

**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, October 8, 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.: 15-039  
Applicant: Scott Baker  
Owner: Ray Griffin  
Location: 2350 Brentwood Rd.  
Request: The applicant is seeking architectural review and approval to allow an addition to the rear of the principal structure and a covered walk way that will attach the principal structure to the existing detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires a 20% rear yard setback; to allow the principal structure to be attached to the detached garage, which is located 5'2" from the rear (north) property line and 1'7" from the side (east) property line.

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 09-24-15



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

2015

(V) Application Number: 2015039

1. Address: 2150 BREITWOOD RD. Zoning District: R-6  
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. Is variance less than five feet from property line  yes  no    Yes requires Chief Building Official review.

6. OWNER ROY GRIFFIN 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 SCOTT BAKER E-mail SBAKER@SPA-  
STUDIOS.COM Phone # \_\_\_\_\_ or Cell# 614.502.7761

Address 1515 DALE FORD RD. /City, State, Zip DELAWARE, OH 43015

8. Brief Description of Request and/or Variance REVIEW OF REAR ADDITION  
VARIANCE TO ATTACH HOUSE TO GARAGE w/ COVERED  
WALKWAY

9. Valuation of Project \$ 700,000.00

• **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 09.08.2015

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 2750 BREITWOOD RD. Zoning District R-6

Lot Width 50.0 ft Depth 142.6 ft Total Area 7130 sq ft

Existing Residence (foot print) 1,077 sq ft Garage 406 sq ft

Existing Building Height \_\_\_\_\_ one-story 25'-9" two-story

Proposed Addition (foot print) 615 sq ft 24'-2" Height \_\_\_\_\_ one-story  two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 2495 sq ft

Lot to be covered 29.7 % = 2,089 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 SBS STUDIOS, LLC

Contractor/Builder SINCO CONSTRUCTION

Preliminary Review  Final Review \_\_\_\_\_

• DESCRIPTION OF CHANGES PROPOSED REAR ADDITION

• 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: UNDETERMINED

3. New Roofing Type, Style & Color: UNDETERMINED

• **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: UNDETERMINED
4. New Window Style, Material & Color: UNDETERMINED

• **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 NO CHANGE /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone
( )	( )	Cultured Stone
( )	( )	Brick
( )	( )	Mortar
( )	( )	Stucco
<input checked="" type="checkbox"/>	( )	Wood Shingle
( )	( )	Wood Siding
( )	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	<input checked="" type="checkbox"/>	Other <u>HARDIE SHAKES</u> <u>PAINT TO MATCH EXG.</u>

• **EXTERIOR TRIM**

1. Existing Door Trim:  
 Cedar  Redwood  Pine  Vinyl  
 Wood composite  Aluminum Clad  Molding  
 Standard lumber Profile  Other: HARDIE
2. Existing Window Trim:  
 Cedar  Redwood  Pine  Vinyl  
 Wood composite  Aluminum Clad  Molding  
 Standard lumber Profile  Other: \_\_\_\_\_
3. Proposed NEW Door Trim: WOOD TO MATCH EXG
4. Proposed NEW Window Trim: WOOD TO MATCH EXG
5. Trim: Color(s): MATCH EXG

\*\* 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: \_\_\_\_\_

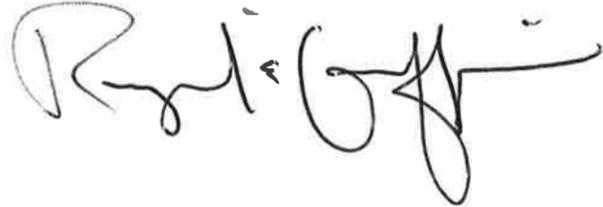
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RAYMOND E GRIFFIN  
2304 Somersworth Drive  
Columbus, Ohio 43219  
(614) 230-2242

9/5/2015

I Raymond E Griffin give Scott Baker of Scott Baker SBA permission to represent my review request to the Bexley Zoning Submission Committee on Tuesday September 8, 2015. Thank you in advance for allowing Mr. Scott Baker to represent my case.

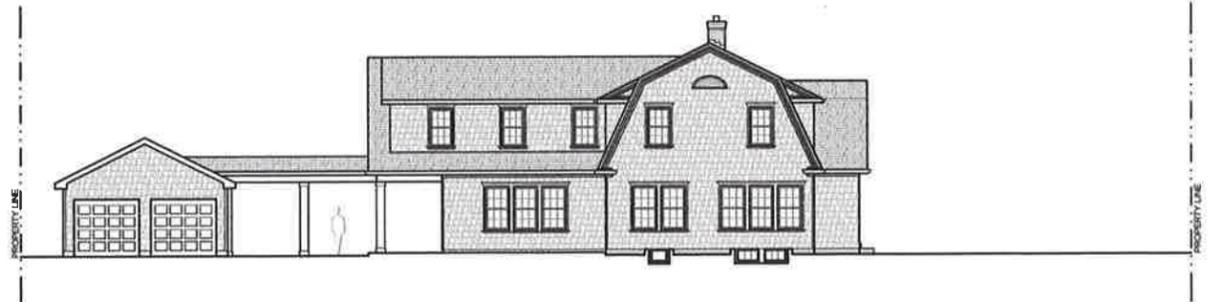
Raymond E Griffin

A handwritten signature in black ink, appearing to read "Ray E Griffin". The signature is stylized with a large initial "R" and a long horizontal stroke at the end.

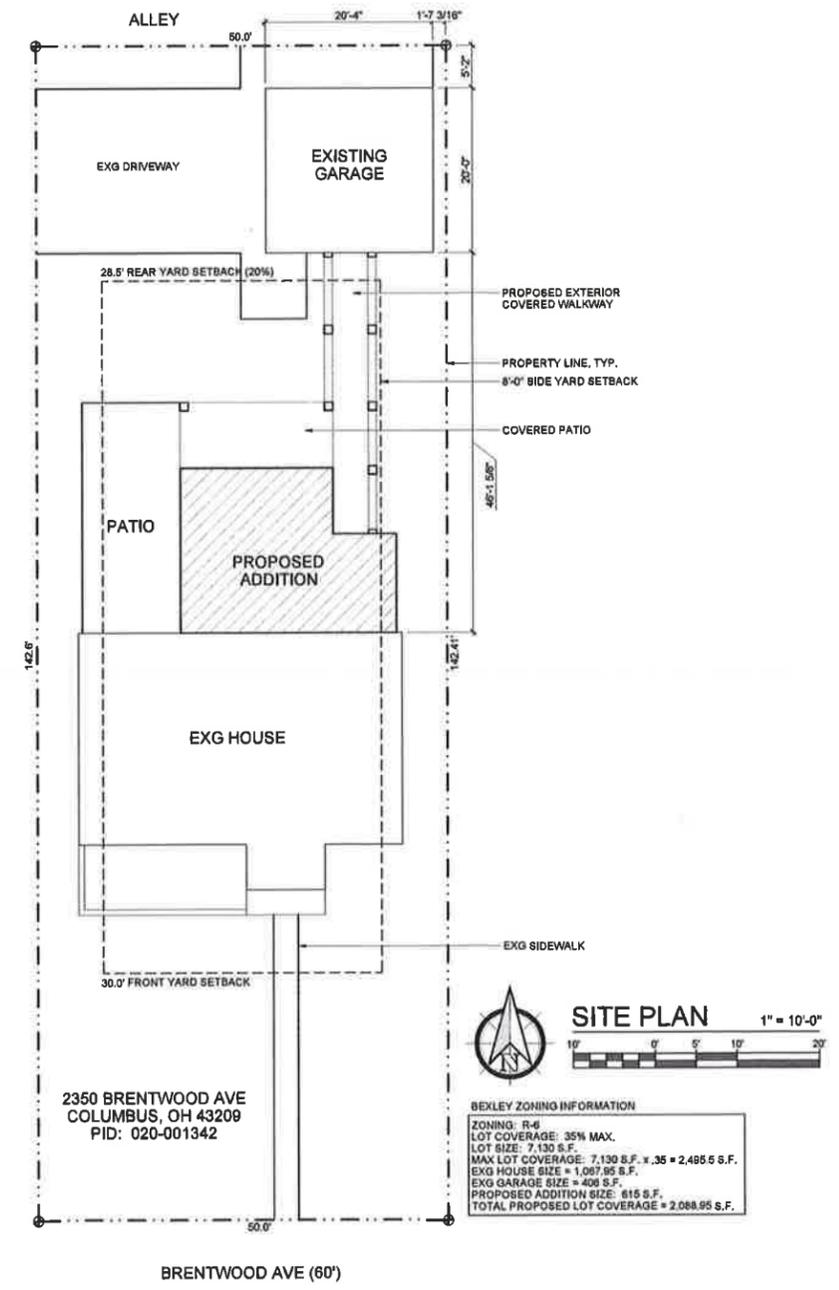
legal1

336 DREXEL AVE  
2389 FAIR AVE  
2381 FAIR AVE  
2382 BRENTWOOD AVE  
346 DREXEL AVE  
2350 BRENTWOOD RD  
2345 BRENTWOOD RD  
2367 BRENTWOOD RD  
2334 BRENTWOOD RD  
2370 BRENTWOOD RD  
2369 FAIR AV 24 & W  
2333 BRENTWOOD RD  
2356 BRENTWOOD RD  
2364 BRENTWOOD RD  
2355 BRENTWOOD RD  
2357 FAIR AVE  
2373 BRENTWOOD RD  
2361 BRENTWOOD RD  
354 DREXEL AVE  
392 S DREXEL AVE  
2376 BRENTWOOD RD  
2363 FAIR AV

2350 Brentwood



2 SITE ELEVATION SCALE: 1" = 10'-0"



1 ARCHITECTURAL SITE PLAN SCALE: 1" = 10'-0"

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**GRIFFIN ADDITION**  
2350 BRENTWOOD ROAD  
COLUMBUS, OH 43209



SCALE: 1" = 10'-0"

SHEET # / DESCRIPTION

**ARCH SITE PLAN**

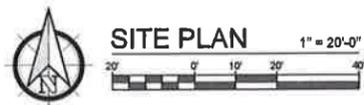
**A0-1**

DATE: 09.08.2015

BEXLEY DESIGN REVIEW

SCOTT BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2015

SBA STUDIO6 PROJECT # 2015-310



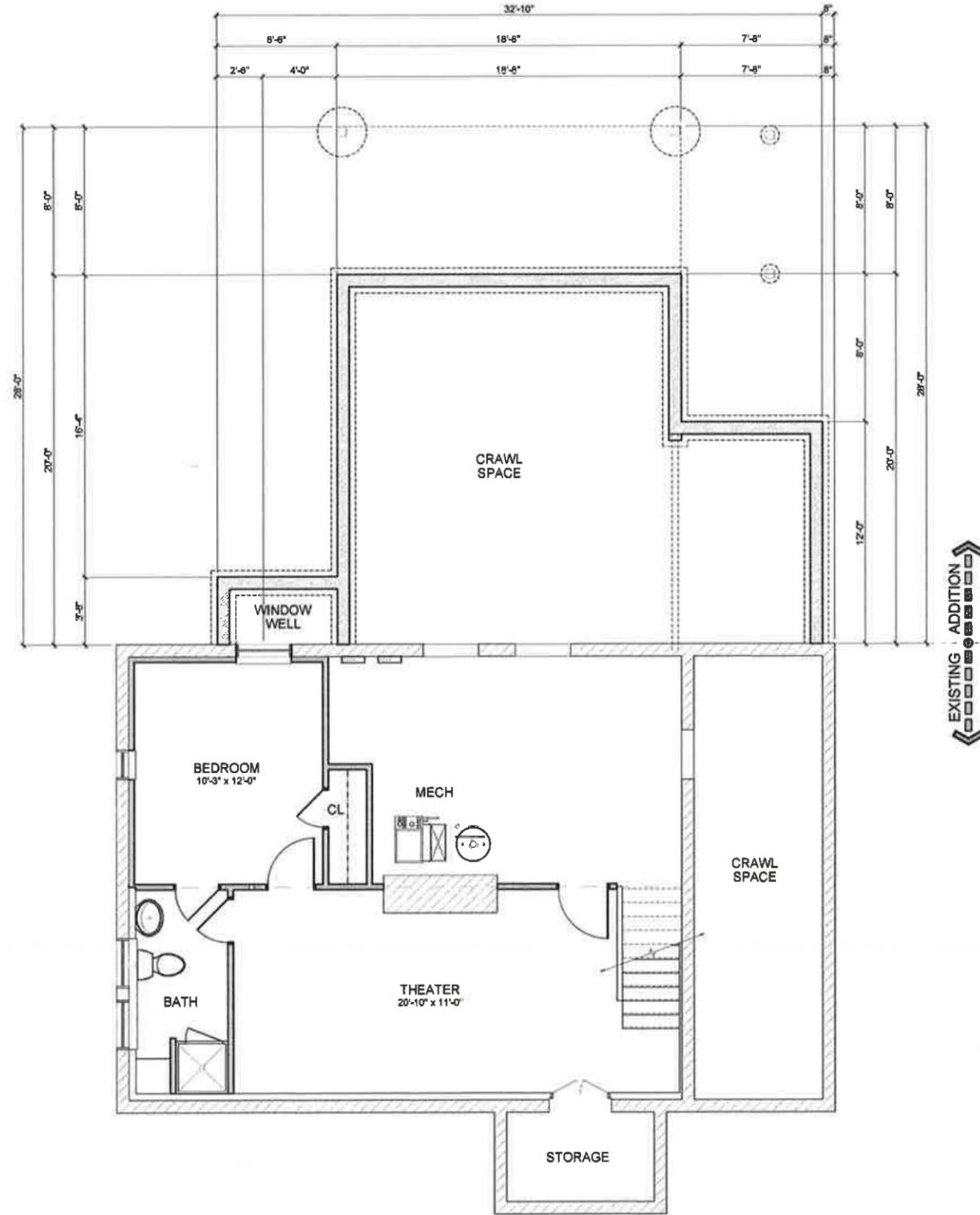
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**GRIFFIN ADDITION**  
2350 BRENTWOOD ROAD  
COLUMBUS, OH 43209



SCALE: 1" = 20'-0"  
SHEET # / DESCRIPTION  
VICINITY MAP  
**A0-2**  
DATE: 09.08.2015

SCOTT BAKER, LICENSE #14854  
EXPIRATION DATE 12/31/2015  
BEXLEY DESIGN REVIEW  
SBA STUDIOS PROJECT # 2015-310



**FLOOR PLAN NOTES**

1. ALL DOORS SHALL BE 1" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING, NOT LESS THAN 22"x30", SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
5. STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF (2) STUDS AT EACH SIDE OF ALL OPENINGS (1) KING STUD & (1) JACK STUD.
6. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
7. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". BILL HEIGHT SHALL NOT EXCEED 4" ABOVE THE FINISH FLOOR.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
11. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
12. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
13. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, BILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

**WALL LEGEND**

- EXISTING WALL TO REMAIN
- NEW STUD WALL

**STRUCTURAL LEGEND**

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

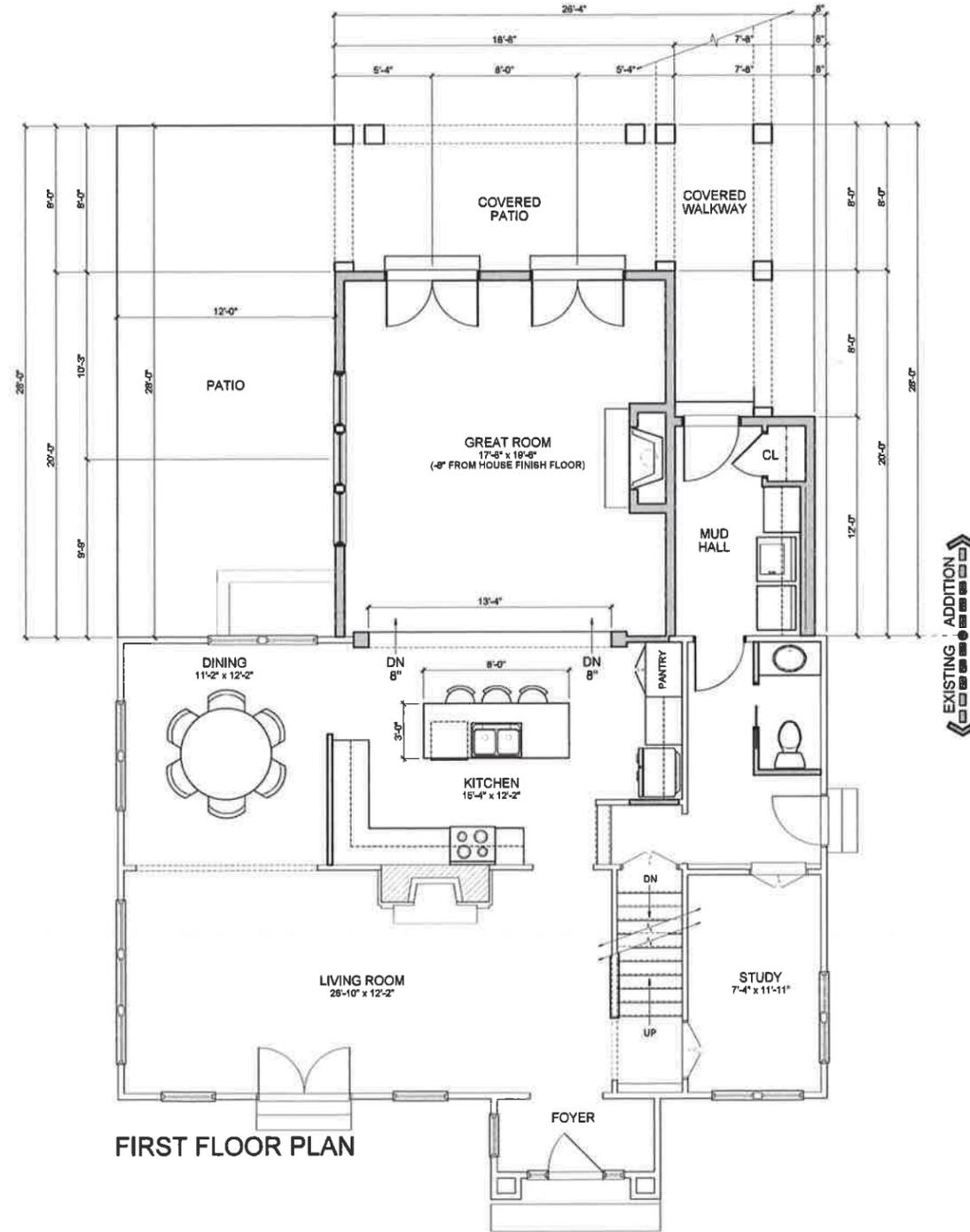
SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES  
 ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH  
 ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**GRIFFIN ADDITION**  
 2350 BRENTWOOD ROAD  
 COLUMBUS, OH 43209



SCALE: 1/4" = 1'-0"  
 SHEET # / DESCRIPTION  
**BASEMENT PLAN**  
**A1-0**  
 DATE: 08.08.2015  
 BEXLEY DESKIN REVIEW  
 SBA STUDIOS PROJECT # 2015-310



FIRST FLOOR PLAN

FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 8" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
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7. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
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WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW STUD WALL

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
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- POINT LOAD FROM ABOVE

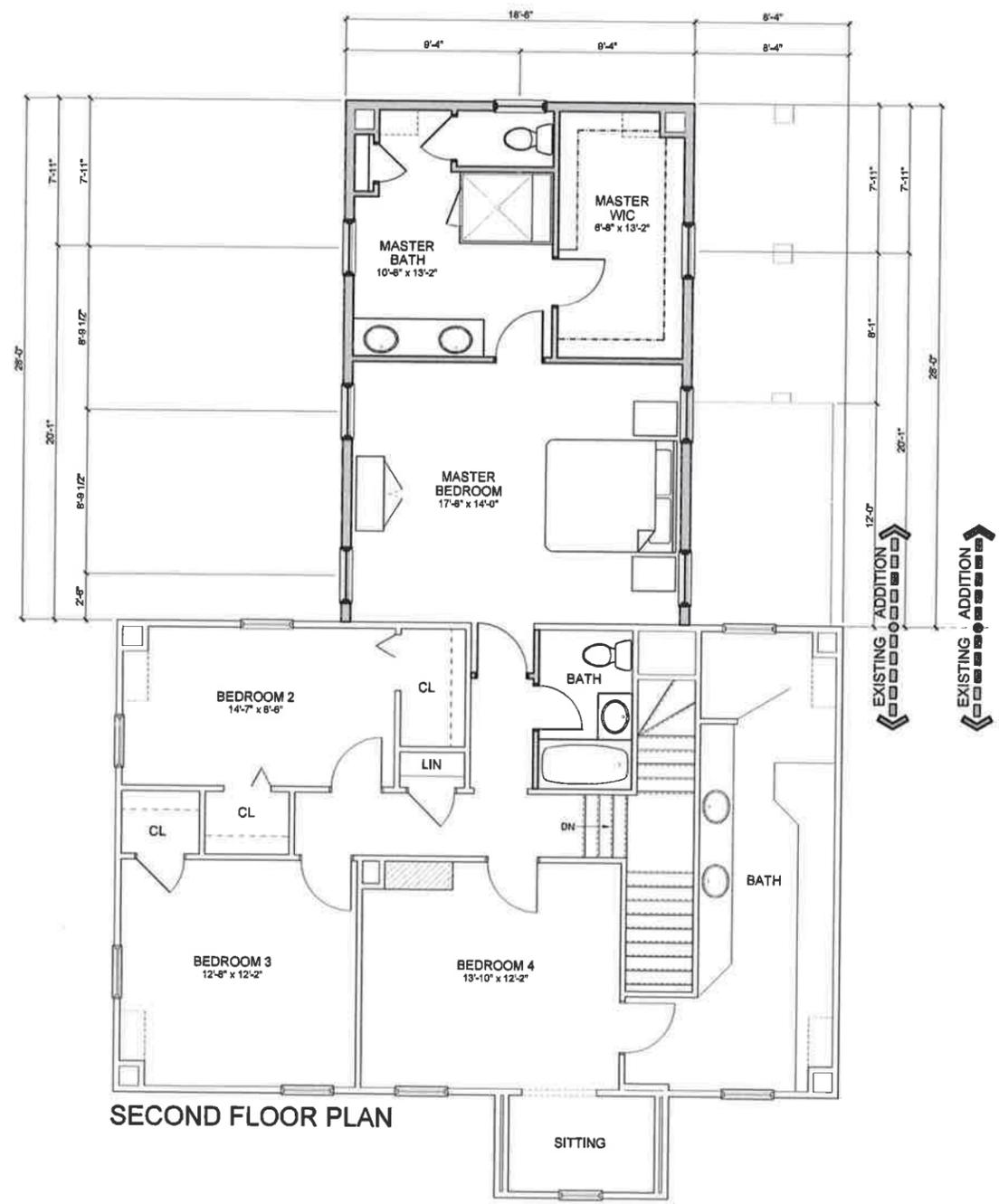
SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES  
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#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**GRIFFIN ADDITION**  
 2350 BRENTWOOD ROAD  
 COLUMBUS, OH 43208



SCALE: 1/4" = 1'-0"  
 SHEET # / DESCRIPTION  
**FIRST FLOOR PLAN**  
**A1-1**  
 DATE: 08.08.2015  
 BEXLEY DESIGN REVIEW  
 SBA STUDIOS PROJECT # 2015-310



SECOND FLOOR PLAN

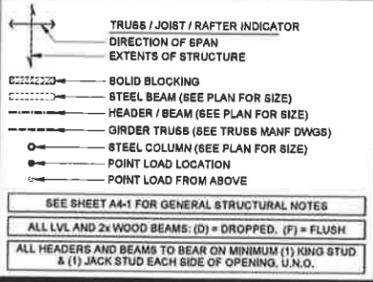
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WALL LEGEND

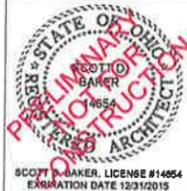


STRUCTURAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

GRIFFIN ADDITION  
2350 BRENTWOOD ROAD  
COLUMBUS, OH 43209



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR PLAN
<b>A1-2</b>
DATE: 08.08.2015
BEXLEY DESIGN REVIEW
8077 D. BAKER, LICENSE #14854 EXPIRATION DATE 12/31/2015
SBA STUDIO8 PROJECT # 2015-010