

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- 047
Applicant: Wingler Construction
Owner: Tom & Carla Grogan
Location: 2455 Dale Ave.

REQUEST: The applicant is seeking a variance from the Ohio Residential Building Code, which requires a 5' setback from the property line, to allow an existing screen porch to be converted to a 3 season room. On October 9, 2014, the applicant requested a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback. The zoning variance was approved, subject to proportions of the design being reworked, and final design approval of the Residential Design Consultant.

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.

CITY OF BEXLEY
Board of Zoning Appeals

COPY

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on October 9, 2014.

Application No.: 14- 047
Applicant: Wingler Construction
Owner: Tom & Carla Grogan
Location: 2455 Dale Ave.

REQUEST: The applicant is seeking architectural review and to allow an existing screen porch to be converted to a 3 season room. The applicant is seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow the existing screen porch located on the east side of the principal structure, and 1' from the east side property line, to be converted to an enclosed 3-season room.

MOTION 1: To adopt the Findings of Fact and Conclusions of Law presented by Kathy Rose; Based on the testimony presented, the Board finds it appropriate to grant the variance from Bexley Code Section 1252.03(d) subject to the proportions of the design being reworked and final design review and approval by the Residential Design Consultant.

The Applicant agreed to the findings of fact and conclusions of law as stated.

ACTION: all members voting in favor; Motion approved

Staff Certification:

Recorded in the Official Journal this
9th day of October, 2014

Karen Bokor
Residential Design Consultant

Kathy Rose
Zoning Officer



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014047V

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 2455 Dale Ave Bexley 43209 Zoning District R-10

6. OWNER Tom & Carla Grogan Phone # (614) 231-6449 or Cell # _____

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

7. Applicant Wingler Const. + Remodeling E-mail dw343023@duno.com Phone # 614-989-1960 or Cell# _____

Address 771 S. Hamilton Rd City, State, Zip Columbus OH 43213

8. Brief Description of Request and/or Variance Arch. review

9. Valuation of Project \$ 22,834.-

• 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 DW /DATE 9/10/14

| | |
|-------------------------|-------------------------|
| Fee: based on valuation | \$ <u>100.-</u> |
| Fee: based on variance | \$ <u>100.</u> |
| Other | \$ _____ |
| TOTAL FEE DUE | \$ <u>200.00</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 2455 Dale Ave Zoning District R-1e

Lot Width 50 ft Depth 144.50 ft Total Area 7225 sq ft

Existing Residence (foot print) 2310 sq ft Garage 578 sq ft

Existing Building Height _____ one-story two-story

Proposed ^{porch to be enclosed} existing (foot print) 160 sq ft Height one-story _____ two-story

Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story n/a

Permitted Lot Coverage _____ % = _____ sq ft no changes

Lot to be covered _____ % = _____ sq ft no changes

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 _____

Contractor/Builder Winger Construction - Remodeling

Preliminary Review Final Review _____

• DESCRIPTION OF CHANGES PROPOSED On side screen porch, remove screen walls + screen door. Frame new knee wall, install windows, door, electric, insulation, interior trim + flooring.

• 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: loop to remain, no changes

3. New Roofing Type, Style & Color: _____

• **WINDOWS**

1. Existing Window Style:

Casement Double Hung Horizontal Sliding Awning
 Fixed Exterior Storm Other: NO windows now. just screens

2. Existing Window Materials:

Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 Aluminum Metal Other: _____

3. New Window Manufacturer: OKNA

4. New Window Style, Material & Color: DH, vinyl, white

• **DOORS**

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

1. Entrance Door Type Wood Insulated Metal Fiberglass
 Sidelights Transom Window Screen door now

2. Garage Door Type Wood Insulated Metal Fiberglass

3. Door Finish Stained Painted

Proposed Door Type Provia steel / Style full view # 400 Color snow mist (white)

• **EXTERIOR WALL FINISHES**

| TYPE | | Manufacture, Style, Color |
|----------|----------|---|
| Existing | Proposed | |
| () | () | Natural Stone _____ |
| () | () | Cultured Stone _____ |
| () | () | Brick _____ |
| () | () | Mortar _____ |
| () | () | Stucco _____ |
| () | () | Wood Shingle _____ |
| () | () | Wood Siding _____ |
| () | () | Vinyl Siding _____ |
| (✓) | (✓) | Aluminum Siding <u>8" to match existing</u> |
| () | () | 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: white coil stock

4. Proposed NEW Window Trim: white coil stock

5. Trim: Color(s): white

** Do the proposed changes affect the overhangs? no

• **DECKS**

EXISTING:

- 1. Existing Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite *n/a*
___ Other _____

- 2. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite *n/a*
___ Other _____

PROPOSED:

- 3. Proposed Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite *n/a*
___ Other _____

- 4. Proposed Railing Materials
- 5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite *n/a*
___ Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

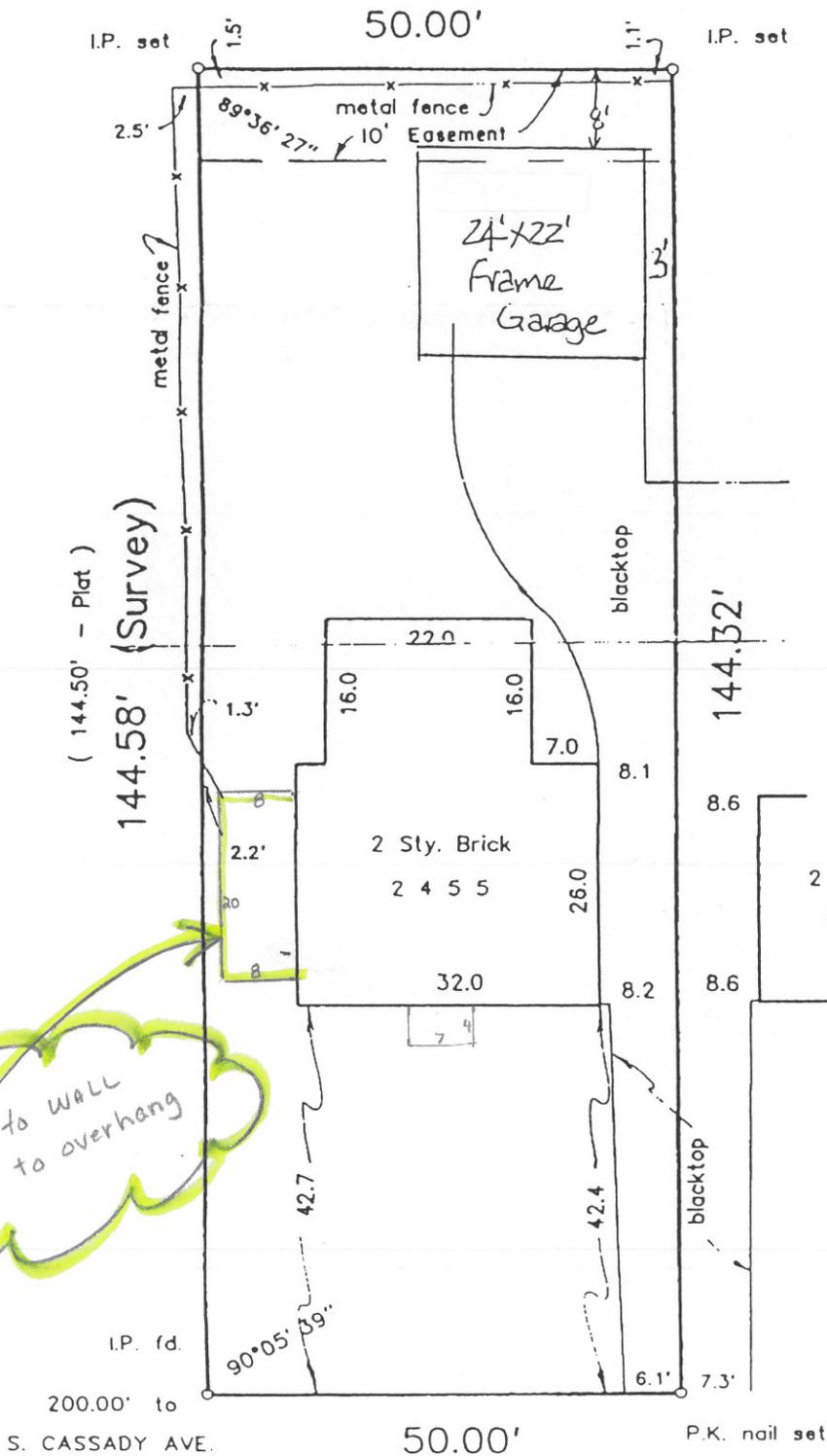
20' 10' 0' 20'



Scale: 1" = 20'

Date: 7-14-'00

rev 8-25-'00 (easement)



* 2' to WALL
 * 1' to overhang

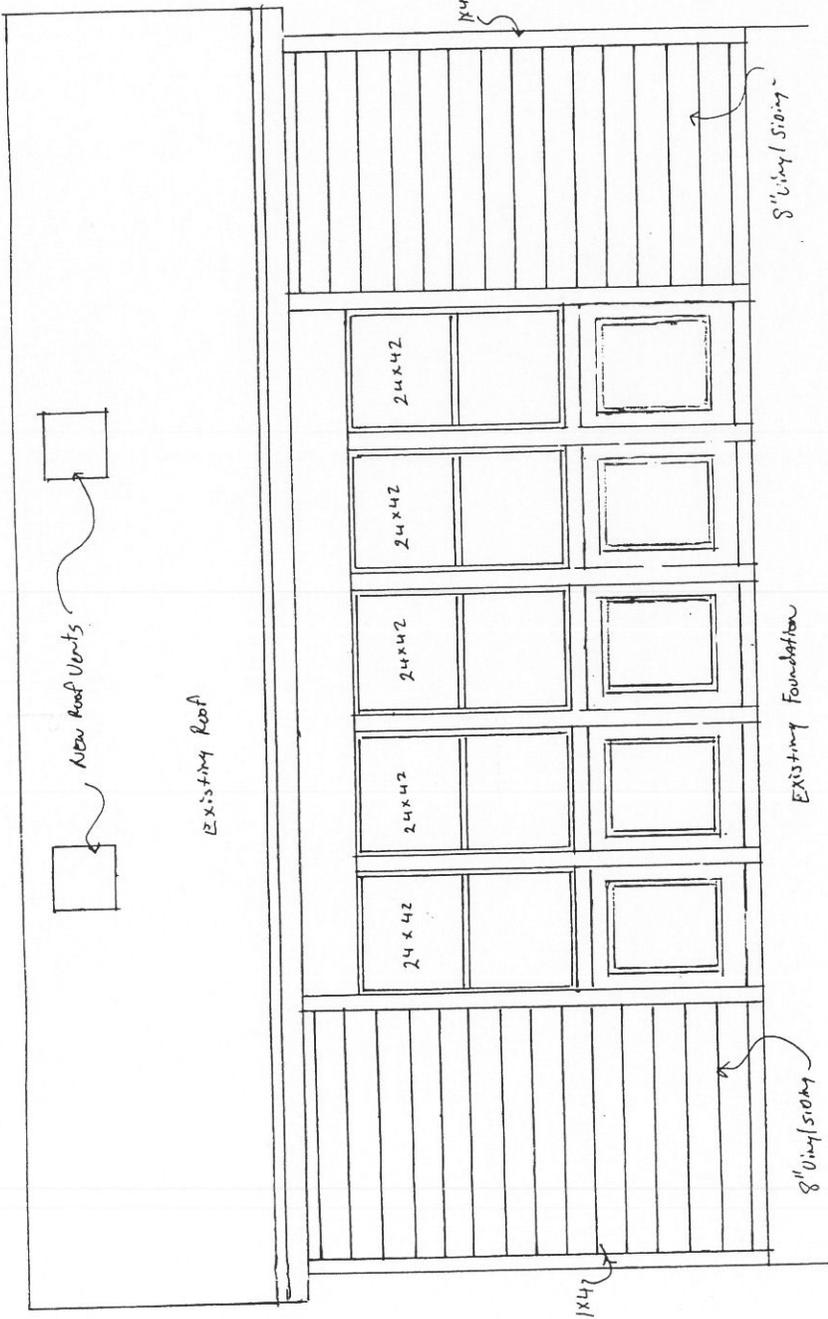


2455 DALE AVE. 50'

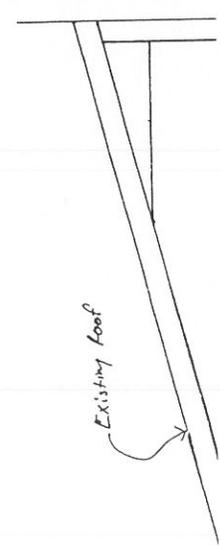
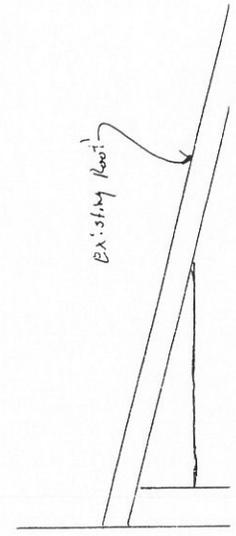
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733.37 Ohio Administrative Code. Iron pins set are 3/8"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is non-applicable.

Myers Surveying Co., Inc.
 By *Albert J. Myers*
 Professional Surveyor

Front Elevation
Scale 1/2" = 1'



Left Elevation
Scale 3/4"



Elevation
3/4" = 1'

Left Elevation
Scale 3/4"=1'

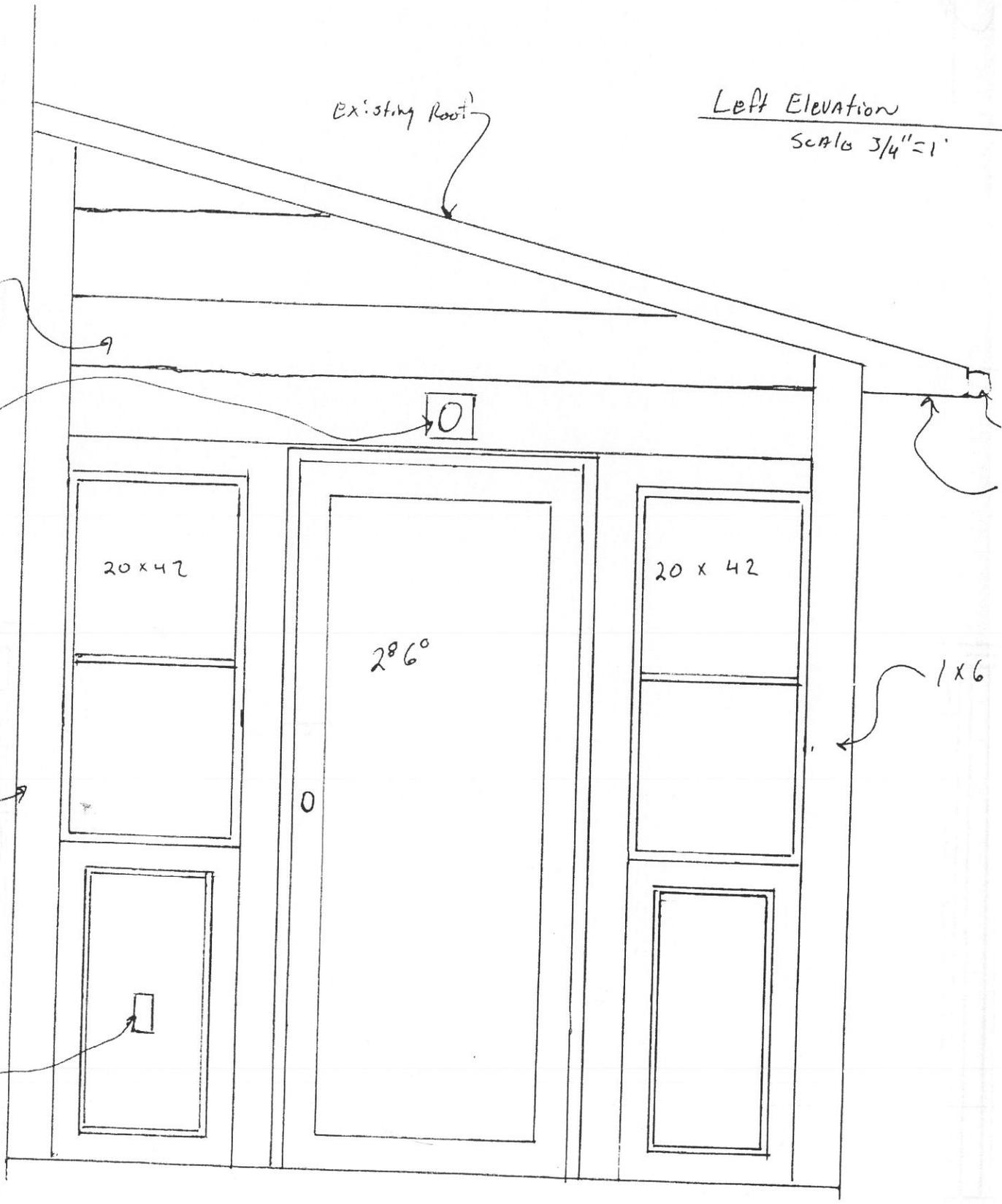
Existing Roof

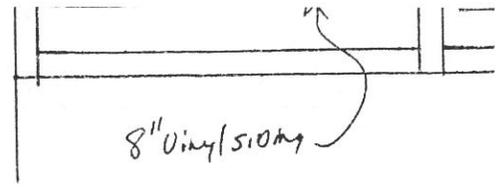
5" Vinyl Siding

New Light

1x6 Trim

Outlet

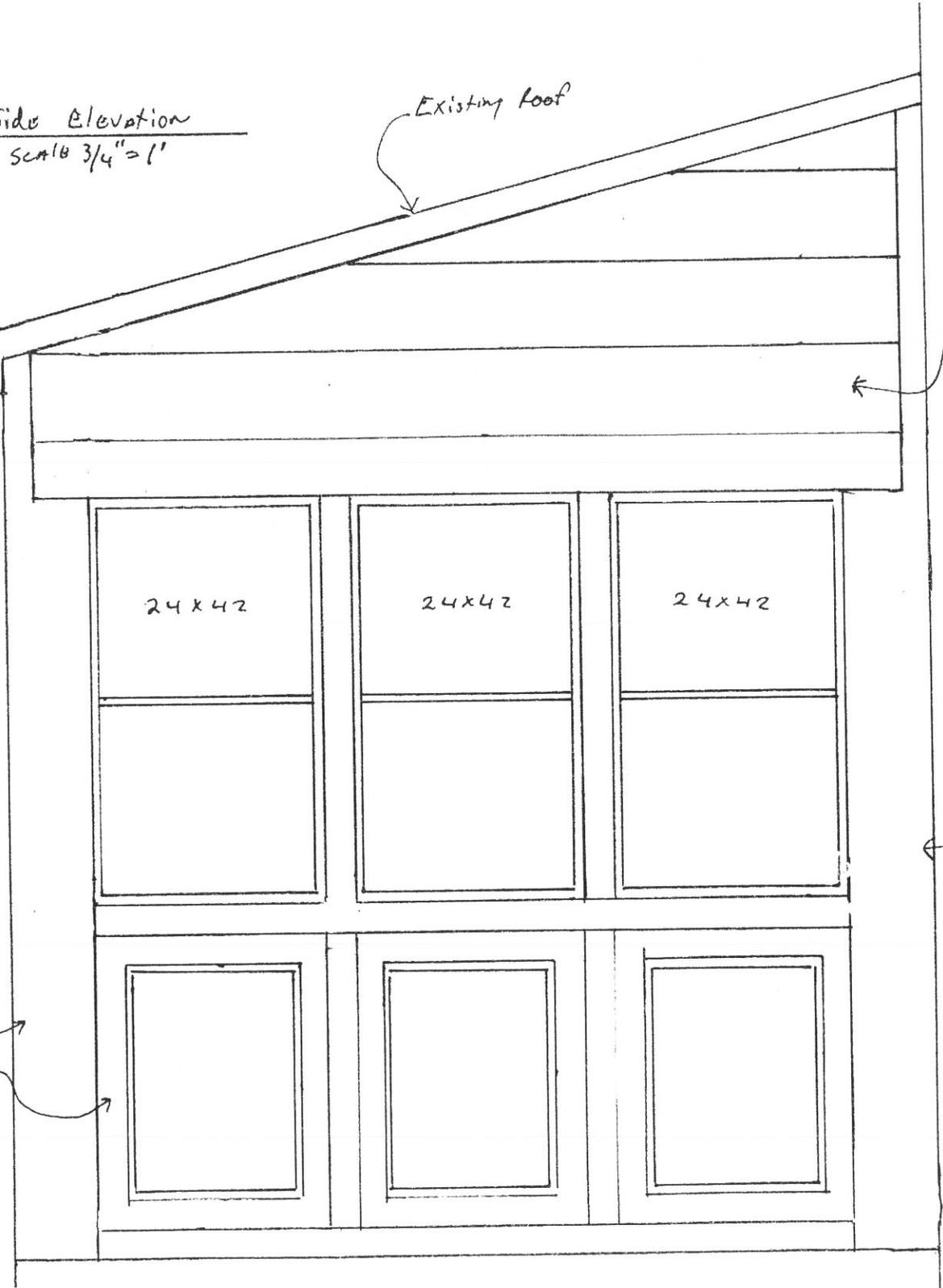




Right Side Elevation
Scale 3/4" = 1'

Existing Roof

when
ACF + paint



24x42

24x42

24x42

1x8 TRIM

1x4 TRIM

8



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