

**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, June 11, 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- 019
- Applicant: Cheryl Stauffer
- Owner: Cheryl & Luis Stauffer
- Location: 99 S. Remington Road
- Request: The applicant is seeking architectural review and approval for a covered patio addition to the rear (east side) of the principal structure and minor window changes.

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.

Mailed by 05-28-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 205019

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 99 S. Remington Rd Zoning District R-6

6. OWNER Cheryl & Luis Stauffer Phone # _____ or Cell # 270-9057

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

7. Applicant Cheryl Stauffer E-mail cheryl@crimsondesigngroup.com Phone # _____ or Cell# 270-9057

Address 99 S. Remington Rd /City, State, Zip Columbus, Ohio 43209

8. Brief Description of Request and/or Variance Covered patio addition to rear of home. Minor window changes.

9. Valuation of Project \$ 20,000

• **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** [Signature] /DATE 5/10/15

Fee: based on valuation \$ 20,
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 95.00

**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 99 S. Remington Road Zoning District R-6
Lot Width 50 ft Depth 142 ft Total Area 7,100 sq ft
Existing Residence (foot print) 1,170 sq ft Garage 418 sq ft
Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 576 sq ft 14' Height one-story _____ two-story

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

Permitted Lot Coverage 35 % = 2,485 sq ft

Lot to be covered 30.5 % = 2,164 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 New Avenue Architects & Engineers

Contractor/Builder Miller Troyer Custom Homes

Preliminary Review Final Review _____

• **DESCRIPTION OF CHANGES PROPOSED** Covered Porch Addition to rear of home. With minor window revisions on rear and side to accommodate patio addition and future kitchen remodel.

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

N/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: N/A

3. New Roofing Type, Style & Color: Patio Addition Only -Flat Roof with Rubber Membrane

• **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: Windsor Windows and Doors
- New Window Style, Material & Color: Wood / All to match existing

• **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 _____ / Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
(X)	(x)	Natural Stone LANG STONE - OLEN VALLEY
()	()	Cultured Stone
()	()	Brick
()	()	Mortar
()	()	Stucco
(x)	()	Wood Shingle
()	()	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: _____
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Proposed NEW Door Trim: WOOD TO MATCH EXISTING
- Proposed NEW Window Trim: WOOD TO MATCH EXISTING
- Trim: Color(s): SW 7010 WHITE DUCK

** 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 CONCRETE PATIO
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: _____

99 South Remington – Front (East)



99 South Remington – Side (North)



99 South Remington – Rear (West)



99 South Remington – Rear (West)





99 South Remington – Side (South)



99 South Remington-Existing Stone



99 South Remington-Proposed Stone





SPECIALTY NORTH AMERICAN
 400 EAST WILSON BRIDGE RD
 WORTHINGTON OH 43085
 Phone: 614-505-7336 Fax: 1-614-505-7342

Customer Quote
Short Form
QUOTE EXPIRES
N/A
QUOTE DATE
Quote Not Ordered
BID BY
VERN
PRICE BOOK
Price Book 2015
CREATED
5/12/2015
vellis@snaohio.com
PK #187

Customer Information:
 CHERYL STAUFFER

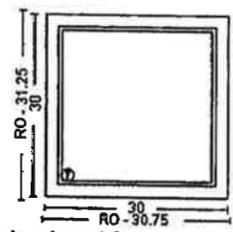
Delivery Information:

Phone: Fax:

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
753332	None		5/12/2015 12:47 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
STAUFFER-99 SOUTH REMINGTON		STAUFFER-99 SOUTH REMINGTON	STAUFFER-99 SOUTH REMINGTON

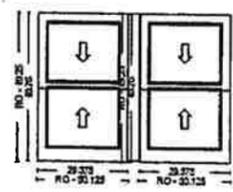
Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	STAIRS	30 3/4" X 31 1/4"	30" X 30"	\$316.20	1	\$316.20



Pinnacle Wood Awning 2626-1 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: STAIRS)(Setup (Standard))(Glass Stop Profile: Ogee (Standard))(Pine)(Tempered Glass)(4 1/2 Backband)(Standard Subsill)(Full Width Jamb)(R-PG50-FW) Performance Data: (U-Value: 0.26)(SHGC: 0.22)(VT: 0.52)(CR: 59)(AL: 0.02)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	KITCHEN	63 1/2" X 49 1/4"	62.75" X 48.75"	\$779.45	1	\$779.45

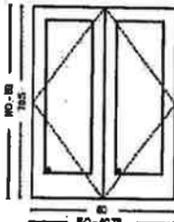


(A1) DDH 2420 - (A2) DDH 2420 - Spread Mulls
 (A1)-Pinnacle Wood Double Hung 2420 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: KITCHEN)(Setup (Standard))(Glass Stop Profile: Ogee (Standard))(Callout:2-4 x 3-10) (Pine)(Beige Jambliner)(Champagne Hardware)(4 1/2 Backband)(Standard Sill Nosing) (White Screen - Not Applied)(BetterVue)(R-PG35-H) Performance Data:(U-Value: 0.28) (SHGC: 0.2)(VT: 0.46)(CR: 59)(AL: 0.06)

* Units viewed from exterior.

(A2)-Pinnacle Wood Double Hung 2420 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: KITCHEN)(Setup (Standard))(Glass Stop Profile: Ogee (Standard))(Callout:2-4 x 3-10) (Pine)(Beige Jambliner)(Champagne Hardware)(4 1/2 Backband)(Standard Sill Nosing) (White Screen - Not Applied)(BetterVue)(R-PG35-H) Performance Data:(U-Value: 0.28) (SHGC: 0.2)(VT: 0.46)(CR: 59)(AL: 0.06)

300 None Assigned 60 3/4" X 80" 60" X 79.5" \$2,748.90 1 \$2,748.90



Pinnacle Wood Inswing Two Panel 5068 Complete Unit O-X LoE 366 IG 4-9/16 Jamb Ext
 (Glass Stop Profile: Ogee (Standard))(Standard Panel)(Pine)(Mill Sill)(Tempered Glass)
 (Preserve)(Oil Rubbed Bronze Multi-Point Hardware)(Classic Handle Style)(Lever
 Activated)(3 1/2 Flat Casing)(Oil Rubbed Bronze Standard Hinges)(R-PG35-SHD)
 Performance Data:(U-Value: 0.3)(SHGC: 0.16)(VT: 0.37)(CR: 61)(AL: 0.1)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
400	None Assigned			\$1,611.25	1	\$1,611.25

LEADTAPE COLONIAL LITE PATTERN TOTAL

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$5,455.80
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$409.18
TOTAL:	\$5,864.98

Messages:

* Units meeting Egress size conform to 2009 IRC Section R310.2 Egress requirements; Local codes may differ.
 Customer is responsible to confirm units meet all applicable requirements..

Submitted By: _____ Date: _____

Accepted By: _____ Date: _____

We appreciate the opportunity to provide you with this quote!

Stauffer Residence - *Patio Addition & Remodel*

99 South Remington Bexley, Ohio 43209



NEW AVENUE
architects • engineers

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UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

ARCHITECTURAL REVIEW SET	05/10/2015
SCHEMATIC DESIGN - R2	04/21/2015
SCHEMATIC DESIGN - R1	04/15/2015

Building Summary:

Structure:	Existing Two-Story, Single-Family Home
Exterior Wall:	Existing CMU or Rubble Foundation
Lower Level:	Existing Wood Stud Walls w/ Stone/Siding
First Level:	Existing Wood Stud Walls w/ Siding
Second Level:	Existing Wood Stud Walls w/ Siding
Floor Construction:	Concrete
Lower Level:	2x10 Wood Floor Joists (<i>Unverified</i>)
First Level:	2x10 Wood Floor Joists (<i>Unverified</i>)
Second Level:	2x10 Wood Floor Joists (<i>Unverified</i>)
Roof Construction:	Conventional Wood Framing
Construction Type:	V-B (<i>Conventional Wood Framing</i>)
Use Group:	R (<i>Single-Family Residential</i>)

Scope of Work:

Summary:
The Scope of Work for this Project includes the removal of the existing wood deck and wood pergola, and the addition of a new rear covered concrete patio extending along the full back of the home.

Drawing List:

1.		Cover Sheet
2.	SP1.0	Site Plan
3.	A1.0	First Floor Existing Plan and Foundation Plan
4.	A1.1	First Floor Proposed Plan
5.	A2.1	Existing Elevations
6.	A2.2	Proposed Elevations
7.	A2.3	Proposed Elevations and Details

General Requirements

- Builder shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
- Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- All construction is to be in compliance with the following code: Residential Code of Ohio - 2013 (R.C.O. 2013).
- Use of these Documents beyond the construction of a single family home, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
- Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to upper floors are included. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted and two-story spaces are not included. We adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.
- The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

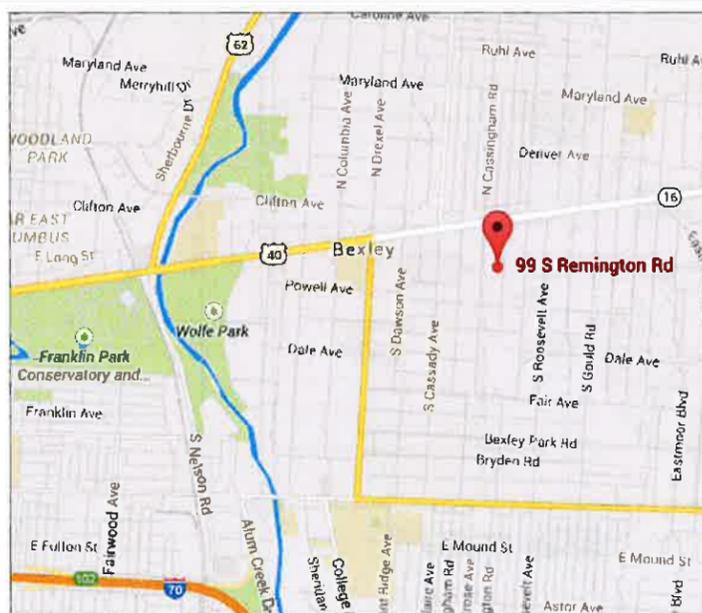
Building Code Information:

Applicable Codes:	Residential Code of Ohio (RCO) - 2013
Building Code:	Residential Code of Ohio (RCO) - 2013
Mechanical Code:	Residential Code of Ohio (RCO) - 2013
Plumbing Code:	Residential Code of Ohio (RCO) - 2013
Electrical Code:	National Electrical Code - 2011

Climate & Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From				Water Design Temp	Ice Shield Underlayment Required	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Depth	Termites	Decay				
25	90	B	Severe	36"	Moderate to Heavy	Slight to Moderate	0	Yes	2000	50

Site Vicinity Map:



Stauffer Residence
Patio Addition & Remodel

99 South Remington
Bexley, Ohio

OWNERS:
Cheryl & Louis Stauffer

Project No: 15-0076

COVER SHEET
&
SITE LOCATION
INFORMATION

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