

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- 059
Applicant: Marina Bergman & Daniel Ferdelman
Owner: Daniel Ferdelman, AIA
Location: 2550 Bryden Rd.
Request: The applicant is seeking architectural review and approval to allow a 1-story and a two story addition to 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 1-story addition to be constructed 5' from the (west) side property line. If approved, the addition will be 2'6" further back from the west property line than the existing 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 12-24-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014-059V

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 2550 BRYDEN ROAD Zoning District R-6

6. OWNER MARINA BERGMAN
DANIEL FERDELMAN Phone # 397-6774 or Cell # 397-4220

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

7. Applicant DANIEL FERDELMAN, NA E-mail daniel.ferdelman@gmail.com Phone # 397-4220 or Cell# _____
Address 2550 BRYDEN RD /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance TO VARY 3' ON THE WEST AND 8" ON THE EAST FROM THE REQUIRED SETBACKS. TO MAINTAIN THE REQUIRED 8' SETBACKS WOULD BE PROBLEMATIC FOR THE INTERIOR LAYOUT OF THE RESIDENCE. THE PROPOSED ADDITION IS 2'6" IN FROM THE BUILDING EDGE AT WEST AND ALIGNED WITH EAST WALL.

9. Valuation of Project \$ 100,000

- 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 12/11/2019

Fee: based on valuation	\$	<u>135⁰⁰</u>
Fee: based on variance	\$	<u>100⁰⁰</u>
Other	\$	
TOTAL FEE DUE	\$	<u>235⁰⁰</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 2550 BRYDEN ROAD Zoning District R-6

Lot Width 50 ft Depth 136 ft Total Area 6,800 sq ft

Existing Residence (foot print) 880 sq ft Garage 470 sq ft

Existing Building Height _____ one-story 27'-5" two-story

Proposed Addition (foot print) 370 sq ft 25'-9" Height _____ one-story two-story

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

Permitted Lot Coverage 35 % = 2380 sq ft

Lot to be covered 25 % = 1720 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 DANIEL FERDELMAN, AIA

Contractor/Builder MATT EGNER - EGNER CONSTRUCTION

Preliminary Review _____

Final Review _____

- DESCRIPTION OF CHANGES PROPOSED REAR ADDITION TO (E) BRICK TUDOR STYLE HOME. ADDITION WILL BE FRAME CONSTRUCTION W/ STUCCO ON THE 2 STORY PORTION AND BOARD AND BATTEN ON THE ONE STORY PORTION

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

THE EXISTING BUILDING WAS NOT BUILT TO THE CURRENT SIDE YARD SETBACK STANDARDS

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
 - New Shingle Manufacturer: GAF
 - New Roofing Type, Style & Color: SLATELINE, ENGLISH GRAY

• **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: JELD WEN
- New Window Style, Material & Color: CASEMENT + AWNING
ALUMINUM CLAD/WOOD, CHESTNUT BRONZE

• **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 _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
<input checked="" type="checkbox"/>	()	Brick _____
<input checked="" type="checkbox"/>	()	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>CEMENT PLASTER / PALE YELLOW</u>
()	()	Wood Shingle _____
()	()	Wood Siding _____
<input checked="" type="checkbox"/>	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	<input checked="" type="checkbox"/>	Other <u>HARDIE BOARD</u> <u>WARM GREY</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: MATCH EXISTING
- Proposed NEW Window Trim: 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 STONE CONCRETE PAVERS
2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other NONE

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: _____

Proximity Report Results

8820494/3905334

The selection distance was **200 feet**.

The selected parcel was **020-001237**.

To view a table showing the [22 parcels](#) within the displayed proximity, scroll down.

[Get Report](#)

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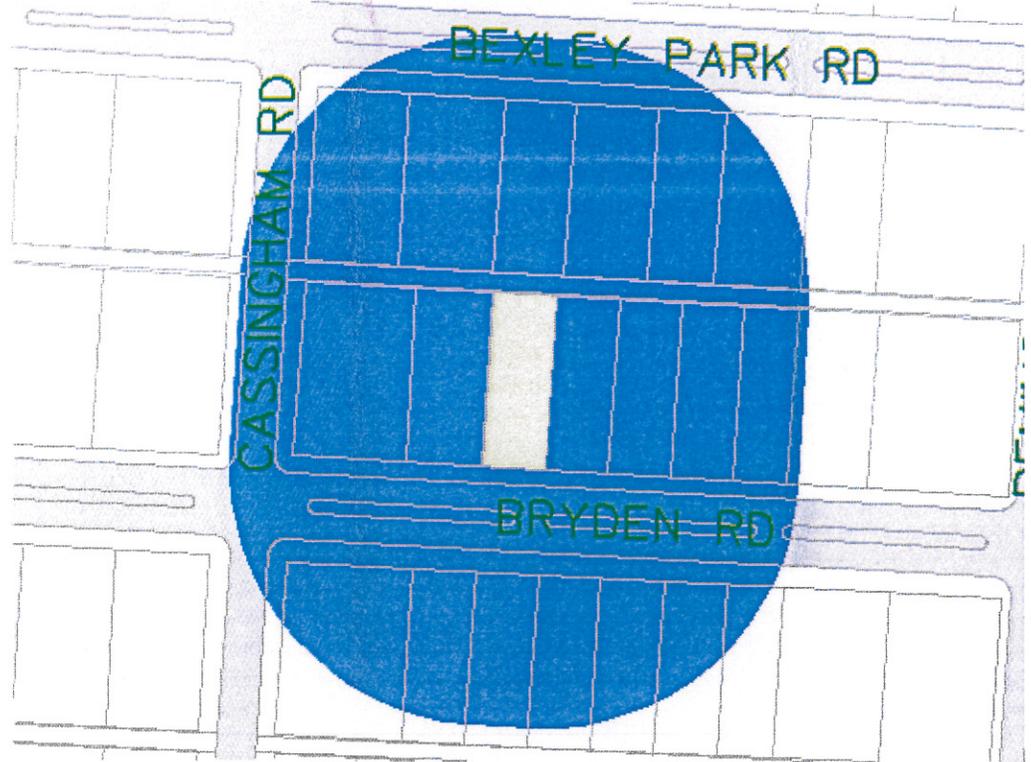


Image Date: Mon Dec 22 09:08:30 2014

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 **E**d*i*t **C**opy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-001416	APPLING KIMBERLY W APPLING SUSAN A	2572 BRYDEN
020-001237	BERGMAN MARINA R FERDELMAN DANIEL B	2550 BRYDEN
020-003591	CZAJA IAN J CZAJA EKATERINA	2575 BEXLEY PARK
020-001414	DESAI ANAND DESAI LAURA E	2584 BRYDEN
020-001454	DICKER GARY RICH CAROL L	2543 BRYDEN
020-001458	FISHER PERRY M FISHER WENDY R	2575 BRYDEN
020-001403	GRISCHKAN JONATHAN M TR SLATE JENNI	2547 BEXLEY PARK
020-004284	HAUGH MICHAEL P HAUGH JENNIFER R	2565 BEXLEY PARK
020-001417	HILBERT ROBERT L HILBERT MICHELLE M	2566 BRYDEN
020-002986	HUEFNER STEVEN F HUEFNER JULIANNE C	2541 BEXLEY PARK
020-003003	KESSLER BENJAMIN J KESSLER HELEN J	2555 BRYDEN
020-001456	KING TRACY	2561 BRYDEN
020-002717	LEVEY HEIDI L K	2533 BRYDEN
020-001419	LEVY LAUREN B	2544 BRYDEN
020-001407	PALMER ANDREW J PALMER LORI C	2587 BEXLEY PARK
020-003034	PARISER DAVID B PARISER DEBORAH S	2557 BEXLEY PARK
020-001418	PARSONS STEPHEN C PARSONS TRACEY A	2558 BRYDEN
020-001457	PREISLER SETH D PREISLER SAMARA C	2567 BRYDEN
020-001455	SHALWITZ ROBERT A & PAULA KRASNOFF	2549 BRYDEN
020-001406	WERNET NORMAN L III & BETTY A	2585 BEXLEY PARK
020-001420	YOUNG LOIS J	2530 BRYDEN