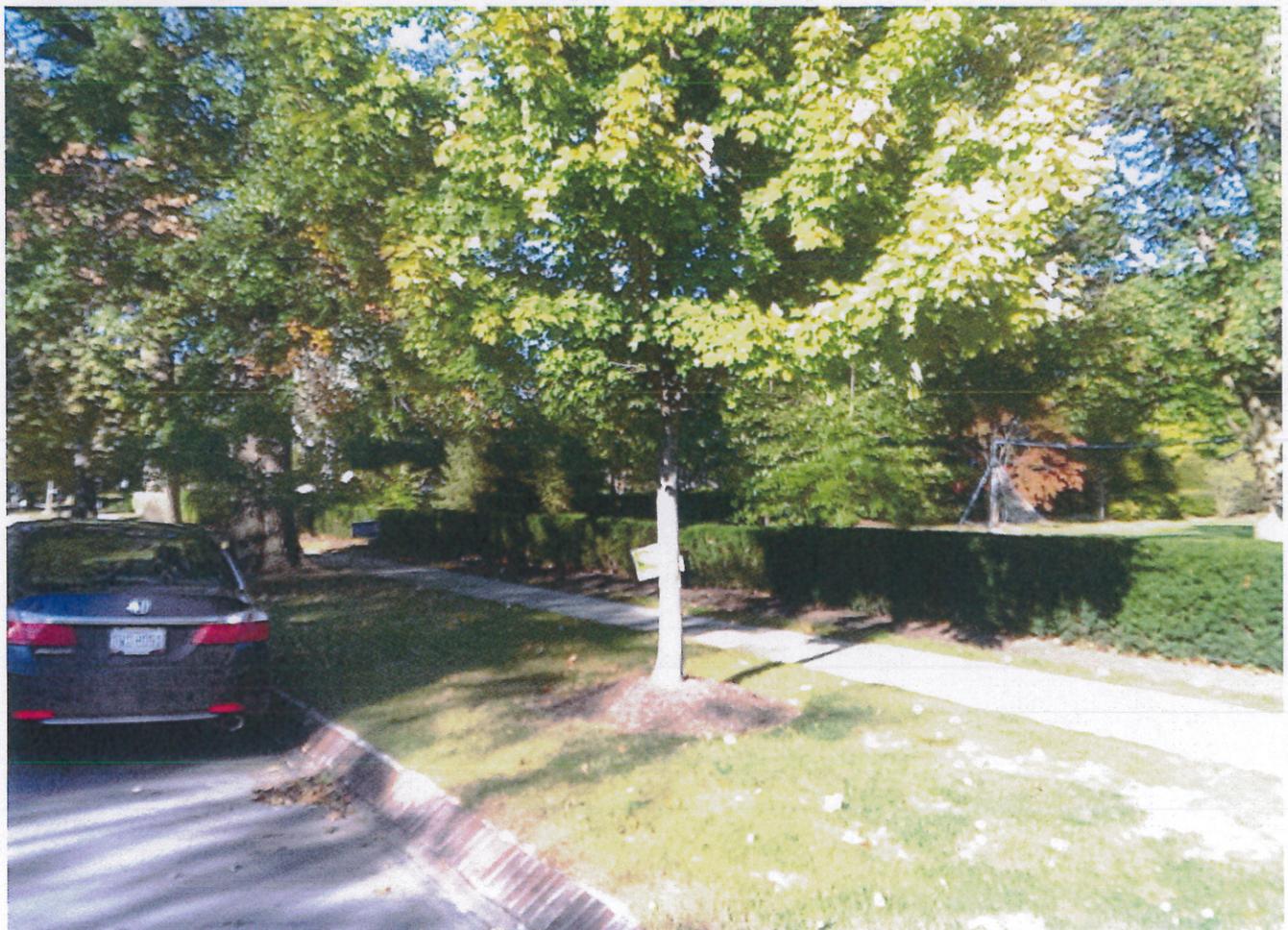
















Proximity Report Results

3426513/7962340

The selection distance was **200 feet**.
The selected parcel was **020-004477**.

To view a table showing the **16 parcels** within the displayed proximity, scroll down.

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

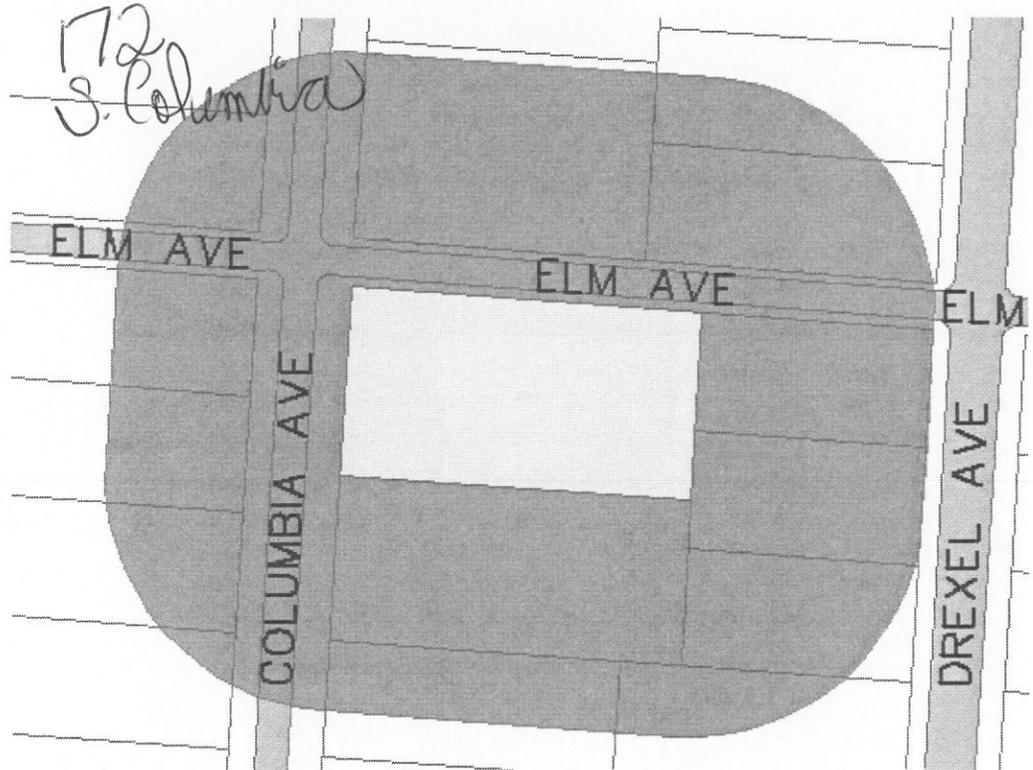


Image Date: Tue Oct 28 08:43:01 2014

Proximity Parcels

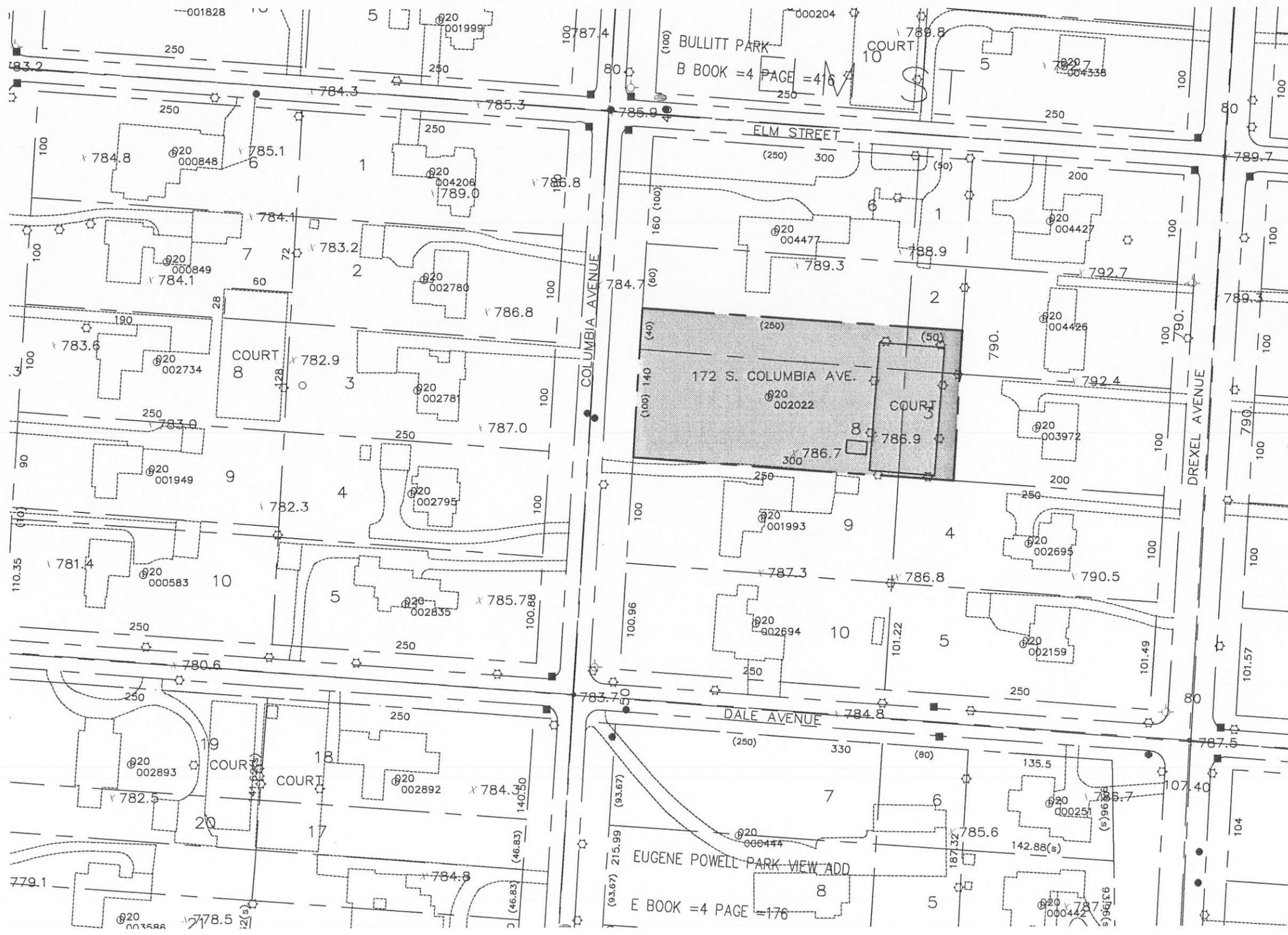
Hint: To copy this report to another program:

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
020-002022	172 SOUTH COLUMBIA LLC	S COLUMBIA
020-004427	BAIN IRWIN A & BEVERLY S	185 DREXEL
020-002695	BROWN ERIC L & SUZAN A	225 DREXEL
020-002795	BURNS DAVID L & LINDA C	209 S COLUMBIA
020-002780	DARWIN BEVERLY S	185 S COLUMBIA
020-004338	FERBER GAIL B	167 DREXEL
020-001993	GLIMCHER MICHAEL P	216 S COLUMBIA
020-004477	MCINTYRE WILLIAM MCINTYRE ERICA	172 S COLUMBIA
020-002781	MEYER DEBRA H	195 S COLUMBIA
020-004206	PAUL KATHY D	171 S COLUMBIA
020-004426	PORTMAN TOBY M	201 DREXEL
020-003972	ROTENBERG SHAUN A ROTENBERG KATIE S	215 DREXEL
020-001999	RUANPHAE SONDR A T RUANPHAE RHOME	167 S COLUMBIA
020-000204	RUBEN LAURENCE G TR	140 S COLUMBIA
020-002984	WATSON MICHAEL B JR WATSON PAMELA K	137 S COLUMBIA
020-000845	WHISLER ERIC S WHISLER SUZANNE S	155 DREXEL



BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212



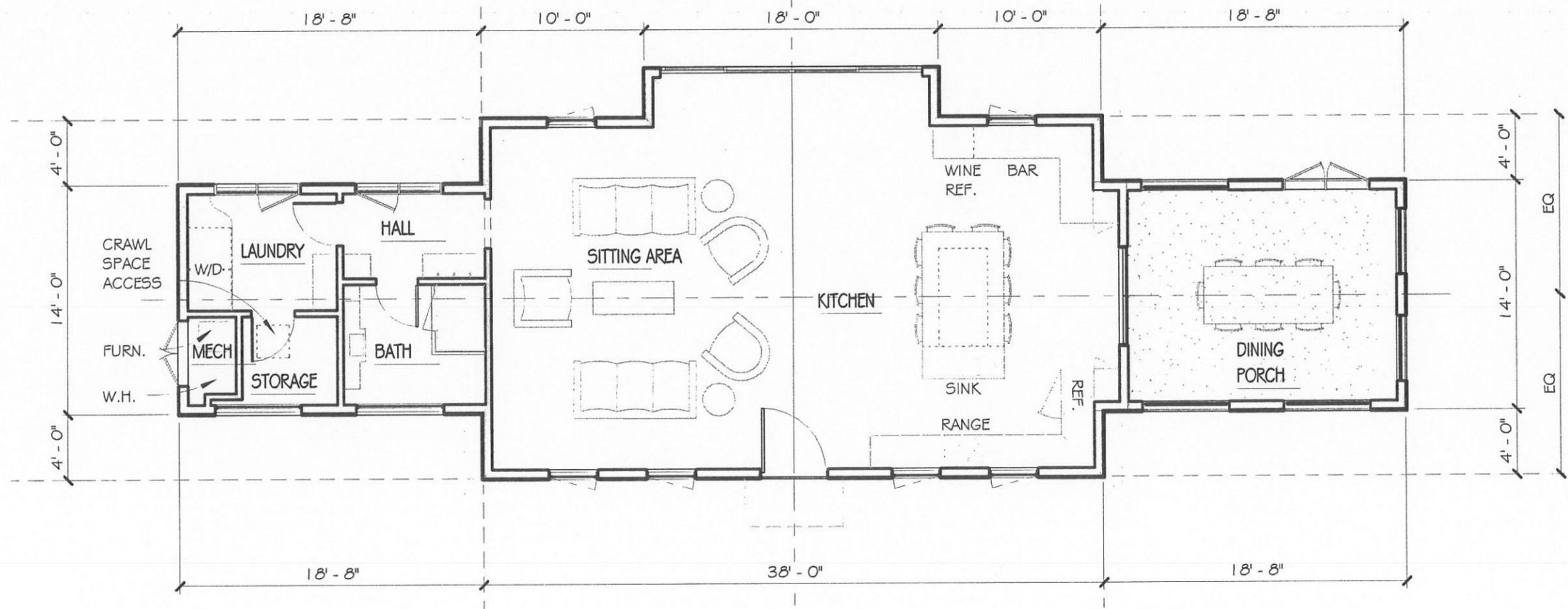
SITE PLAN

SCALE: 1"=100'



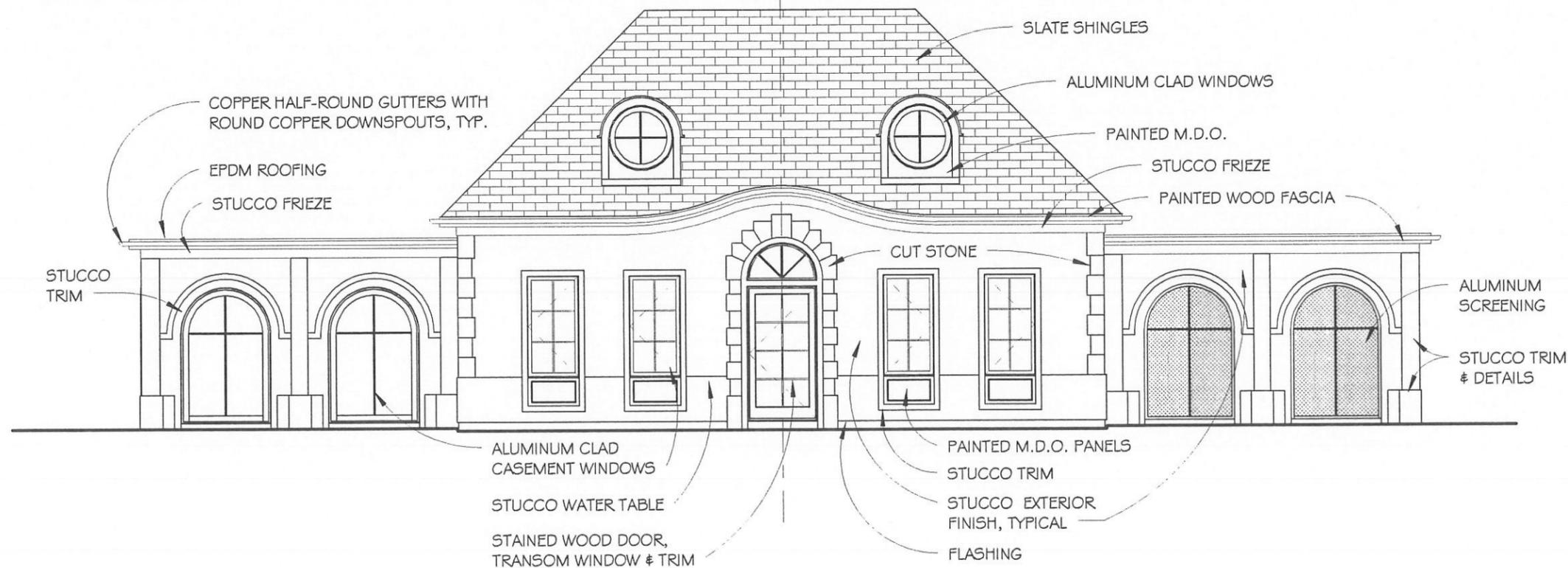
SCHEMATIC DESIGN DRAWINGS FOR
GLIMCHER RESIDENCE
 172 SOUTH COLUMBIA AVENUE
 BEXLEY, OHIO 43209
 BZA SUBMISSION DATE - 10-23-2014

BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212



FIRST FLOOR PLAN

1/8" = 1'-0"



WEST (FRONT) ELEVATION

1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR

GLIMCHER RESIDENCE
 172 SOUTH COLUMBIA AVENUE
 BEXLEY, OHIO 43209

BZA SUBMISSION DATE - 10.23.14

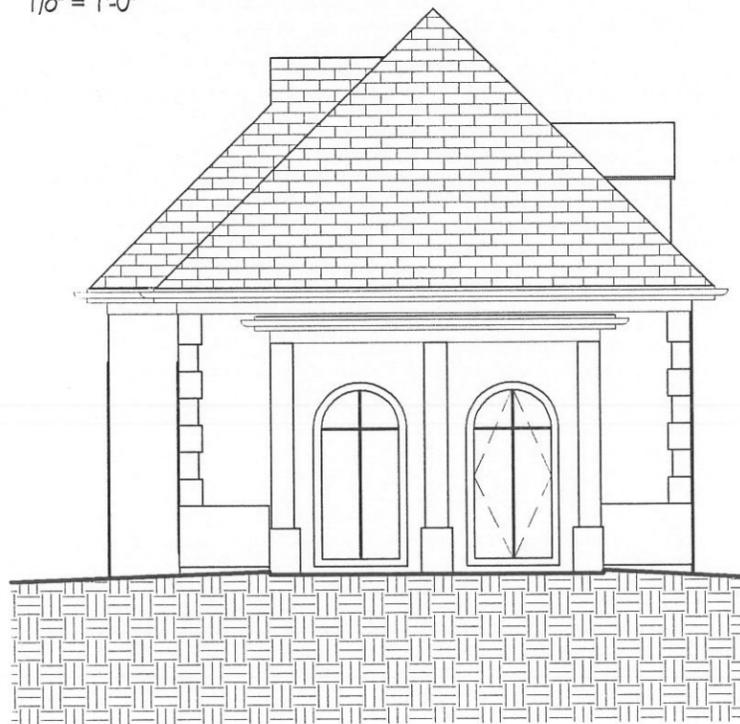
BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



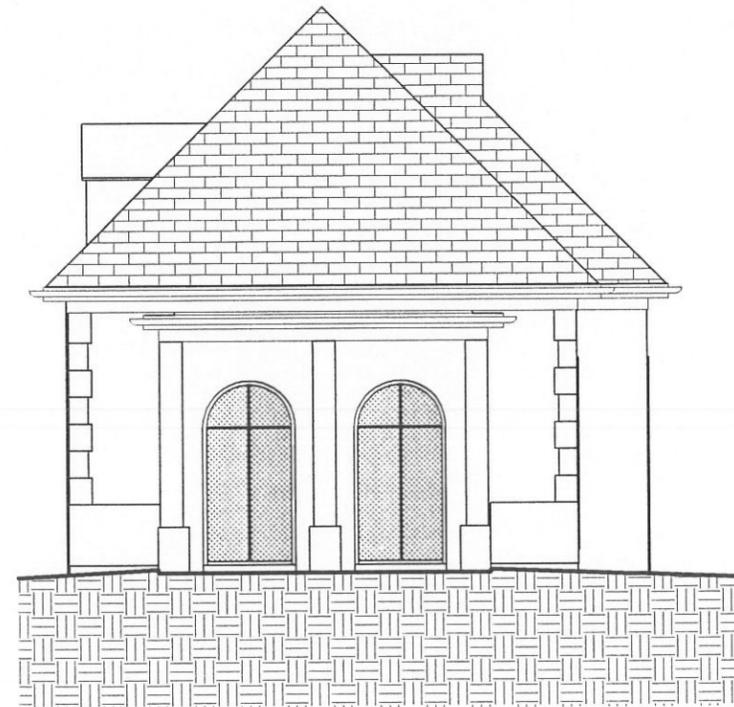
EAST (REAR) ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR

GLIMCHER RESIDENCE

172 SOUTH COLUMBIA AVENUE

BEXLEY, OHIO 43209

BZA SUBMISSION DATE - 10.23.14