

**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, November 12, 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- 045
- Applicant: Dean A Wenz
- Owner: Dan & Heather Brown
- Location: 88 S. Remington Road
- Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear (east side) of the 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: 10-29-15

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# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015045

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 80 S. REMINGTON RD.      Zoning District R-6

6. OWNER DAN & HEATHER BROWN      Phone # \_\_\_\_\_ or Cell # 560.6044  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant DEAN A. WENZ      E-mail DWENZ@WENZ-ARCHITECTS, INC.      Phone # 291-6868 or Cell# \_\_\_\_\_  
Address 2463 E. MAIN ST. / City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR A 2 STORY ADDITION TO THE REAR OF THE HOME.

9. Valuation of Project \$ 62,800

• 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 10/6/2015

Fee: based on valuation      \$ 125.00  
Fee: based on variance      \$ \_\_\_\_\_  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 125.00

\*\*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 88 S. REMINGTON ROAD Zoning District R-C

Lot Width 50 ft Depth 142 ft Total Area 7,100 sq ft

Existing Residence (foot print) 925 sq ft Garage 497 sq ft

Existing Building Height \_\_\_\_\_ one-story 26' two-story

Proposed Addition (foot print) 73 sq ft \_\_\_\_\_ Height \_\_\_\_\_ one-story 26' two-story

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

Permitted Lot Coverage 35 % = 2,485 sq ft

Lot to be covered 21 % = 1,495 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 DEAN A. WENZ ARCHITECTS, INC.

Contractor/Builder TO BE DETERMINED

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

• DESCRIPTION OF CHANGES PROPOSED THE ADDITION OF A NEW MASTER BEDROOM WITH BATH & CLOSBTS & THE ADDITION OF A NEW COVERED PORCH

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

NONE

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: TO MATCH EXISTING

• **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: VINYL CLAD WOOD, DOUBLE HUNG, WHITE

• **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 N/A /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

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

• **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: N/A
4. Proposed NEW Window Trim: ALUMINUM CLAD WOOD, WHITE
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 \_\_\_\_\_
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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

October 2, 2015

City of Bexley, Ohio  
Board of Zoning Appeals

To whom it may concern:

As the Owners of the residential property located at 88 S. Remington Road, we hereby authorize  
Dean A Wenz Architects, Inc. to act as our agent for:

1. Making application for a certificate of appropriateness for our proposed addition.
2. Representing us at the Architectural Review Hearing.

Please feel free to contact us at 560-6044 if there are any questions regarding this issue.

Sincerely,

  
\_\_\_\_\_  
Heather Brown

  
\_\_\_\_\_  
Dan Brown

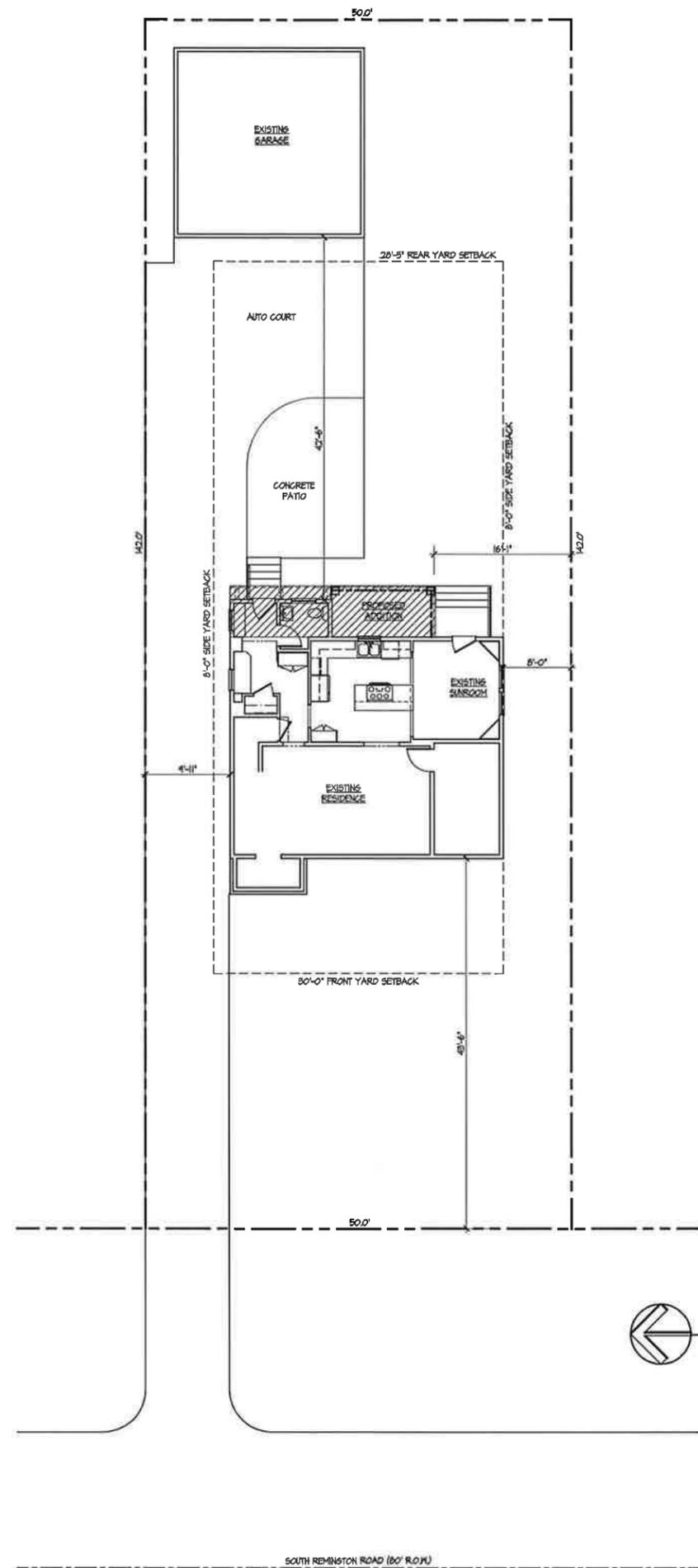
legal1

address2

82 REMINGTON RD  
96 REMINGTON RD  
118 REMINGTON RD  
95 STANWOOD RD  
115 STANWOOD RD  
93 REMINGTON RD  
104 STANWOOD RD  
89 STANWOOD RD  
81 STANWOOD RD  
99 REMINGTON RD  
108 S REMINGTON RD  
90 STANWOOD RD  
125 STANWOOD RD  
76 REMINGTON RD  
115 REMINGTON RD  
101 STANWOOD RD  
67 REMINGTON RD  
64 REMINGTON RD  
73 REMINGTON RD  
77 STANWOOD ROAD  
71 STANWOOD RD  
61 REMINGTON RD  
105 REMINGTON RD  
109 STANWOOD AVE  
88 S REMINGTON RD  
85 REMINGTON RD  
102 REMINGTON RD  
79 REMINGTON RD  
70 REMINGTON RD

88 S Remington

Remodeling and Addition For:  
**DAN & HEATHER BROWN**  
 88 SOUTH REMINGTON ROAD  
 BEXLEY, OHIO 43209



 **Site Plan**  
 Scale: 1/8"=1'-0"

**DEVELOPMENT INFORMATION**

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7,000 SF
MAXIMUM LOT COVERAGE (85.0%)	= 2,485 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE	= 425 SF
EXISTING DETACHED GARAGE	= 441 SF
PROPOSED ADDITION	= 73 SF
TOTAL COVERAGE (21.8%)	= 1,495 SF

**LIVING AREA**

EXISTING FIRST FLOOR	= 425 SF
EXISTING SECOND FLOOR	= 124 SF
EXISTING TOTAL	= 549 SF
PROPOSED FIRST FLOOR ADDITION	= 0 SF
PROPOSED SECOND FLOOR ADDITION	= 145 SF
PROPOSED TOTAL	= 145 SF
TOTAL AREA OF FINISHED RESIDENCE	= 1,744 SF

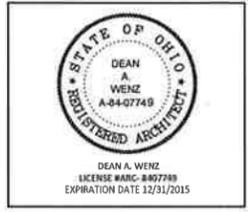
**INDEX TO DRAWINGS**

COVER SHEET	SITE PLAN
	DEVELOPMENT INFORMATION
A-0	GENERAL NOTES
D-1	DEMOLITION PLANS
A-1	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	TYPICAL WALL SECTION
	FINISH SCHEDULES
E-1	FIRST FLOOR ELECTRICAL PLAN
	SECOND FLOOR ELECTRICAL PLAN

**DEAN A. WENZ**

ARCHITECTS

2463 E. Main Street Bexley, Ohio 43209  
 (614) 239-6868 Fax (614) 239-9868



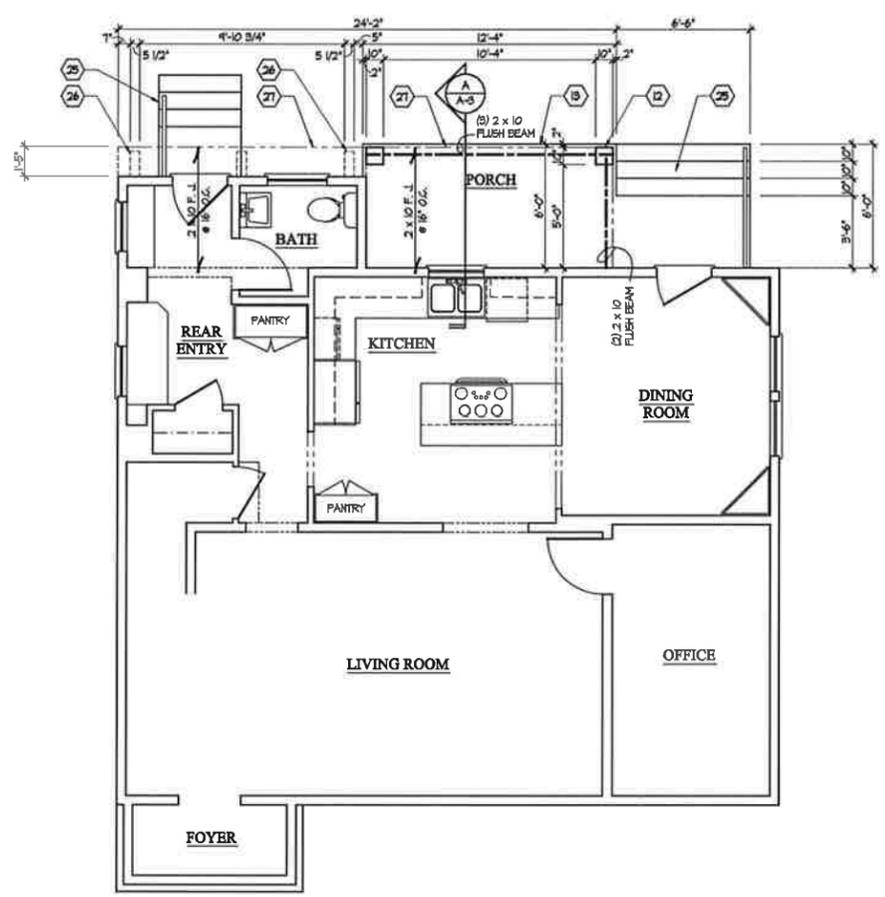
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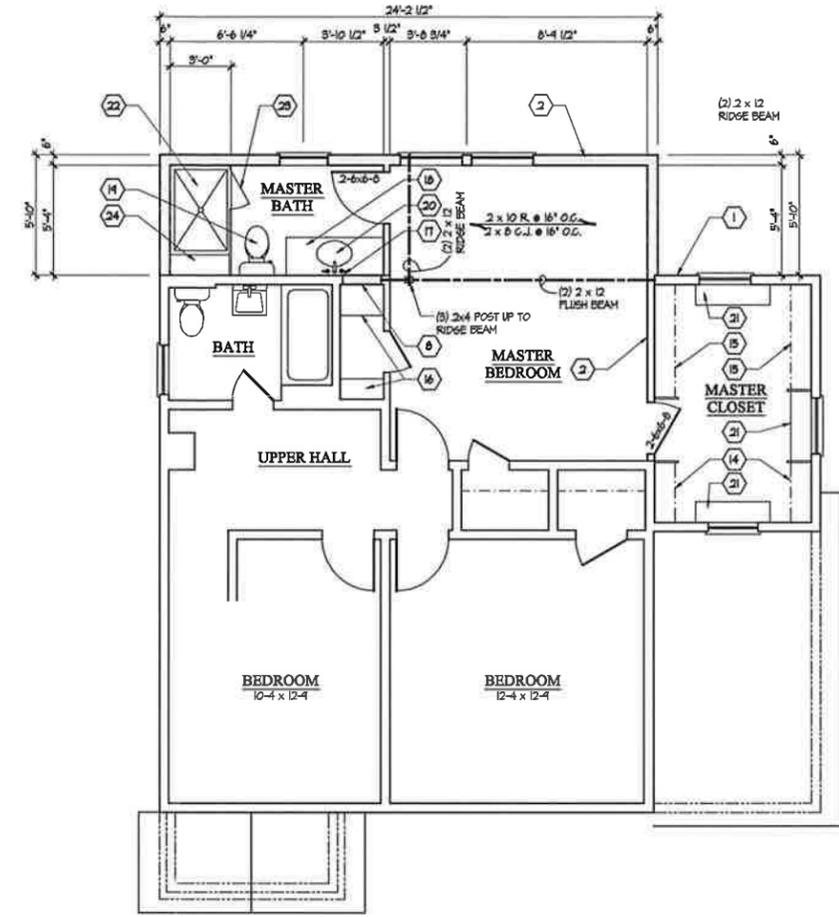
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**RENOVATIONS & ADDITIONS FOR:  
THE BROWN RESIDENCE**  
88 SOUTH REMINGTON ROAD  
BEXLEY, OHIO 43209



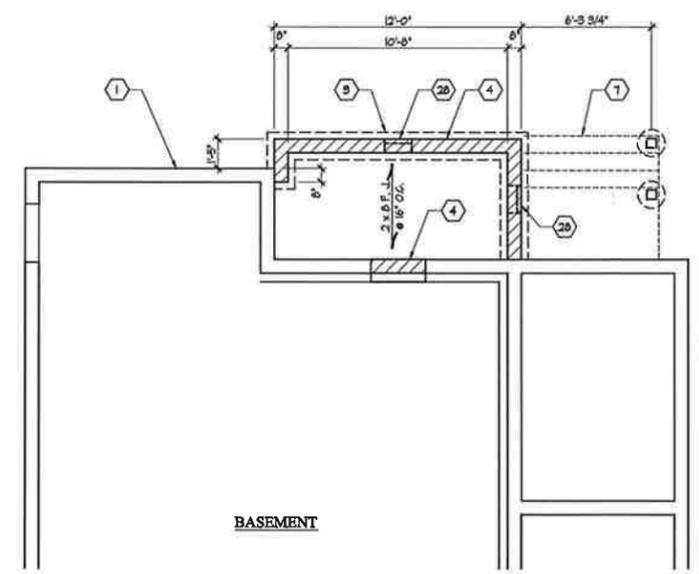
**First Floor Plan**  
Scale: 1/4" = 1'-0"



**First Floor Plan**  
Scale: 1/4" = 1'-0"

**FLOOR PLAN CODED NOTES**  
(DRAWING SHEETS A-1 & A-2 ONLY)

- UNSHADED WALL INDICATES EXISTING CONSTRUCTION TO REMAIN.
- SHADED WALLS INDICATE NEW WOOD STUD WALL.
  - INTERIOR - 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL EACH SIDE.
  - EXTERIOR - 2 x 6 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON INTERIOR SURFACES AND 1/2" OSB SHEATHING ON EXTERIOR SURFACES.
- 8" DEEP x 16" WIDE CONCRETE FOOTINGS WITH (2) #5 REBAR CONTINUOUS.
- 6" THICK CONCRETE BLOCK FOUNDATION WALL WITH TERMITES BLOCK TOP COURSE.
- CONCRETE BLOCK INFILL OF EXISTING WALL OPENING.
- 6 x 6 PRESERVATIVE PRESSURE TREATED WOOD POST ON 16" DIAMETER CONCRETE PIER FOUNDATION TO 36" BELOW FINISHED GRADE.
- LINE OF WOOD STEPS AND DECK ABOVE.
- WOOD STUD INFILL OF EXISTING WALL OPENING. PATCH SURFACES TO MATCH EXISTING.
- WOOD GUARDRAIL: 36" ABOVE FINISHED FLOOR, WITH BALUSTERS SPACED AT 5" O.C. MAXIMUM. SEE TYPICAL WALL SECTIONS.
- WOOD HANDRAIL: 34" ABOVE LEADING EDGE OF TREADS, WITH BALUSTERS SPACED AT 5" O.C. MAXIMUM. RAIL & BALUSTER STYLE TO BE AS SELECTED BY THE OWNER.
- 2 x WOOD TREADS & RISERS.
- 10" x 10" BUILT-UP COLUMN/FILASTER. SEE TYPICAL WALL SECTIONS.
- WOOD DECK. SEE TYPICAL WALL SECTIONS.
- SINGLE CLOSET ROD & SHELF.
- DOUBLE CLOSET RODS AND SHELVES.
- (B) 3/4" PLYWOOD LINEN SHELVES WITH HARDWOOD EDGE BANDING ON 1 x 2 LEDGER BOARD.
- MIRROR LOCATION. STYLE AND SIZE AS SPECIFIED BY THE OWNER.
- VANITY BASE AND COUNTERTOP @ 36" A.F.F. - SEE ROOM FINISH SCHEDULE.
- TOILET & SEAT - SEE PLUMBING FIXTURE SCHEDULE.
- COUNTER LAVATORY AND FAUCET - SEE PLUMBING FIXTURE SCHEDULE.
- BUILT-IN SHELVES BELOW WINDOW.
- 36" x 32" CUSTOM SHOWER BASE. SEE ROOM FINISH SCHEDULE.
- FRAMELESS GLASS SHOWER ENCLOSURE AND DOOR.
- SHOWER SEAT AT 18" A.F.F. - HORIZONTAL SURFACES TO BE SOLID SURFACE.
- EXISTING STEPS AND LANDING TO REMAIN.
- 5-1/2" THICK WOOD CORBEL - PRO WOOD MARKET NO. 2874 WITH SMOOTH FINISH.
- LINE OF 2ND FLOOR ABOVE.
- 8" x 16" GRAVEL SPACE VENT.



**Partial Foundation Plan**  
Scale: 1/4" = 1'-0"

Project Number  
**2015-042**

Date  
**6 OCT 2015**

Revisions

Sheet Title

Floor Plans

Sheet Number  
**A-1**



DEAN A. WENZ  
 LICENSE NO. A-8-07749  
 EXPIRATION DATE 12/31/2015

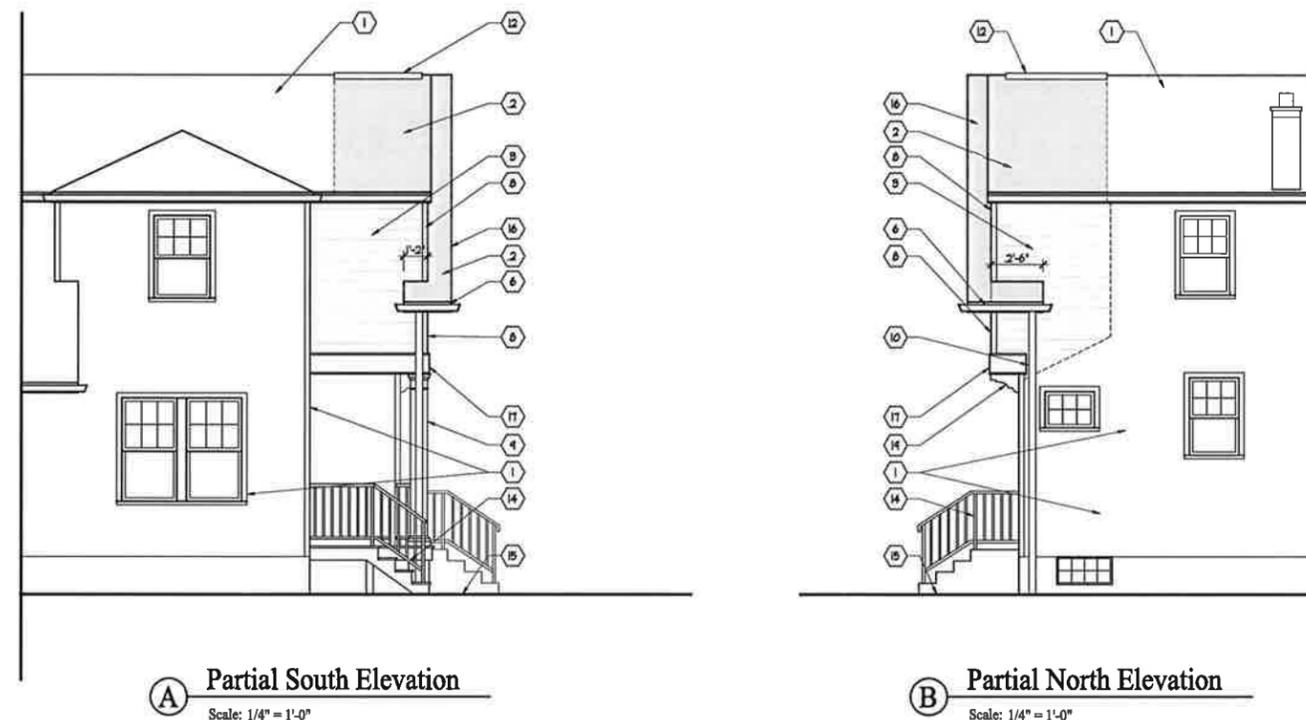
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RENOVATIONS & ADDITIONS FOR:  
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 88 SOUTH REMINGTON ROAD  
 BEXLEY, OHIO 43209



**EXTERIOR ELEVATION CODED NOTES**  
 (DRAWING SHEETS A-2 ONLY)

1. EXISTING CONSTRUCTION TO REMAIN.
2. NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING.
3. NEW VINYL SIDING - EXPOSURE, STYLE, PROFILE & COLOR TO MATCH EXISTING.
4. NEW GLAD WINDOW UNIT.
5. ALUMINUM GLAD WOOD WINDOW TRIM TO MATCH EXISTING WINDOW TRIM.
6. ALUMINUM OSEB GUTTER ON ALUMINUM GLAD 1x FASCIA BOARD.
7. WOOD GUARDRAIL AT 36" ABOVE DECK.
8. VINYL CORNER TRIM - TYPICAL.
9. 10" x 10" FIBERGLAS COLUMN SEE TYPICAL WALL SECTIONS.
10. DOWNPOUT LOCATION.
11. ALUMINUM GLAD RAKE TRIM - 1 x 4 ON 1 x 6 TO MATCH EXISTING.
12. RIDGE VENT LOCATION - TYPICAL.
13. CONCRETE BLOCK FOUNDATION WALL.
14. EXISTING PORCH DECK AND RAIL.
15. APPROXIMATE LINE OF GRADE.
16. FAUX ROOF EXTENSION.
17. ALUMINUM GLAD 1 x 12 TRIM BAND.
18. 18" WIDE x 24" HIGH WOOD LOUVER.
19. WOOD CORBEL - PRO WOOD MARKET NO. 2674.

**A** Partial South Elevation  
 Scale: 1/4" = 1'-0"

**B** Partial North Elevation  
 Scale: 1/4" = 1'-0"



**C** East (Rear) Elevation  
 Scale: 1/4" = 1'-0"

Project Number  
 2015-042

Date  
 6 OCT 2015

Revisions

Sheet Title

Exterior Elevations:

Sheet Number  
 A-2

The Brown Residence  
88 S. Remington Road Bexley, Ohio

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ARCHITECTS

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