

**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- 025
Applicant: Nathan Sampson, Behal Sampson Dietz
Owner: Patricia Gockstetter
Location: 41 N. Stanbery Ave.

Request: The applicant is seeking architectural review and approval for a mudroom with a covered porch addition at the rear (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 2015025

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 41 N STANBURY AVE Zoning District R-3

6. OWNER PATRICIA GOCKSTATER Phone # _____ or Cell # 614-286-2798
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant BEHAL SAMPSON DIETZ E-mail NSAMPSON@BSD Phone # 358-7436 or Cell# _____
ARCHITECTS.COM
Address 990 W 3RD AVE /City, State, Zip COLUMBUS, OH 43212

8. Brief Description of Request and/or Variance _____

9. Valuation of Project \$ 30,000

• **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 6.10.15

Fee: based on valuation \$ 105.⁰⁰
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 105.⁰⁰

**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 41 N SPANBERY AVENUE Zoning District R-3

Lot Width 197.91' ft Depth 100' ft Total Area 19544 sq ft

Existing Residence (foot print) 2509 sq ft Garage 483 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 144 sq ft 10'-8" Height one-story _____ two-story

Proposed Garage N/A sq.ft. N/A Height _____ one-story _____ two-story

Permitted Lot Coverage 25 % = 4886 sq ft

Lot to be covered 16 % = 3136 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 BEHAL SAMPSON DIETZ ARCHITECTS

Contractor/Builder BEHAL SAMPSON DIETZ ARCHITECTS

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED MUDROOM ADDITION W/ COVERED PORCH ONTO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE

• 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: N/A
- 3. New Roofing Type, Style & Color: STANDING SEAM METAL ROOF - PAINTED COLOR - TBD

• **WINDOWS**

1. Existing Window Style:
 Casement Double Hung ___ Horizontal Sliding ___ Awning
 ___ Fixed ___ Exterior Storm ___ Other: _____
2. Existing Window Materials:
 Wood ___ Vinyl ___ Vinyl Clad Wood ___ Aluminum Clad Wood
 ___ Aluminum ___ Metal ___ Other: _____
3. New Window Manufacturer: MATCH EXISTING
4. New Window Style, Material & Color: _____

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

1. Entrance Door Type Wood ___ Insulated Metal ___ Fiberglass
 ___ Sidelights ___ Transom Window
2. Garage Door Type Wood ___ Insulated Metal ___ Fiberglass
3. Door Finish ___ Stained Painted
- Proposed Door Type RE-USE EXTG / Style EXTG Color EXTG

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
<input checked="" type="checkbox"/>	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	<input checked="" type="checkbox"/>	Other <u>WOOD - paneled</u> _____

• **EXTERIOR TRIM**

1. Existing Door Trim:
 Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite ___ Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____
2. Existing Window Trim:
 Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite ___ Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____
3. Proposed NEW Door Trim: MATCH EXTG
4. Proposed NEW Window Trim: MATCH EXTG
5. Trim: Color(s): MATCH EXTG

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING: *N/A*

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

17 STANBERY AVE

55 STANBERY AVE

14 N STANBERY AVE

10 DREXEL W 1/2 4

30 N DREXEL AV

80 N DREXEL AVE

0 DREXEL AVE

20 N STANBERY AVE

41 STANBERY AVE

50 DREXEL AVE

41 N. Stanbery

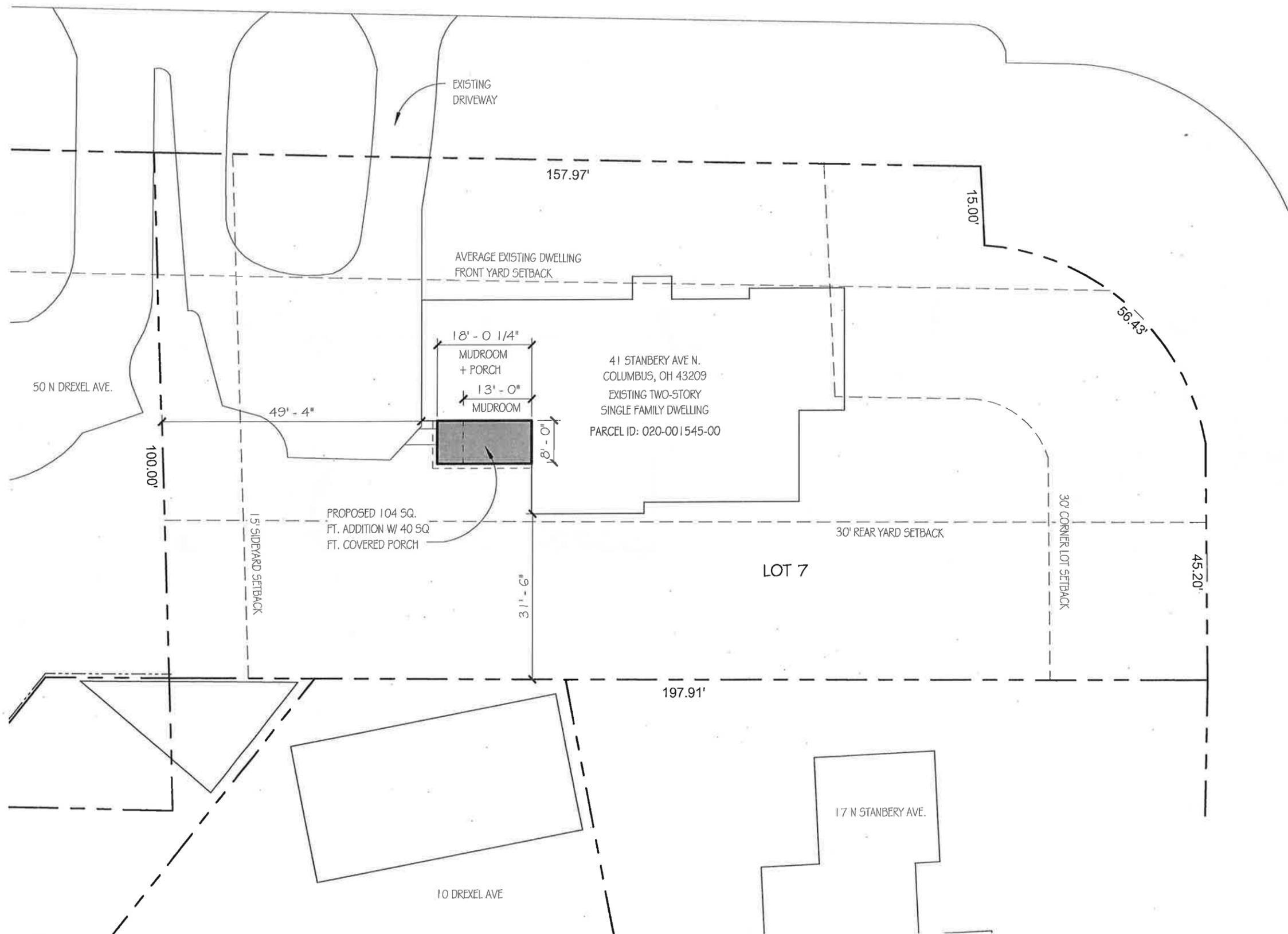
#4

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

CLIFTON AVENUE

SITE/ PROPERTY INFORMATION

PARCEL ID: 020-001545-00
 LOT SQ. FT. = 19,544
 EXTG HOUSE FOOTPRINT SQ. FT. = 2509
 EXTG GARAGE FOOTPRINT SQ. FT. = 483
 PROPOSED ADDITION SQ. FT. = 144
 MAXIMUM LOT COVERAGE = 25%
 EXISTING LOT COVERAGE = 15.3%
 PROPOSED LOT COVERAGE = 16.0%



STANBERY AVENUE

BZA ARCHITECTURAL REVIEW DRAWINGS FOR
GOCKSTETTER RESIDENCE

41 STANBERY AVENUE
 COLUMBUS, OHIO 43209

06-10-15

SITE

1" = 20'-0"



- STANDING SEAM METAL ROOF
- PAINTED - COLOR TBD
- EXTG DOWNSPOUT RE-WORKED TO
LAND AT PROPOSED ADDITION
ROOF
- MATCH OGEE GUTTER W/ EXTG
AS CLOSE AS POSSIBLE
- 2x8 FASCIA BOARD PAINTED TO
MATCH EXTG TRIM
- COVE TRIM PAINTED TO MATCH
EXTG TRIM
- 2x10 BOX BEAMS - PAINTED TO
MATCH EXTG TRIM
- 1x TRIM - PAINTED TO MATCH
EXTG TRIM
- 7-1/4" x 7-1/4" WOOD COLUMN
- PAINTED TO MATCH EXTG TRIM
- PROPOSED LIGHTING FIXTURE
- 1x PLYWOOD - PAINTED TO
MATCH EXTG TRIM
- PROPOSED CASEMENT
WINDOWS
- 1x8 TRIM - PAINTED TO MATCH
EXTG TRIM
- 1x6 TRIM BOARD - PAINTED
TO MATCH EXTG TRIM

- 1x4 TRIM BOARDS TYP. -
PAINTED TO MATCH EXTG TRIM
COLOR
- NEW DOWNSPOUT - TIE INTO EXTG
UNDERGROUND DRAINAGE - MATCH
EXTG

RE-USE EXTG DOOR
1x4 TRIM - PAINTED TO
MATCH EXTG TRIM

PROPOSED WEST ELEVATION

1/4" = 1'-0"

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

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