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- 061
Applicant: Darryl Rogers
Owner: Michael & Tania Agriesti
Location: 2607 E. Broad St.
Request: The applicant is seeking architectural review and approval to allow a 2 ½ story addition to the west side 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 2 ½ story addition to be constructed 5'1" from the (west) 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 2014061

1. **Architectural Review for:**

   X Addition X Alteration _____New Structure (_____)

   _____Demolition of a Principal Structure _____Demolition of Garage

2. **Variance For:**

   X Principal Structure _____Garage _____Fence _____ Other

3. **Variance To:**

   _____Front Yard Setback X Side Yard Setback _____Rear Yard Setback ____ lot coverage

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

5. LOCATION 2607 East Broad Street Zoning District R6

6. OWNER Michael and Tanja Agriesti Phone #_____ or Cell # 614. 226. 5805 michael Agriesti

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

7. Applicant Darryl Rogers E-mail drogers@rogerskrajnak.com Phone # (614) 461 0243x 201 or Cell#_____

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

8. Brief Description of Request and/or Variance SEE ATTACHED LETTER

9. **Valuation of Project** $ +/- 600,000 TBD

- **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**_____/**DATE** 12/10/14

Fee: based on valuation	$ 385.00
Fee: based on variance	$ 100.00
_____**Other**	$
TOTAL FEE DUE	$ 485.00

****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 2607 East Broad Street Zoning District R6

Lot Width 50 ft Depth 200 ft Total Area 9,829 sq ft

Existing Residence (foot print) 1,5329.49 sq ft Garage 532.31 sq ft

Existing Building Height X one-story _____ two-story

Proposed Addition (foot print) 243 sq ft ± 27'2" to Roof Mid Point Height _____ one-story _____ two-story

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

Permitted Lot Coverage 35 % = 3,440.15 sq ft

Lot to be covered 23.48 % = 2,307.80 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, Inc.

Contractor/Builder TBD

Preliminary Review _____ Final Review X

- DESCRIPTION OF CHANGES PROPOSED SEE ATTACHED LETTER

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

SEE ATTACHED LETTER

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
     X Architectural Dimensional Shingles ___ EPDM (rubber) Roofing ___ Metal
  2. New Shingle Manufacturer: GAF
  3. New Roofing Type, Style & Color: GRAY - TBD

- **WINDOWS**
  1. Existing Window Style:
     X Casement ___ X Double Hung ____Horizontal Sliding ____Awning
     ___ Fixed _____Exterior Storm ____Other:_____
  2. Existing Window Materials:
     ___Wood ___Vinyl ____Vinyl Clad Wood ____Aluminum Clad Wood
     ___Aluminum X Metal ___ Other:_____
  3. New Window Manufacturer: Pella
  4. New Window Style, Material & Color: casement, Aluminum Clad, Gray

- **DOORS**

  Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

  1. Entrance Door Type X Wood ___Insulated Metal ___Fiberglass
     ___Sidelights ___Transom Window
  2. Garage Door Type ___Wood ___Insulated Metal ___Fiberglass
  3. Door Finish X Stained ___Painted

  Proposed Door Type WOOD /Style ½ lite w/ Dog Door From new MUD ROOM Color Painted Warm GRAY

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
(X)	(X)	Natural Stone	Limestone to match existing
( )	( )	Cultured Stone	
(X)	(X)	Brick - New brick to match existing w/ diagonal pattern using existing dark gray brick color.	
(X)	(X)	Mortar	to match existing
(X)	( )	Stucco existing stucco on garage to be painted warm gray	
(X)	(X)	Wood Shingle new cedar shake to match existing - painted warm gray.	
( )	( )	Wood Siding	
( )	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
( )	( )	Other_____	

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other: wood-species unknown
  2. Existing Window Trim:
     ____Cedar ____Redwood _____Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other: wood-species unknown
  3. Proposed NEW Door Trim: Smooth cedar
  4. Proposed NEW Window Trim: Smooth cedar
  5. Trim: Color(s): warm gray

**** Do the proposed changes affect the overhangs?** yes, they will be raised vertically

- **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 RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - - -

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

12.10.14

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

Re: BZA/Architectural Review Hearing 01.08.15
2607 East Broad Street –Renovation and Addition

To Whom It May Concern:

I am writing you this letter to inform you that Darryl Rogers 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,

Tanja K. Agriesti

Tanja Agriesti, Owner

Proximity Report Results

5037536/1293029
The selection distance was **200 feet.**
The selected parcel was **020-002057.**

To view a table showing the **21 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

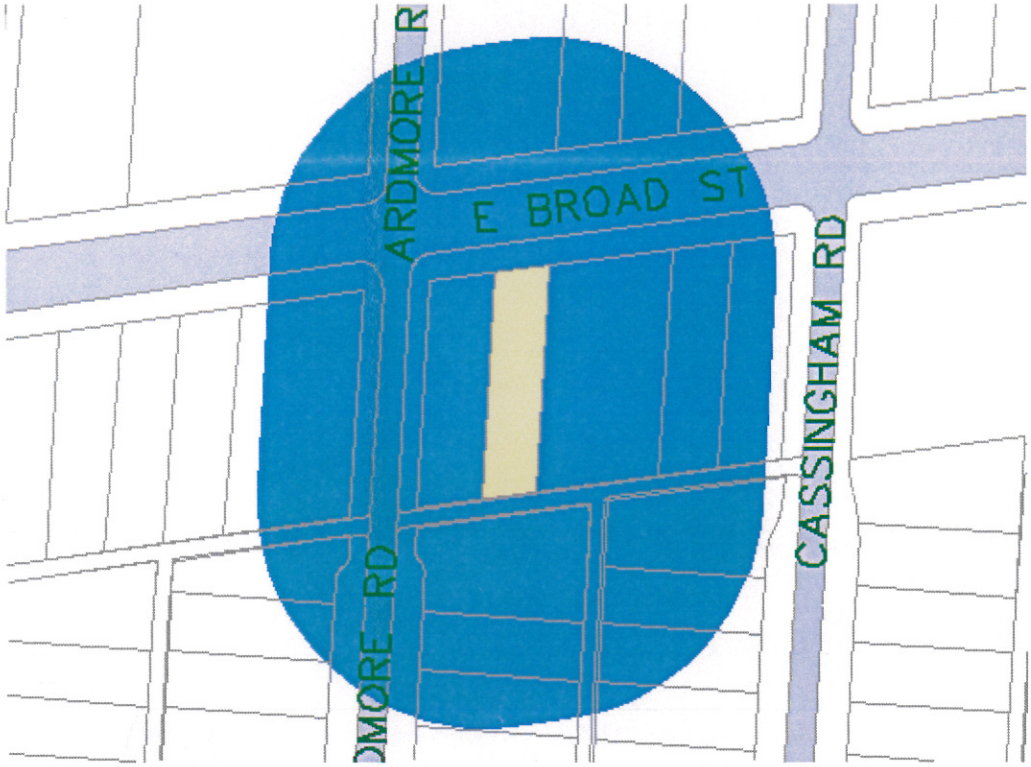


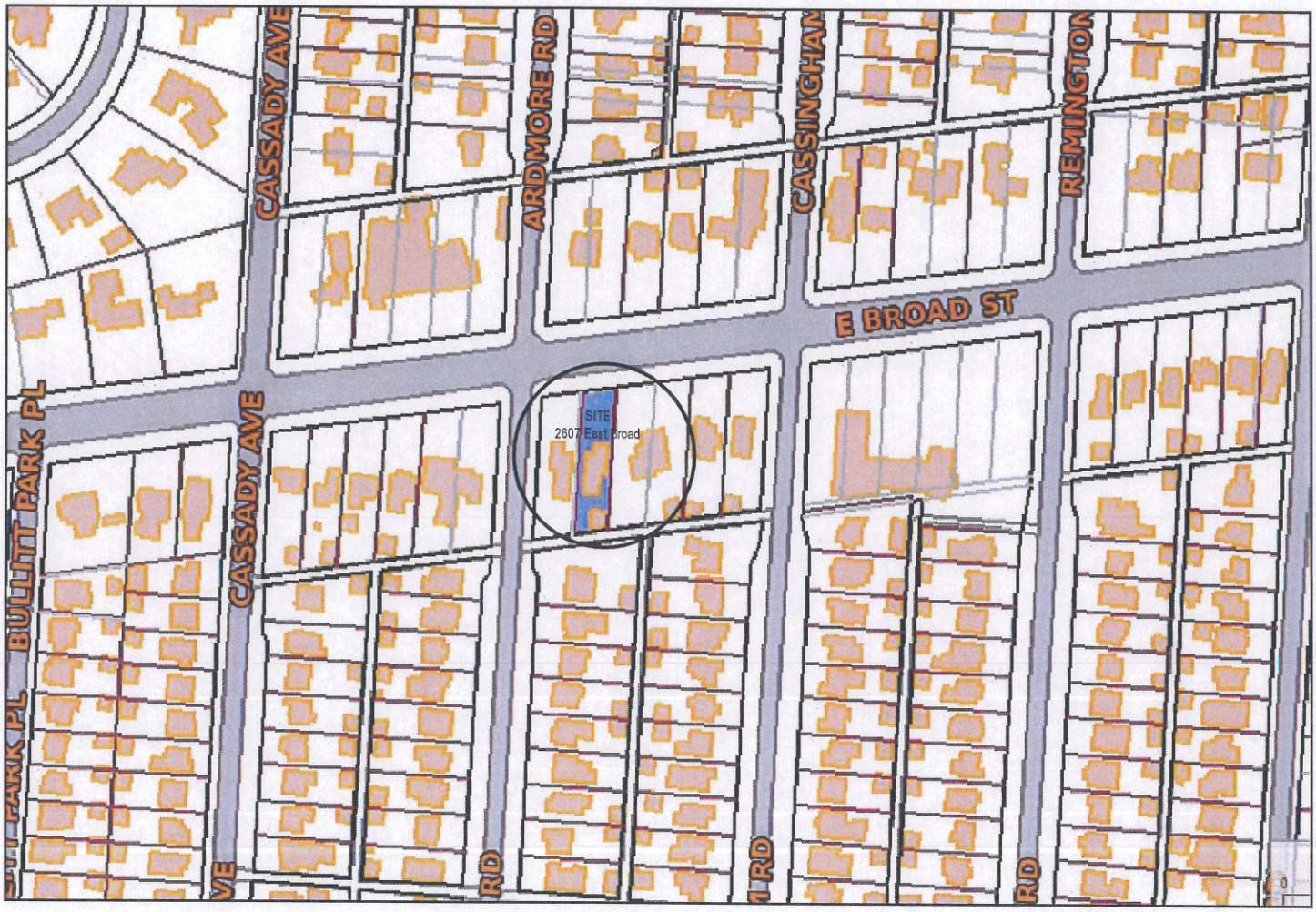
Image Date: Mon Dec 22 09:21:12 2014

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
020-002057	AGRIESTI MICHAEL J AGRIESTI TANJA K	2607 E BROAD
020-002623	AHVAS SHOLOM CONGREGATION	02568 E BROAD
020-001926	BARNETT TERRI A	43 S CASSINGHAM
020-001847	BLAU EDWARD B II & LAURA S WISE-BLA	57 S CASSINGHAM
020-002095	BOGANTE MARY A TR	2585 E BROAD
020-002852	BOONE TIMOTHY J WALDMAN KAREN K	33 S ARDMORE
020-003039	BOTIC ZORAN B BOTIC PATRICIA L	2626 E BROAD
020-002802	BRESLER HERBERT S & CHERYL L VAIA	2610 E BROAD
020-000209	COHEN P ARYEH COHEN JUDITH S	2640 E BROAD
020-000877	CORDIANO CHRISTIANA E	2619 E BROAD
020-004359	FISHEL MARC A & JOAN I	2601 E BROAD
020-002709	GREENBERG JOSHUA W & AMY SCHILDHOUS	36 S ARDMORE
020-000841	JHM RENTAL MANAGEMENT LLC	44 S ARDMORE
020-000227	KONDRACKE DAVID C & BRANDI T	2629 E BROAD
020-000828	LISSKA PAUL G LISSKA CHRISTINE L	51 S CASSINGHAM
020-004176	MAHAN JOHN D JR MAHAN ANN C	2620 E BROAD
020-002776	MCKINLEY SCOTT A & SUSAN E	50 S ARDMORE
020-002811	METZ JAMES E	47 S ARDMORE
020-000904	TIMMONS AMY R TIMMONS EDWARD P	35 S CASSINGHAM
020-000226	WILLNER STUART J TR WILLNER COLLEEN	2635 E BROAD
020-000896	WITTIG DOUGLAS P & BEVERLY J TROUT	39 S ARDMORE



Vicinity Map
N.T.S.

The Agriesti Residence	
2607 East Broad Street, Bexley, Ohio 43209	
ROGERS KRAJNAK ARCHITECTS, INC. 264 South Third Street Columbus, Ohio 43215 telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	12.11.14 Residential Architectural Review Application RKA Project # 14014.00

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Photo of Existing West Side of Residence

Photo of Existing East Side of Residence

Photo of Existing North Side of Residence

Photo of Existing South Side of Residence

The Agriesti Residence

2607 East Broad Street, Bexley, Ohio 43209

ROGERS KRAJNAK ARCHITECTS, INC.

264 South Third Street
Columbus, Ohio 43215

telephone (614) 461.0243
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12.11.14
Residential Architectural Review Applicaiton

RKA Project # 14014.00

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ROGERS
KRAJNAK
ARCHITECTS, INC.

City of Bexley-Board of Zoning Appeals and Architectural Review Board
Supporting Statement

Re: The Agriesti Residence
2607 East Broad Street
Renovation and Addition
Owners: Michael and Tanja Agriesti

Board of Zoning Appeals and Architectural Review Board Members:

The proposed project consists of a a 2 ½ story addition on the west side, a vertical expansion that converts the existing 1 ½ story residence into a 2 ½ story residence, and other miscellaneous renovations to the existing residence.

The existing property widths along this portion of East Broad Street consists of 54 feet widths, see the attached Property Report from the Franklin County Auditor Website. Interestingly enough, at some point over time, 4 feet of the property was purchased by the neighbor to the west to reduce the lot to 50 feet wide, and the adjacent property to the west grew to 58 feet. The existing privacy fence is located such that it would reflect both properties being 54 feet wide due to its location.

Based on the changes the owners would like to implement and the site layout, the only place to create the addition was on the west side. This addition includes a new Mud Room and Laundry Room on the first floor. Due to the narrow property width, a side yard set back variance will be required for for the proposed addition. We will maintain the building code set back of 5 feet between the existing residence to the west and the addition for fire safety. Our clients have discussed the variance and the proposed project with the neighbors to the west and at of the time of the application the neighbors have voiced no objections.

The project will also expand the house vertically by removing the existing roof and second floor ceiling structure, this will allow for an eight foot second floor ceiling (currently between 5'-0" and 7'-6"), and a new attic floor level will be provided with proper head room for a new Guest Room, Bathroom, and Study. The overall new proposed height of the residence is less than the neighboring properties, see the attached images. The proposed roof midpoint is +/- 7 1/2 feet below the required 35 feet, and a height variance is not required. Miscellaneous site work is also part of the project and includes a new front yard side walk and stoop, sidewalk modifications in the rear yard, new fence, and a new partial basketball court/ patio will be added.

264 South Third Street
Columbus, Ohio 43215

telephone (614)461.0243
facsimile (614) 461.6243
www .rogerskrajnak.com

We look forward to discussing the project with you during the January 8, 2015 BZA/ ARB hearing. We believe that the proposed addition and renovations add architectural character to the property and improves the exterior appearance of the home.

Sincerely,

Darryl G. Rogers, AIA, NCARB, LEED AP
Principal

Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 12/08/14 at 04:55:06 PM

Parcel ID	Map Routing No	Card No	Location
020-002057-00	020-N023 -017-00	1	2607 E BROAD ST

GIS

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.