

**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.: 15-057  
Applicant: Dean Wenz  
Owner: Chris & Tracey Murray  
Location: 121 N. Remington Rd.  
Request: The applicant is seeking architectural review and approval, to allow a screened porch addition to the north side of the existing principal structure. The applicant is also seeking a 3.5" variance from Bexley Code Section 1252.03(d), which required an 8' side yard setback, to allow the screened porch to be constructed 7' 8 1/2' from the north side 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 12-30-15



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015057

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 121 N REMINGTON RD.      Zoning District R-6

6. OWNER CHRIS & TRACEY MURRAY      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 DEAN A. WENZ ARCHITECTS, INC. E-mail DWENZ@WENZ-ARCHITECTS.COM Phone # 239-6868 or Cell# 614-915-9265  
Address 2463 E. MAIN /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR THE ADDITION OF A NEW SCREENED PORCH & MUD ROOM. A VARIANCE TO ALLOW THE STRUCTURE A 4" ENCROACHMENT TO THE NORTH SIDE.

9. Valuation of Project \$ 20,000

• 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 12/14/2015

Fee: based on valuation      \$ 195.00  
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 121 N. REMINGTON ROAD Zoning District R-6

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

Existing Residence (foot print) 1,700 sq ft Garage ATTACHED sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story 24'-0"

Proposed Addition (foot print) 372 sq ft 16'-10" Height  one-story \_\_\_\_\_ two-story

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

Permitted Lot Coverage 35 % = 2,485 sq ft

Lot to be covered 29.2 % = 2,072 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 SCREENED PORCH & MUD ROOM

• 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: CERTAINTEED

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: Pella
4. New Window Style, Material & Color: VINYL, 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 ALUMINUM CLAD WOOD / Style FULL GLASS Color WHITE

• **EXTERIOR WALL FINISHES**

| TYPE     |          | Manufacture, Style, Color                                     |
|----------|----------|---|
| Existing | Proposed |   |
| ( )      | ( )      | Natural Stone _____   |
| ( )      | ( )      | Cultured Stone _____  |
| (✓)      | ( )      | Brick _____   |
| ( )      | ( )      | Mortar _____  |
| (✓)      | ( )      | Stucco _____  |
| ( )      | ( )      | Wood Shingle _____  |
| ( )      | ( )      | Wood Siding _____   |
| ( )      | ( )      | Vinyl Siding _____  |
| ( )      | ( )      | Aluminum Siding _____   |
| ( )      | (✓)      | Other <u>SCREENS / FIBER-CEMENT TRIM</u> <u>HARDIE, WHITE</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: ALUMINUM CLAD WOOD
4. Proposed NEW Window Trim: ALUMINUM CLAD WOOD
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: **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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

December 14, 2015

City of Bexley  
Department of Development  
2242 East Main Street  
Bexley, Ohio 43209

Re: The Murray Residence  
121 N. Remington Road  
Bexley, Ohio 43209

To whom it may concern:

As the Owner(s) of the property at the address listed above, I (we) hereby authorize Dean A. Wenz Architects, Inc. to act on my (our) behalf with regard to the following:

1. Make application to the Bexley, Board of Zoning Appeals for architectural review, and any variances relevant to the additions and renovations project I plan for my property.
2. Represent me at the public hearing for that same application.

Signed,

  
Property Owner(s)

  
Gacey Murray

|               | Alt ID        | Site Address        | Owner 1                | Owner 2                |
|---------------|---------------|---------------------|------------------------|------------------------|
| 020N010 14800 | 020-001108-00 | 136 N REMINGTON RD  | AJL                    | LIPPMAN MARC D         |
| 020N010 14900 | 020-001838-00 | 130 N REMINGTON RD  | LAVELLE JACOB H        | LAVELLE MONICA O       |
| 020N010 15000 | 020-001186-00 | 124 N REMINGTON RD  | BOYD SARAH             |                        |
| 020N010 15100 | 020-001110-00 | 116 N REMINGTON RD  | JONES VIRGINIA I       |                        |
| 020N010 15200 | 020-003724-00 | 110 N REMINGTON RD  | HILDRETH ANNE M        |                        |
| 020N010 15300 | 020-000868-00 | 104 N REMINGTON RD  | SAUER JOHN T           | SAUER ELIZABETH O      |
| 020N010 15400 | 020-002868-00 | 98 N REMINGTON RD   | BLANSKI RYAN           | BLANSKI FELICIA        |
| 020N010 17400 | 020-002205-00 | 95 N REMINGTON RD   | ROSEN ALAN L           | ROSEN ROCHELLE A       |
| 020N010 17500 | 020-002206-00 | 101 N REMINGTON RD  | BENDLER WILLIAM P      | LISA B                 |
| 020N010 17600 | 020-001115-00 | 109 N REMINGTON RD  | BUBENIK JENNIFER M     | BUBENIK MICHAEL T      |
| 020N010 17700 | 020-001116-00 | 115 N REMINGTON RD  | ARMSTRONG MICHAEL A    | ARMSTRONG ARLENE R     |
| 020N010 17800 | 020-000585-00 | 121 N REMINGTON RD  | MURRAY CHRISTOPHER J   | MURRAY TRACEY          |
| 020N010 17900 | 020-001117-00 | 127 N REMINGTON RD  | VALENTINO ALBERT R     | VALENTINO REBECCA D    |
| 020N010 18000 | 020-004179-00 | 137 N REMINGTON RD  | BAAS GARY H            |                        |
| 020N010 21900 | 020-003010-00 | 144 N CASSINGHAM RD | JOHNSON TIMOTHY L      |                        |
| 020N010 22000 | 020-004201-00 | 140 N CASSINGHAM RD | LONG CHELSEA L         | LONG NICHOLAS B        |
| 020N010 22100 | 020-000215-00 | 132 N CASSINGHAM RD | RINEHART CHRISTOPHER A |                        |
| 020N010 22200 | 020-001152-00 | 128 N CASSINGHAM RD | FETTERS JOHN R         | FETTERS KHAMPRASEUTH P |
| 020N010 22300 | 020-002420-00 | 120 N CASSINGHAM RD | KLINGENBERG KEITH C    | KLINGENBERG JULIA      |
| 020N010 22400 | 020-002023-00 | 114 N CASSINGHAM RD | MCBRIDE BRANDON        | MCBRIDE LESLIE         |
| 020N010 22500 | 020-002752-00 | 108 N CASSINGHAM RD | WHITE PETER            | WHITE MICHAELA L       |
| 020N010 22600 | 020-001153-00 | 100 N CASSINGHAM RD | TAYLOR CAROL J TR      | TAYLOR DOUGLAS R TR    |

121 N. Remington

The Murray Residence  
121 North Remington Road  
Bexley, Ohio

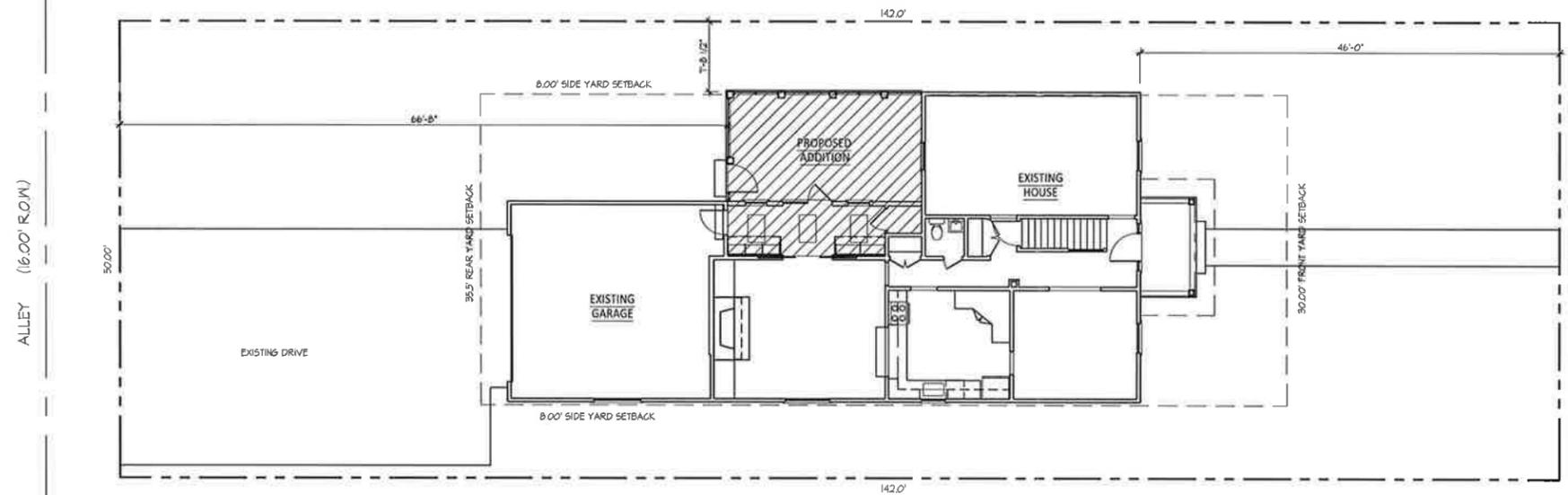
ARCHITECTURAL REVIEW SET  
December 14, 2015

DEAN A. WENZ

ARCHITECTS

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

The Murray Residence  
 121 N. Remington Road - Bexley, Ohio



| DEVELOPMENT INFORMATION             |                  |
|-------------------------------------|------------------|
| ZONING DESIGNATION                  | = R-6            |
| TOTAL LAND AREA                     | = 7,100 SF       |
| MAXIMUM LOT COVERAGE                | 95.0% = 2,485 SF |
| PROPOSED LOT COVERAGE:              |                  |
| EXISTING HOUSE FOOTPRINT            | = 1,100 SF       |
| PROPOSED ADDITION FOOTPRINT         | = 312 SF         |
| EXISTING GARAGE (ATTACHED INCLUDED) | = 0 SF           |
| PROPOSED GARAGE ADDITION            | = 0 SF           |
| TOTAL COVERAGE                      | 24.2% = 2,012 SF |
| LIVING AREA                         |                  |
| EXISTING FIRST FLOOR                | = 1,204 SF       |
| EXISTING SECOND FLOOR               | = 1,204 SF       |
| EXISTING THIRD FLOOR                | = 0 SF           |
| TOTAL MAIN RESIDENCE                | = 2,208 SF       |
| PROPOSED ADDITION FIRST FLOOR       | = 312 SF         |
| PROPOSED ADDITION SECOND FLOOR      | = 0 SF           |
| PROPOSED ADDITION THIRD FLOOR       | = 0 SF           |
| TOTAL PROPOSED ADDITION             | = 312 SF         |
| TOTAL FINISHED RESIDENCE            | = 2,580 SF       |



Site Plan

Scale: 1/8" = 1'-0"

DEAN A. WENZ

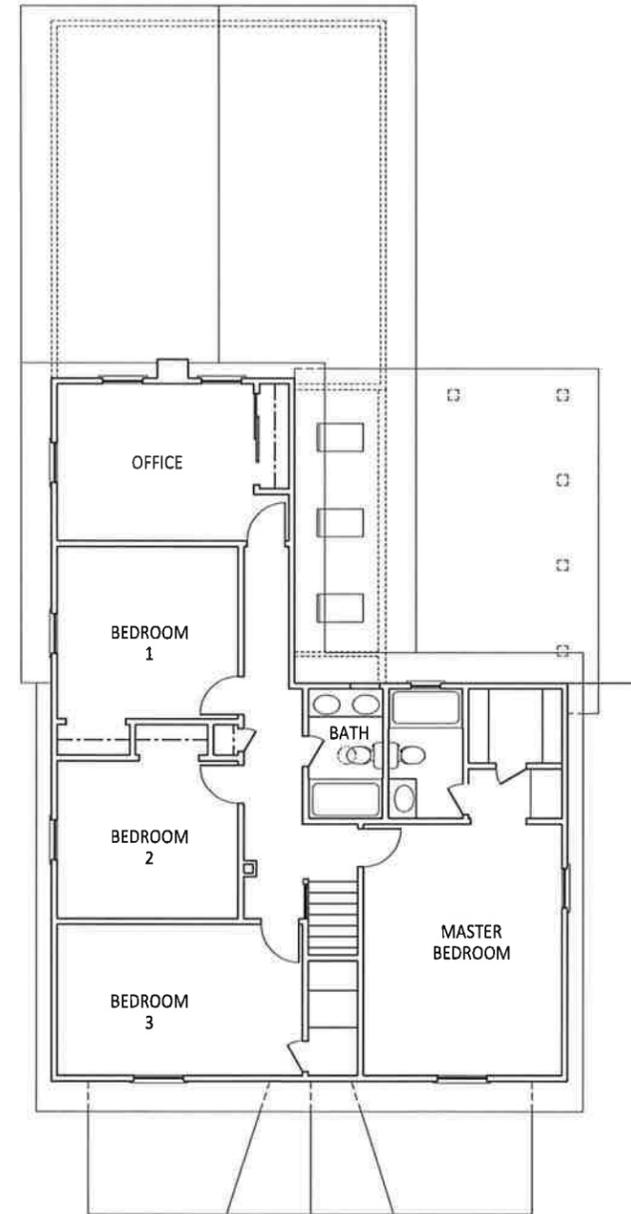
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The Murray Residence  
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First Floor Plan  
3/16" = 1'-0"



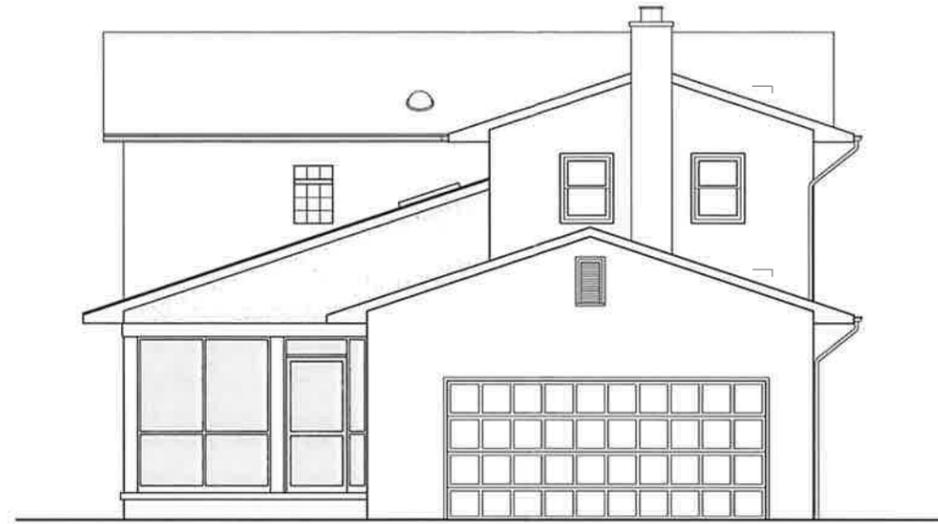
Second Floor Plan  
3/16" = 1'-0"

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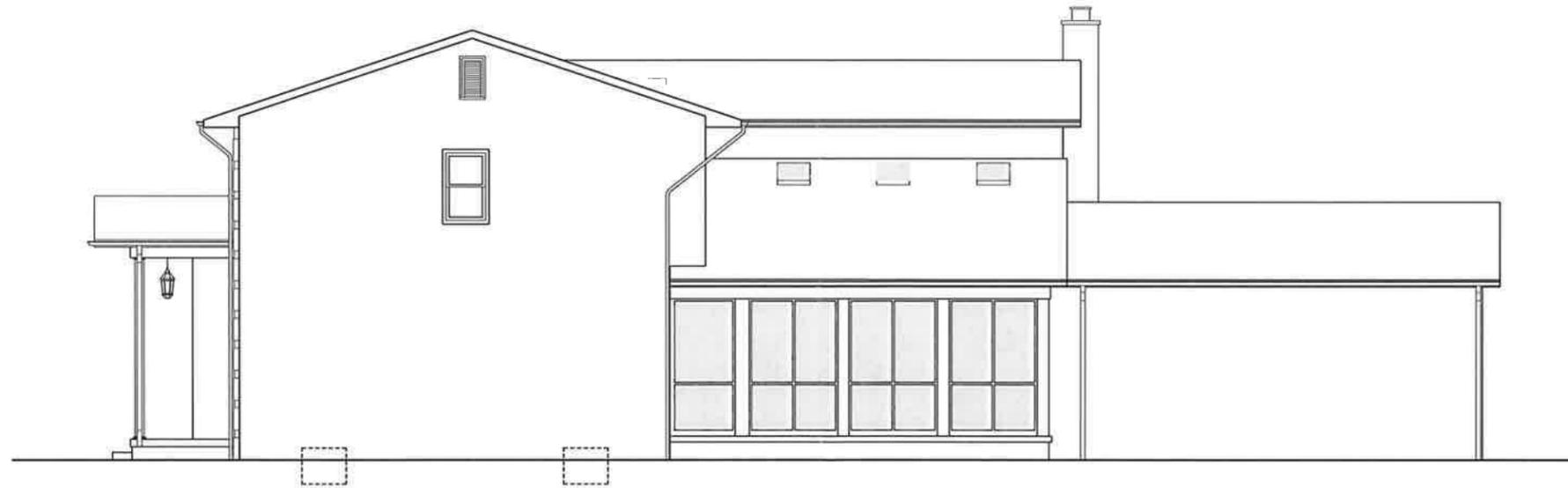
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Rear Elevation

Scale: 1/4" = 1'-0"



RightSide Elevation

Scale: 1/4" = 1'-0"

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Photos of Existing Residence

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