

**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.: 15-058
- Applicant: Dean Wenz
- Owner: Yoakum
- Location: 154 S. Ardmore Rd.
- Request: The applicant is seeking architectural review and approval, to allow an addition to rear (east side) of the existing 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 12-30-15



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015058

1. Architectural Review for:

Addition       Alteration       New Structure ( \_\_\_\_\_ )  
 Demolition of a Principal Structure       Demolition of Garage

2. Variance For: N/A

Principal Structure     Garage     Fence     Other

3. Variance To: N/A

Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

4. Conditional Use For: \_\_\_\_\_ Home Occupation    \_\_\_\_\_ sq. / height of structure

5. LOCATION 154 S. ARMORE RD.      Zoning District B.C

6. OWNER \_\_\_\_\_ 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# \_\_\_\_\_

Address 2463 E. MAIN ST /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR ADDITION TO REAR

9. Valuation of Project \$ 95,000

• 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 12/10/2015

Fee: based on valuation    \$ 135.00  
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 154 S. ARMORE ROAD Zoning District R-6

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

Existing Residence (foot print) 1,185 sq ft Garage 402 sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story 31'-0"

Proposed Addition (foot print) 311 sq ft 31'-0" Height \_\_\_\_\_ one-story  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 26.7 % = 1,898 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 MUD ROOM  
+ PORCH TO THE 1ST FLOOR AND NEW BEDROOM TO THE 2ND FLOOR

• 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

- 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: DOUBLE HUNG, VINYL, 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 N/A  Wood  Insulated Metal  Fiberglass
3. Door Finish  Stained  Painted
- Proposed Door Type ALUMINUM CLAD WOOD / Style FULL GLASS Color MATCH EXISTING FRONT DOOR

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	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: ALUMINUM CLAD WOOD
4. Proposed NEW Window Trim: ALUMINUM CLAD WOOD
5. Trim: Color(s): TO MATCH EXISTING

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

• **DECKS**

EXISTING:

1. Existing Decking Materials N/A  
 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 CONCRETE
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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12/17/2015

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

Re: The Yoakum Residence  
154 S. Ardmore 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)

## Buffer search results

Results 1 - 21 of 21

020L040 03800	020-001937-00	187 S CASSINGHAM RD	MARTIN RICHARD C	MARTIN KIMARIE C
020L040 03900	020-001245-00	2595 POWELL AV	TURIEL KATHE L	
020L040 04000	020-000899-00	174 S ARDMORE RD	DRESSEL DANIEL J	DRESSEL KIMBERLY
020L040 04100	020-000900-00	180 S ARDMORE RD	KABBES MARK DAVID TR	KABBES DOLORES ANN TR
020N023 04300	020-001762-00	157 S ARDMORE RD	WEISS-BERGER RACHEL P	
020N023 04400	020-002808-00	151 S ARDMORE RD	SCHILLING RICHARD ALAN	
020N023 04500	020-002809-00	145 S ARDMORE RD	BRAUN DUSTIN F	BRAUN ABIGAIL A
020N023 04600	020-004270-00	137 S ARDMORE RD	EBENHACK BRIDGET R	EBENHACK THOMAS J
020N023 04700	020-001664-00	131 S ARDMORE RD	DANCHAK MICHAEL G	
020N023 07700	020-000248-00	128 S ARDMORE RD	KISER JEFF D & MARTHA S	
020N023 07800	020-000897-00	134 S ARDMORE RD	KENNEDY AMANDA M	PEREZ LUIS A
020N023 07900	020-000566-00	142 S ARDMORE RD	HESS JOHN E	NIKKI A GENOOZIS
020N023 08000	020-000230-00	148 S ARDMORE RD	PARK MARGARET E	
020N023 08100	020-000231-00	154 S ARDMORE RD	YOAKUM JOSHUA C	
020N023 08200	020-000898-00	160 S ARDMORE RD	OBRIEN SARAH H	EAPEN MATHEW
020N023 08300	020-000843-00	171 S CASSINGHAM RD	SCHER KIMBERLY M	
020N023 08400	020-002398-00	161 S CASSINGHAM RD	COLLITON MICHAEL J	COLLITON LAURA
020N023 08500	020-001551-00	155 S CASSINGHAM RD	STAS ALLEN L	
020N023 08600	020-002090-00	147 CASSINGHAM RD	SUTOR MICHAEL S	SANDERS ASHLEY E
020N023 08700	020-000901-00	143 S CASSINGHAM RD	DUFFEE ERIC D	DUFFEE NORI L
020N023 08800	020-000853-00	137 S CASSINGHAM RD	HOOVER SCOTT R TR	HOOVER SANDRA K TR

 Print All

154 S Ardmore

The Yoakum Residence

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154 S. Ardmore Road  
Bexley, Ohio

ARCHITECTURAL REVIEW SET

DECEMBER 14, 2015



DEAN A. WENZ

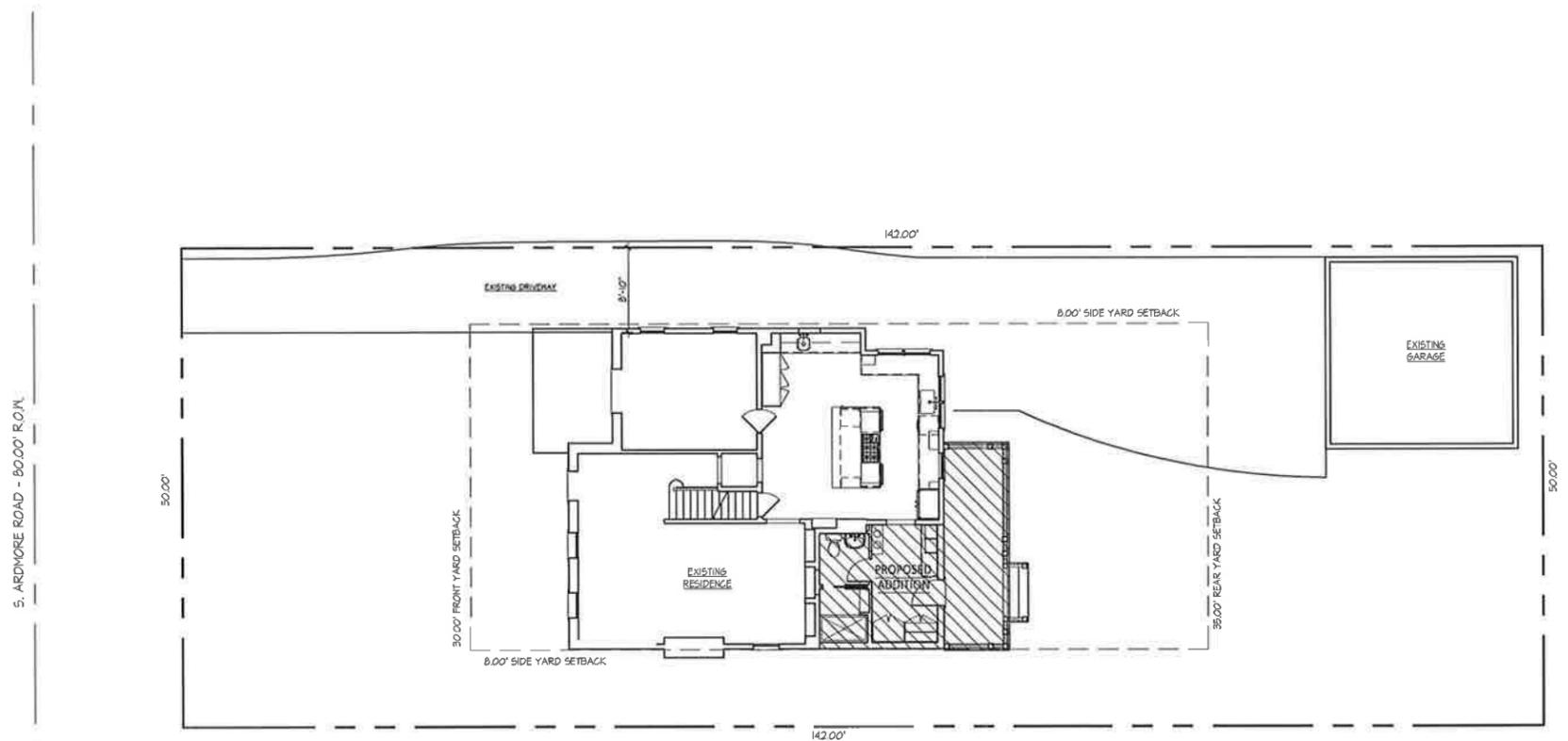
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A R C H I T E C T S

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

# The Yoakum Residence

## 154 S. Ardmore Road Bexley, Ohio



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	• R-6
TOTAL LAND AREA	• 7,100 SF
MAXIMUM LOT COVERAGE	35.0% = 2,485 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE FOOTPRINT	= 1,185 SF
PROPOSED ADDITION FOOTPRINT	= 511 SF
EXISTING GARAGE	= 402 SF
PROPOSED GARAGE ADDITION	= 8 SF
TOTAL COVERAGE	28.7% = 1,946 SF
LIVING AREA	
EXISTING FIRST FLOOR	= 1,185 SF
EXISTING SECOND FLOOR	= 425 SF
TOTAL MAIN RESIDENCE	= 2,110 SF
PROPOSED FIRST FLOOR ADD.	= 165 SF
PROPOSED SECOND FLOOR ADD.	= 311 SF
TOTAL PROPOSED ADDITIONS	= 476 SF
TOTAL FINISHED RESIDENCE	= 2,584 SF

**Site Plan**

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

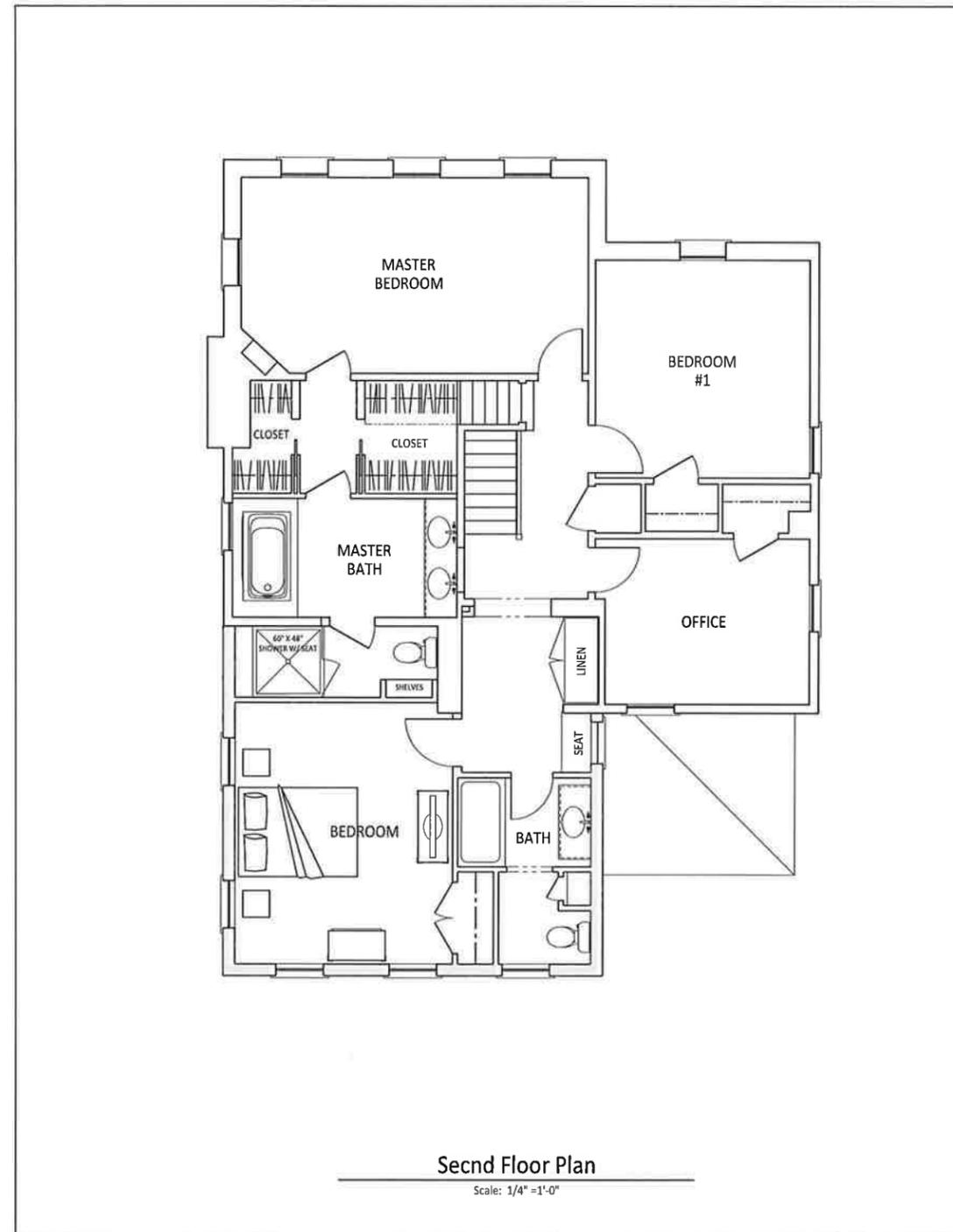
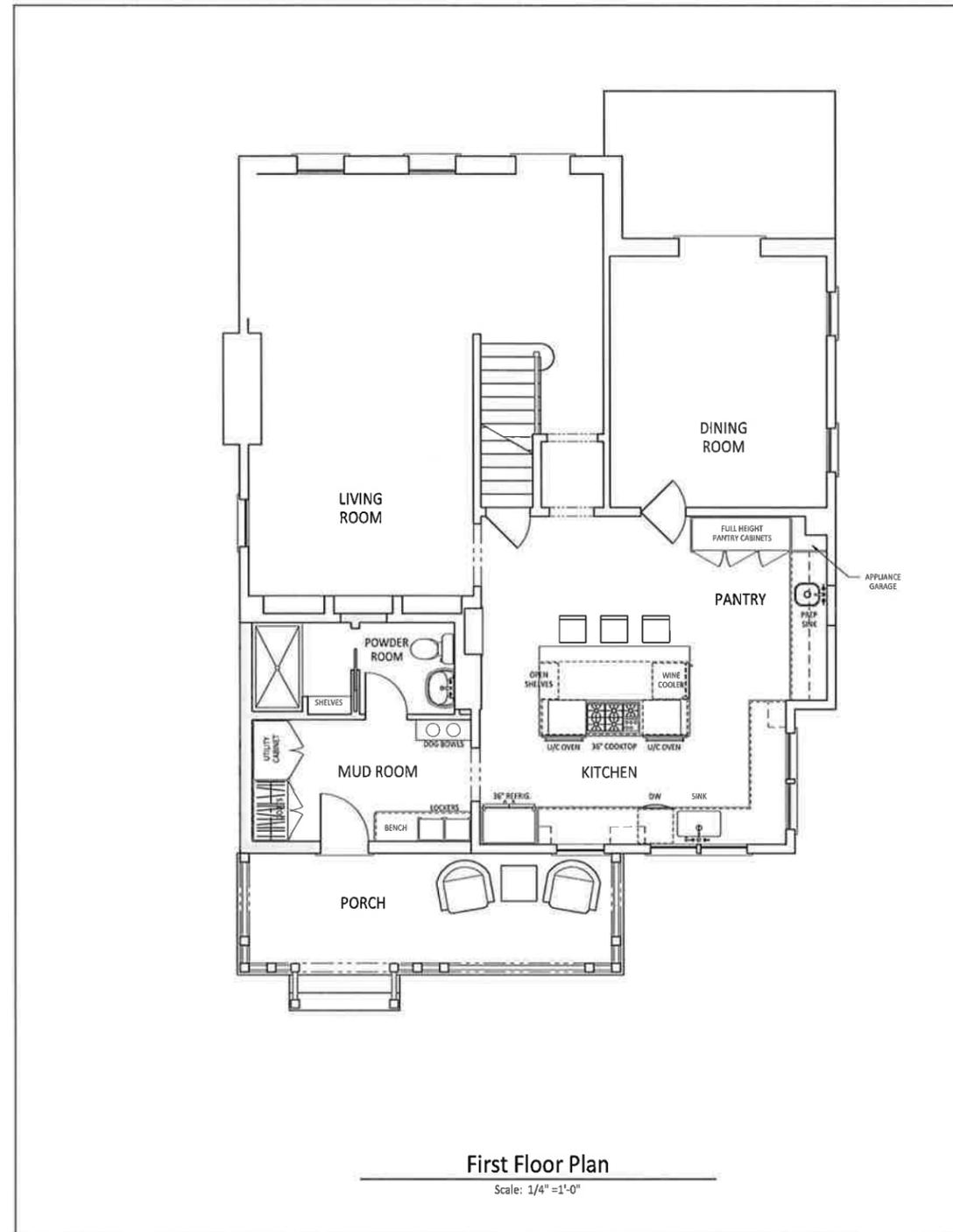
**DEAN A. WENZ**

ARCHITECTS

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The Yoakum Residence  
 154 S. Ardmore Road Bexley, Ohio



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The Yoakum Residence  
154 S. Ardmore Road Bexley, Ohio



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



Right Side Elevation  
Scale: 3/16" = 1'-0"



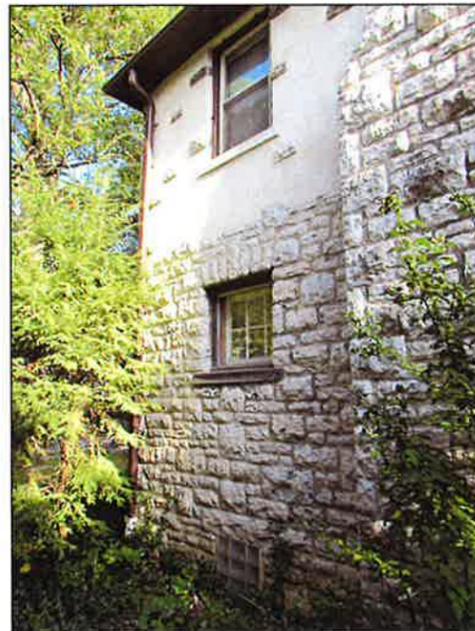
Left Side Elevation  
Scale: 3/16" = 1'-0"

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154 S. Ardmore Road Bexley, Ohio



Photos of Existing Residence

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