

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.: 15-06
- Applicant: Nathan Sampson BSD Architects
- Owner: Michael Glimcher
- Location: 216 S. Columbia Ave.
- Request: The applicant is seeking architectural review and approval to allow an addition to the north side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(c), which requires a 15' side yard setback, to allow the proposed addition to encroach 3'6" into the north side yard setback.

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 2015006

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:** See attached Exhibit B

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

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

5. LOCATION 216 S. COLUMBIA AVE. Zoning District R-3

6. OWNER Michael Glimcher Phone # _____ or Cell # _____

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

nsampson@bsdarchitects.com

7. Applicant Nathan Sampson E-mail _____ Phone # 464-1933 or Cell# _____

Address 990 W. 3rd Ave. /City, State, Zip Columbus, OH 43212

8. Brief Description of Request and/or Variance See attached Exhibits A & B

9. **Valuation of Project** \$ 50,000.00

• **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** _____

Fee: based on valuation	\$	<u>110.00</u>
Fee: based on variance	\$	<u>90.00</u>
Other	\$	<u>0.00</u>
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 216 S. COLUMBIA AVE. Zoning District R-3

Lot Width 100 ft Depth 250 ft Total Area 25,000 sq ft

Existing Residence (foot print) 4,280 sq ft Garage 806 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 236 sq ft 13'-6" Height one-story _____ two-story

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

Permitted Lot Coverage 25 % = 6,250 sq ft

Lot to be covered 21.3 % = 5,322 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 Nathan Sampson (Behal Sampson Dietz)

Contractor/Builder Behal Sampson Dietz

Preliminary Review _____ Final Review

• **DESCRIPTION OF CHANGES PROPOSED** See attached Exhibit A

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

See attached Exhibit A

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: _____

3. New Roofing Type, Style & Color: Rubber at low-slope roof to match existing at existing motor court entry addition

• **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: _____

EXHIBIT A

Board of Zoning Adjustment Application

216 South Columbia Avenue, Bexley, OH 43209

Our proposal is to expand the existing kitchen and guest entrance facing the 172 S. Columbia Ave. parcel by approximately slightly more than 5 feet. The current property owner also owns the adjacent parcel at 172 S. Columbia Ave. on which construction for the previously-approved pool house is currently underway.

The north side yard for the existing structure is 9 feet from the property line and the proposed variance would reduce the side yard to 3.5 feet. There is an existing driveway on the adjacent parcel which provides access to this parcel and the nearest driveway edge is located approximately 7.5 feet from the proposed addition. The location of this driveway maintains an “undeveloped” buffer if any principle structure were to be proposed on the adjacent parcel.

The kitchen addition is designed to match the materials and style of the existing house as a seamless addition to the principle structure. This addition will add more functionality to the owner’s existing kitchen and provides a more articulated guest entrance which will be an attractive addition to the neighborhood.

EXHIBIT B

**Variance Request
to the
City of Bexley Planning and Zoning Code**

for

216 South Columbia Avenue, Bexley, OH 43209

1252.03(c) Minimum depth requirements, each side

To permit the north side yard depth to be reduced from 15 feet to 3.5 feet

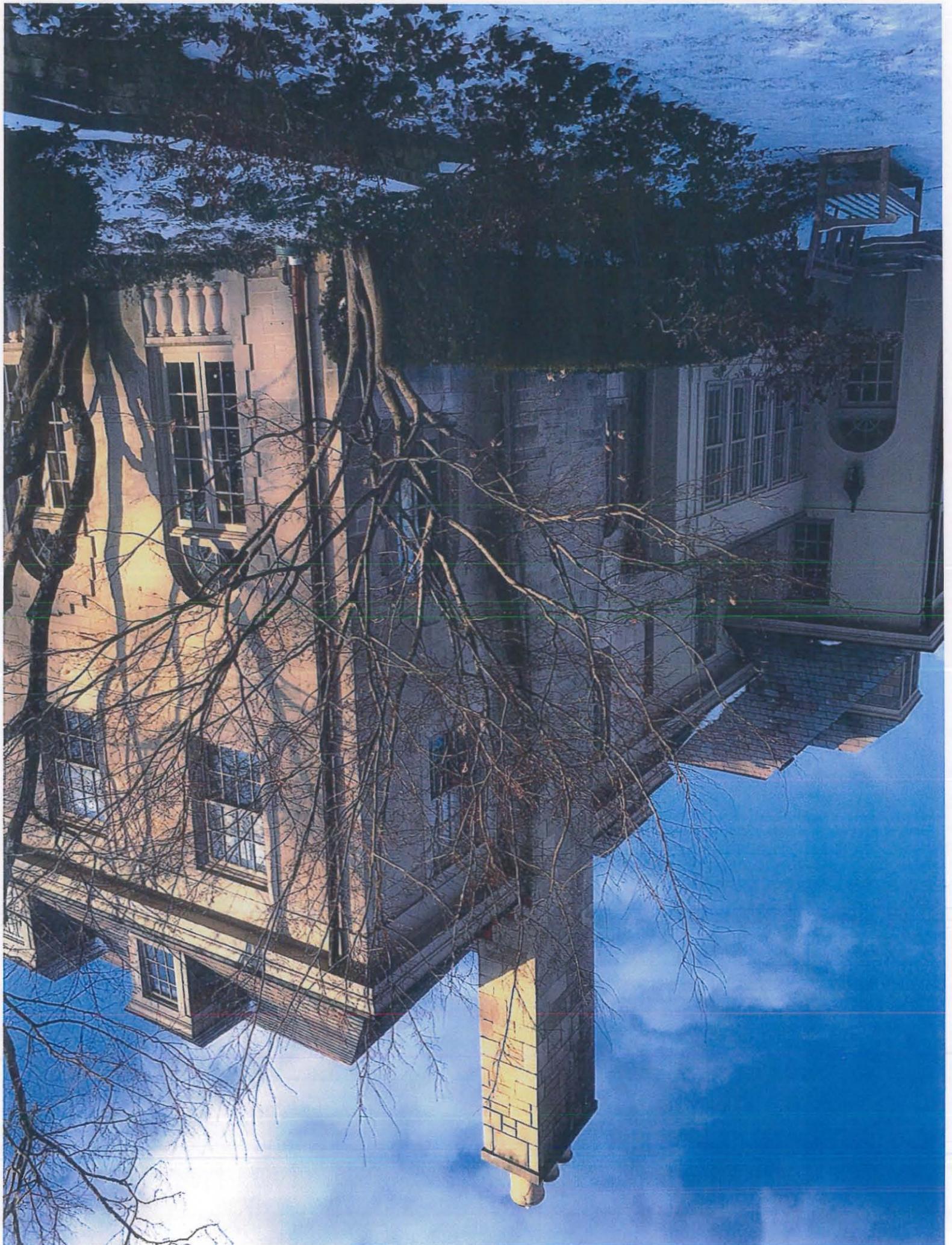
216 216 S Columbia

taxid	ownername1	ownername2	owneraddress1	owneraddress2	zipcode
2E+09	FORBES MICHAEL P	@(2) FORBES TRI	2424 SHERWOOD	COLUMBL	43209
2E+09	LEVY BARBARA R		235 S DREXEL AVI	COLUMBL	43209
2E+09	172 SOUTH COLUMBIA LLC		172 S COLUMBIA /	COLUMBL	43209
2E+09	PORTMAN TOBY M		201 S DREXEL AVI	COLUMBL	43209
2E+09	2241 HOLDINGS LLC		5580 RIVERSIDE C	DUBLIN O	43209
2E+09	MURNANE RHONDA S		226 S COLUMBIA /	COLUMBL	43209
2E+09	BROWN ERIC L & SUZAN A		225 DREXEL AVE	COLUMBL	43209
2E+09	MCINTYRE WILLIAM	@(2) MCINTYRE E	1156 NEIL AVE	COLUMBL	43209
2E+09	GLIMCHER MICHAEL P				43209
2E+09	BEN-DAVID AYELET	@(2) BEN-DAVID	ITZHAK		43209
2E+09	MEYER DEBRA H		195 S COLUMBIA /	COLUMBL	43209
2E+09	DARWIN BEVERLY S		185 S COLUMBIA /	COLUMBL	43209
2E+09	BURNS DAVID L & LINDA C				43209
2E+09	ROTENBERG SHAUN A	@ ROTENBERG	215 S DREXEL AVI	COLUMBL	43209
2E+09	CHANG DIANE TR		256 S COLUMBIA /	COLUMBL	43209

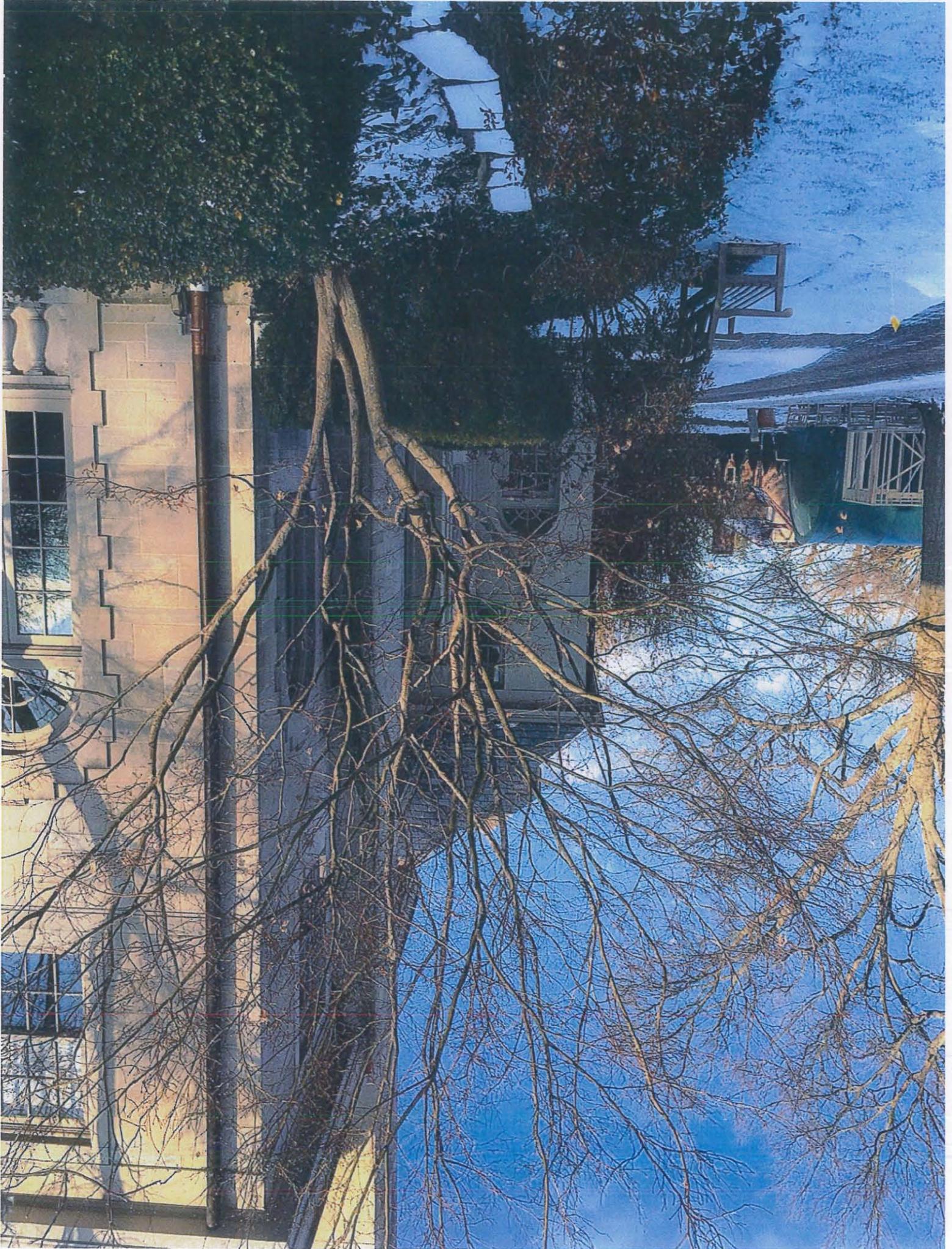












BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

ZONING INFORMATION

PROPOSED IS A KITCHEN RENOVATION / ADDITION ON AN EXISTING 2-1/2' STORY SINGLE FAMILY RESIDENCE.

PID: 020-001993-00

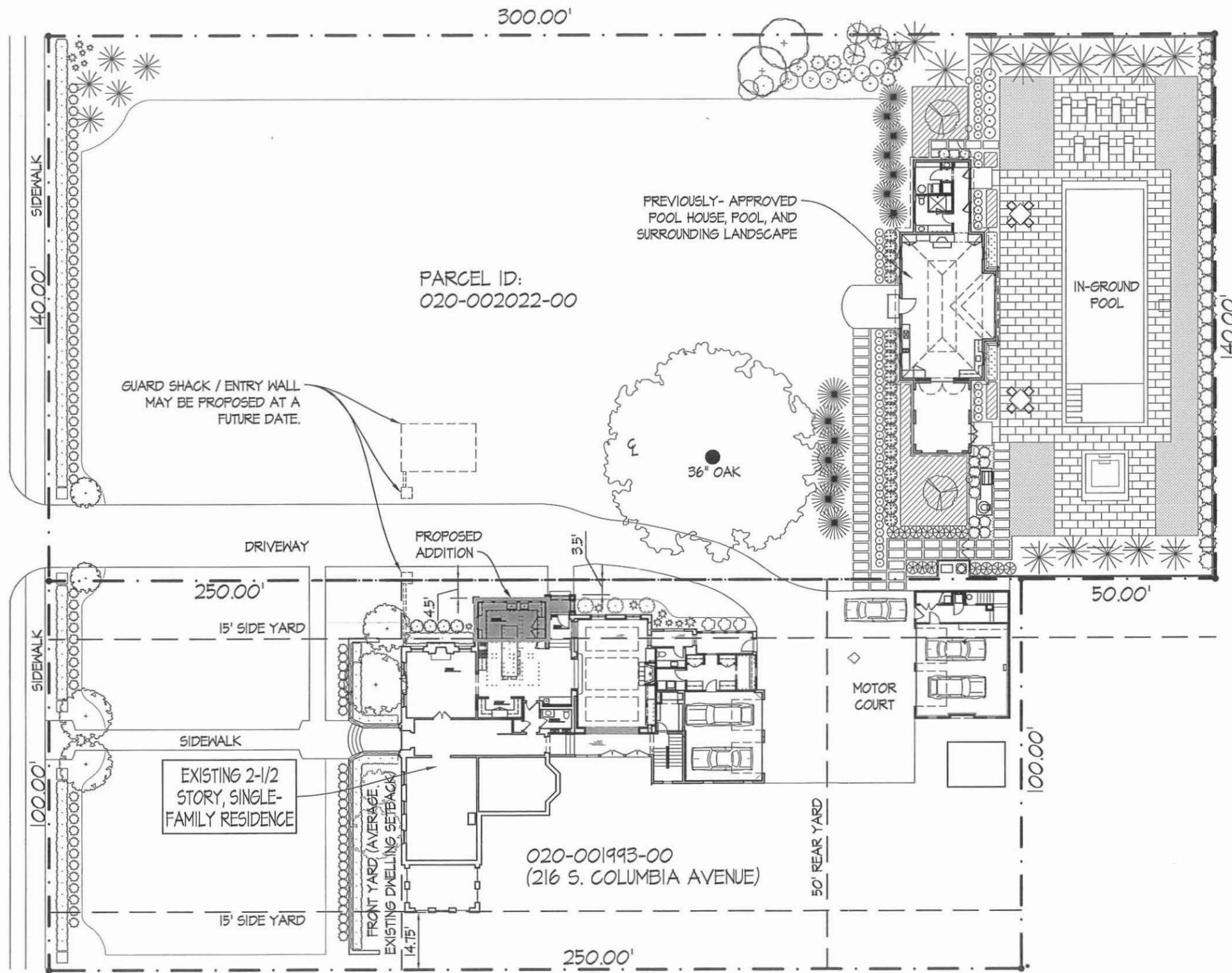
ZONING:
EXISTING ZONING - R-3, MEDIUM DENSITY
PROPOSED ZONING - R-3, MEDIUM DENSITY (NO CHANGE)
FLOOD ZONE: OUT

LOT AREA: 25,000 SQ.FT.
EXISTING BUILDING FOOTPRINT: 4,280 SQ.FT.
PROPOSED BUILDING FOOTPRINT: 4,516 SQ.FT.
EXISTING DETACHED GARAGE FOOTPRINT: 806 SQ.FT.
PROPOSED LOT COVERAGE: 5,322 SQ.FT. (21%)
MAXIMUM LOT COVERAGE PERMITTED: 25%

EXISTING BUILDING HEIGHT: 27'-6" (NO CHANGE)
MAXIMUM HEIGHT PERMITTED: 40 FEET, 2-1/2 STORIES

ZONING VARIANCE:

(252.03(c)) MINIMUM DEPTH REQUIREMENTS, EACH SIDE
TO PERMIT THE NORTH SIDE YARD DEPTH TO BE REDUCED FROM
15 FEET TO 35 FEET



SITE PLAN

SCALE: 1"=30'



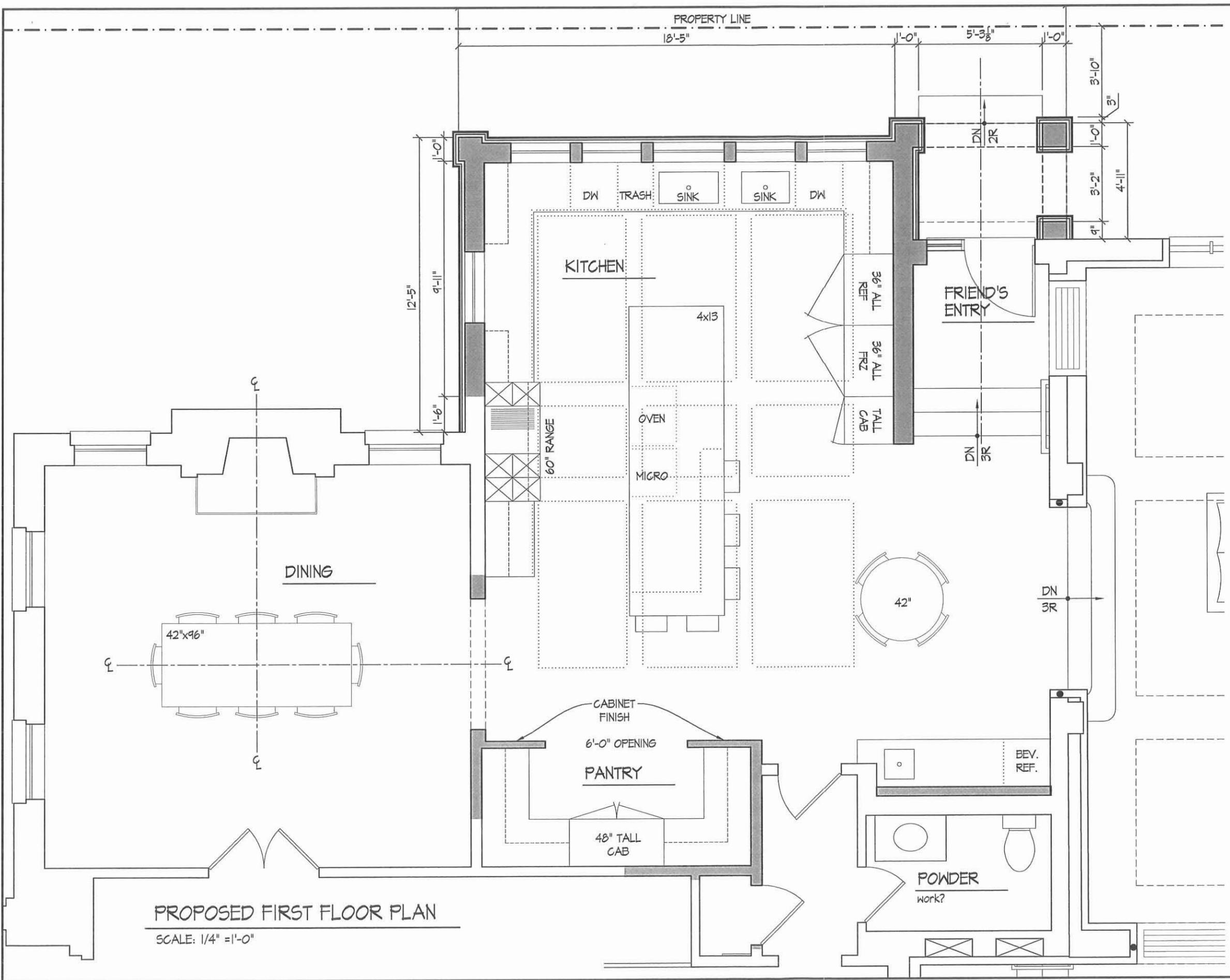
BEXLEY ARCHITECTURAL REVIEW

GLIMCHER RESIDENCE

216 SOUTH COLUMBIA AVE.
BEXLEY, OHIO 43209

2-12-15

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BEXLEY ARCHITECTURAL REVIEW
GLIMCHER RESIDENCE
216 SOUTH COLUMBIA AVE.
BEXLEY, OHIO 43209
2-12-15

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



AS-BUILT WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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GLIMCHER RESIDENCE

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BEXLEY, OHIO 43209

2-12-15

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



ENLARGED WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BEXLEY ARCHITECTURAL REVIEW

GLIMCHER RESIDENCE

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BEXLEY, OHIO 43209

2-12-15

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



AS-BUILT NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

BEXLEY ARCHITECTURAL REVIEW

GLIMCHER RESIDENCE

216 SOUTH COLUMBIA AVE.
BEXLEY, OHIO 43209

2-12-15



BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212

PROPOSED ADDITION
ENLARGED NORTH EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

BEXLEY ARCHITECTURAL REVIEW
GLIMCHER RESIDENCE
 216 SOUTH COLUMBIA AVE.
 BEXLEY, OHIO 43209
 2-12-15

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



AS-BUILT EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

BEXLEY ARCHITECTURAL REVIEW

GLIMCHER RESIDENCE

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BEXLEY, OHIO 43209

2-12-15

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



ENLARGED EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

BEXLEY ARCHITECTURAL REVIEW

GLIMCHER RESIDENCE

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2-12-15