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, March 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.: 15-08
   Applicant: Peter Bardwell
   Owner: Peter & Janie Bardwell
   Location: 2703 E. Broad Street
   Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear (south side) of the principal structure, which includes an attached garage. The applicant is also seeking 2 variances from Bexley Code Section 1252.03(d). The first variance is to the required 8' side yard setback from the east side property line, to allow a section of the addition to be 6'8" from the east side property line. The second variance is to the required 20' side yard setback from west side property line of this corner lot, to allow a section of the addition to be constructed 17'9" from the (west) side property line along South Remington Road. If approved, the existing detached garage would be demolished.

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 02-19-15

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015008

1. **Architectural Review for:**

✓ Addition ____ Alteration ____ New Structure (____)

____ Demolition of a Principal Structure ✓ Demolition of Garage

2. **Variance For:**

✓ Principal Structure ____ Garage ____ Fence

3. **Variance To:**

____ Front Yard Setback ✓ Side Yard Setback ____ Rear Yard Setback

4. Conditional Use For:____ ____ Home Occupation

5. LOCATION 2703 E. Broad St. Zoning District R-6

6. OWNER Peter & Janie Bardwell Phone # 239-1669 or Cell #____

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

7. Applicant Peter Bardwell Phone # 239-1669 or Cell#____

Address 2703 E. Broad /City, State, Zip Bexley, Ohio 43209

8. Brief Description of Request and/or Variance Demolition of existing garage; addition of kitchen & attached garage; side yard variances of: west 2'-3" & east 1'-4"

9. **Valuation of Project $** 200,000

- **APPLICATION REVIEW FEES**, (based on valuation of the project):
  $90.00 – up to the first $10,000 valuation. And $6.00 for each additional $10,000 valuation w/$600 cap.

- **VARIANCE REVIEW FEES**:
  Single Family $65.00; Fences or Special Permit $50.00; All others $90.00

- **SIGNATURE**____/**DATE**____

Fee: based on valuation	$____
Fee: based on variance	$ 90.00
____ **Other**	$ 100.00
TOTAL FEE DUE	$ 190.00

****Be advised, if the Board 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.**

- **LOT INFORMATION**

Address 2703 E. Broad St. Zoning District R-6

Lot Width 54 ft Depth 200 ft Total Area 10,674 sq ft

Existing Residence (foot print) 1122 sq ft Garage TO BE REMOVED sq ft

Existing Building Height – one-story 26'-8" two-story

Proposed Addition (foot print) 913 sq ft 24'-3" one-~~story~~ and a half story – two-story

Permitted Lot Coverage 35 % = 3736 sq ft

Lot to be covered 19 % = 2035 sq ft

Please submit a site plan, which gives the setback from all existing structures to front, side and rear property lines. Also indicate the setback from proposed structures.

- **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer Dean Wenz Architects

Contractor/Builder Unknown

Preliminary Review _____ Final Review ✓

- DESCRIPTION OF CHANGES PROPOSED Demolition of existing garage; Proposed 1½ story addition including attached garage

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Existing property has non-conforming lot width (exg = 54' corner lot requirement = 70')

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:
     X Slate ___ Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt Shingle
     ___ Architectural Dimensional Shingles X EPDM (rubber) Roofing ___ Metal
  2. New Shingle Manufacturer: Unknown
  3. New Roofing Type, Style & Color: Slate, to match existing

- **WINDOWS**
  1. Existing Window Style:
     X Casement X Double Hung ___ Horizontal Sliding ___ Awning
     ___ Fixed X Exterior Storm ___ Other: _____
  2. Existing Window Materials:
     X Wood ___ Vinyl ___ Vinyl Clad Wood ___ Aluminum Clad Wood
     ___ Aluminum ___ Metal ___ Other: _____
  3. New Window Manufacturer: Marvin
  4. New Window Style, Material & Color: Painted wood to match existing

- **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 X Wood ___ Insulated Metal ___ Fiberglass
  3. Door Finish X Stained ___ Painted

  Proposed Door Type Full glass /Style French Color Painted to match exg.

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	
( )	( )	Cultured Stone	
(X)	(X)	Brick	Match existing
( )	( )	Mortar	
( )	( )	Stucco	
( )	( )	Wood Shingle	
(X)	(X)	Wood Siding	Match existing
( )	( )	Vinyl Siding	
( )	( )	Aluminum Siding	
(X)	(X)	Other Wood panels	Match existing bay

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ___ Cedar ___ Redwood ___ Pine ___ Vinyl
     ___ Wood composite ___ Aluminum Clad ___ Molding
     X Standard lumber Profile ___ Other: _____
  2. Existing Window Trim:
     ___ Cedar ___ Redwood ___ Pine ___ Vinyl
     ___ Wood composite ___ Aluminum Clad ___ Molding
     X Standard lumber Profile ___ Other: _____
  3. Proposed NEW Door Trim: Painted to match exg.
  4. Proposed NEW Window Trim: Painted to match exg.
  5. Trim: Color(s): Match existing

**** Do the proposed changes affect the overhangs?** No

- **DECKS** n/a

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:_____

_____

_____

_____

_____

BARDWELL

February 17, 2015

Kathy Rose
Zoning Officer
Bexley Board of Zoning Appeals
2242 East Main Street
Bexley, OH 43209

Re: 2703 East Broad Street
Request for Re-Approval
Original Application No. 80071

Kathy:

We request re-approval of our application, originally granted on May 14, 2009 and again on May 13, 2010. For reasons that we believe are well understood by all, the economic climate was not such that we could confidently proceed at that time.

We appreciate the prior approval by the Board and the great support of the majority of our neighbors in 2009 and 2010. This new application remains totally consistent with the previously-approved variances --- and the only change from an architectural review standpoint is a virtually undetectable increase of 8" in height to a portion of the center roof in order to accommodate minor interior updates.

Feel free to contact us if you have any questions.

Best regards,

Peter L. Bardwell

2703 East Broad Street Bexley, Ohio 43209-1844
tel. 614-239-1669 mobile 614-562-3061
pbardwell@columbus.rr.com

CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on May 14, 2009.

Application No.: 80071
Applicants: Peter and Jane Bardwell
Owner: Peter Bardwell
Location: 2703 East Broad Street

Request: The applicant is seeking Architectural Review to allow a two story addition to the rear (south side) of the principal structure, which includes an attached garage. The applicant is also seeking two variances from Bexley Code Section 1252.03(d). The first variance is to the required 8' side yard setback from the east side property line, to allow a section of the addition to be 6'8" from the east side property line. The second variance is to the required 20' side yard setback from the west side property line of this corner lot, to allow a section of the addition to be constructed 17'9" from the (west) side property line along South Remington Road. If approved, the existing detached garage would be demolished.

Motion: To adopt the Findings of Fact and Conclusions of Law, as stated by Chairman Brosius: Based upon the testimony, the applications, the drawings submitted with the application and the evidence presented and after considering all relevant factors, Chairman Brosius moved that the Findings of Fact be as follows: That the applicant's reduction in mass in terms of his proposal is appropriate for the neighborhood. That the discussion that ensued concerning the location of the condensers revealed that there is, in fact, a 6' high privacy fence that would serve to screen the condensers. That the condensers are located over 40' from the edge of the adjacent property and that given the operation of today's technology with respect to new condensers, noise should be minimal and also, coupled with the applicant's representation that he would consider moving the condensers if he deems it feasible to do so based upon conversations with his engineer. Based upon those findings, the variances requested from Section 1252.03(d), with respect to the side yard setback off of the east side of the property line and the side yard setback from the west side of the property line, are appropriate in that while there could be a beneficial use of the property without these variances, the reduction of the applicable side yards serves to make the structure more appropriate and in character with the neighborhood as it exists. The essential character of the neighborhood would not be adversely affected and there still appears to be sufficient side yards for safety services. The variance would not adversely impact the delivery of governmental services. The variance appears to be insubstantial. The spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variances in that the variances will not be contrary to public interest, that a literal enforcement of the zoning code would result in practical difficulties of the use of the property and that the approval of the variances is consistent with the spirit and intent of the zoning code. As part of this motion, Chairman Brosius asked that the variances be approved and that the proposed structure be found to be architecturally satisfactory and consistent with the character of the neighborhood and that a Certificate of Appropriateness be issued.

The applicant, Peter Bardwell, agreed to the Findings of Fact and Conclusions of Law.

Action: Approved.

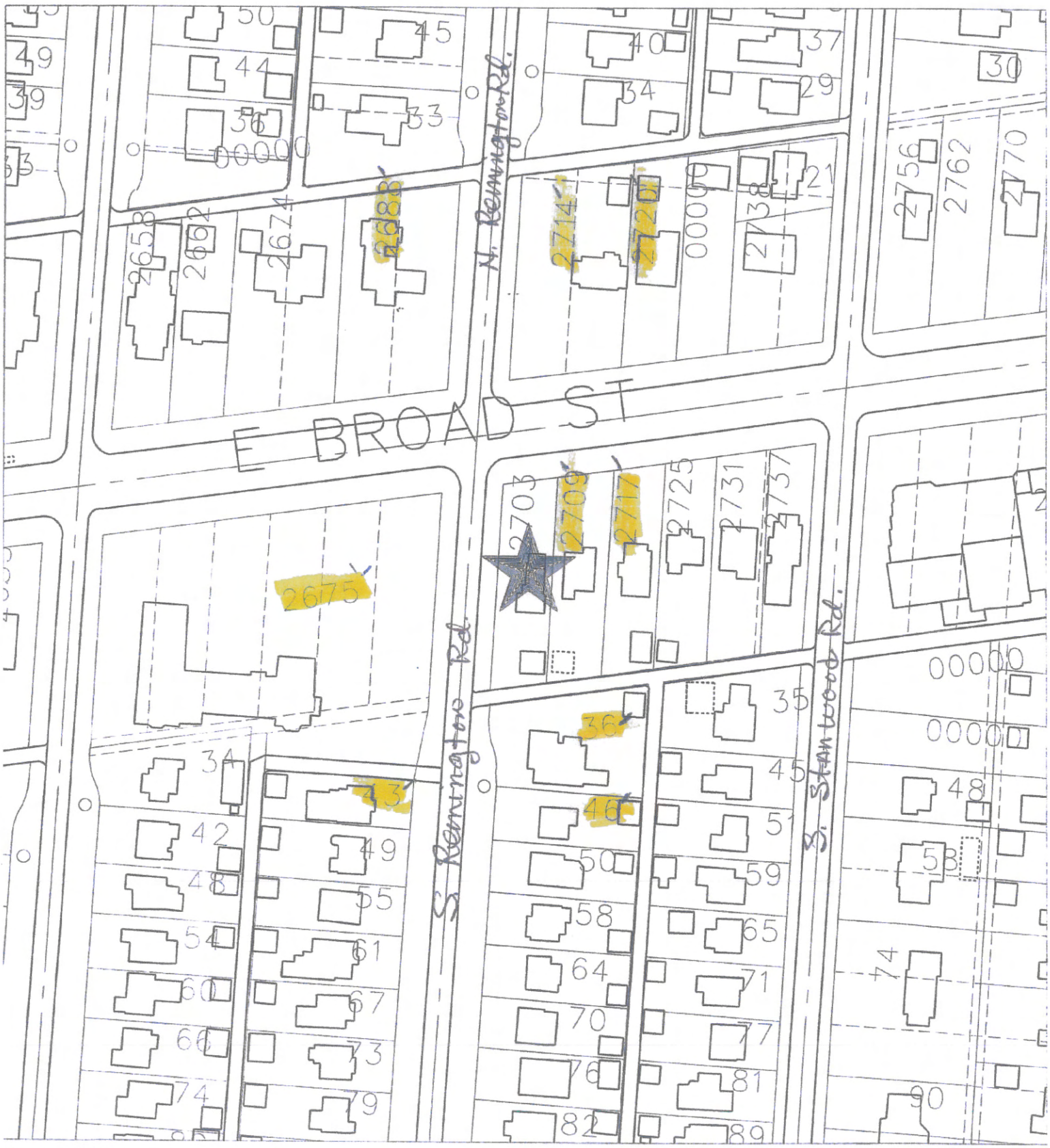
Staff Certification

Karen Bokor
Residential Design Consultant

Recorded in the Official Journal this 14th day of May, 2009.

Kathy Rose
Zoning Officer

2703 E. BROAD ST.



Maps and databases were supplied by the Franklin Co Auditor's Office MetaMAP, Inc is in no way responsible or liable for the maps or databases Any inquiries should be directed to the Franklin Co Auditor's Office (614) 462-4272

MapVUE

0 63 127 190 253

Scale in Feet

11:58
SEP 18, 2008

Proximity Report Results

5585326/9933470
The selection distance was **200 feet.**
The selected parcel was **020-002804.**

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

Get Report
Print Window
Back to Proximity Report

Property owner
2607 E. Broad St.

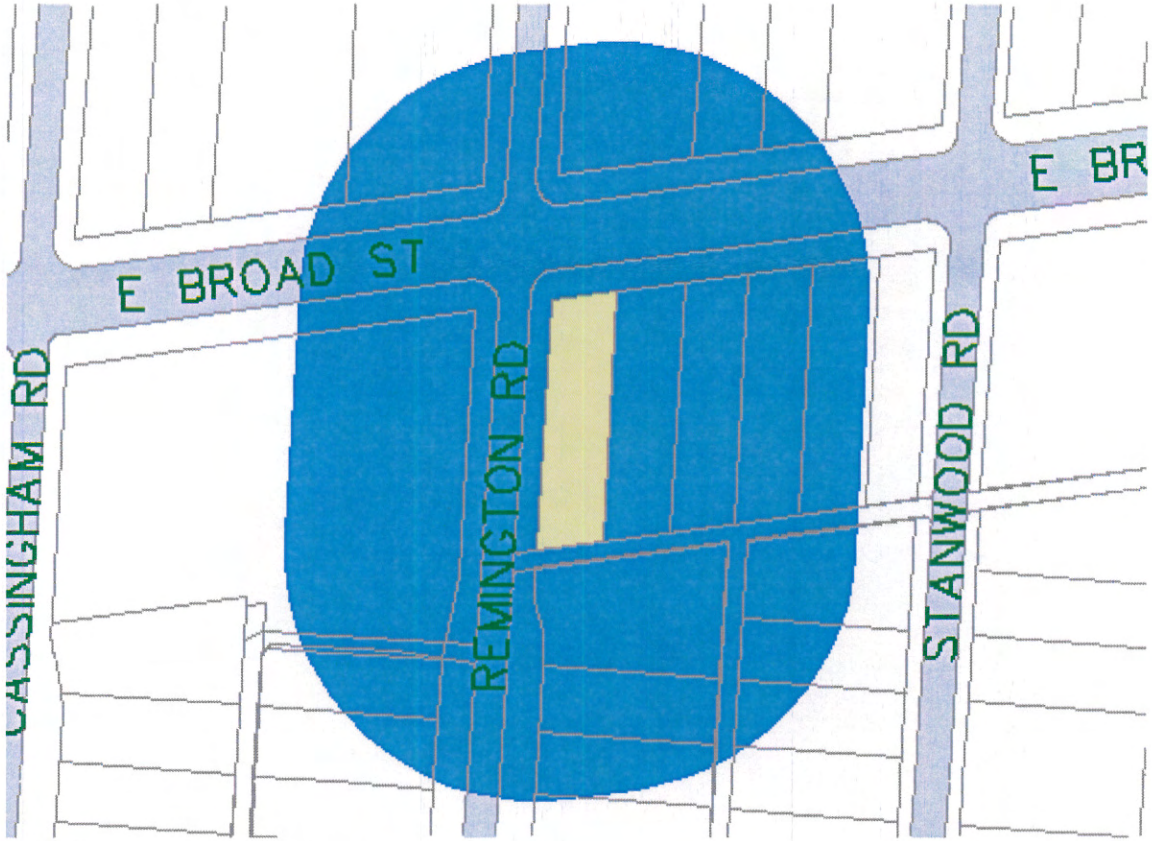


Image Date: Thu Feb 19 14:11:04 2015

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.

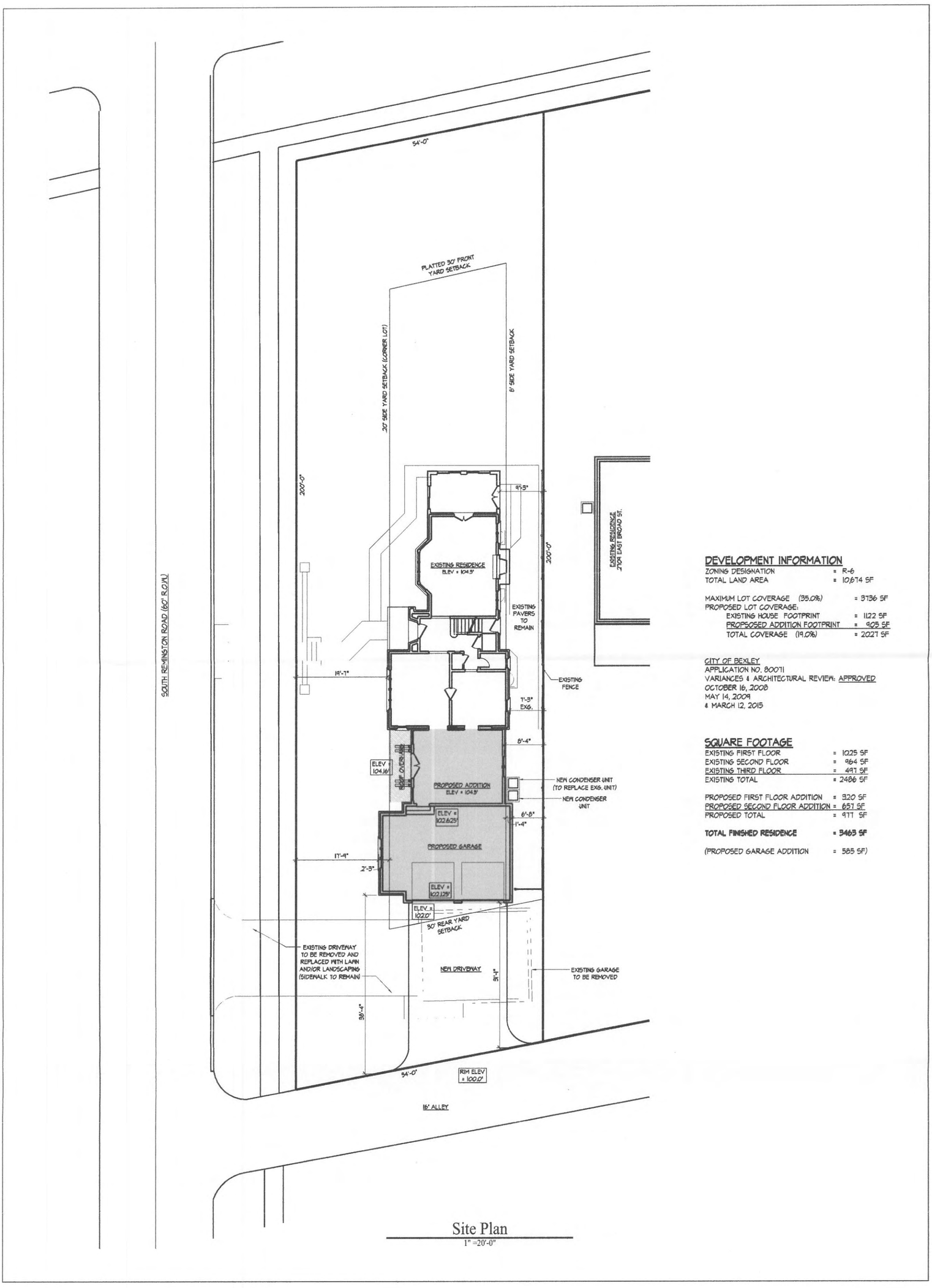
Parcel	Owner Name	Address
020-002005	ABRAMS BARBARA L ABRAMS STEVEN D	49 S REMINGTON RD
020-000189	ACTON SYLVIA C	51 S STANWOOD RD
020-002804	BARDWELL PETER L & JANE N	2703 E BROAD ST
020-000875	BEXLEY UNITED METHODIST CHURCH	2657 E BROAD ST
020-003577	BEXLEY UNITED METHODIST CHURCH	43 S REMINGTON RD
020-002366	~~CHAY JOE~~	~~E BROAD ST~~

020-002089	CHOMSKY JACK GELLMAN SUSAN	2674 E BROAD ST
020-002744	FINE CHARLOTTE	36 S REMINGTON RD
020-000937	FULFORD DAVID M FULFORD LESLIE C	2725 E BROAD ST
020-002133	GATTERDAM KATHERINE N & RICHARD P	2731 E BROAD ST
020-002818	HARA JOSHUA M HARA HALLE B	46 S REMINGTON RD
020-002369	JEREB DANIEL J JEREB DARCY D	50 S REMINGTON RD
020-002383	MCCANN CORMAC J MCCANN JENNIFER	59 S STANWOOD RD
020-002418	NEWMAN MICHAEL L & JANET J MENDEL	2720 E BROAD ST
020-002006	PETROV MIKHAIL PETROV ALLA	58 S REMINGTON RD
020-002876	ROGERS SETH Y ROGERS KRISTIN	2714 E BROAD ST
020-002801	TEPPER BENNETT J TEPPER MARTHA W	2688 E BROAD ST
020-000939	VANASSENDERP KAREN B TR	45 S STANWOOD RD
020-002803	WATERMAN FRANCES A LE WATERMAN WILL	2709 E BROAD ST
020-000938	WELSH MARK W WELSH NICOLE A	35 S STANWOOD RD
020-000850	WEXLER LEWIS D & CAROL A	2717 E BROAD ST

powered by MetaMAP

The Bardwell Residence

2703 E. Broad Street Bexley, Ohio



Site Plan
1" =20'-0"

DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 10,674 SF
MAXIMUM LOT COVERAGE (35.0%)	= 3736 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE FOOTPRINT	= 1122 SF
PROPSOSED ADDITION FOOTPRINT	= 905 SF
TOTAL COVERAGE (19.0%)	= 2027 SF

CITY OF BEXLEY
APPLICATION NO. 80071
VARIANCES & ARCHITECTURAL REVIEW: APPROVED
OCTOBER 16, 2008
MAY 14, 2009
& MARCH 12, 2015

SQUARE FOOTAGE

EXISTING FIRST FLOOR	= 1025 SF
EXISTING SECOND FLOOR	= 964 SF
EXISTING THIRD FLOOR	= 497 SF
EXISTING TOTAL	= 2486 SF
PROPOSED FIRST FLOOR ADDITION	= 320 SF
PROPOSED SECOND FLOOR ADDITION	= 657 SF
PROPOSED TOTAL	= 977 SF
TOTAL FINISHED RESIDENCE	**= 3463 SF**
(PROPOSED GARAGE ADDITION	= 585 SF)

N

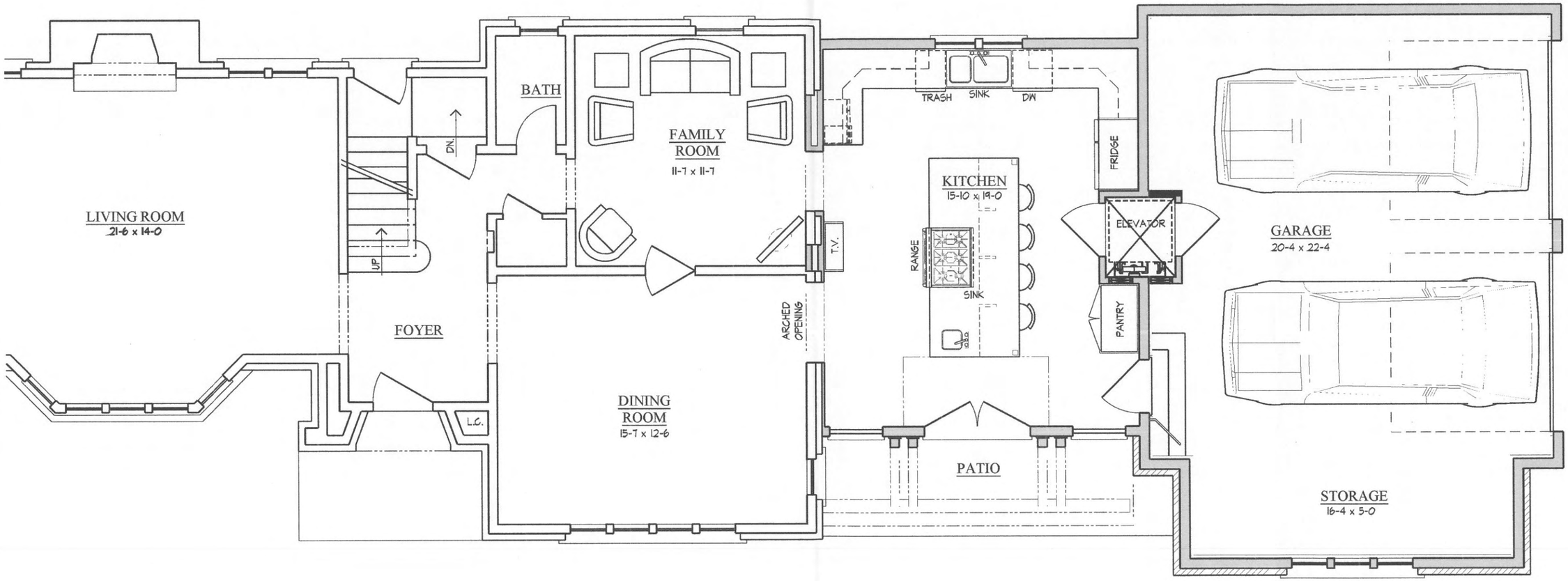
DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

2701 E. Broad Street Bexley, Ohio



First Floor Plan

3/16" =1'-0"

N

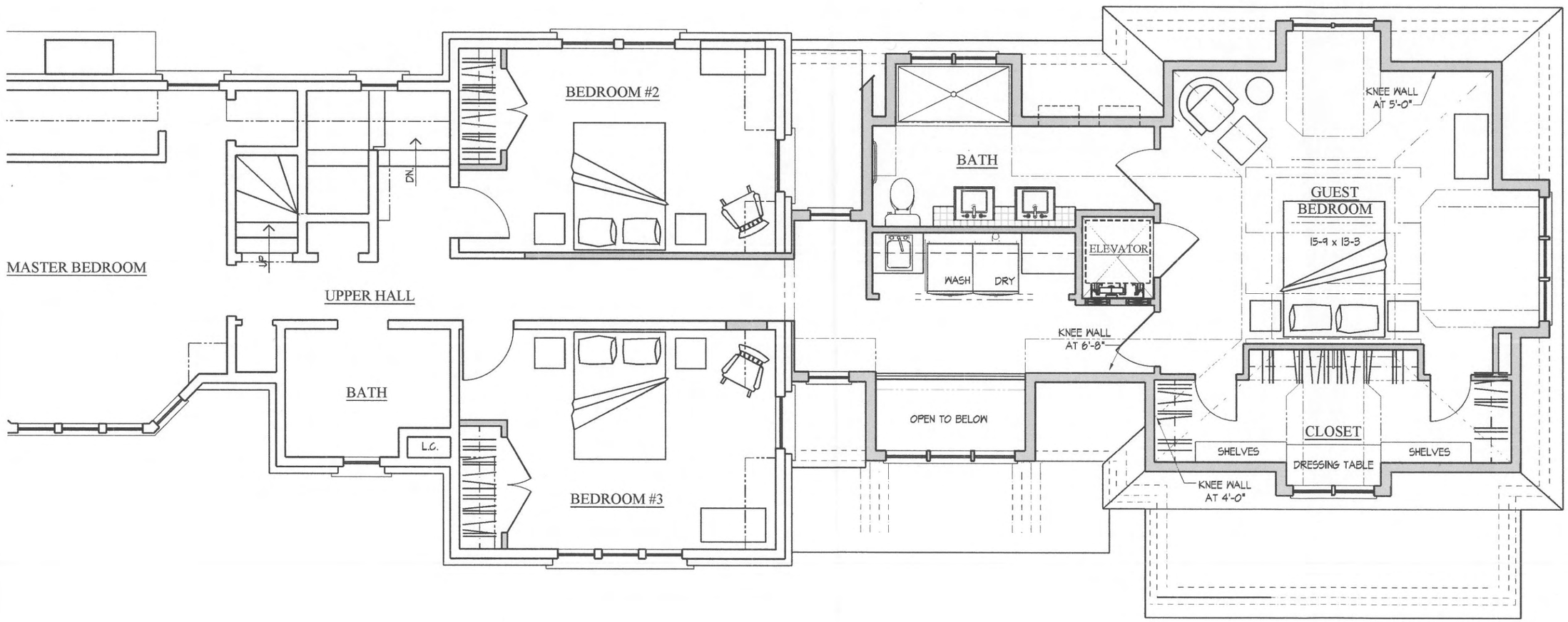
DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

2701 E. Broad Street Bexley, Ohio



Second Floor Plan

3/16" =1'-0"

N

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ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

2701 E. Broad Street Bexley, Ohio

Partial West Elevation

3/16" =1'-0"

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

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DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

2701 E. Broad Street Bexley, Ohio

Partial East Elevation

3/16" =1'-0"

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

2701 E. Broad Street Bexley, Ohio

North Elevation

3/16" =1'-0"

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Bardwell Residence

2701 E. Broad Street Bexley, Ohio

Photos of Existing Residence

DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868