

**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, July 9th, 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- 023
- Applicant: Brian McDermott
- Owner: Brian McDermott
- Location: 275 Ashbourne Place

Request: The applicant is seeking architectural review and approval for a New fireplace build-out addition onto the west side of the 2-story principal structure.

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: 06-25-2015



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015023

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 275 Ashbourne Place Zoning District _____

6. OWNER Bryan McDermost Phone # _____ or Cell # _____
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Bryan McDermost E-mail bmcdermost@204yhb0.com Phone # 7548368 or Cell# 560 3765

Address 275 Ashbourne /City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance NEW FIREARMS BUILD OUT PER DRAWING PACKAGE

9. Valuation of Project \$ 515,000

• 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 6/9/15

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

**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 275 Ashburne Place Zoning District _____

Lot Width _____ ft Depth _____ ft Total Area 11,684 sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story two-story

2649
240

2889

Proposed Addition (foot print) 12 sq ft 10' Height one-story _____ two-story

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

Permitted Lot Coverage 25 % = 2921 sq ft

Lot to be covered 24 % = 2889 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 JOHN BEHAL

Contractor/Builder _____

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED NEW PINE PLACE BUILDOUT

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

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 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: _____
- New Window Style, Material & Color: _____

• **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	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	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: N/A
- Proposed NEW Window Trim: N/A
- Trim: Color(s): MATCH EXISTING HOUSE COLOR

** 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: _____

legal1

250 ASHBOURNE RD
269 ASHBOURNE PLACE
272 ASHBOURNE ROAD
282 ASHBOURNE PL
296 ASHBOURNE PL
290 ASHBOURNE PL
275 ASHBOURNE PLACE
314 STANBERY AVE
254 ASHBOURNE PL
276 ASHBOURNE PLACE
268 ASHBOURNE PL
262 ASHBOURNE PL

275 Ashbourne PL.



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

ASHBOURNE PLACE

44.0'
SITE BOUNDARY LINE

150.9'
SITE BOUNDARY LINE

APPROXIMATE SIDEWALK LOCATION

PROPOSED LOCATION
OF NEW FIREPLACE
BUILD-OUT

275 ASHBOURNE PLACE
EXISTING TWO-STORY SINGLE
FAMILY RESIDENCE

PARCEL ID: 020-001615-00

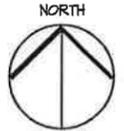
134.3'
SITE BOUNDARY LINE

118.65'
SITE BOUNDARY LINE

269 ASHBOURNE PLACE

SITE PLAN

SCALE: 1/16" = 1'-0"



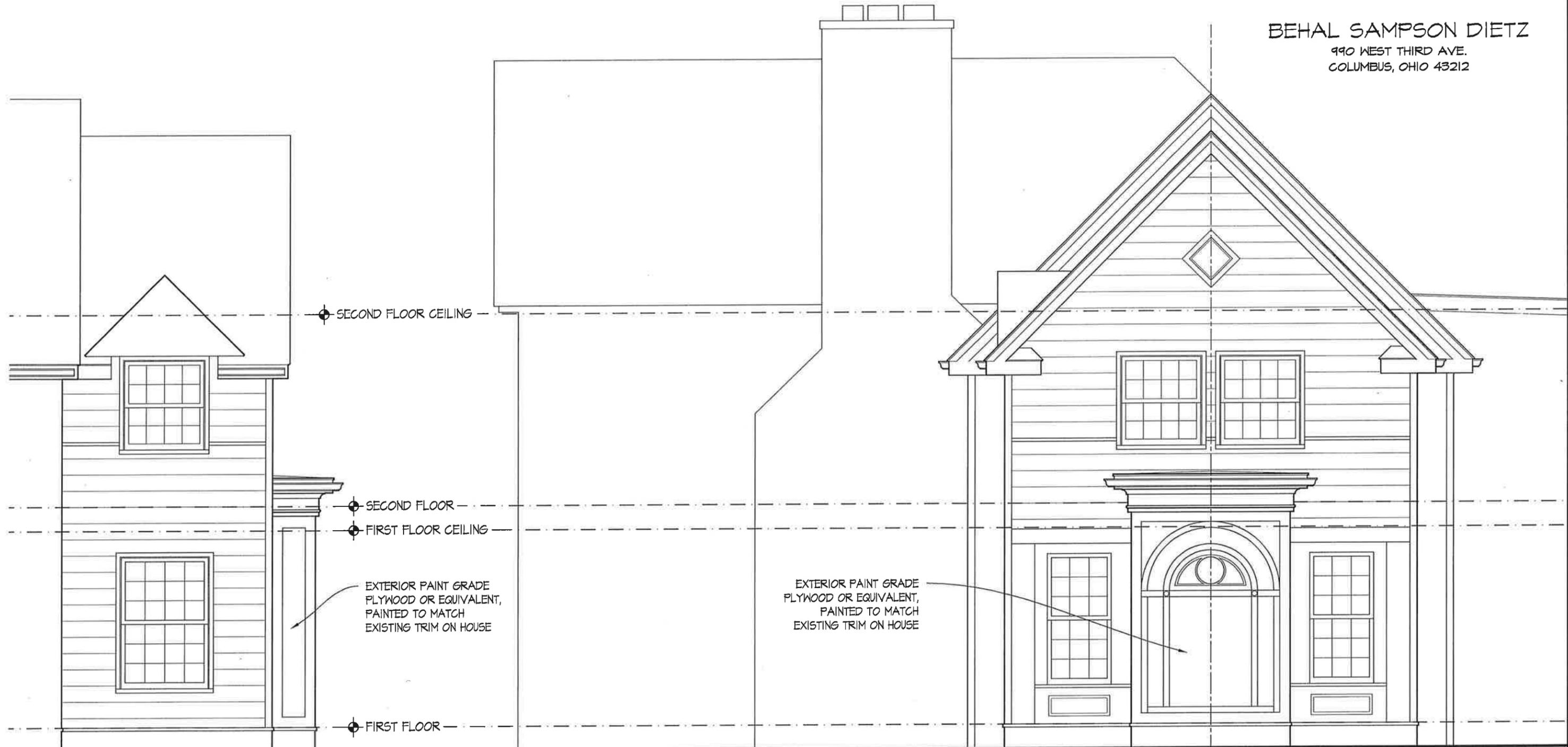
272 ASHBOURNE ROAD

SCHEMATIC DRAWINGS FOR THE
MCDERMOTT RESIDENCE

275 ASHBOURNE PLACE
BEXLEY, OHIO 43209

6-11-2015

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
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SECOND FLOOR CEILING

SECOND FLOOR

FIRST FLOOR CEILING

EXTERIOR PAINT GRADE
PLYWOOD OR EQUIVALENT,
PAINTED TO MATCH
EXISTING TRIM ON HOUSE

FIRST FLOOR

EXTERIOR PAINT GRADE
PLYWOOD OR EQUIVALENT,
PAINTED TO MATCH
EXISTING TRIM ON HOUSE

EXTG. PROPOSED
HOUSE BUILD-OUT

EXTG. HOUSE 6'-4" PROPOSED BUILD-OUT EXTG. HOUSE

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

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

SCHMATIC DRAWINGS FOR THE
MCDERMOTT RESIDENCE

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

EXISTING EXTERIOR WALL
 EXISTING FLOOR FRAMING
 EXISTING 2X WALL CONSTRUCTION

EPDM RUBBER ROOF, TURN UP
 UNDER FINISH MATERIAL
 AT EXISTING EXTERIOR WALL
 R-38 INSULATION,
 COMPRESSED AT EAVES
 1/2" ROOF SHEATHING
 2X6 ROOF RAFTERS
 INSULATION BAFFLE
 BLOCKING, AS REQUIRED
 OGEE GUTTER, FINISH
 TO MATCH EXISTING ON
 HOUSE AS CLOSE AS POSSIBLE
 1X6 TRIM BOARD
 1 X 3/4 COR-A-VENT
 WM 81 COVE MOULDING
 OR EQUIVALENT
 1 X 10 TRIM BOARD
 WM 166 PANEL MOULDING
 OR EQUIVALENT
 1X3 TRIM BOARD
 R-21 INSULATION

3/4" EXTERIOR PAINT
 GRADE PLYWOOD
 OR EQUIVALENT
 1/2" SHEATHING
 2X6 STUDWALL
 CONSTRUCTION
 MONESSEN MCF42D
 VENT-FREE FIREBOX
 2X6 TREATED SILL PLATE
 BLOCKING AS REQUIRED
 4X8 MASONRY BLOCK

GROUT SOLID BETWEEN STONE
 HEARTH AND FIREBOX FACE
 EXISTING 2X FLOOR FRAMING
 CUT BACK TO ALLOW FOR
 RECESSED FIREBOX INSTALLATION
 NEW 2X8 SILL PLATE
 EXISTING FOUNDATION
 8X16 CMU FOUNDATION
 8X8X16 POURED
 CONCRETE FOOTING

2X6 JOISTS, BEAR ON
 NEW SILL PLATE AT EXISTING
 FOUNDATION AND NEW CRAWL
 FOUNDATION
 2X4 TREATED SILL PLATE

INSULATION BAFFLE
 BLOCKING AS REQUIRED
 OGEE GUTTER, FINISH TO
 MATCH EXISTING ON HOUSE
 AS CLOSE AS POSSIBLE
 1X6 TRIM BOARD
 1 X 3/4 COR-A-VENT
 WM 81 COVE MOULDING
 OR EQUIVALENT
 1X10 TRIM BOARD
 2X SUB FASCIA
 WM 166 PANEL MOULDING
 OR EQUIVALENT
 1X3 TRIM BOARD

EAVE DETAIL
 SCALE: 1/2" = 1'-0"

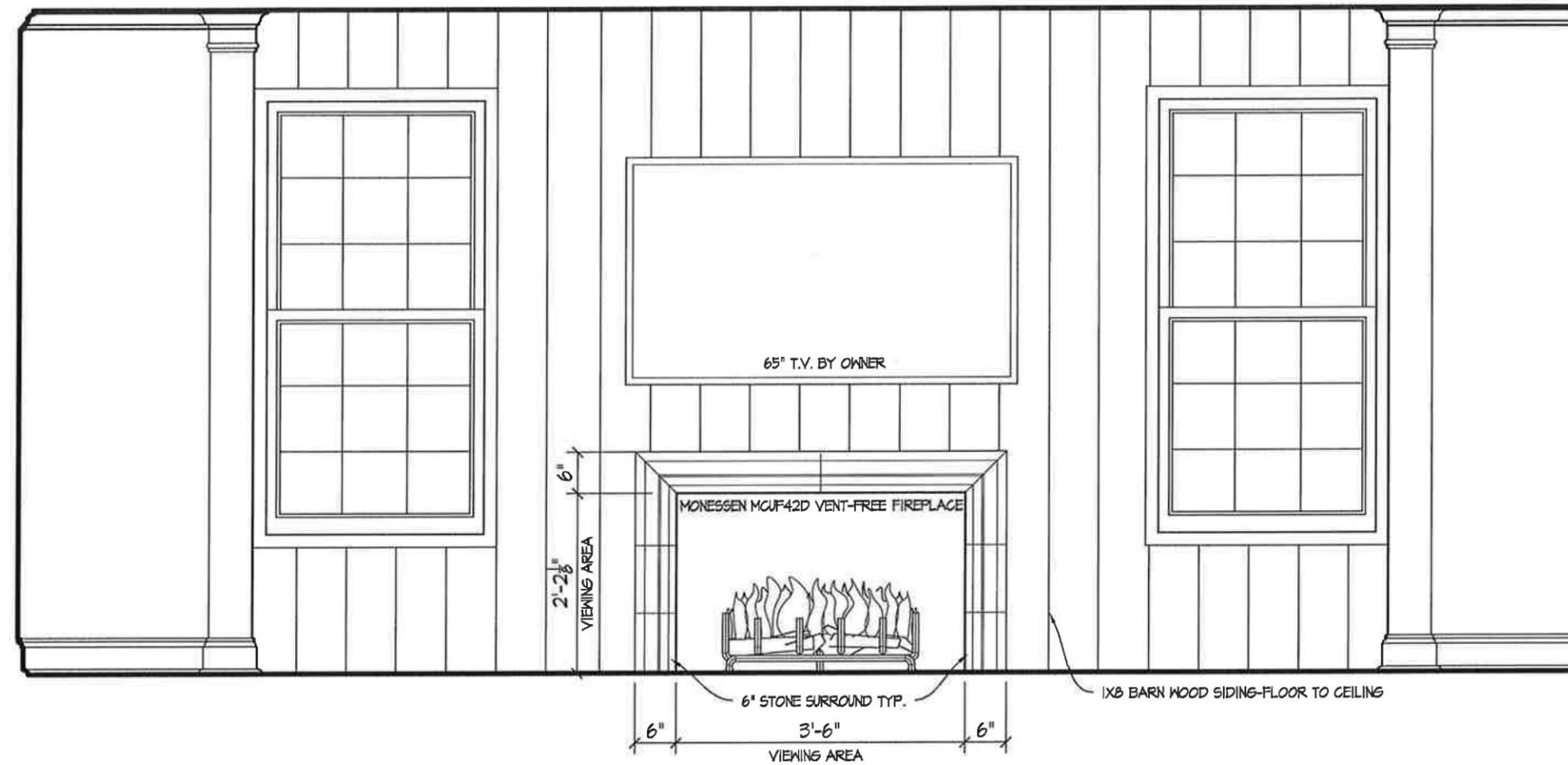
A1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"

SCHEMATIC DRAWINGS FOR THE
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275 ASHBOURNE PLACE
 BEXLEY, OHIO 43209

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



A INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

SCHEMATIC DRAWINGS FOR THE
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