

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.: 15-05
- Applicant: Darryl Rogers
- Owner: Joseph Fischer
- Location: 2291 Clifton Ave.
- Request: The applicant is seeking architectural review and approval to allow an addition to the rear (north side) of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(c), which requires a 30' rear yard setback, to allow the proposed addition to encroach 1'1" into the rear 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

2015005

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 2291 Clifton Avenue Zoning District R-3

6. OWNER Joseph Fischer Phone # 851.5440 or Cell # _____

* 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@krajnak.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 Requesting a variance to the rear yard setback requirement of 30'-0" for a new one-story addition to encroach the rear yard setback line by 1'-1".

9. Valuation of Project \$ ± 240,000 T.B.D.

• 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 [Signature] /DATE 02/12/15

Fee: based on valuation \$ 205.00
Fee: based on variance \$ 100.00 + 65.00
Other \$ _____
TOTAL FEE DUE \$ 370.00

**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 2291 Clifton Ave Zoning District R-3

Lot Width 100 ft Depth 100 ft Total Area 19000 sq ft

Existing Residence (foot print) 1463 sq ft Garage 502 sq ft

Existing Building Height 12'3" one-story 23'10" two-story
to midpoint

Proposed Addition (foot print) 242.67 sq ft 12'3" Height one-story two-story

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

Permitted Lot Coverage 25 % = 3,500 sq ft

Lot to be covered 22.08 % = 2,207.85 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 _____

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED A New Family Room Addition and porch is proposed along with a new fence and other exterior modifications to the existing residence.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

2291 Clifton is not an original lot. It was created from another lots rear yard and therefore has a very small lot depth.

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: No new shingles on proposed design

3. New Roofing Type, Style & Color: White EPDM

• **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: Double Hung / Clad Wood / white

• **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 Garage / Style Steel/insulated Color white
Single French Door w/ Divided lites - white
1/2 lite door w/ Divided lites - white.

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
(x)	(x)	Brick
(x)	(x)	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	()	Other _____

to match existing
to match existing

• **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: Clad wood - white to match existing
- Proposed NEW Window Trim: Clad wood - white to match existing
- Trim: Color(s): white to match existing

** Do the proposed changes affect the overhangs? no

• **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: _____

02.11.15

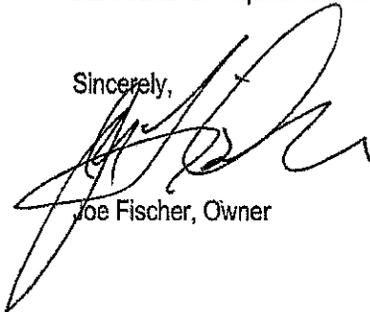
City of Bexley
Board of Zoning Appeals/Architectural Review Board
2242 East Main Street
Bexley, Ohio 43209

Re: BZA/Architectural Review Hearing 03.12.15
2291 Clifton Avenue-- 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 request for the above referenced project. Thank-you for your consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Fischer', written over a horizontal line.

Joe Fischer, Owner

The Fischer/ Johnson Residence 2291 Clifton Avenue, Bexley, Ohio 43209	
 <p>ROGERS KRAHN ARCHITECTS, INC.</p> <p>264 South Third Street Columbus, Ohio 43215</p> <p>Telephone (614) 461.0243 Facsimile (614) 461.8243 www.rogerskrahn.com</p>	<p>02.12.15 ARB/BZA Submission</p> <p>RKA Project # 14017.00</p>

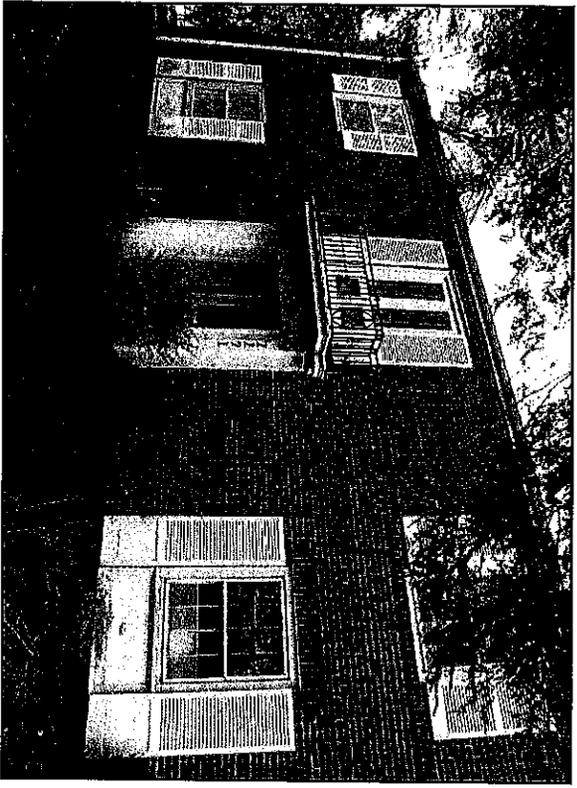


Photo of Existing North Side of Residence

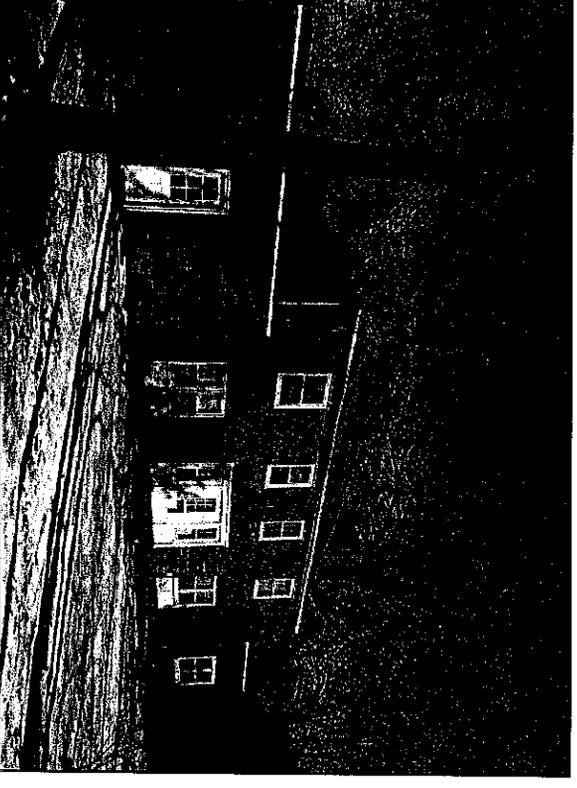


Photo of Existing South Side of Residence

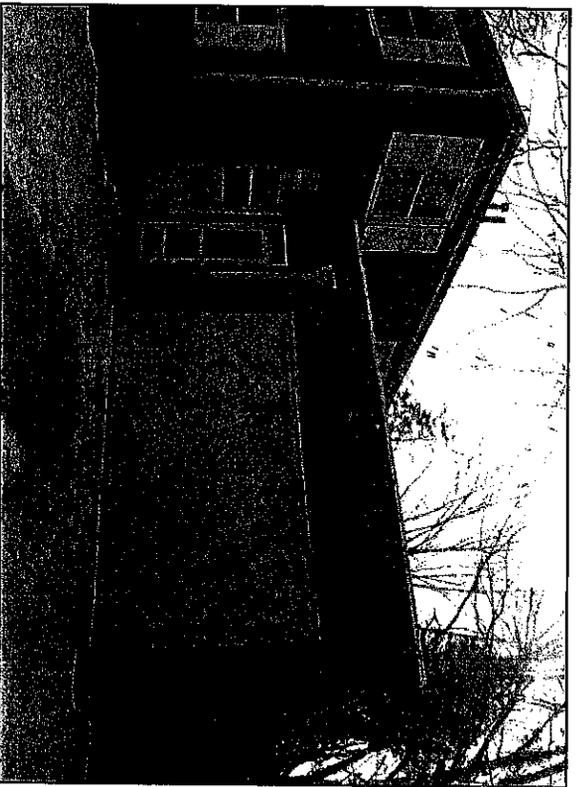


Photo of Existing West Side of Residence

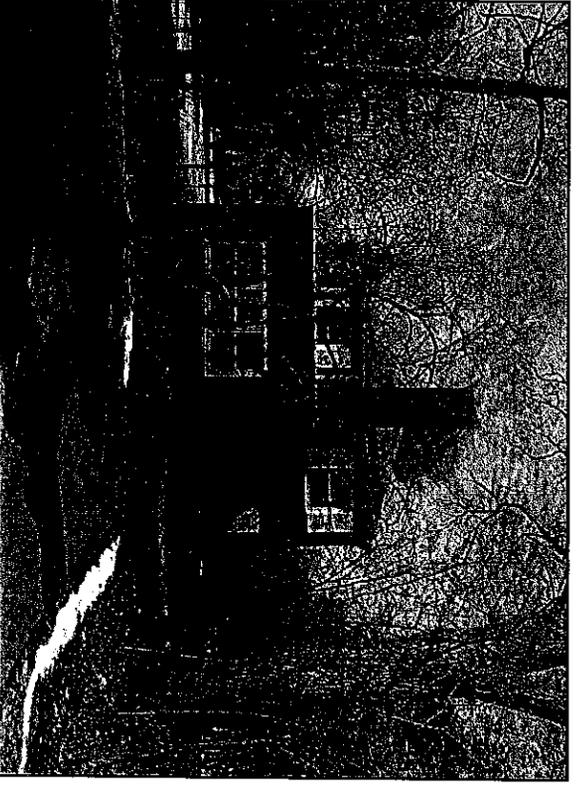
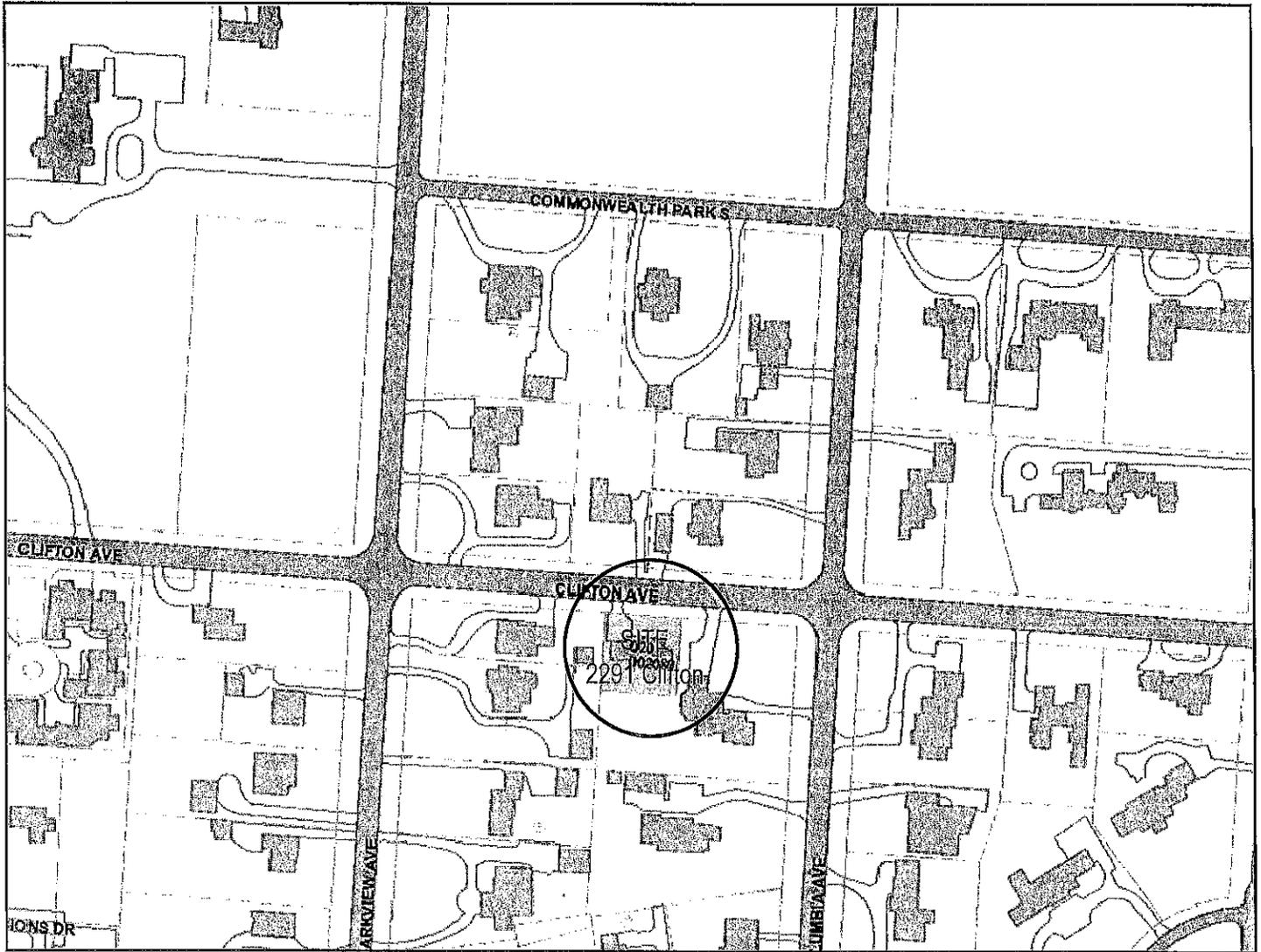


Photo of Existing East Side of Residence

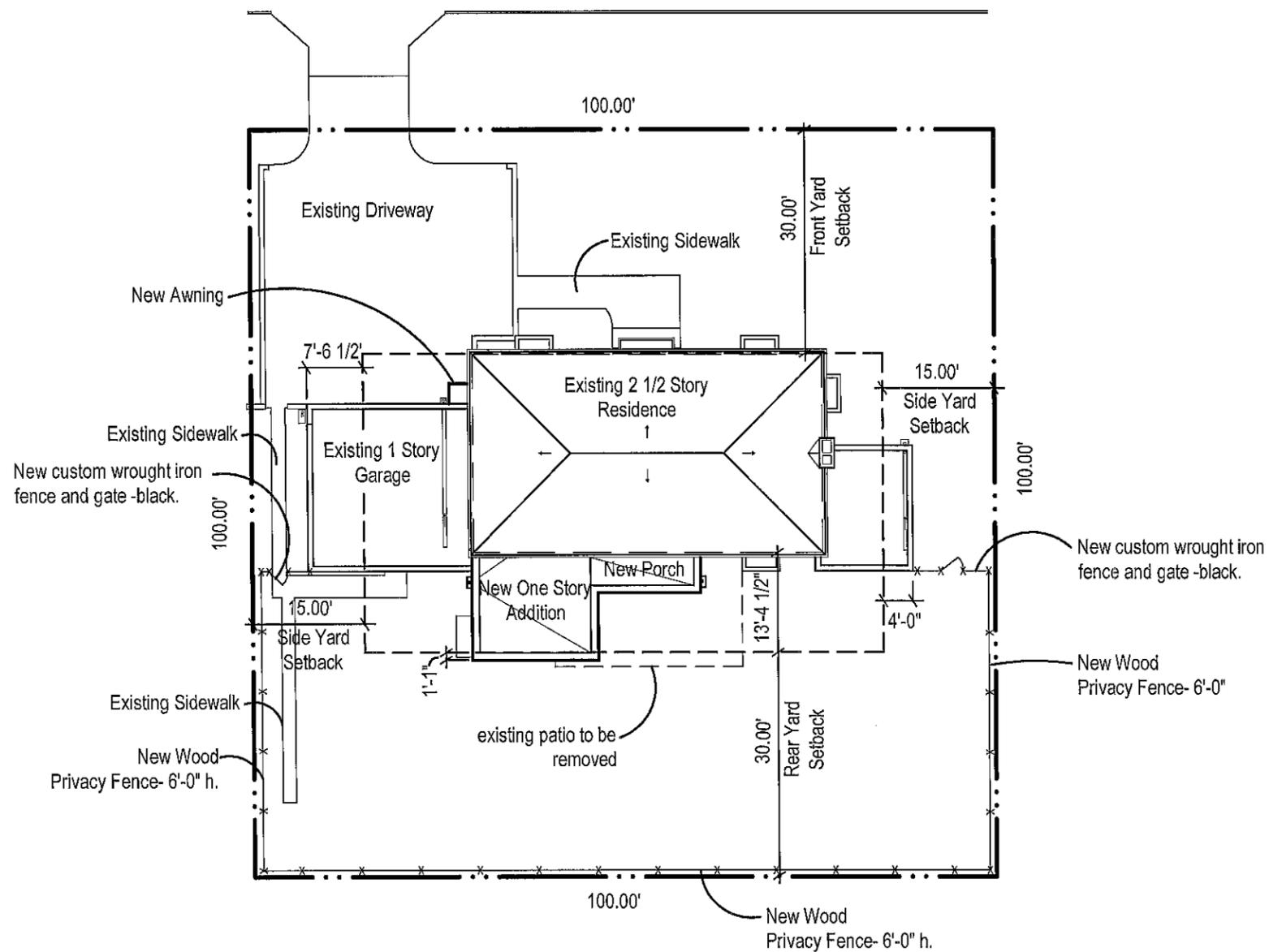


Vicinity Map
N.T.S.



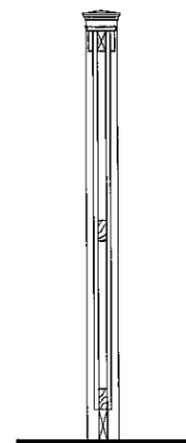
The Fischer/ Johnson Residence	
2291 Clifton Avenue, Bexley, Ohio 43209	
 <p>ROGERS KRAJNAK ARCHITECTS, INC.</p>	264 South Third Street Columbus, Ohio 43215
	telephone (614) 451-0243 facsimile (614) 451-6243 www.rogerskrajnak.com
RKA Project # 14017.00	

Clifton Avenue



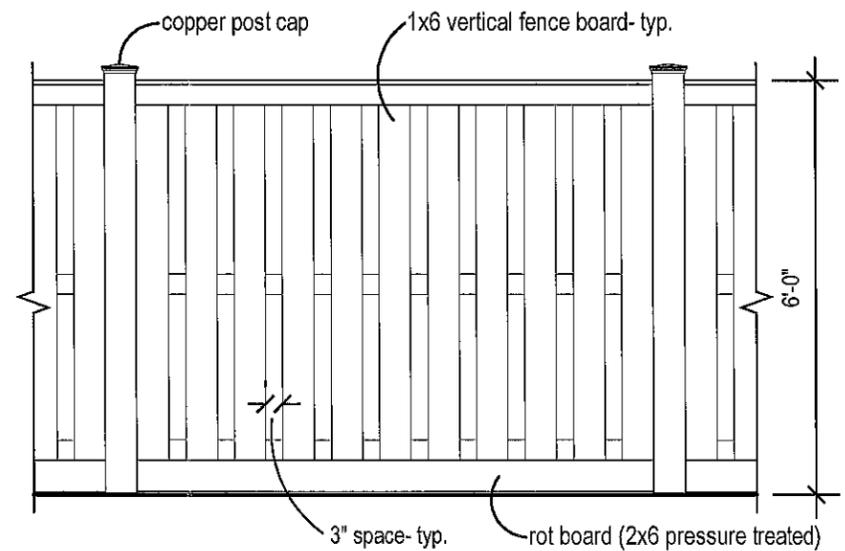
Proposed Site Plan

SCALE: 1" = 20'-0"



Typical Privacy Fence Section

SCALE: 3/8" = 1'-0"



Note: All exposed to view wood to be smooth cedar with solid color stain

Typical Privacy Fence Elevation

SCALE: 3/8" = 1'-0"

LOT COVERAGE FOR R3 ZONING DISTRICT			Zoning Info.
REQUIRED LOT SIZE: 14,400 sq. ft. minimum			Requesting approval of an addition to an existing non-conforming structure. Existing non-conforming conditions;
ACTUAL LOT SIZE: 10,000 sq. ft.			
	SQ. FOOTAGE	% OF LOT	
MAXIMUM LOT COVERAGE PERMITTED	2,500.00 sq. ft.	25.00%	1. West side of existing home encroaches west side setback line by 7'-6 1/2" +/-. 2. East side of existing home encroaches east side setback line by 4'-0" +/-. 3. The existing 10,000 sq. ft. lot does not meet the Minimum Lot Requirement of 14,400 sq.ft.
EXISTING LOT COVERAGE	1,965.18 sq. ft.	19.65%	
PROPOSED NEW 1 STORY ADDITION	+242.67 sq. ft.	+2.43%	
PROPOSED TOTAL NEW LOT COVERAGE	2207.85 sq. ft.	22.08%	Variance Required: 1252.03 (c) - Requesting variance to the rear yard setback requirement of 30'-0" for a new one-story addition to encroach the rear yard setback line by 1'-1".

*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information owner provided survey prepared by Albert J. Myers, Myers Surveying, dated 06.05.13. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

The Fischer/ Johnson Residence

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ROGERS KRAJNAK ARCHITECTS, INC.

264 South Third Street
Columbus, Ohio 43215

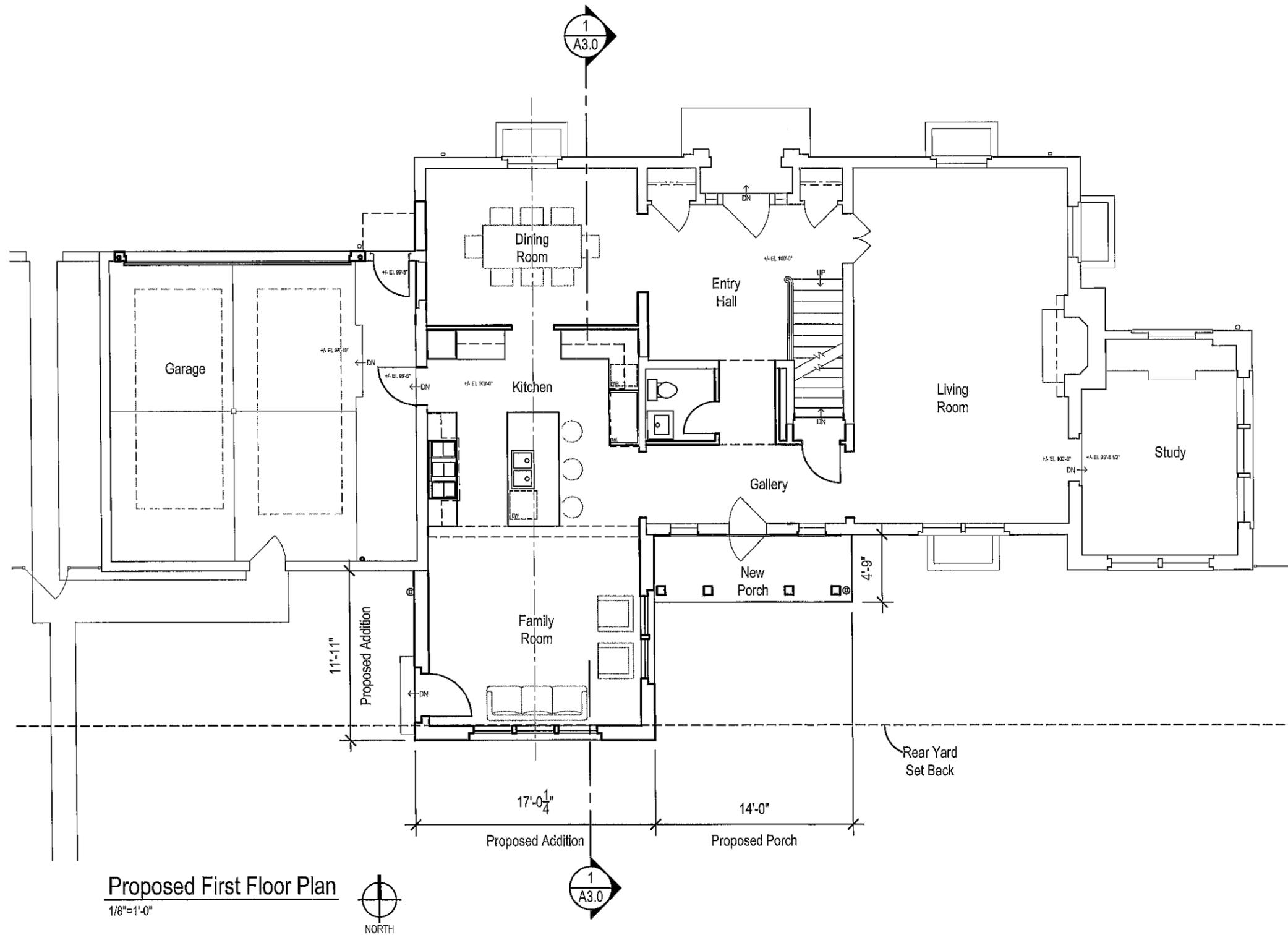
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www.rogerskrajnak.com

02.12.15

Final Schematic Design/
ARB/BZA Submission

A0.0

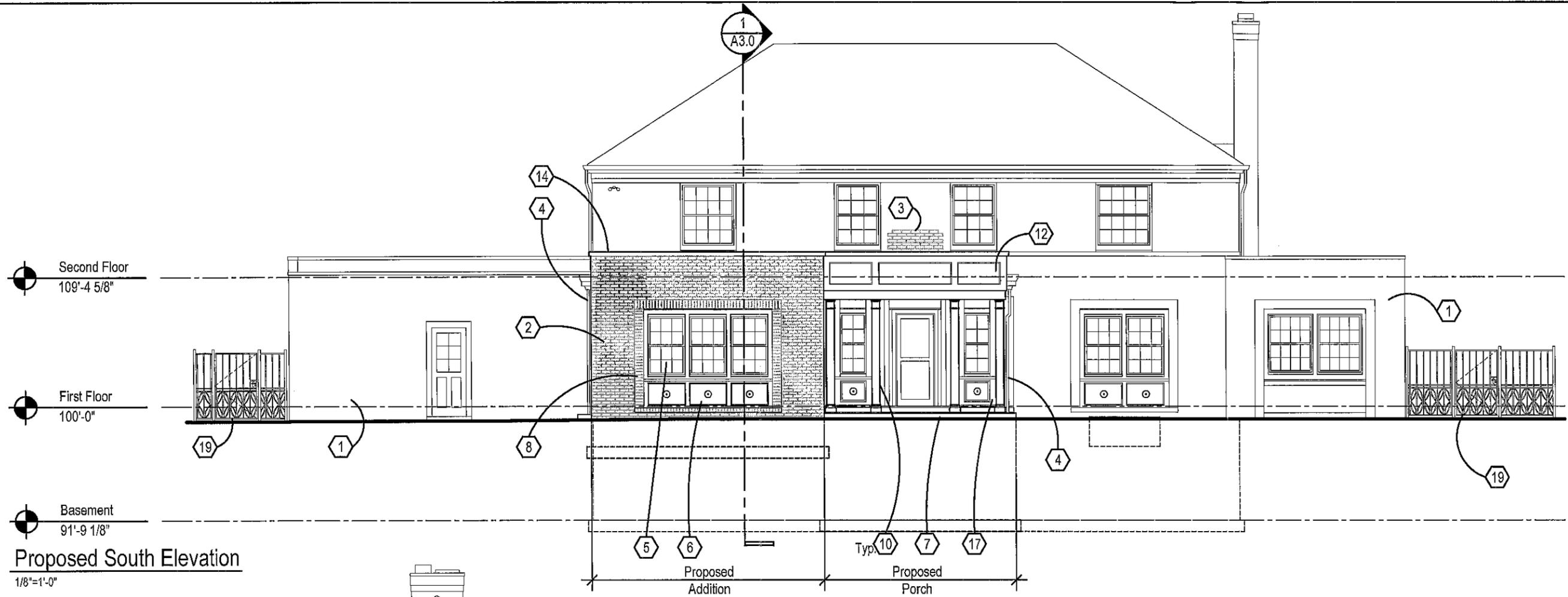
RKA Project# 14017.00



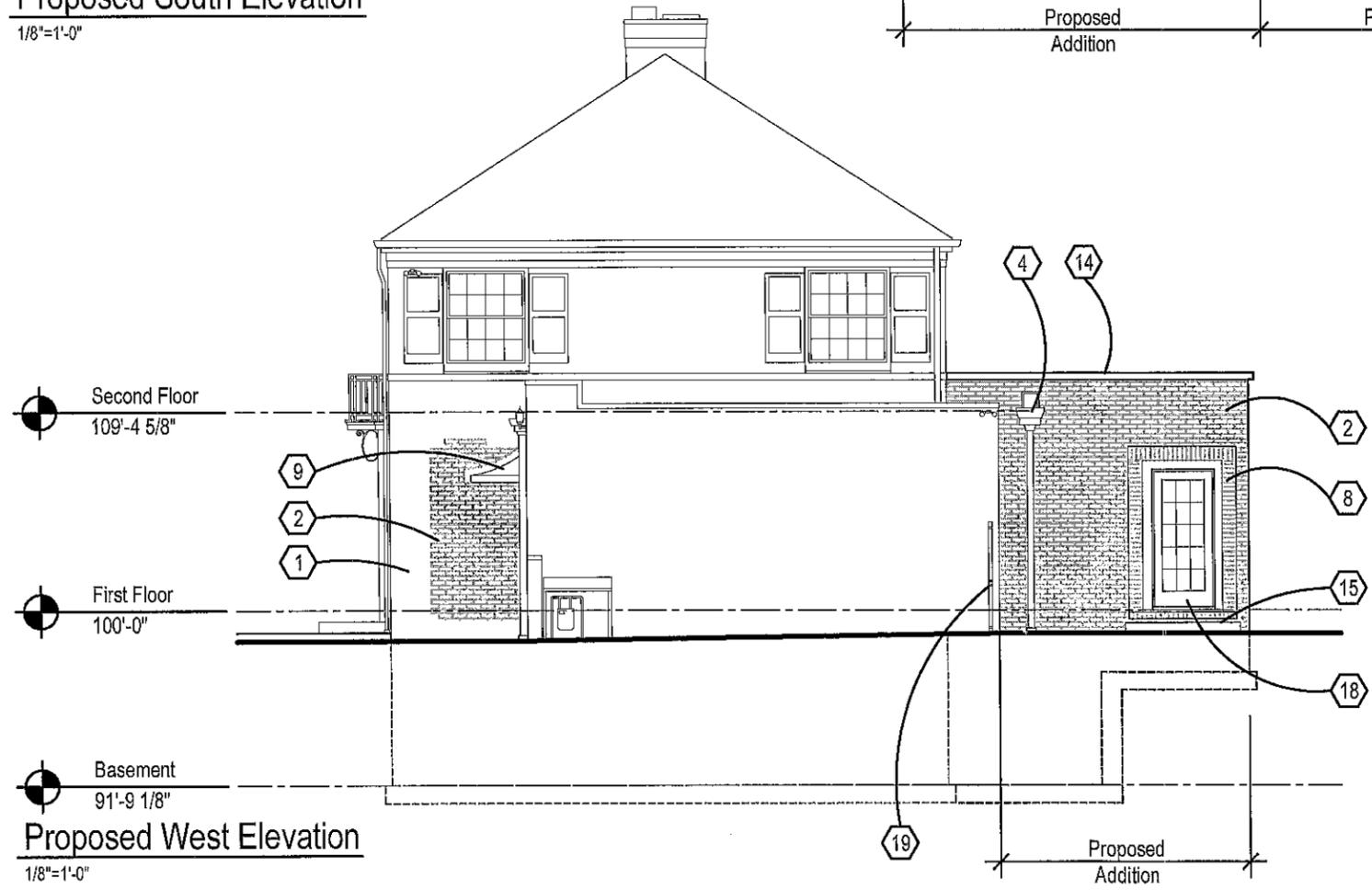
Proposed First Floor Plan
1/8"=1'-0"



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Proposed South Elevation
1/8"=1'-0"



Proposed West Elevation
1/8"=1'-0"

CODED NOTES:

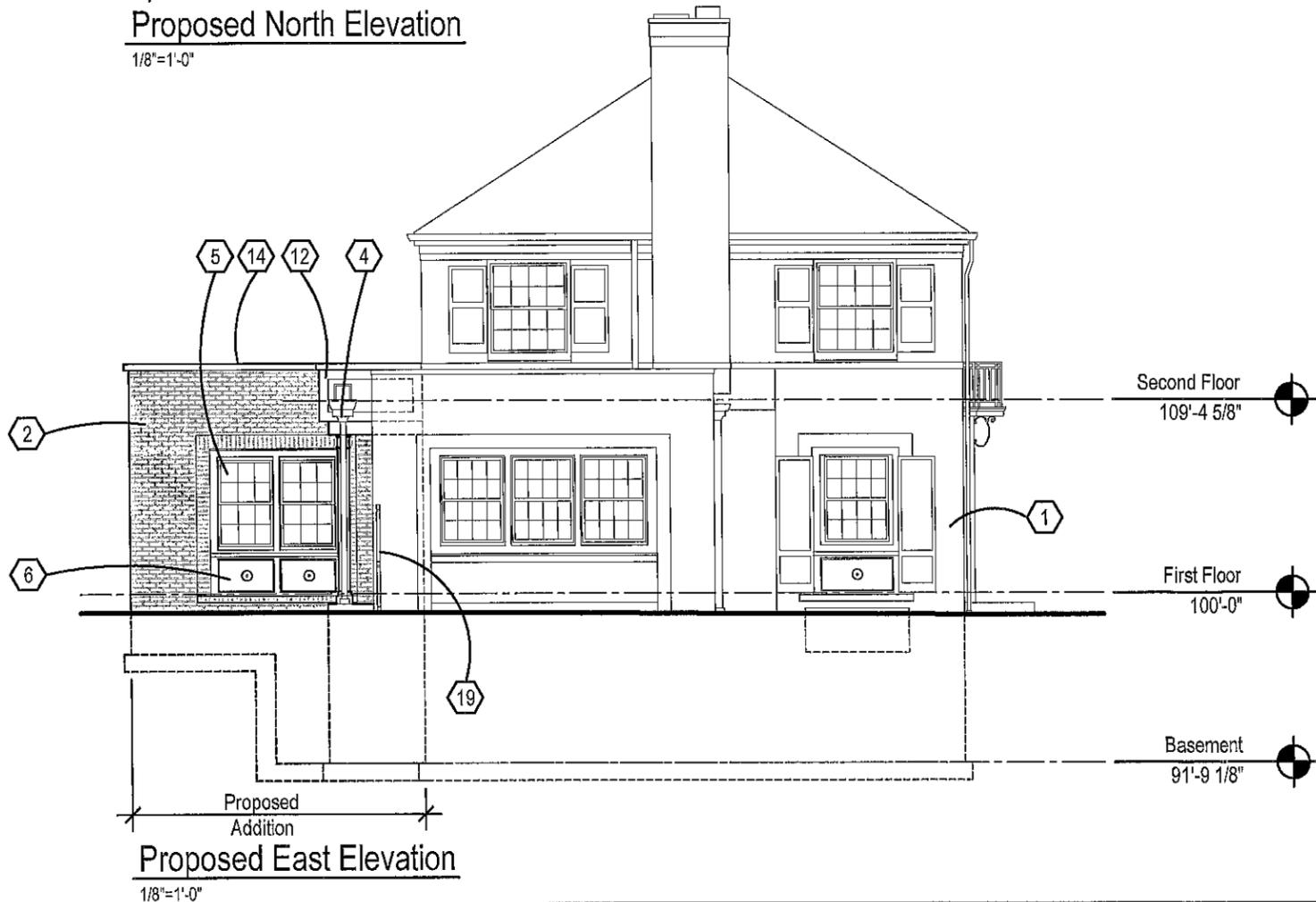
1. Existing brick to remain.
2. New brick to match existing size, color, and mortar joint.
3. New brick at removed arch and keystone.
4. New prefinished white aluminum conductor head, scupper, and downspout to match existing- typ.
5. New custom wood double hung windows. Size and simulated divided lites to match existing. Window frames and divided lites to be painted white to match existing.
6. New wood panel and trim to match existing, painted white.
7. New concrete porch slab with sawcut control joints.
8. New brick soldier course opening to match existing.
9. New aluminum framed awning with standing seam metal roof -black.
10. New wood column and trim, painted white.
11. Relocated exterior light fixture.
12. New cementitious trim and panels painted white.
13. New half lite wood door.
14. New custom prefinished aluminum coping with drip edge, white. (align with existing brick rowlock horizontal band)
15. New concrete step.
16. Modified existing opening and new insulated steel garage door by Overhead Door Corporation.
17. Rebuilt and repaired existing pilasters and wood trim-painted white, beyond.
18. New single french door with simulated divided lites.
19. New custom wrought iron fence and gate - black.

Note: Existing spalled, water damaged, and cracked bricks and mortar joints in poor condition will be repaired and tuckpointed.

The Fischer/ Johnson Residence	
2291 Clifton Avenue, Bexley, Ohio 43209	
 ROGERS KRAJNAK ARCHITECTS, INC.	254 South Third Street Columbus, Ohio 43215 telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com
02.12.15 Final Schematic Design/ ARB/BZA Submission	A2.0 RKA Project# 14017.00



Proposed North Elevation
1/8"=1'-0"



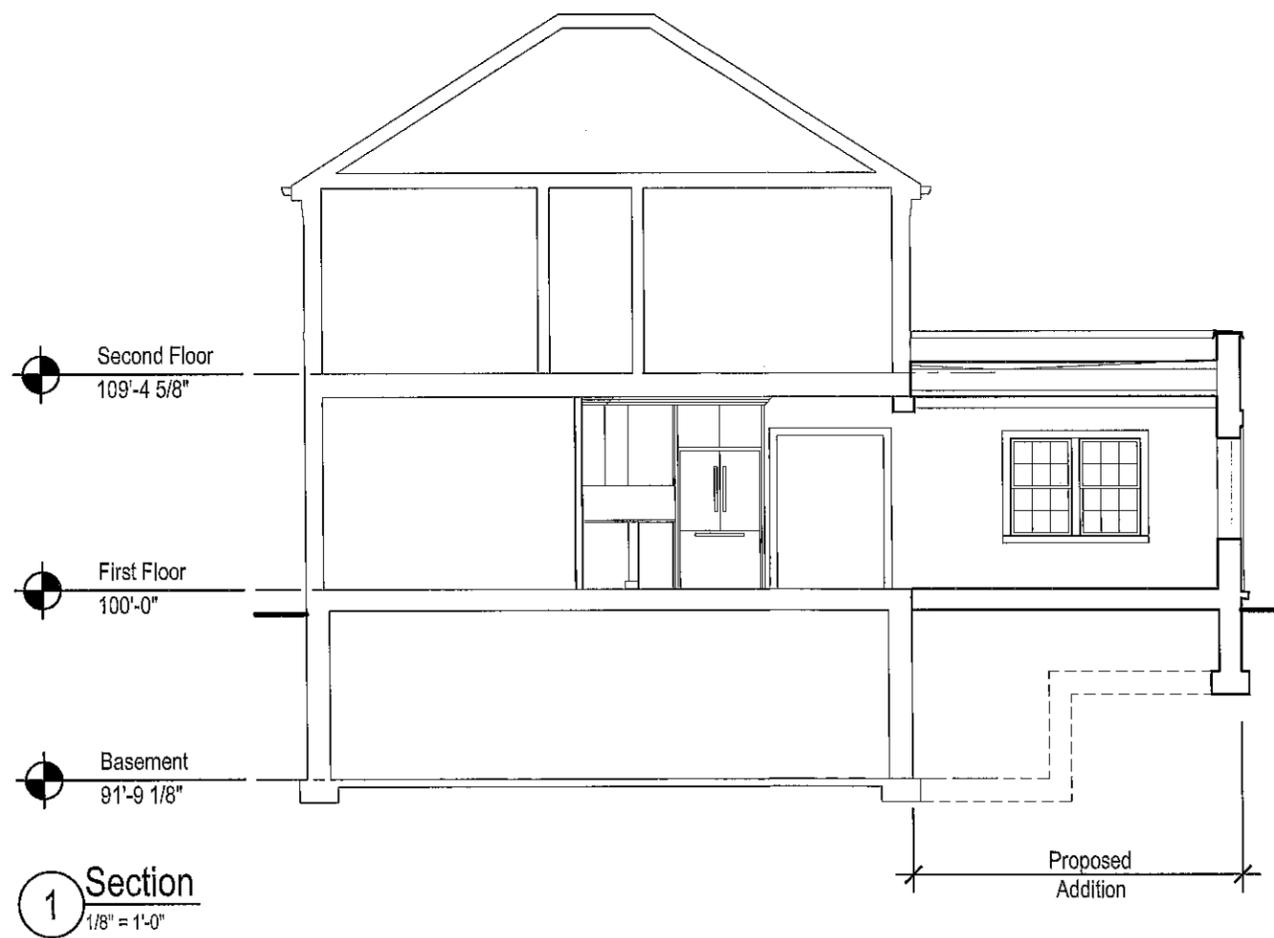
Proposed East Elevation
1/8"=1'-0"

CODED NOTES:

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02.12.15
Final Schematic Design/
ARB/BZA Submission

A3.0

RKA Project # 14017.00