

**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, August 13, 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.: 15-032
- Applicant: Mr & Mrs. James Carmon
- Owner: Mrs. Ami Carmon
- Location: 370 N. Columbia Ave.
- Request: The applicant is seeking a special permit in accordance with Bexley Code Section 1260.11(c), which limits accessory structures to one story in height, to allow a detached garage with a 2nd floor and used as storage or ancillary sleeping space for guests.

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 07-30-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

1. Architectural Review for:

____ Addition ____ Alteration New Structure (DETACHED GARAGE)
____ Demolition of a Principal Structure ____ Demolition of Garage

2. Variance For:

____ Principal Structure Garage ____ Fence ____ Other

3. Variance To:

EXCEED ONE STORY IN HEIGHT FOR A DETACHED GARAGE
____ Front Yard Setback ____ Side Yard Setback ____ Rear Yard Setback ____ lot coverage

4. Conditional Use For: _____ Home Occupation 21'2" sq.' / height of structure

5. LOCATION 370 N. COLUMBIA AVE Zoning District R3
6. OWNER MRS. AMI CARMON Phone # 258-7772 or Cell # 374-9894

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

7. Applicant MR. & MRS. JAMES CARMON E-mail amicarmon@hotmail.com Phone # 258-7772 or Cell# 374-9894
Address 370 N. COLUMBIA City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance THE DESIGN OF THE GARAGE, APPROPRIATE IN CHARACTER TO THE HOUSE, RESULTS IN POTENTIALLY USABLE SPACE IN ITS ATTIC. THE OWNERS WISH TO FINISH THIS SPACE.

9. Valuation of Project \$ 120,000.00

• **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** [Signature] /DATE 07/16/15

Fee: based on valuation	\$ <u>145.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>245.00</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 370 N. COLUMBIA AVE Zoning District R3
Lot Width 90 ft Depth 250 ft Total Area 22,500 sq ft
Existing Residence (foot print) 2803.5 sq ft Garage 878.2 sq ft
Existing Building Height _____ one-story two-story

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

Proposed Garage 878.2 sq ft. 21'-2" Height _____ one-story two-story

Permitted Lot Coverage 35 % = 981.2 sq ft

Lot to be covered 31 % = 878.2 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 CARY J. ALEXANDER, ARCHITECT
Contractor/Builder BITCHEY CONSTRUCTION

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED ADDITION OF A DETACHED GARAGE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED
THE DESIGN OF THE GARAGE, APPROPRIATE IN CHARACTER TO THE HOUSE, RESULTS IN POTENTIALLY USEABLE SPACE IN ITS ATTIC. THE OWNERS WISH TO FINISH THE SPACE IN THIS ATTIC AS A GUEST SUITE.

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: SHINGLES TO MATCH EXISTING
3. New Roofing Type, Style & Color: _____

• **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: MARVIN OR WINDSOR
 4. New Window Style, Material & Color: DOUBLE HUNG, ALUMINUM CLAD WOOD

• **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 NEW Wood Insulated Metal Fiberglass
EXIST'G

3. Door Finish Stained Painted

Proposed Door Type INSULATED STEEL / Style PANELED Color WHITE

• **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 <u>CEMENT FIBER HARD-PLATE WHITE</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: ALUMINUM CLAD

4. Proposed NEW Window Trim: ALUMINUM CLAD

5. Trim: Color(s): WHITE

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other 1/2" IPE

2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other WRIGHT IRON

PROPOSED: - **NO NEW DECKING 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: _____

**Gary J. Alexander
Architect**

1265 Neil Ave. Columbus, Ohio 43201
(614) 487-0637

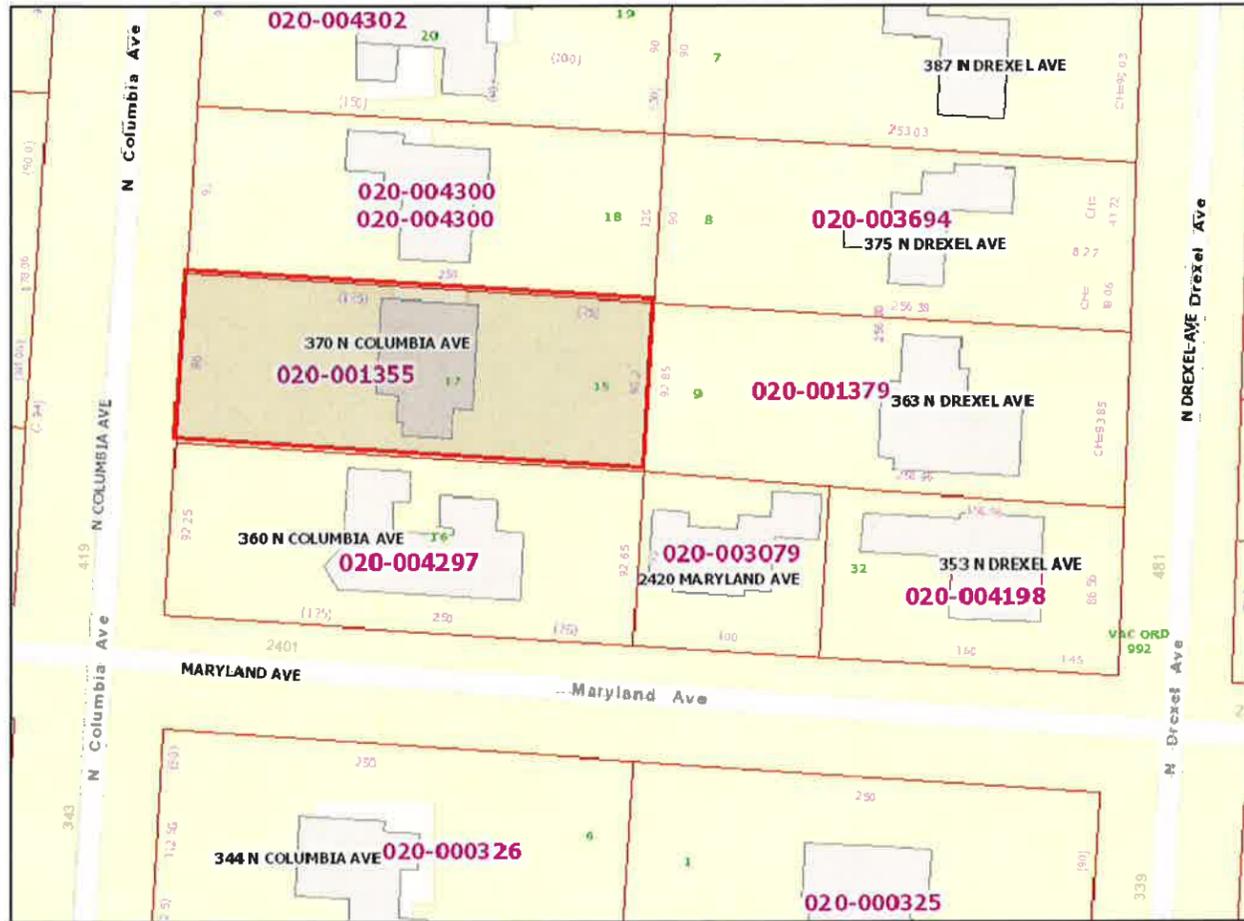
STATEMENT OF HARDSHIP

Detached Garage Addition
The Carmon Residence
370 N. Columbia Avenue

July 16, 2015

The garage of the existing residence is a small two-car garage. Due to this space's limited size it is very difficult to accommodate two cars. This garage is significantly undersized for a house of this size and value. The owners would like to have enough garage space to house their cars and store the equipment used to maintain the lawn and gardens. The proposed garage meets these needs.

The scale and character of the proposed detached garage compliment the existing residence. Two important characteristics that link this garage to the house are the roof slope and the proposed height. The incorporation of these features in the design results in an attic that is tall enough to be finished. The owners are anticipating at time when their daughters, home from college with friends and/or future grandchildren, will need a place to sleep that is somewhat removed from the house. The space above this garage will provide this. This space is not being built with a kitchen or any features that allow for food preparation. If finished, this space above the garage is going to used either as storage, or an ancillary sleeping space for guests.



DETACHED GARAGE
 THE CARMON RESIDENCE
 370 NORTH COLUMBIA AVE.

Gary J. Alexander,
 Architect
 1265 Neil Avenue, Columbus, Ohio 43201
 (614) 487-0637



legal1

363 N DREXEL AVE

370 N COLUMBIA AVE

379 N COLUMBIA AVE

367 N COLUMBIA AVE

403 N COLUMBIA AVE

386 N COLUMBIA AVE

375 N DREXEL AVE

387 N DREXEL AVE

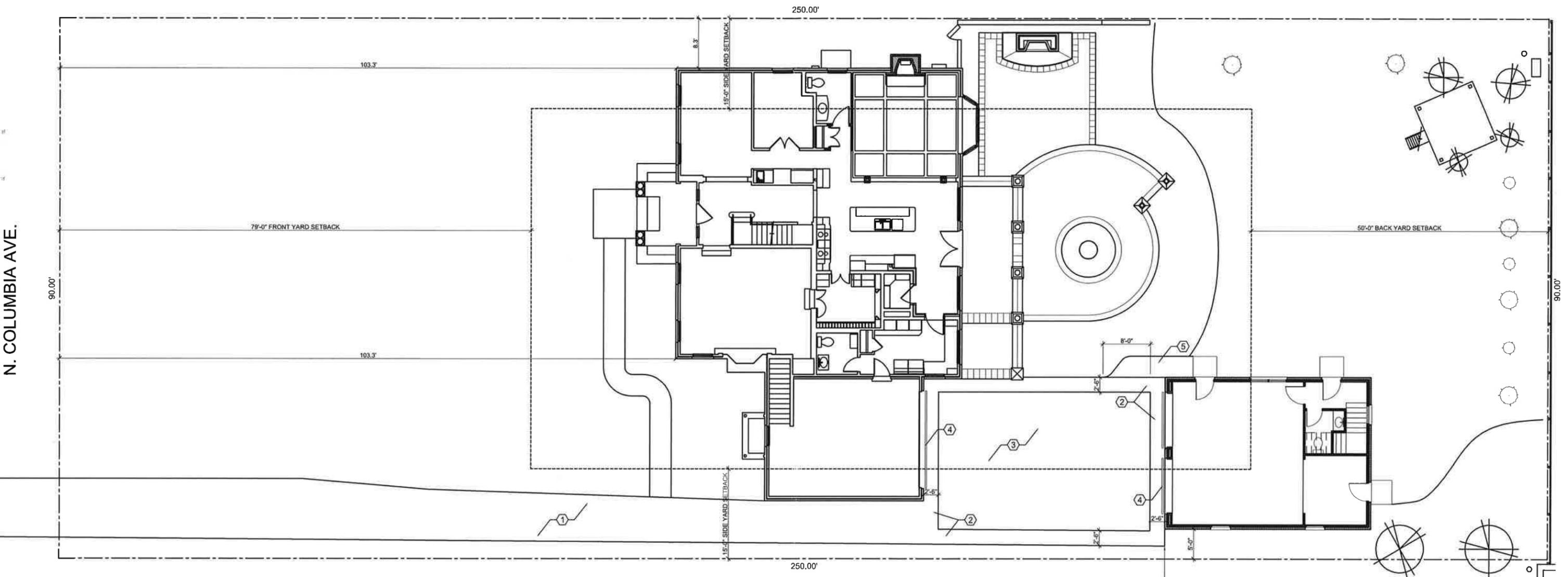
360 N COLUMBIA AVE

353 N DREXEL AVE

2420 MARYLAND AVE

400 N COLUMBIA AVE

370 N. Columbia



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

ZONING NOTES

ZONING DISTRICT	-	R3
EXISTING LOT AREA	-	22,500 SQ. FT.
AREA OF STRUCTURE PRINCIPAL	-	2,803.5 SQ. FT.
PERMITTED AREA OF DETACHED GARAGE	-	981.2 SQ. FT. 35.0% OF STRUCTURE PRINCIPAL AREA
AREA OF DETACHED GARAGE	-	878.2 SQ. FT. 31.0% OF STRUCTURE PRINCIPAL AREA

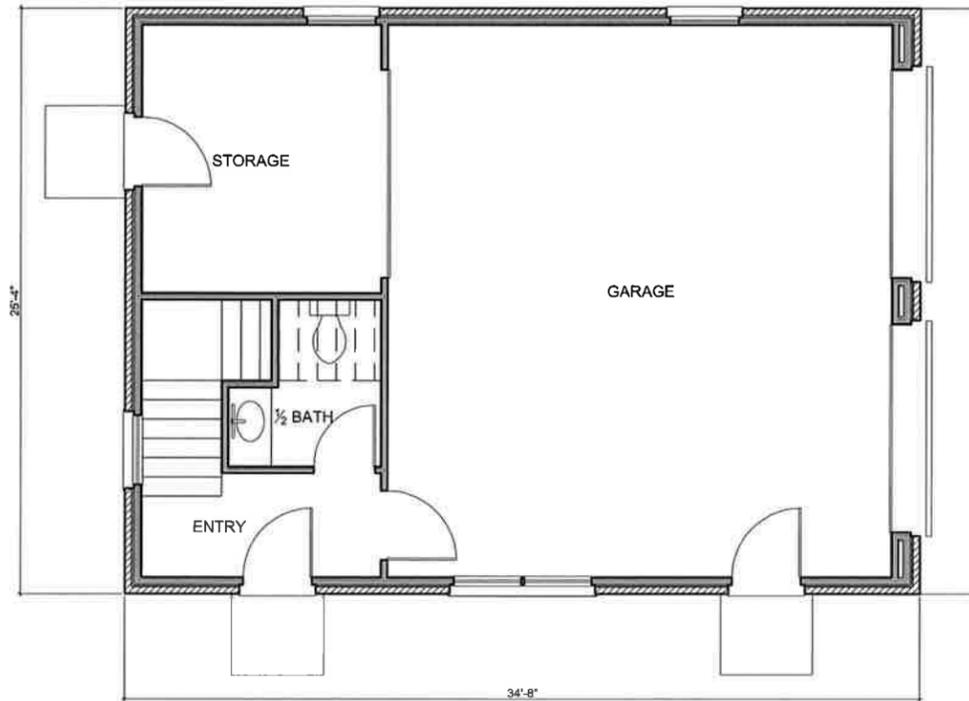
- SITE PLAN NOTES**
1. EXISTING DRIVEWAY TO BE REPLACED WITH CONCRETE
 2. CONCRETE BORDER, CONCRETE COLOR AND TEXTURE TO MATCH DRIVEWAY
 3. COLORED CONCRETE
 4. TRENCH DRAIN TO GARAGE
 5. WALK

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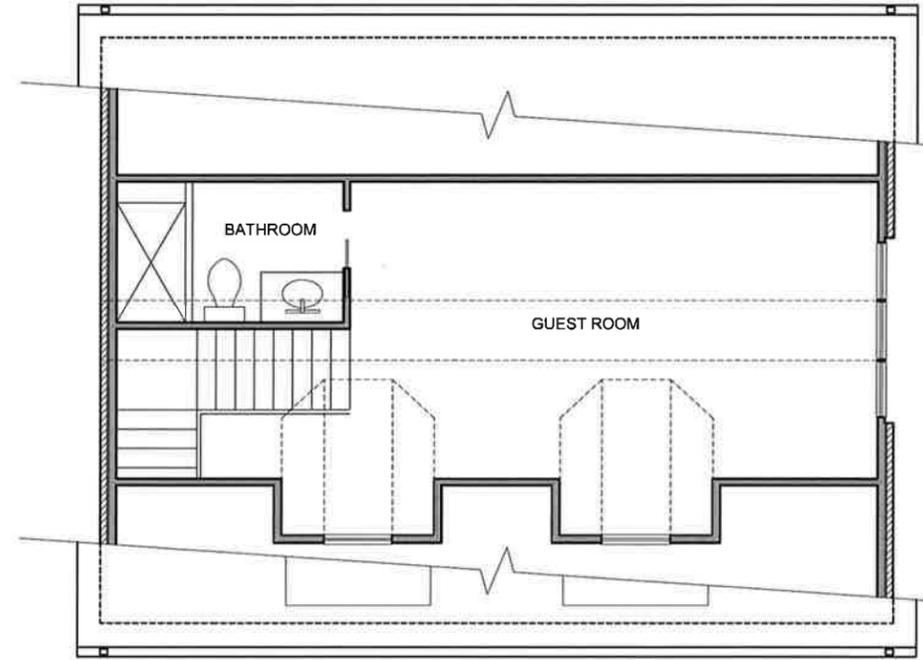
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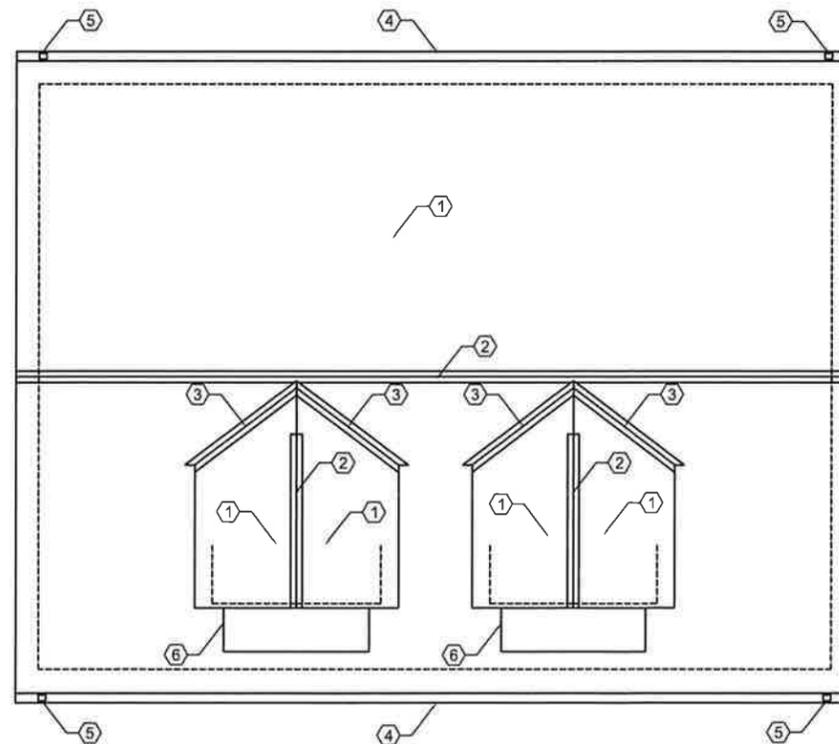
ZONING VARIANCE: 07-15-15
A-1



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

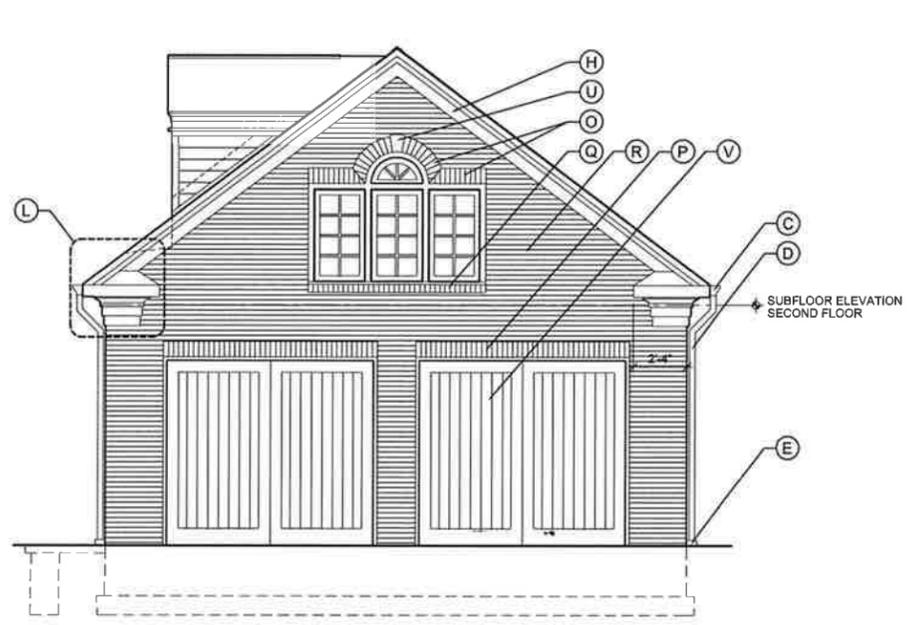
- ROOF PLAN NOTES**
1. DIMENSIONAL ROOF SHINGLES TO MATCH EXISTING
 2. RIDGE VENT BENEATH SHINGLES
 3. PRE FINISHED METAL VALLEY FLASHING
 4. COPPER GUTTERS TO MATCH EXISTING
 5. COPPER DOWNSPOUTS TO MATCH EXISTING
 6. RUBBER MEMBRANE ROOFING

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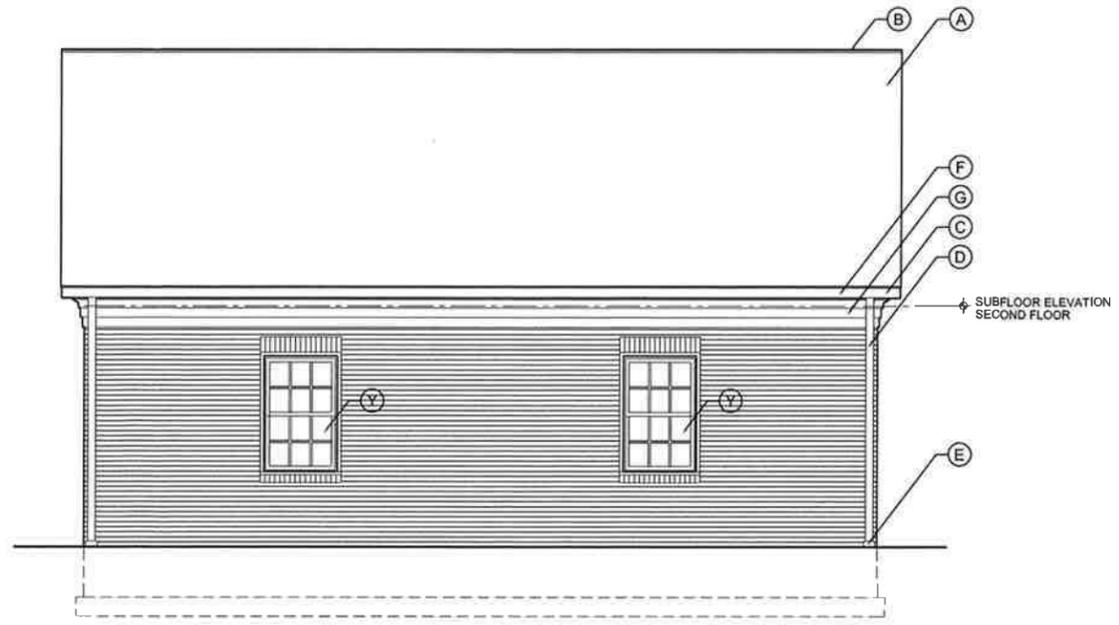
**DETACHED GARAGE
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ZONING VARIANCE: 07-15-15
A-2



FRONT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



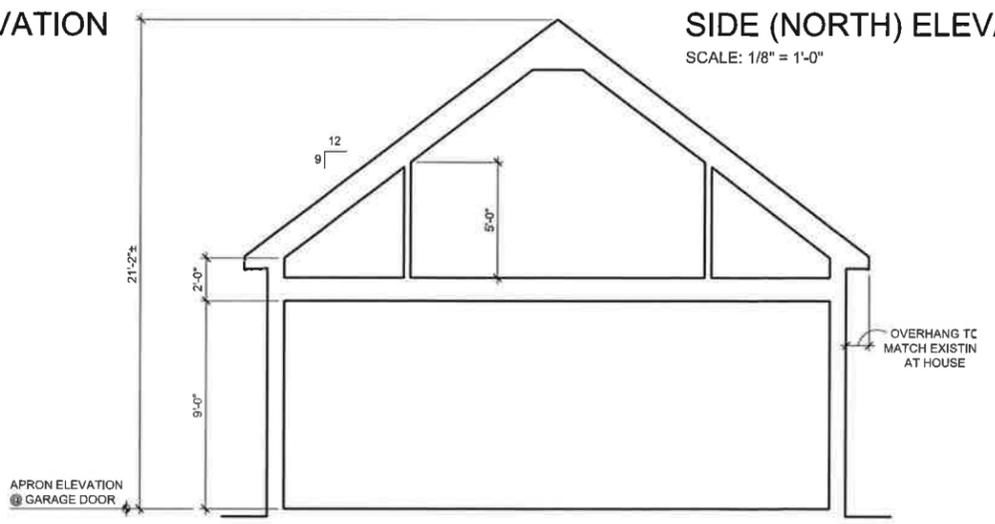
SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



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

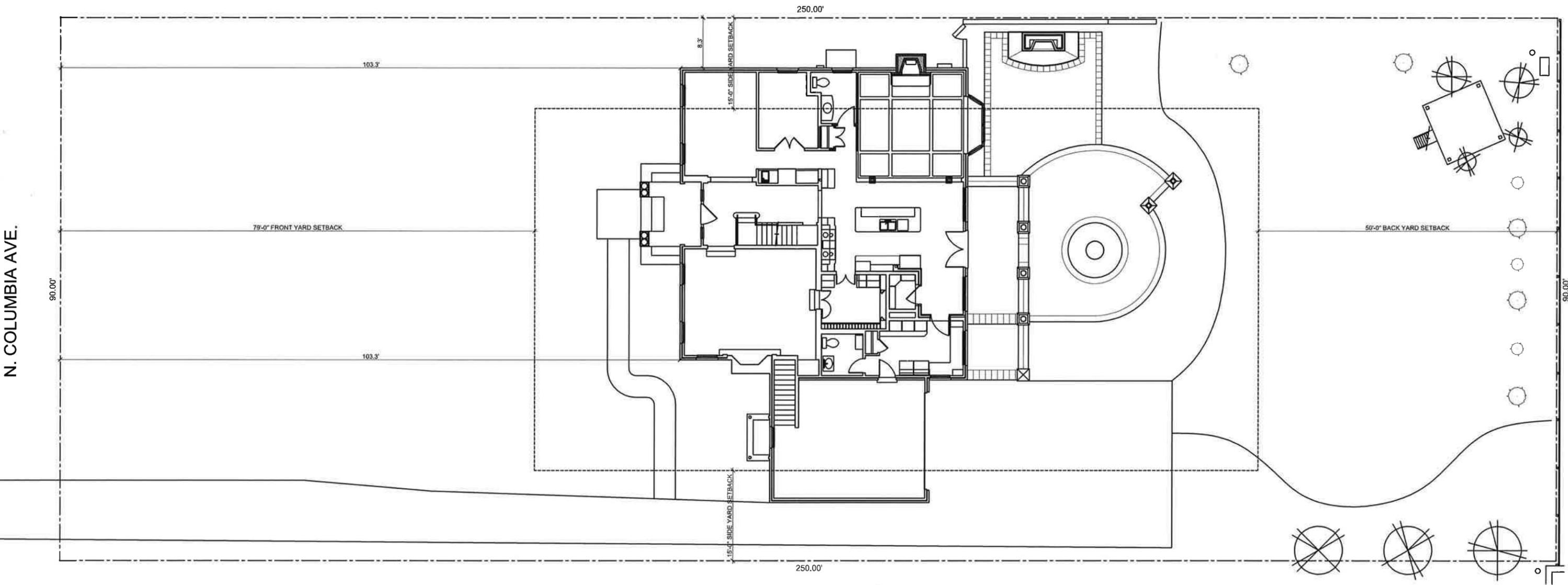
- ELEVATION MATERIALS LIST**
- ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION, SAW CUTS AND NAIL HOLES TO BE PRIMED.
 - ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS
- A. DIMENSIONAL ROOF SHINGLES TO MATCH EXISTING ON HOUSE
 - B. RIDGE VENT BENEATH SHINGLES
 - C. COPPER GUTTERS TO MATCH EXISTING
 - D. COPPER DOWNSPOUT TO MATCH EXISTING
 - E. DOWNSPOUT BOOT
 - F. FASCIA TO MATCH EXISTING AT HOUSE
 - G. TRIM TO MATCH EXISTING AT HOUSE
 - H. RAKE TRIM TO MATCH EXISTING AT HOUSE
 - I. CEMENT FIBRE SIDING, BLIND NAILED, 6" EXPOSURE, SMOOTH FINISH
 - J. HOLD SIDING 2" AWAY FROM SHINGLES, EXTEND FLASHING UP BEHIND SIDING
 - K. 1/2" x 4 CORNER BOARD
 - L. RETURN TO MATCH EXISTING AT HOUSE
 - M. CROWN MITERED AT CORNERS WITH HEAD FLASHING, CAPITAL CITY MILLWORK KL 312 3/4" x 2 1/2" CROWN
 - N. 1/2" x 4 HEAD AND JAMB TRIM
 - O. BRICK MOLD BY WINDOW MANUFACTURER
 - P. BRICK SOLDIER COURSE AT HEAD
 - Q. BRICK ROWLOCK COURSE AT WINDOW SILL
 - R. BRICK VENEER TO MATCH EXISTING AT HOUSE
 - S. PANELED INSULATED STEEL DOOR (NO GLASS)
 - T. BRICK MOLD
 - U. KEYSTONE TO MATCH KEYSTONE AT FRONT OF HOUSE
 - V. WOOD, UPWARD ACTING, GARAGE DOOR
 - W. WOOD SILL
 - X. RUBBER MEMBRANE ROOF
 - Y. DRYWALL BEHIND WINDOW TO BE PAINTED BLACK

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THE CARMON RESIDENCE
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Gary J. Alexander,
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ZONING VARIANCE: 07-15-15
A-3



⊕ SITE PLAN - EXISTING
SCALE: 1/16" = 1'-0"

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