



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

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 157 N. ARDMORE ROAD Zoning District _____

6. OWNER ANDREW HILL Phone # _____ or Cell # 614-800-6874
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant ANDREW HILL E-mail andrew-hill@hotmail.com Phone # _____ or Cell# 614-800-6874
Address 157 N. ARDMORE RD / City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance REPLACE OLD ROOF + GUTTERS ON HOUSE + GARAGE. UNIFY SIDING MATERIAL W/ VINYL ON WHOLE HOUSE + GARAGE AND STACKED SIDING ON NORTH FACE OF HOUSE. DORMER EXISTING FLAT ROOF OVER PORCH.

9. Valuation of Project \$ 25,000

• 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 10/19/15

Fee: based on valuation \$ 100.00
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 157 N. ARDMORE RD. Zoning District _____

Lot Width 40 ft Depth 142 ft Total Area 5680 sq ft

Existing Residence (foot print) 1200 sq ft Garage 400 sq ft

Existing Building Height X 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 _____ % = _____ sq ft

Lot to be covered _____ % = _____ 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 ANDREW HILL

Contractor/Builder ACHE ROOFING + SIDING

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED ROOF, GUTTERS, SIDING +
STACKED STONE PRODUCT.

• 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 X Standard 3-Tab Asphalt Shingle
____ Architectural Dimensional Shingles ____ EPDM (rubber) Roofing ____ Metal

2. New Shingle Manufacturer: CERTAINTEED

3. New Roofing Type, Style & Color: LANDMARK IN 'MOIRE BLACK'

• **WINDOWS**

- Existing Window Style:
 - Casement
 - Double Hung
 - Horizontal Sliding
 - Awning
 - Fixed
 - Exterior Storm
 - Other: _____
- Existing Window Materials:
 - Wood
 - Vinyl
 - Vinyl Clad Wood
 - Aluminum Clad Wood
 - Aluminum
 - Metal
 - Other: _____
- New Window Manufacturer: _____
- New Window Style, Material & Color: _____

• **DOORS**

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

- Entrance Door Type
 - Wood
 - Sidelights
 - Insulated Metal
 - Transom Window
 - Fiberglass
 - Garage Door Type
 - Wood
 - Insulated Metal
 - Fiberglass
 - Door Finish
 - Stained
 - Painted
- Proposed Door Type _____ / Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick
<input type="checkbox"/>	<input type="checkbox"/>	Mortar
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Siding
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other <u>CONCRETE BLOCK</u>
		<u>FOUNDRY-STACKED STONE - 'AUBURN HILLS'</u>
		<u>ROYAL BUILDING PRODUCTS - CLAPBOARD IN 'CYPRESS'</u>

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar
 - Redwood
 - Pine
 - Vinyl
 - Wood composite
 - Aluminum Clad
 - Molding
 - Standard lumber Profile
 - Other: _____
- Existing Window Trim:
 - Cedar
 - Redwood
 - Pine
 - Vinyl
 - Wood composite
 - Aluminum Clad
 - Molding
 - Standard lumber Profile
 - Other: _____
- Proposed NEW Door Trim: _____
- Proposed NEW Window Trim: _____
- Trim: Color(s): _____

** 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: _____

157 N. Ardmore Road Bexley, OH 43209

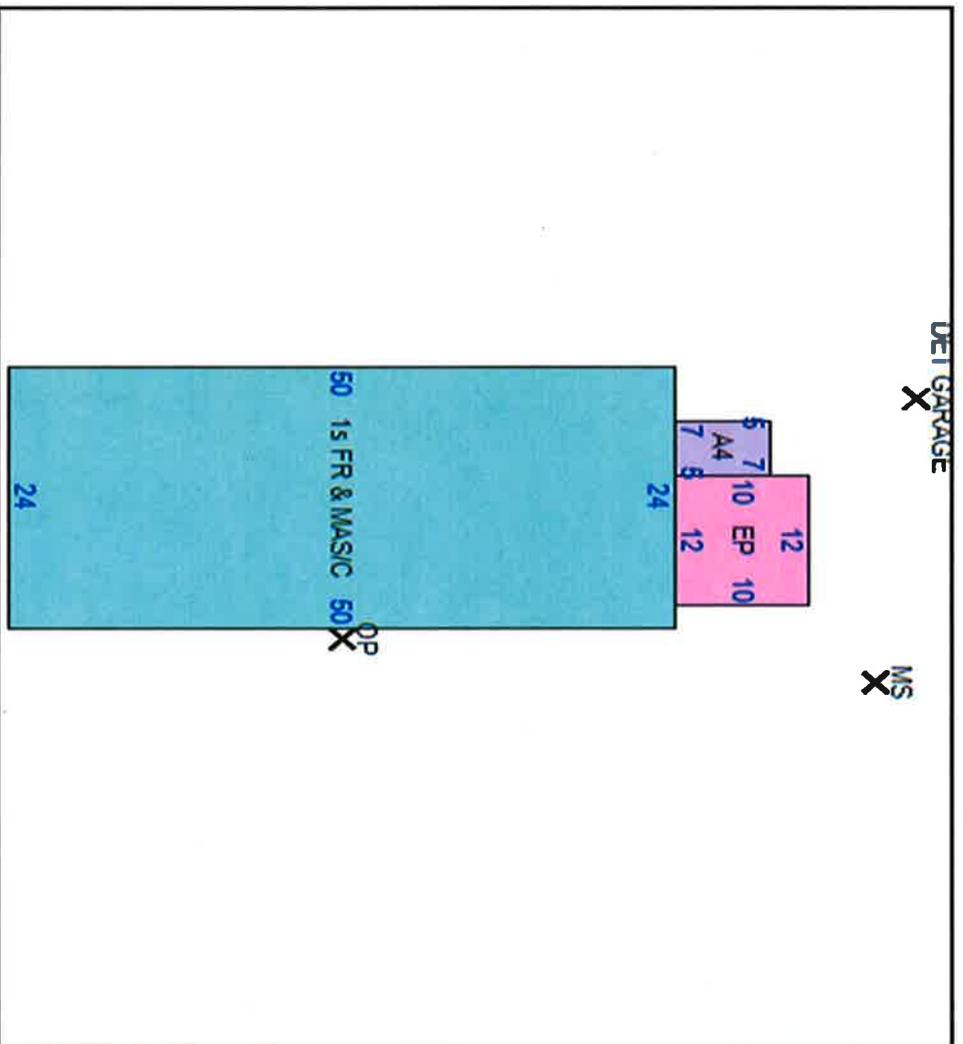
Proposal for Exterior Improvements



North Facing Exposure on Denver Street

157 N. Ardmore Road Bexley, OH 43209

Site Plan from Franklin County Auditor's Website



157 N. Ardmore Road Bexley, OH 43209



North Facing on Denver Street



East Facing on Ardmore Road



West Facing Addition



West Facing Garage off of Alley

Multiple Views of Home

157 N. Ardmore Road Bexley, OH 43209



Currently, the home has five different siding materials – stucco, brick, wood siding, vinyl siding, and concrete block. With this proposal, we will unify the exterior look of the home with two cohesive choices in siding materials from quality manufacturers. Our goal is to achieve the final aesthetic of a craftsman bungalow, a design that will blend much more seamlessly within the community. The colors were chosen based upon other beautifully updated homes within Bexley. Please see the included artist's rendering, and samples for reference purposes.



Various Types of Siding Material Currently on the Home

157 N. Ardmore Road Bexley, OH 43209



This proposal also includes a request for replacement of the existing roof, which is past its useful life and has leaks. We would like to remove it and put on a new dimensional asphalt shingle roof with a 25-year warranty, to compliment the proposed color scheme of the new siding. Please see included color sample and artist's rendering for reference.

View of Existing Roof

157 N. Ardmore Road Bexley, OH 43209

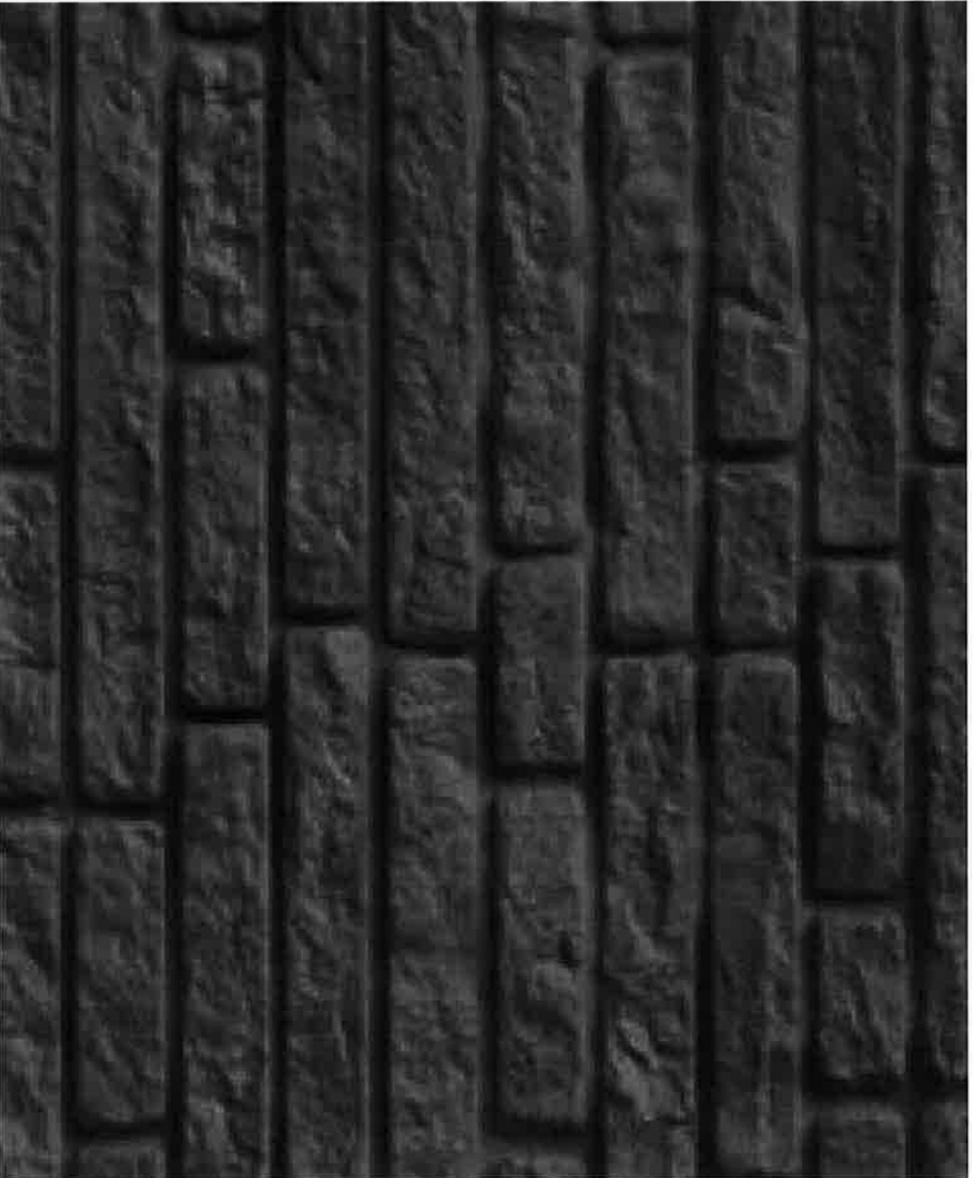


Existing Overhang Above Front Door

Our proposal includes plans for a small, non-structural dormer to be built upon the existing overhang. This will add architectural interest to the front of the home, where there is currently a dated looking eyesore. It will also lend itself to the style of a Craftsman bungalow, which is the aesthetic we are trying to achieve. Please see included artist's rendering for reference purposes.

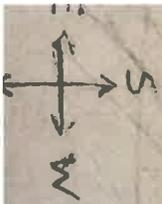
North Facing Exposure on Denver Street

157 N. Ardmore Road Bexley, OH 43209



Proposed ~~Siding~~ Color - 'Auburn Hills'

Stone 7



DENVER STREET

ANDREW HILL

10/4/15

