

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, January 8, 2015, 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- 058
Applicant: Dean Wenz Architects, Inc.
Owner: Mike & Heidi Levey
Location: 2533 Bryden Rd.
Request: The applicant is seeking architectural review and approval to allow a garage and mudroom addition at the rear of the principal structure. The applicant is also seeking a variances from Bexley Code Section 1252.03(d), to the require 8' side yard setback, to allow the garage portion of the addition to be constructed 5'4" from the east side property line.

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 12-24-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014058

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 2533 BRYDEN ROAD Zoning District R-6

6. OWNER MIKE & HEIDI LEVEY Phone # _____ or Cell # 561-2360
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant DEAN A. WENZ ARCHITECTS, INC. E-mail DWENZ@WENZ-ARCHITECTS.COM Phone # 239-6868 or Cell# _____
Address 2463 E. MAIN ST. /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW OF GARAGE & MUD ROOM ADDITION, VARIANCE TO ALLOW CONSTRUCTION OF A NEW ATTACHED GARAGE 5'-4" FROM THE PROPERTY LINE (2'-8" ENCRoACHMENT TO THE SIDEYARD SETBACK)

9. Valuation of Project \$ 90,000

- 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 D. Wenz /DATE 12/3/2014

Fee: based on valuation	\$ <u>130.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>230.00</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 2533 BRYDEN ROAD Zoning District R-6

Lot Width 100 ft Depth 137.5 ft Total Area 13,245 sq ft

Existing Residence (foot print) 1807 sq ft Garage 536 sq ft
(TO BE REMOVED)

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 726 sq ft Height one-story _____ two-story

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

Permitted Lot Coverage 35 % = 4036 sq ft

Lot to be covered 19.1 % = 2533 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 RITCHEY CONSTRUCTION

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED ARCHITECTURAL REVIEW OF GARAGE
& MUD ROOM ADDITION TO PRINCIPAL STRUCTURE

• 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

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

2. New Shingle Manufacturer: CERTAINTEED

3. New Roofing Type, Style & Color: 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: PELLA OR MARVIN
- New Window Style, Material & Color: STYLE & COLOR TO MATCH EXISTING

• **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 WOOD, OVERHEAD / Style SEE ELEVATIONS Color _____

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM**

- Existing Door Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile ___ Other: PAINTED WOOD
- Existing Window Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite Aluminum Clad ___ Molding
 - ___ Standard lumber Profile ___ Other: _____
- Proposed NEW Door Trim: PAINTED WOOD TO MATCH EXISTING
- Proposed NEW Window Trim: ALUMINUM CLAD TO MATCH EXISTING
- Trim: Color(s): 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: _____

December 5, 2013

City of Bexley
Department of Development
2242 East Main Street
Bexley, Ohio 43209

Re: The Levey Residence
2533 Bryden Road
Bexley, Ohio 43209

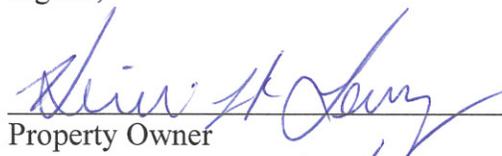
To all that it may concern:

As the Owner(s) of the property referenced above, our signature(s) below grant authorization to Dean A Wenz Architects, Inc. to act as our agent with regard to:

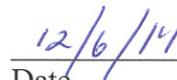
1. Application for architectural review.
2. Application for any required Zoning Variances,
3. Representation in public hearings for these same functions.

If there are questions regarding the limits of this authorization, please contact me (us) at (614) 561-2360

Signed,



Property Owner



Date



Property Owner



Date