

**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- 048
- Applicant: Andrew Hill
- Owner: Andrew Hill
- Location: 157 N. Ardmore
- Request: The applicant is seeking architectural review and approval to allow exterior modifications to the principal structure. The modifications include: unify siding material on the house and garage, stacked stone on the north façade of the house, and a dormer to be constructed on existing front porch roof.

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



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20150418

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)

\$160



# City of Bexley

Review #(MA-) \_\_\_\_\_

## Residential Architectural Review Application

Roof Replacement

Window Replacement

\*THIS IS NOT A BUILDING PERMIT

Wall Finish Replacement

This is for the review process

Other (Minor repair/replacement) SIDING + STONE VENEER

The purpose of the Architectural Review District is to maintain the quality and existing character of residential neighborhoods in the City of Bexley. The Board of Zoning Appeals (the "Board" or the "BZA") is charged with the responsibility as assuring that new homes and exterior changes to existing homes are compatible with and do not adversely affect the surrounding neighborhood.

1. LOCATION OF JOB: 157 N. ARDMORE RD

2. Owner: ANDREW HILL Phone No. 614-800-6874

3. Applicant: ANDREW HILL  Architect /  Contractor /  Other

4. Applicant Address: 157 N. ARDMORE RD Phone 614-800-6874

Description of proposed changes: REPLACE OLD ROOF + GUTTERS ON HOUSE AND GARAGE. UNIFY SIDING MATERIAL WITH VINYL ON WHOLE HOUSE + GARAGE AND STACKED STONE VENEER ON NORTH FACE OF HOUSE. GABLE EXISTING FLAT ROOF OVER PORCH AND CREATE DECORATIVE COLUMN WRAPS. REPLACE FRONT/REAR

Description of any extenuating circumstances to be considered: (attach separate sheet if necessary) PLEASE SEE INCLUDED ARTISTIC RENDERING AND PRODUCT SAMPLES. **DOORS + ALUMINUM WINDOWS ON ADDITION**

**\*REQUIRED:** prior to work begins - Color Photographs; showing the existing structure (roof, doors, windows, trim, etc.)

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:

**A. EXTERIOR TRIM**

- 1. Existing Door Trim:
  - Cedar  Redwood  Pine  Vinyl
  - Wood composite  Aluminum Clad  Molding
  - Standard lumber Profile  Other: \_\_\_\_\_
- 2. Proposed NEW Door Trim: STANDARD LUMBER / VINYL
- 3. Existing Window Trim:
  - Cedar  Redwood  Pine  Vinyl
  - Wood composite  Aluminum Clad  Molding
  - Standard lumber Profile  Other: \_\_\_\_\_
- 4. Proposed NEW Window Trim: STANDARD LUMBER / VINYL
- 5. Trim: Color(s): CREAM

\*\* Do the proposed changes affect the overhangs? NO

**B. 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
  - OTHER \_\_\_\_\_
- 2. Shingle Manufacturer: CERTAINTEED
- 3. New Roofing Type, Style & Color: LANDMARK IN 'MOIRE BLACK'

**C. 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: AMERICAN CRAFTSMAN
- 4. New Window Style, Material & Color: DOUBLE HUNG, VINYL, CREAM

\*Policy of the Board of Zoning Appeals regarding window replacements:  
The Board of Zoning Appeals Policy requires that all window replacements involving leaded glass window or steel casement windows must be submitted to the Board for review and approval. Changes of style, size or configurations is subject to staff review and may require Board approval if the change is considered substantial.

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

2. New Shingle Manufacturer: CERTAINTED

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

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

• **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 \_\_\_\_\_ / 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**

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: \_\_\_\_\_
4. Proposed NEW Window Trim: \_\_\_\_\_
5. 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: \_\_\_\_\_

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

legal1

address2

172 N ARDMORE RD  
148 N ARDMORE RD  
130 N ARDMORE AVE  
177 N ARDMORE AVE  
180 N CASSADY RD  
160 N CASSADY RD  
141 N ARDMORE RD  
140 N CASSADY RD  
142 N ARDMORE RD  
173 N ARDMORE AV  
154 ARDMORE RD  
157 N ARDMORE RD  
191 ARDMORE RD  
178 N ARDMORE RD  
147 N ARDMORE RD  
155 N ARDMORE RD  
194 N CASSADY RD  
166 N ARDMORE RD  
129 N ARDMORE RD  
188 N CASSADY RD  
166 N CASSADY AVE  
154 N CASSADY AV  
183 N ARDMORE RD  
136 N ARDMORE RD  
135 N ARDMORE RD  
148 N CASSADY RD

157 N. Ardmore

# 157 N. Ardmore Road Bexley, OH 43209

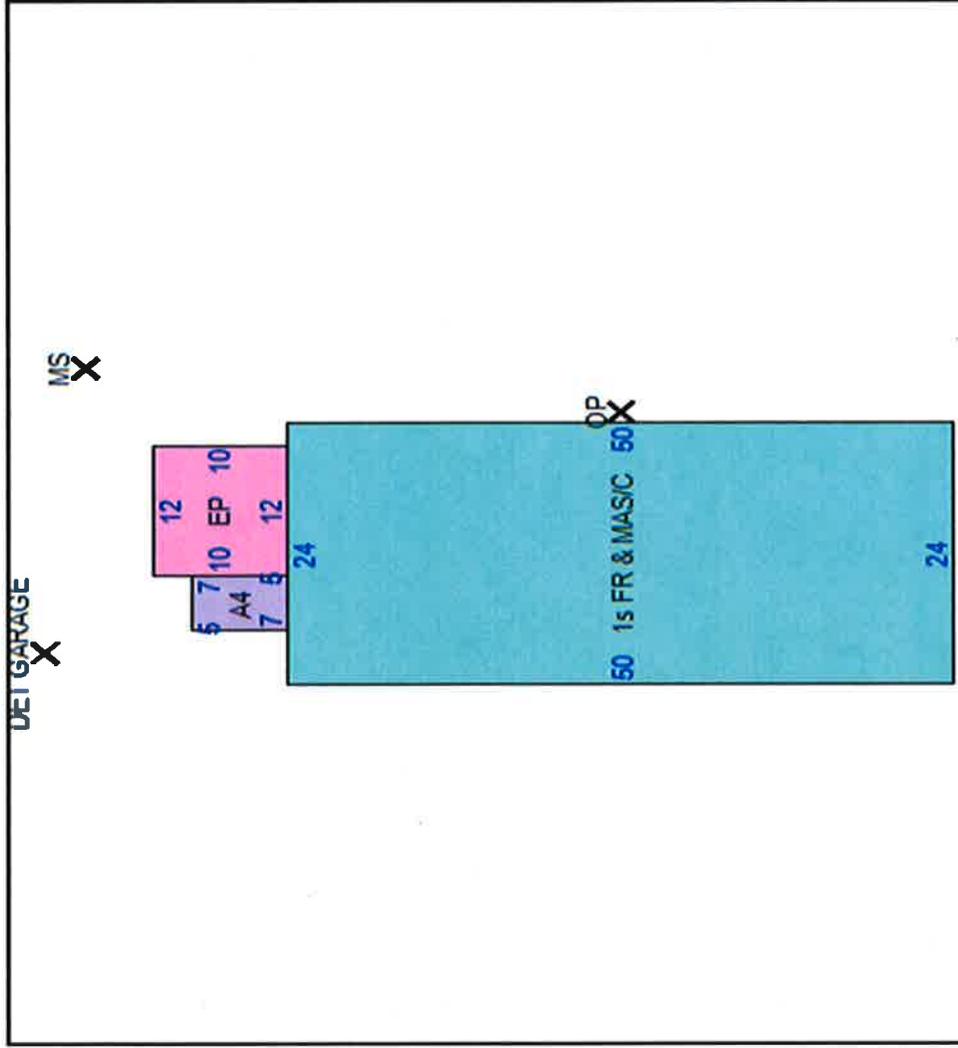
Proposal for Exterior Improvements



North Facing Exposure on Denver Street

# 157 N. Ardmore Road Bexley, OH 43209

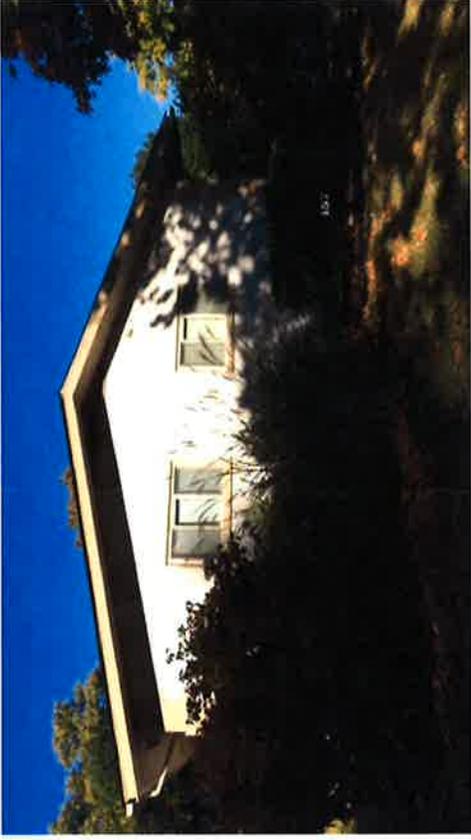
Site Plan from Franklin County Auditor's Website



# 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

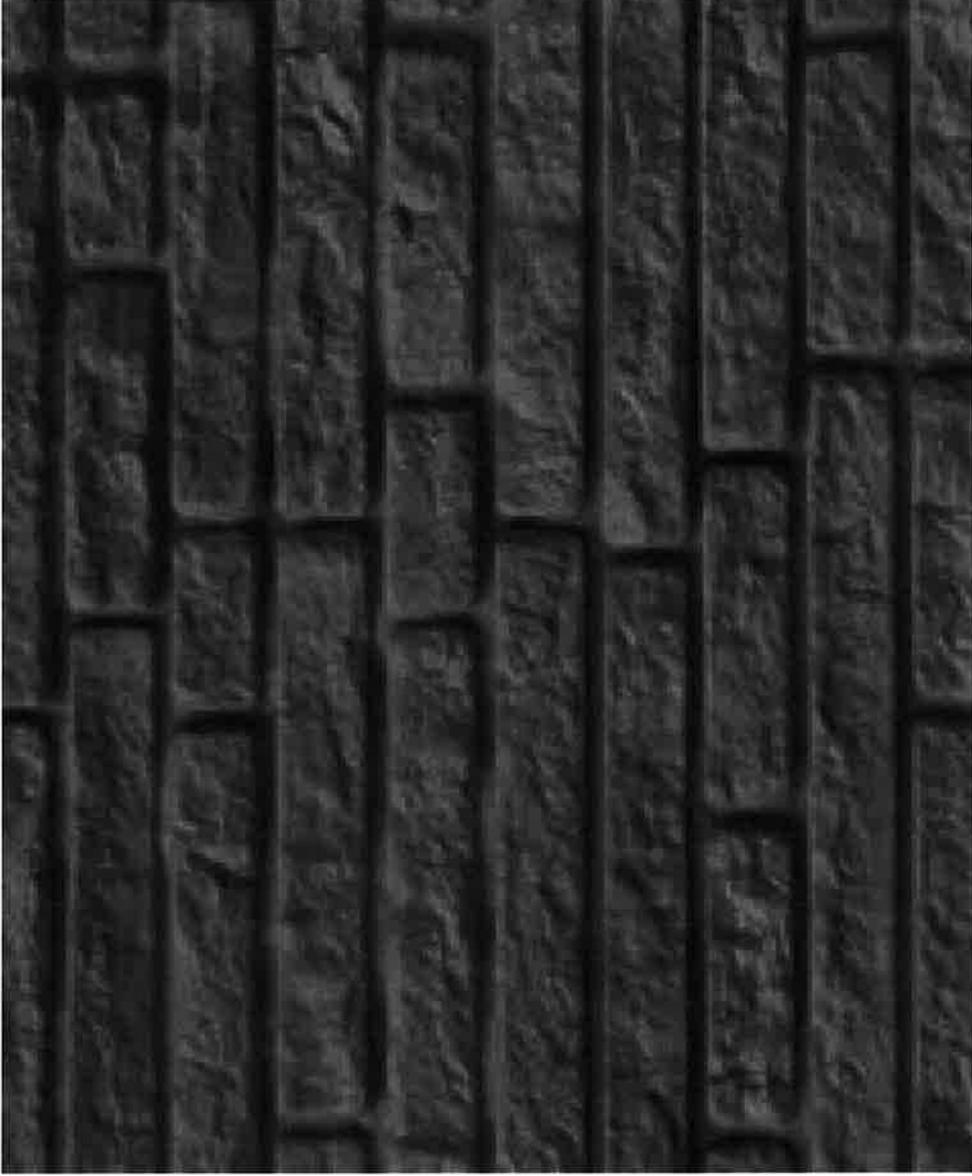


## Existing Overhang Above Front Door

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

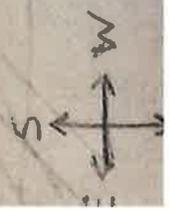
**157 N. Ardmore Road Bexley, OH 43209**



Proposed Siding Color - 'Auburn Hills'  
Stone 7



ANDREW HILL



DENVER STREET

10/4/15