

**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, September 10, 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- 035
Applicant: Brian Zingelmann
Owner: Degee Wilhelm
Location: 2580 Fair Ave.
Request: The applicant is seeking architectural review and approval to allow an existing screen porch to be converted into a 3-season room. The applicant is also seeking a variance from Bexley Code Section 126.03(a), which requires a 20' side yard setback along the west (Cassingham) side of this corner lot, to allow the existing screen porch to be converted to a 3-season room.

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 08-27-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015035

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 2580 FAIR AVE. Zoning District R-6

6. OWNER DEGEE WILHELM Phone # _____ or Cell # 323-2792

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

7. Applicant BRIAN ZINGELMANN E-mail BZPLANS@AOL Phone # 762-7565 or Cell# _____

Address 2601 GARDEN RD /City, State, Zip COLUMBUS, OHIO 43214

8. Brief Description of Request and/or Variance

REMODEL EXISTING PORCH INTO 3-SEASON SUN ROOM.
EXISTING PORCH ENCRUSHS INTO SIDE YARD SET BACK.

9. Valuation of Project \$ \$ 10,000.

• 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 AUG 07 2015

Fee: based on valuation \$ 90
Fee: based on variance \$ 100
Other \$ _____
TOTAL FEE DUE \$ 190.00

PAID
CC# 7750

**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 2580 FAIR AVE. Zoning District R-6

Lot Width 62.17 ft Depth 145.6 ft Total Area 9051 sq ft

Existing Residence (foot print) 1116 sq ft Garage 640 sq ft

Existing Building Height one-story two-story

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

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

Permitted Lot Coverage 35 % = 3167 sq ft

Lot to be covered 25 % = 2256 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 BRIAN ZINGELMANN ARCHITECT

Contractor/Builder JOE SNIDERMAN, S&G BUILDERS

Preliminary Review Final Review

• DESCRIPTION OF CHANGES PROPOSED REMODEL AND ENCLOSE EXISTING PORCH INTO 3 SEASON SUN ROOM.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

REMODEL EXISTING STRUCTURE

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: N/A

• **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: ANDERSEN
4. New Window Style, Material & Color: SANDTONE (TAN) VINYL CLAD WOOD CASEMENT WINDOWS.

• **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 WOOD FRAME / Style SLIDING Color SANDTONE (TAN)
VINYL CLAD PATIO DOOR ANDERSEN

• **EXTERIOR WALL FINISHES**

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

FLAT WOOD PANELS
BELOW WINDOWS TRIM
AND COLORS TO MATCH
EXISTING PANEL DESIGN.

• **EXTERIOR TRIM**

1. Existing Door Trim: Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: BRICK MOLD
2. Existing Window Trim: Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: _____
3. Proposed NEW Door Trim: BRICKMOLD
4. Proposed NEW Window Trim: 1 X R.S. WOOD TRIM, TO MATCH.
5. Trim: Color(s): TAN AND TAUPE, TO MATCH EXISTING.

** Do the proposed changes affect the overhangs? NO CHANGE.

• **DECKS**

N/A

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: _____

MAP(GIS)

Generated on 08/04/2015 at 03:53:26 PM

Parcel ID	Map Routing No	Owner	Location
02000356800	020L046 03200	WILHELM DEGEE D TR	2580 FAIR AV



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



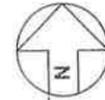
NORTH & WEST SIDE PHOTO



WEST & SOUTH DETAIL PHOTO

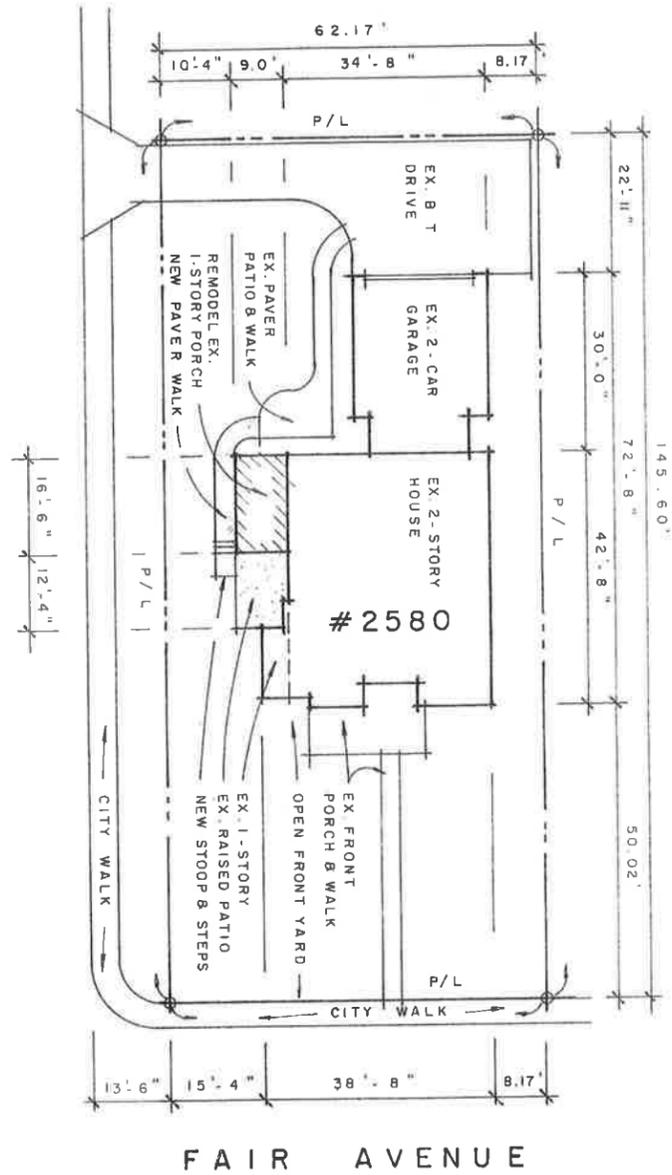
PORCH REMODELING

2580 FAIR AVENUE BEXLEY, OHIO



SOUTH CASSINGHAM ROAD
SITE PLAN

SCALE 1" = 30'-0"



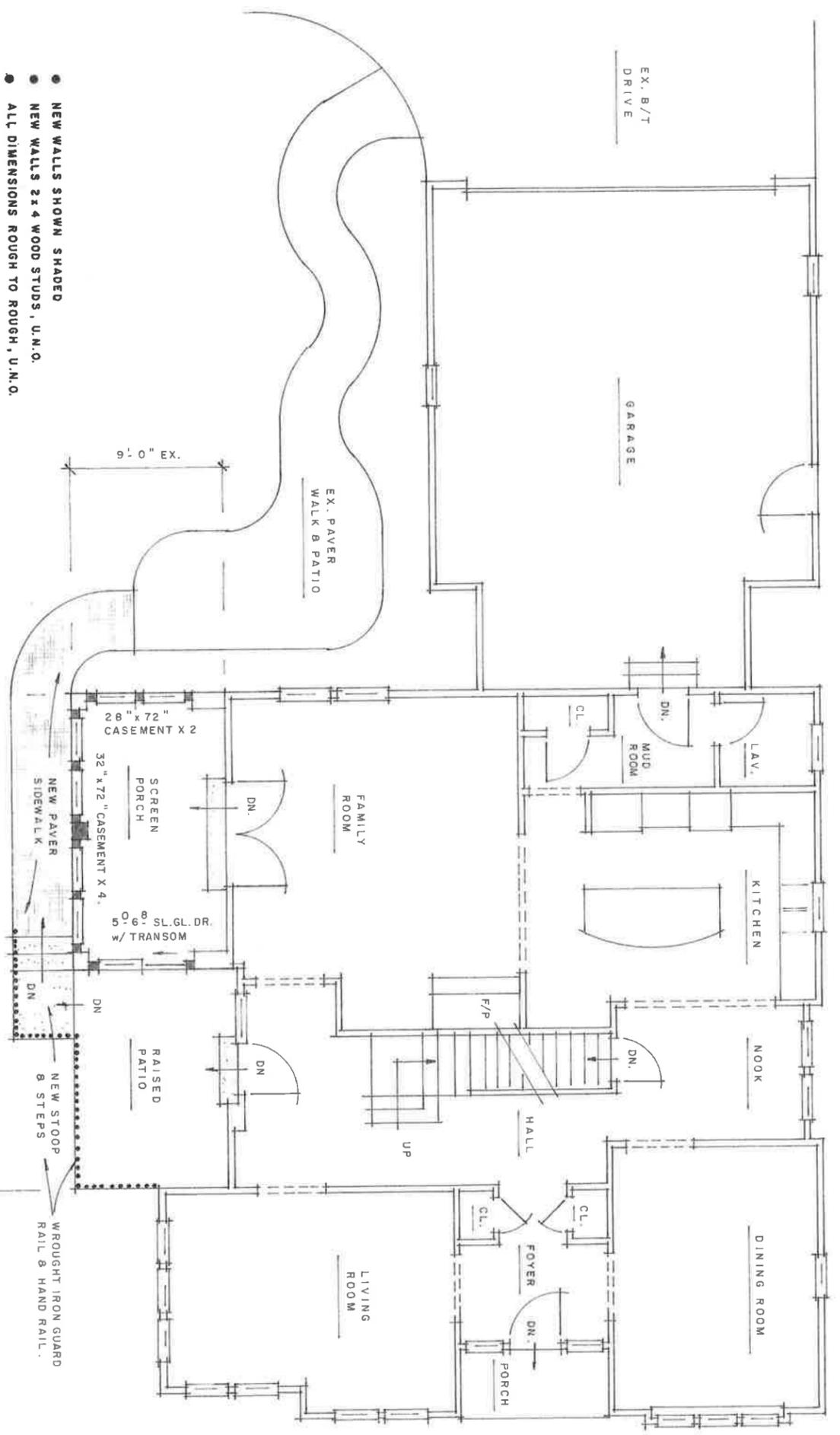
*The Wilhelm Residence
Proposed Porch Remodel
2580 Fair Avenue
Bexley, Ohio*



**Brian Zingelmann
Architect**

261 Garden Road
Columbus, Ohio 43214
(614) 262-7565

REVISIONS		SHEET NO:
MARK	DATE	
		 DATE DRAWN 8/05/2015 DATE ISSUED



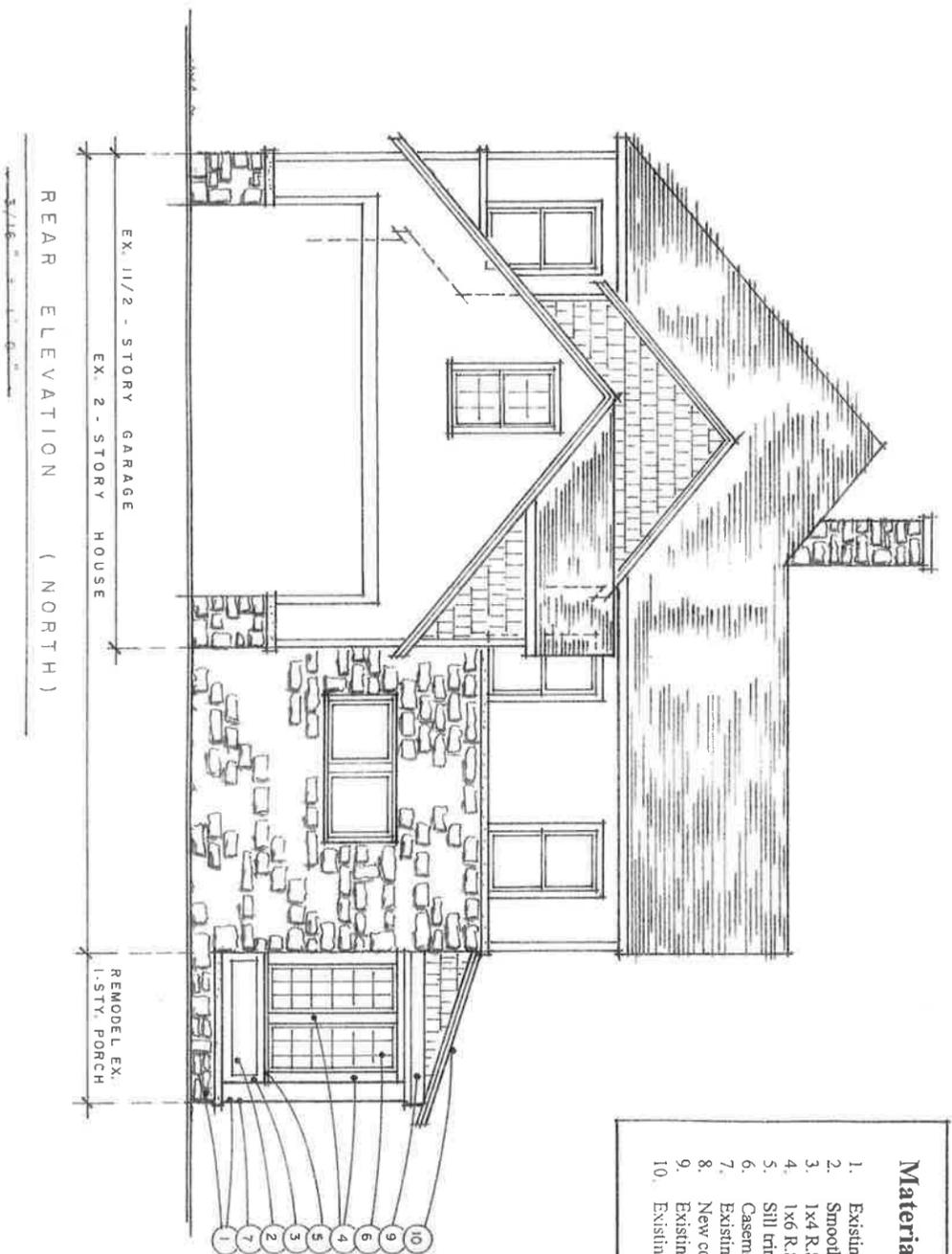
- NEW WALLS SHOWN SHADED
- NEW WALLS 2 x 4 WOOD STUDS, U.N.O.
- ALL DIMENSIONS ROUGH TO ROUGH, U.N.O.



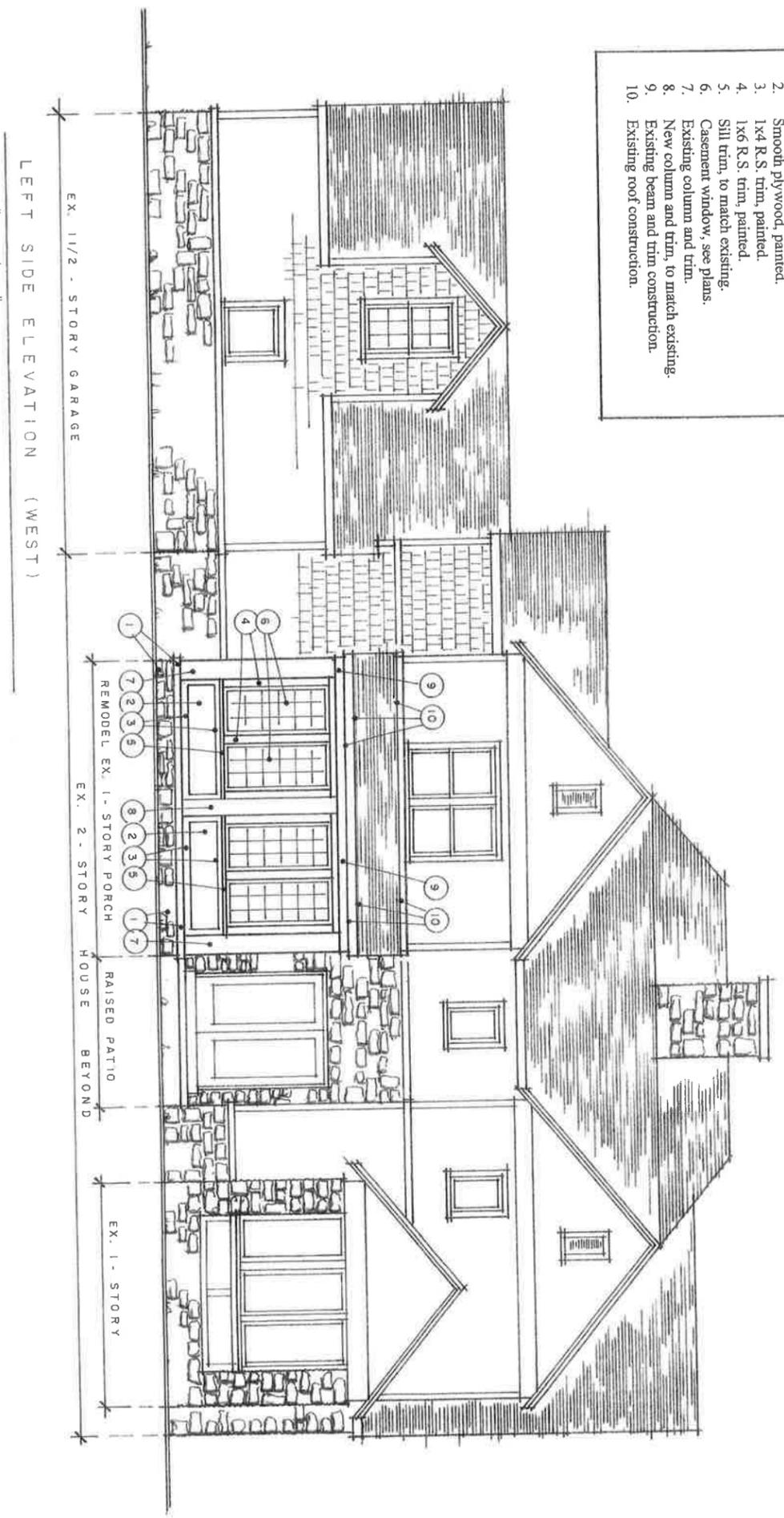
SITE & FLOOR PLAN

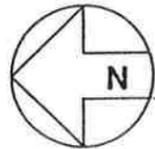
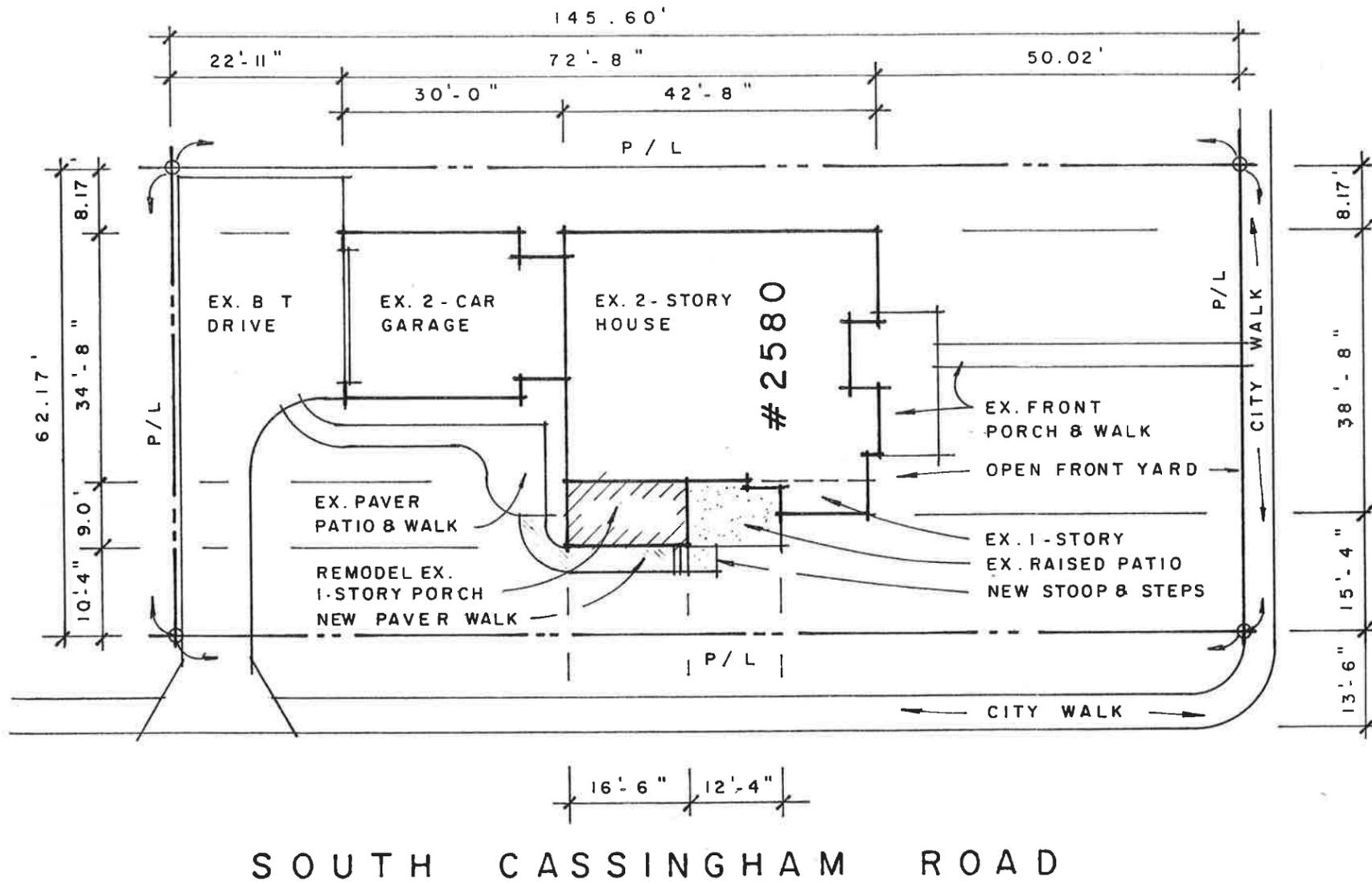
9'-4 1/2" x 3'-10" x 10"

- Material Notes:**
1. Existing porch construction.
 2. Smooth plywood, painted.
 3. 1x4 R.S. trim, painted.
 4. 1x6 R.S. trim, painted.
 5. Sill trim, to match existing.
 6. Casement window, see plans.
 7. Existing column and trim.
 8. New column and trim, to match existing.
 9. Existing beam and trim construction.
 10. Existing roof construction.



- Material Notes:**
1. Existing porch construction.
 2. Smooth plywood, painted.
 3. 1x4 R.S. trim, painted.
 4. 1x6 R.S. trim, painted.
 5. Sill trim, to match existing.
 6. Casement window, see plans.
 7. Existing column and trim.
 8. New column and trim, to match existing.
 9. Existing beam and trim construction.
 10. Existing roof construction.



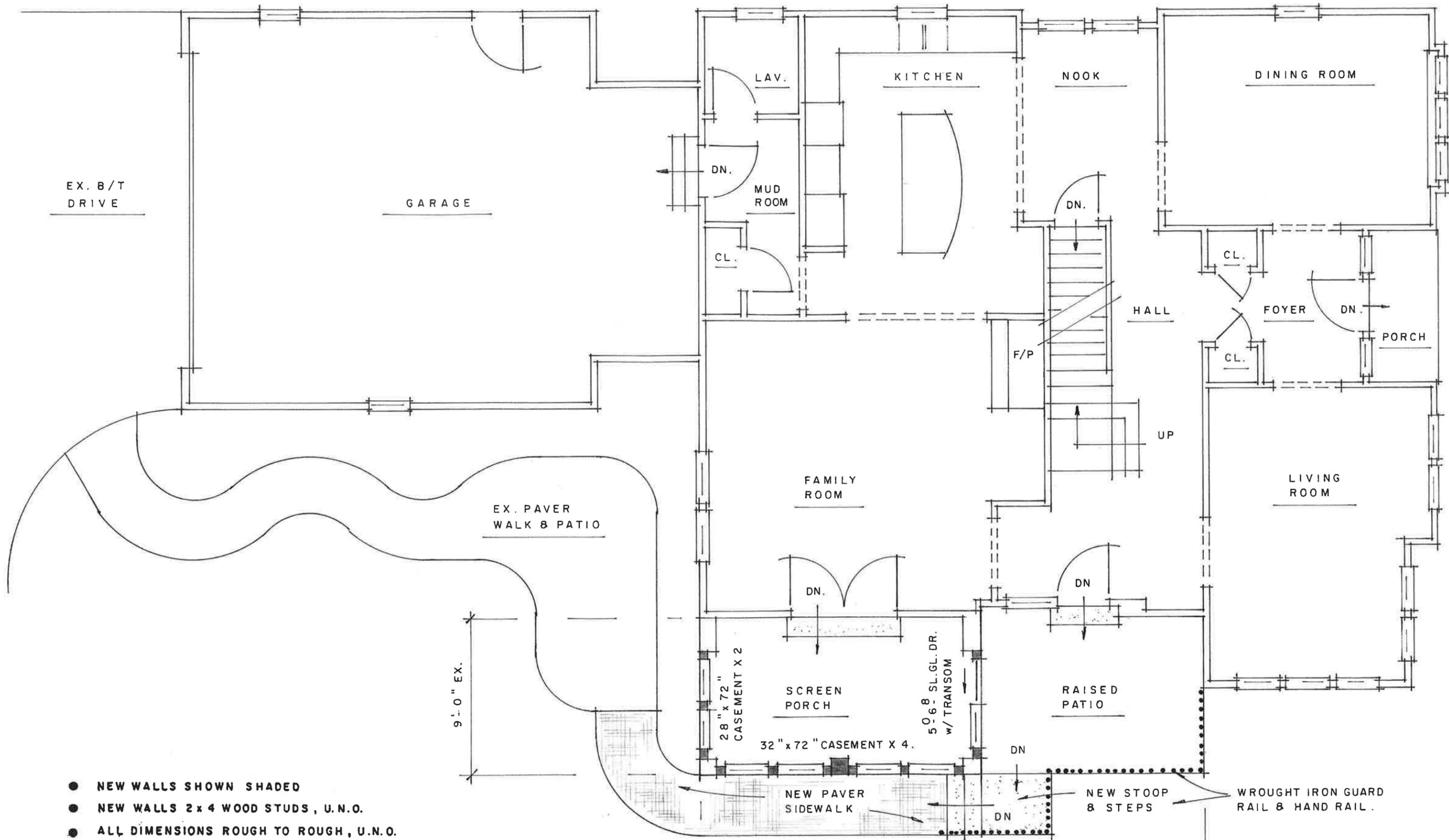


SITE PLAN

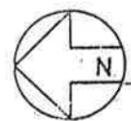
SCALE : 1" = 20'-0"

REVISIONS		SHEET NO:	
MARK	DATE	1	
		DATE DRAWN	8/05/2015
		DATE ISSUED	AUG 07 2015
Brian Zingelmann Architect 261 Garden Road Columbus, Ohio 43214 (614) 262-7565			

The Wilhelm Residence
Proposed Porch Remodel
 2580 Fair Avenue
 Bexley, Ohio



- NEW WALLS SHOWN SHADED
- NEW WALLS 2 x 4 WOOD STUDS, U.N.O.
- ALL DIMENSIONS ROUGH TO ROUGH, U.N.O.



SITE & FLOOR PLAN

SCALE : 3/16" = 1'-0"

16'-6" REMODEL & ENCLOSE EX. PORCH

12'-4" RAISED PATIO, CONSTRUCTION BY OTHERS



Material Notes:

1. Existing porch construction.
2. Smooth plywood, painted.
3. 1x4 R.S. trim, painted.
4. 1x6 R.S. trim, painted.
5. Sill trim, to match existing.
6. Casement window, see plans.
7. Existing column and trim.
8. New column and trim, to match existing.
9. Existing beam and trim construction.
10. Existing roof construction.

EX. 1 1/2 - STORY GARAGE
 EX. 2 - STORY HOUSE

REMODEL EX.
 1-STY. PORCH

REAR ELEVATION (NORTH)

3/16" = 1'-0"

Material Notes:

1. Existing porch construction.
2. Smooth plywood, painted.
3. 1x4 R.S. trim, painted.
4. 1x6 R.S. trim, painted.
5. Sill trim, to match existing.
6. Casement window, see plans.
7. Existing column and trim.
8. New column and trim, to match existing.
9. Existing beam and trim construction.
10. Existing roof construction.



LEFT SIDE ELEVATION (WEST)

3/16" = 1'-0"