

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, February 12, 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, and raise the roof on the existing 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. Please Note: This application was tabled at the January 8th 2015 BZA meeting.

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 01-29-15



01.28.15

City of Bexley-Board of Zoning Appeals and Architectural Review Board
Supporting Statement - Resubmission after application was tabled on January 8th, 2015

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:

During the January 8th, 2015 BZA/ARB hearing we chose to table our application after discussing the project with the Board Members. We are now resubmitting the project with revisions that directly relate to the comments from the BZA/ ARB board members. Board Members made comments regarding the proposed addition on the west side and proposed vertical expansion of the existing residence.

After careful consideration of Board Member comments and discussions with our clients we have integrated the following revisions into our design;

- We have lowered the eave height of the proposed west side addition by approximately 3'-4".
- The ridge line of the proposed west side addition has also lowered by approximately 3'-6".
- We have revised roof forms on the proposed dormers to be hipped roofs. We have substantially modified the dormer on the west addition by deleting the large shed dormer and adding a new smaller dormer.
- We have revised the diamond accent brick pattern to be larger in scale and less busy. We have also added a single accent brick in the center of the diamond pattern that will align exactly with the eave line of the proposed addition on the west side.
- We have proposed modifications to increase the size of two existing windows on the north elevation to increase the opening to wall ratio.
- We have revised the windows on the west elevation to add an additional size vs. the previous design in which all the windows are identical.
- On the south elevation we have deleted the asymmetrical gable and replaced it with a symmetrical gable reminiscent of the existing south elevation.
- On the east elevation, the rear portion of the proposed design, the eave height has lowered and we have added transom windows over the relocated existing doors.

264 South Third Street
Columbus, Ohio 43215

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

- The chimney will be utilized for gas burning appliances and a wood burning fireplace and we are now showing it raised per the building code requirements.
- We have added 3D model views of the proposed design and the existing conditions.

In summation the above design revisions have greatly decreased the bulk and massing of the proposed west side addition. By lowering the addition and increasing some opening sizes we have also increased the opening to wall ratio and reduced the amount of blank wall. The front portion of the residence will read more like a "principal structure" while the rear will read more like an addition because of the change in material and roof height changes that we are proposing.

We look forward to discussing our design revisions with you during the February 12th, 2015 BZA/ARB hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darryl G. Rogers', with a horizontal line extending to the right.

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

Distribution: Michael and Tanja Agriesti
Charity Sims, RKA

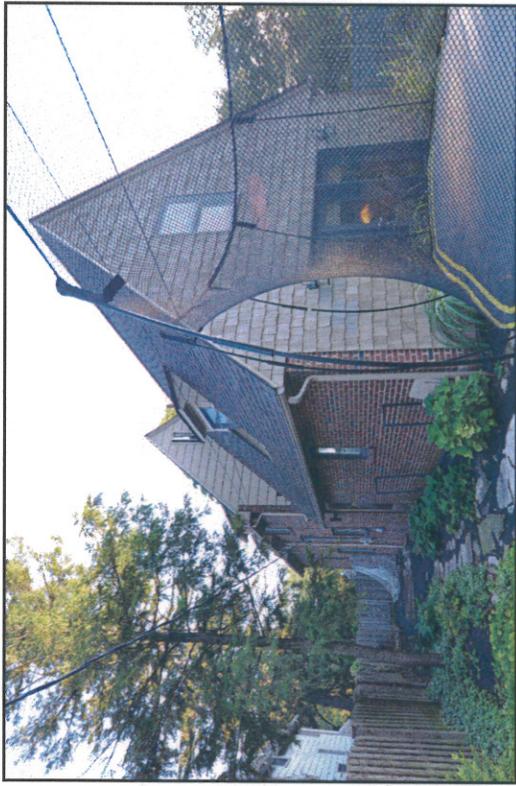


Photo of Existing West Side of Residence

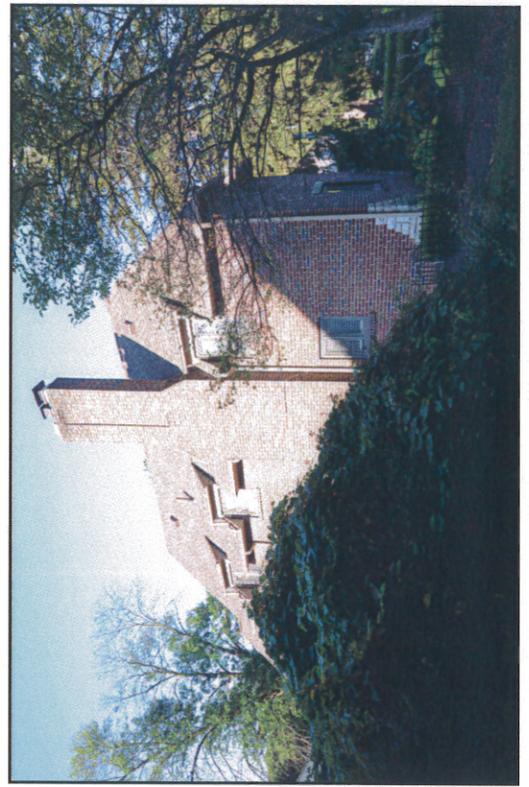


Photo of Existing East Side of Residence

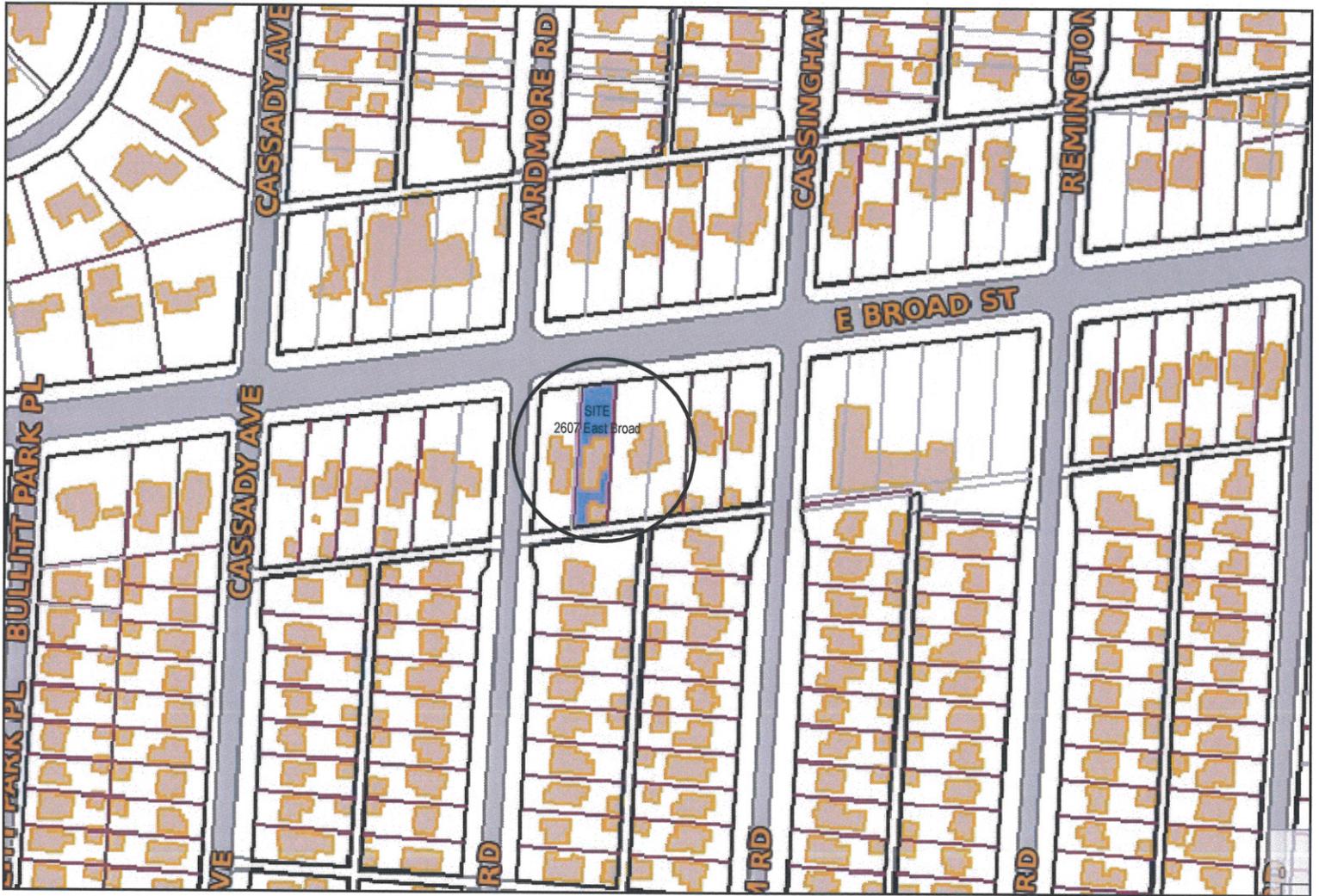


Photo of Existing North Side of Residence



Photo of Existing South Side of Residence

<p>The Agriesti Residence</p>		
<p>2607 East Broad Street, Bexley, Ohio 43209</p>		
	<p>264 South Third Street Columbus, Ohio 43215</p>	<p>01.28.15 Residential Architectural Review Application</p>
	<p>telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com</p>	
<p>RKA Project # 14014.00</p>		



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

01.28.15
Residential Architectural
Review Application

RKA Project # 14014.00

Property Report

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

Parcel ID
020-002057-00

Map Routing No
020-N023 -017-00

Card No
1

Location
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.







CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

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 2607 East Broad Street Zoning District RL6

6. OWNER Michael & Tanja Ariesti Phone # _____ or Cell # 614. 226. 5805
** 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) 461-0243x201 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 \$ +/- 624,000

- 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 _____ / DATE 01/29/15

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ _____

Previously Paid

**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) 1,532.49 sq ft Garage 532.31 sq ft

Existing Building Height one-story two-story

Proposed Addition (foot print) 243 sq ft 1/2 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

• 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

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

2. New Shingle Manufacturer: UAF

3. New Roofing Type, Style & Color: GRAY - TBD

• **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
- New Window Style, Material & Color: casement, Aluminum Clad, Gray

• **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 /Style 1/2 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	<u>Limestone to match existing</u>
()	()	Cultured Stone	
(X)	(X)	Brick-New brick	<u>to match existing w/ diagonal pattern using existing dark gray brick color.</u>
(X)	(X)	Mortar	<u>to match existing</u>
(X)	()	Stucco	<u>existing stucco on garage to be painted warm gray</u>
(X)	(X)	Wood Shingle	<u>new cedar shake to match existing - painted warm gray.</u>
()	()	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: wood-species unknown
- Existing Window Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile ___ Other: wood-species unknown
- Proposed NEW Door Trim: smooth cedar
- Proposed NEW Window Trim: smooth cedar
- 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 RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Proximity Report Results

1883544/3520507
 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](#)

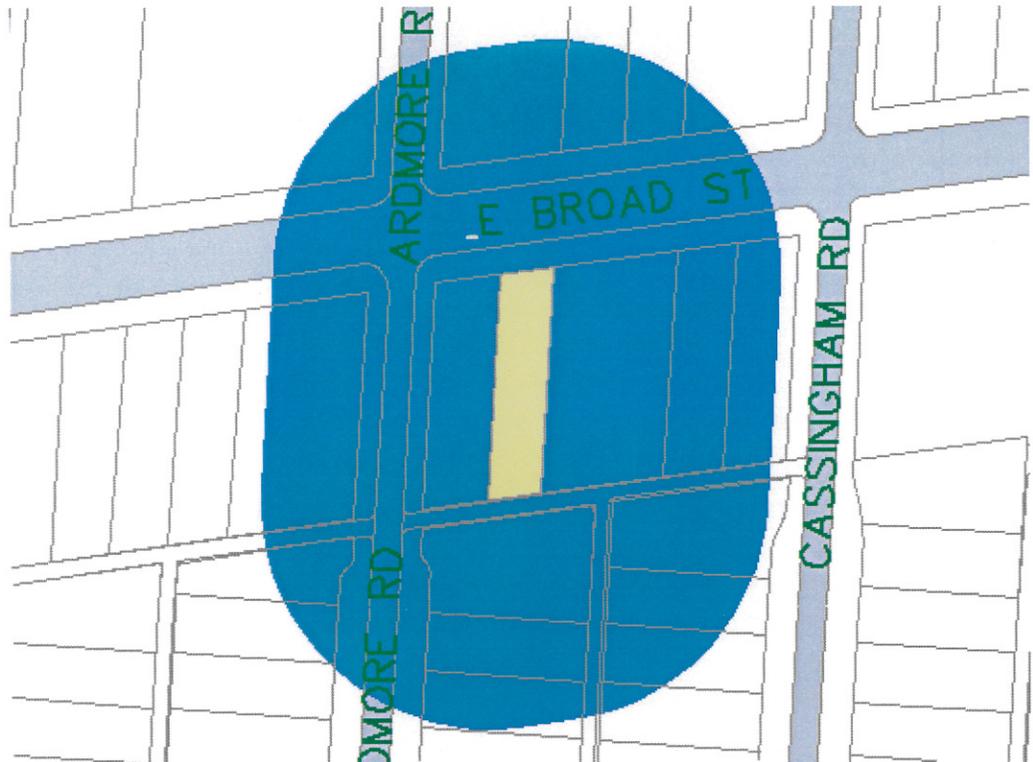


Image Date: Thu Jan 29 15:35:35 2015

2607 E Broad

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
020-002057	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