

**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, January 14, 2016, 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.: 15-050
- Applicant: Beth Anne Carman
- Owner: Capital University
- Location: 805 Francis Ave.
- Request: The applicant is seeking architectural review and approval, to allow additions to north, west and south sides of the existing principal structure, and a porch addition to the (rear) east side.

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 12-30-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015080

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 805 FRANCIS AVENUE Zoning District RG

6. OWNER CAPITAL UNIVERSITY Phone # _____ or Cell # 236-6211

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

7. Applicant BETH ANNE CARMAN email BCARMAN@CAPITAL.EDU Phone # _____ or Cell# 236-6211

Address 1 COLLEGE AVE /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR: ADDITIONS TO THE NORTH, WEST + SOUTH; AND A PORCH ADDITION TO THE EAST.

9. Valuation of Project \$ 500,000

• 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 Beth Anne Carman /DATE 12/16/15

Fee: based on valuation	\$ <u>335.00</u>
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 805 FRANCIS AVENUE Zoning District R-6

Lot Width 152.84 ft Depth 150 ft Total Area 22,926 sq ft

Existing Residence (foot print) 2400 sq ft Garage 462 sq ft

Existing Building Height _____ one-story two-story 22'-6"

Proposed Addition (foot print) 1,655 sq ft 22'-6" Height _____ one-story two-story

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

Permitted Lot Coverage 35 % = 8,024 sq ft

Lot to be covered 19.7 % = 4,517 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 ADDITION OF LIVING SPACE TO THE NORTH, WEST & SOUTH WITH A PORCH ADDITION TO THE EAST

• 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 OR SIMILAR

3. New Roofing Type, Style & Color: DIMENSIONAL ASPHALT / PREFINISHED STANDING SEAM METAL.

• **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: MARVIN OR PELLA
4. New Window Style, Material & Color: DOUBLE HUNG, ALUMINUM CLAD WOOD, 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 WOOD / Style RAISED PANEL Color DARK ACCENT COLOR TO BE DETERMINED.

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
(✓)	(✓)	Brick <u>NEW & EXISTING TO BE PAINTED</u>
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
(✓)	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	(✓)	Other <u>LAP SIDING</u> <u>FIBER-CEMENT / HARDIE</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: FIBER-CEMENT / PAINTED
4. Proposed NEW Window Trim: FIBER-CEMENT / PAINTED
5. Trim: Color(s): WHITE

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING:

N/A

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:

N/A

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: _____

Buffer search results

Results 1 - 12 of 12

	Alt ID	Site Address	Owner 1	Owner 2
020L066 01700	020-002230-00	800 FRANCIS AV	MARTIN ROBERT A	MARIAN L
020L066 01900	020-003381-00	783 FRANCIS AV	HATHAWAY MARK J	MONETT SUZANNE
020L066 02000	020-003768-00	773 FRANCIS AV	YCHENS CHAD A	
020L066 04100	020-000366-00	760 PLEASANT RIDGE ...	CAPITAL UNIVERSITY	
020L066 04200	020-002081-00	PLEASANT RIDGE AV	CAPITAL UNIVERSITY	
020L066 04300	020-002716-00	805 FRANCIS AV	CAPITAL UNIVERSITY	
020L071 02600	020-002729-00	FRANCIS AV	HUNT PAUL F	
020L071 02700	020-000497-00	817 FRANCIS AV	HUNT PAUL F	
020L071 02800	020-003974-00	811 FRANCIS AV	HUNT PAUL F	
020L071 02900	020-000261-00	PLEASANT RIDGE AV	CAPITAL UNIVERSITY	
020L071 03000	020-001819-00	PLEASANT RIDGE AV	CAPITAL UNIVERSITY	
020L071 03100	020-002639-00	814 PLEASANT RIDGE ...	BIRKNER JOHN E	SCHROEDER JOY A

 Print All

805 Francis

Captial University President's House

805 Francis Avenue
Bexley, Ohio

Architectural Review Set 12 December 2015

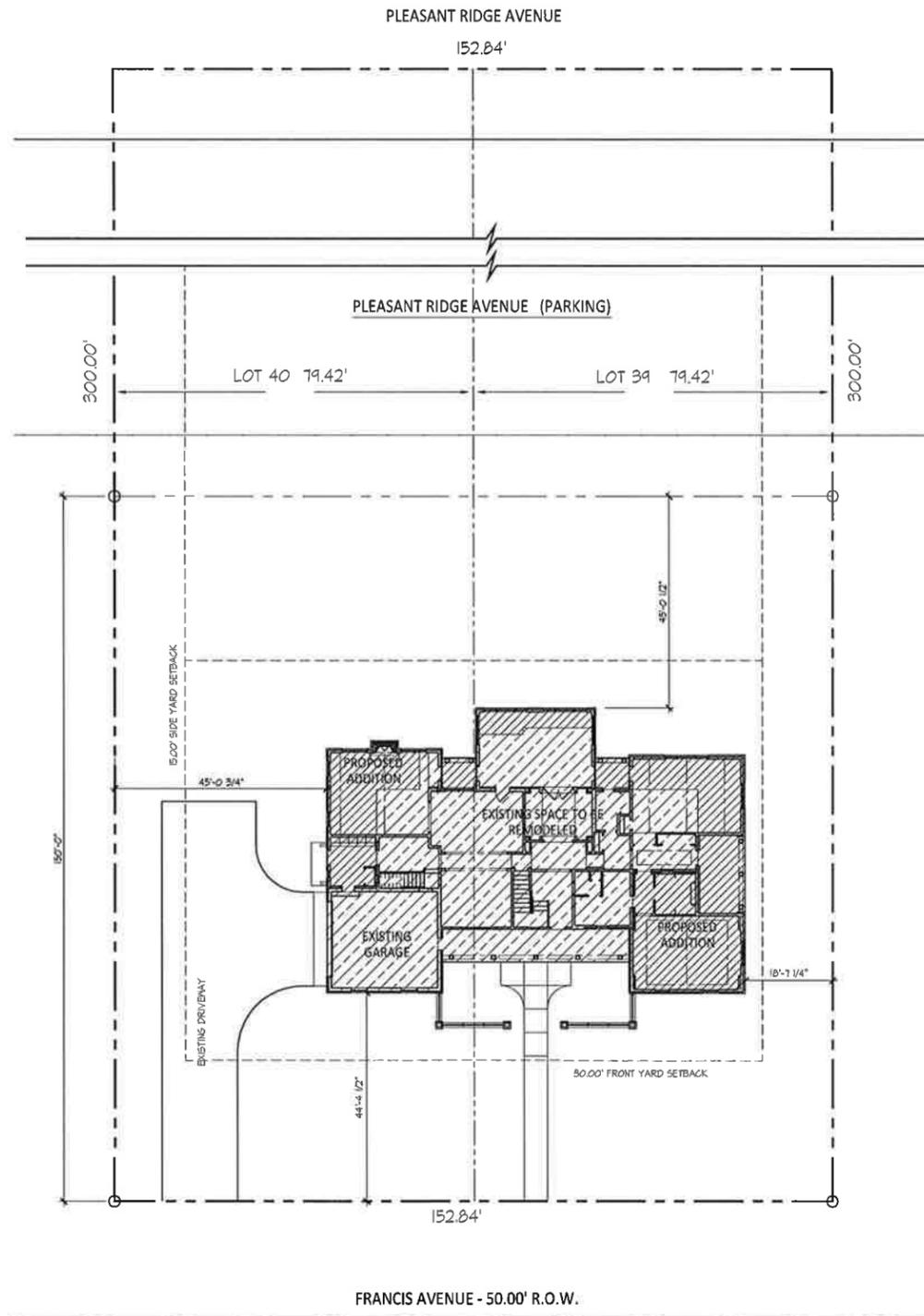


DEAN A. WENZ

A R C H I T E C T S

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

Capital University President's House
805 Francis Avenue Bexley, Ohio



DEVELOPMENT INFORMATION
NOTE: CALCULATIONS ASSUME 150' PROPERTY DEPTH

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 22,426 SF
MAXIMUM LOT COVERAGE	55.0% = 8,024 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + PORCHES	= 2,400 SF
PROPOSED ADDITION	= 1,655 SF
EXISTING GARAGE	= 462 SF
PROPOSED GARAGE ADDITION	= 0 SF
TOTAL COVERAGE	H.1% = 4,517 SF

LIVING AREA

EXISTING FIRST FLOOR	= 1,454 SF
EXISTING SECOND FLOOR	= 850 SF
TOTAL MAIN RESIDENCE	= 2,304 SF
PROPOSED FIRST FLOOR	= 1,584 SF
PROPOSED SECOND FLOOR	= 81 SF
TOTAL PROPOSED ADDITION	= 2,400 SF
TOTAL FINISHED RESIDENCE	= 5,004 SF
EXISTING BASEMENT FINISHED	= 2,054 SF
FUTURE BASEMENT FINISHED	= 0 SF
TOTAL BASEMENT FINISHED SPACE	= 2,054 SF

Site Plan

Scale: 1/16" = 1'-0"

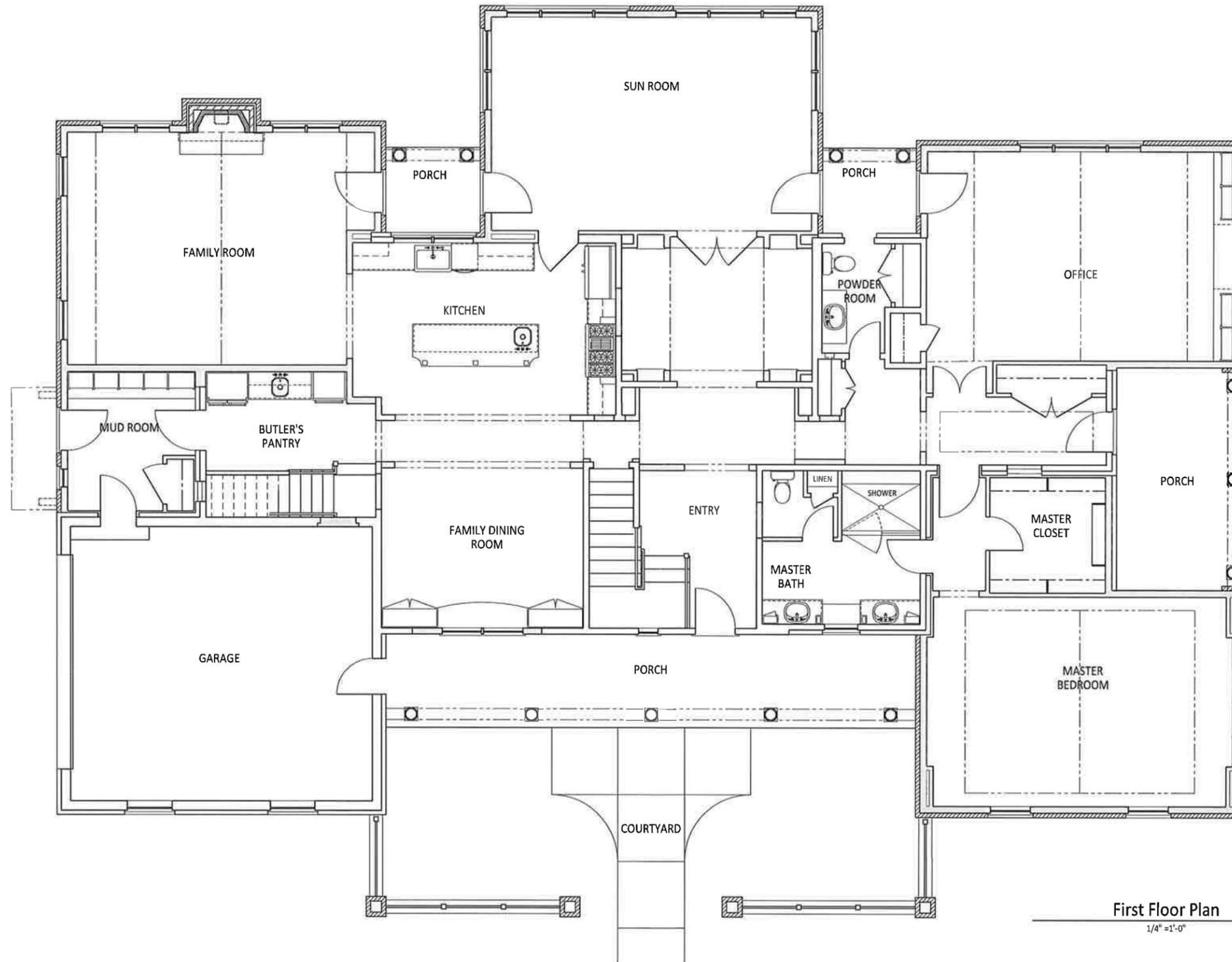


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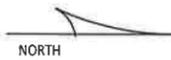
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

Capital University President's House
805 Francis Avenue Bexley, Ohio



First Floor Plan
1/4" = 1'-0"

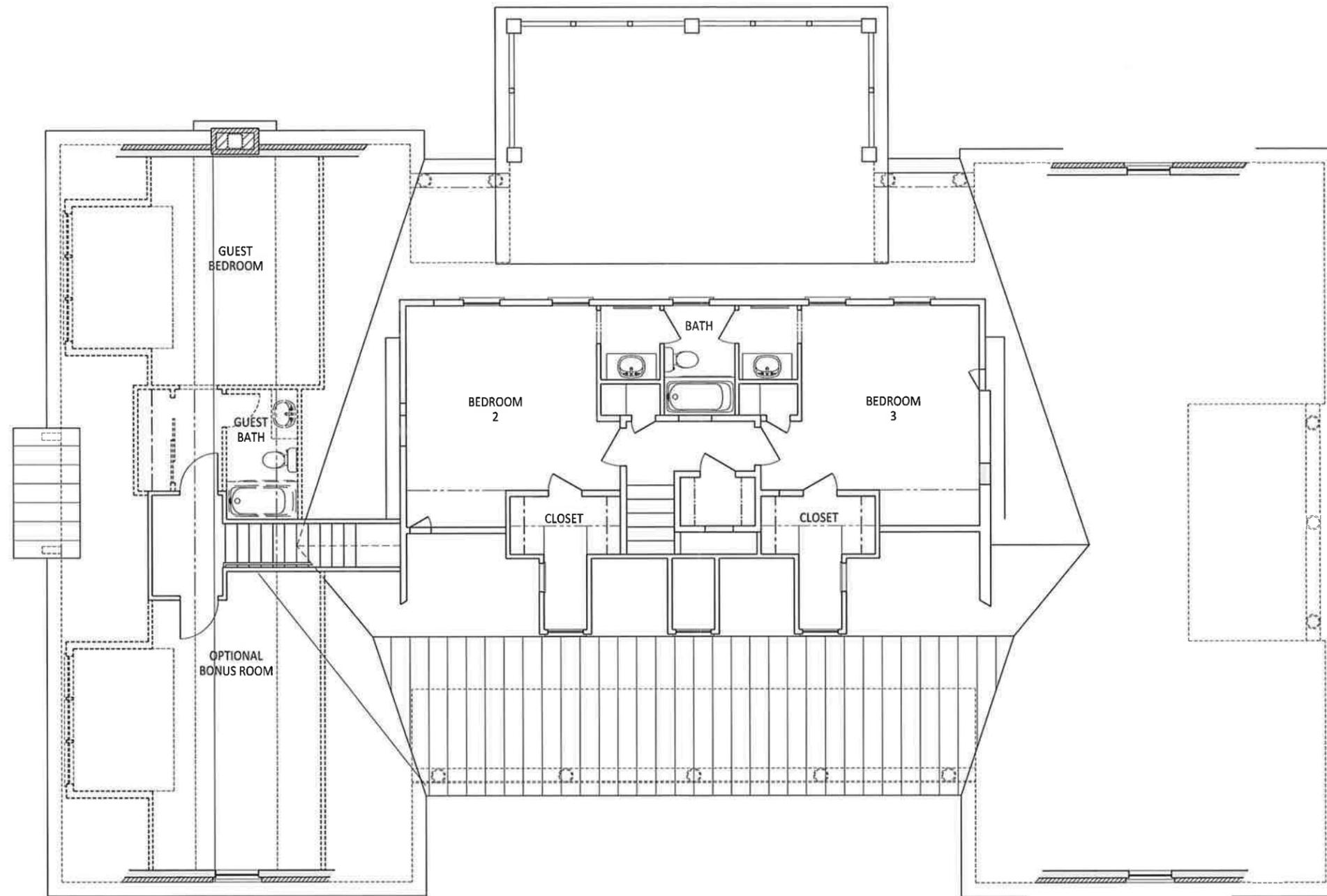


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Capital University President's House
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Second Floor Plan

1/4" = 1'-0"



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Capital University President's House
805 Francis Avenue



Front Elevation
1/4" = 1'-0"



Back Elevation
1/4" = 1'-0"

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Capital University President's House

805 Francis Avenue



Right Side Elevation

1/4" = 1'-0"



Left Side Elevation

1/4" = 1'-0"

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Capital University President's House
805 Francis Avenue



Photos of Existing Residence

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