

**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.: 15-059
- Applicant: Damian Billy
- Owner: Alison Sentz
- Location: 48 S. Stanwood Road
- Request: The applicant is seeking architectural review and approval, to allow a 2-story addition east side of the existing principal structure, which includes a covered porch and 2nd floor balcony. The applicant is also seeking a 2' 10" variance from Bexley Code Section 1260.07(e), which requires a detached garages to not be located less than ten feet from the principal structure, to allow the 2nd story of the proposed addition to be 7'2" from the detached garage and the 1st floor to be 9'10" from the detached garage.

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 2015059

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 48 S. STANWOOD Zoning District R6

6. OWNER ALISON SENTE Phone # _____ or Cell # 513, 417, 4651
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant DAMIAN BILLY E-mail dbillyarchitect@cinci.zr.com Phone # _____ or Cell# 513, 833, 3494
Address 1886 MAISON RD. /City, State, Zip CINCINNATI OHIO 45206

8. Brief Description of Request and/or Variance CONSTRUCT A TWO-STOREY FRAME ADDITION.

9. Valuation of Project \$ \$125,000.-

• 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 12.17.2015

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 150.00

**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 48 J. STANWOOD RD. Zoning District RL6

Lot Width 50 ft Depth 144 ft Total Area 7,200 sq ft

Existing Residence (foot print) 935 sq ft Garage 353 sq ft

Existing Building Height one-story two-story

Proposed Addition (foot print) 751 sq ft MATCH EXIST. EAVE HT. (18' +/-) Height one-story two-story

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

Permitted Lot Coverage 35 % = 2,520 sq ft

Lot to be covered 21 % = 1,534 sq ft

*rear 28.8
set back*

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 DAMIAN BILLY - ARCHITECT

Contractor/Builder NOT SELECTED

Preliminary Review Final Review _____

• DESCRIPTION OF CHANGES PROPOSED _____

• 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: TO BE SELECTED

3. New Roofing Type, Style & Color: 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: ANDERSON OR EQUAL
4. New Window Style, Material & Color: DOUBLE HUNG, WOOD, ALUM. CLAD TO MATCH EXIST.

• **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 FRENCH doors - Style in family of Color TO BE DETERMINED
DINING ROOMS

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle <u>MATCH DARK STAIN</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding <u>MATCH EXISTING COLOR</u>
<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: ALUM. CLAD TO MATCH EXIST.
4. Proposed NEW Window Trim: ALUM. CLAD TO MATCH EXIST.
5. Trim: Color(s): MATCH EXISTING - DARK BRONZE

** 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 POWDER COATED ALUM. RAIL SYSTEM

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Alison Sentz
48 South Stanwood Road
Bexley, Ohio 43209
Phone: 513-417-4651

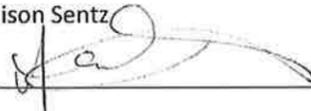
City of Bexley
Board of Zoning Appeals and Architectural Review
2242 East Main Street
Bexley, Ohio 43209

December 17, 2015

I, Alison Sentz, the owner of 48 South Stanwood Road, Bexley, Ohio 43209; give Damian Billy, architect, permission to represent me as the applicant for all review request and processes pertaining to the 48 South Stanwood Road, Bexley, Ohio 43209 property.

Sincerely,

Alison Sentz

X  _____

DATE

12/17/2015

DUPLICATE RECEIPT

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

*** RECEIPT ***

APPLICANT:

Receipt #: 2017303 12/21/2015

Application #: 2017778

Lot #: N/A

Address: 48 STANWOOD RD S

Description: V

AMOUNT PAID: \$150.00

PAYMENT TYPE: CHK-351

FEES: VARIANCE 150.00

AMOUNT DUE: \$0.00

By:  _____ →

Buffer search results

Results 1 - 20 of 20

020N010L 13400	020-004125-00	77 S ROOSEVELT AV	ROSENTHAL MARTIN S	DEBRA E
020N010L 13500	020-000984-00	71 S ROOSEVELT AV	VOLFA JULIJA	HAIMANI ADNANE
020N010L 13600	020-000865-00	65 S ROOSEVELT AV	OLDHAM STEVEN A	OLDHAM JESSICA I
020N010L 13700	020-000983-00	59 S ROOSEVELT AV	DICK MICHAEL	
020N010L 13800	020-000982-00	55 S ROOSEVELT AV	DIXON AARON L	DIXON HEATHER J
020N010L 13900	020-000981-00	47 S ROOSEVELT AV	DASHEVSKIY MARK	DASHEVSKIY YELENA
020N010L 14000	020-000980-00	41 S ROOSEVELT AV	BLAU JONATHAN	TENENBLATT KAREN
020N010L 14100	020-001678-00	35 S ROOSEVELT AV	CONGREGATION AGUDAS ACHIM	
020N010L 14200	020-002207-00	2787 E BROAD ST	CONGREGATION AGUDATH ACHI	
020N010L 14300	020-004215-00	STANWOOD RD	CONGREGATION AQUDAS AGHIM	
020N010L 14400	020-002209-00	STANWOOD RD	CONGREGATION AGUDAS ACHIM	
020N010L 14500	020-000979-00	48 S STANWOOD RD	SENTZ ALISON	
020N010L 14600	020-002082-00	58 S STANWOOD RD	BINSKY BEATRICE TR	
020N010L 14700	020-004123-00	74 S STANWOOD RD	POHLMAN WILLIAM J	LISA M KEDER
020N010L 18300	020-000940-00	65 S STANWOOD RD	COHEN DOUGLAS J	COHEN JULIE Z
020N010L 18400	020-002383-00	59 S STANWOOD RD	MCCANN CORMAC J	MCCANN JENNIFER
020N010L 18500	020-000189-00	51 S STANWOOD RD	ACTON SYLVIA C	
020N010L 18600	020-000939-00	45 S STANWOOD RD	VANASSENDERP KAREN B TR	
020N010L 18700	020-000938-00	35 S STANWOOD RD	WELSH MARK W	WELSH NICOLE A
020N010L 18800	020-002905-00	2737 E BROAD ST	GAY ADAM	

48 S. Stanwood

48 South Stanwood Road (12.16.2015)



West/Front



Front/South



North



East



Brickwork



Garage
Sheet #10

Alison Sentz
48 South Stanwood Road
Bexley, Ohio 43209
Phone: 513-417-4651

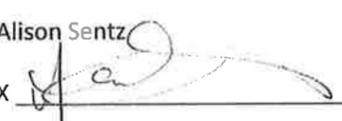
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Sincerely,

Alison Sentz

X  _____

DATE 12/17/2015

48 South Stanwood Road

Proposed Addition:

Scope of Work:

- The new Owners of 48 South Stanwood Road purchased the Home in November, 2015. They wish to construct a two storey, frame Addition to a circa 1927 two storey, frame Home. On the First Floor: add a Family Room, Mudroom, Powder Room, and Patio. On the Second Floor: add a MBR, MBath, MClotset, and Balcony. Extend the North wall of the Home, along their driveway, to minimize the view of the Parking Lot next door to the North and form a South-facing, private Courtyard.
- Zoning: R6 (30' Front Yard Setback; 1/6 of Lot width Side Yard Setback (but not greater than 8'); 25' Rear Yard Setback).
- Lot coverage, Building Area/R6: Must be less than 35%:
 - Lot is: 50' x 144' = 7,200 sq. ft.
 - Existing:
 - Garage is: 19'x18'7" = 353 sq. ft.
 - House is: (28'x30') + (4'x14'5") + Front Porch (3'x7') + Back Porch (4'x4') = 840+58+21+16 = 935 sq. ft.
 - Garage + House: 353+935 = 1,288 sq. ft.
 - %: 1288/7200 = 18%
 - Proposed:
 - Addition: ((16'x27'4") + (2'x9'4")) + Cantilever (2'8"x18') + Balcony ((12'x 18') + (3'x10')) = 456 +49+246 = 751 sq. ft.
 - Total: Existing (1288) + Proposed (751) = 2,039 sq. ft.
 - %: 2039/7200 = 28% (In compliance, since less than the maximum 35%).
- Lot Coverage, Overall/R6: Must be less than 60%:
 - Existing:
 - Driveway: (8'x144') + (28'x29'2") = 1152 + 847 = 1,970 sq. ft.
 - Total: Existing (1288) + Driveway (1970) = 3,258 sq. ft.
 - %: 3258/7200 = 45%
 - Proposed:
 - Driveway: No changes.
 - Patio: (12'x18') + (3'x10') = 216 + 30 = 246 sq. ft.
 - Total: Proposed (2039) + Driveway (1970) + Patio (246) = 4,255 sq. ft.
 - %: 4,255/7200 = 59% (In compliance, since less than the maximum 60%).
- Exterior railings on Balcony and Wood Porch to be black, anodized aluminum Railing System with 1/2" square pickets.
- Exterior Siding Materials:
 - The existing Home has three types of siding materials:
 - 'Random course' Brick Veneer – Please see the Photographs (Sheet #10, typical). One of the charms of this home is the brickwork, seemingly laid by an unskilled, romantic, field hand. However, only an experienced brickmason with great skill and a keen eye could have produced this work to make it look this way – otherwise it would have looked haphazard, sloppy, and amateurish, which it does not.
 - Cedar Shakes – It appears that the original home was enveloped in staggered, cedar shakes, please see the Photographs. At some time in the past, a previous Owner covered the shakes with vinyl siding, presumably to reduce maintenance.
 - Vinyl Siding – the immediate, previous Owners removed the Vinyl Siding on the First Floor of the Rear/East Elevation and restored the Cedar Shakes.
 - Proposed:
 - 'Random course' Brick Veneer – It would be difficult to find a skilled brickmason to match the existing brickwork, plus it is assumed that this work would be very expensive. The only place that this brickwork is appropriate design-wise is along the driveway. The First Floor of the proposed North Elevation is hidden behind a fence between the Parking Lot to the North and their driveway. The First Floor of the proposed wall is not visible to the public, and would be an inappropriate place to spend this kind of money – therefore, the First Floor along the driveway will be Vinyl Siding.
 - Cedar Shakes – Match the existing, staggered Cedar Shakes on the First Floor of the South Elevation surrounding the Patio – paint to match existing.

- Vinyl Siding – Match the existing Vinyl Siding on the First and Second Floor of the North Elevation, the East Elevation, and the Second Floor of the South Elevation.
- Windows:
 - Existing – there are four different types of windows currently installed in the Home.
 - The majority of the home has the original, double hung, wood sash with single pane glass. The glazing area is divided into lights (6/6 typically) by metal mullions. The exterior window casing and sills are covered in dark bronze aluminum and each window is weatherproofed with a dark bronze aluminum, triple track storm sash. Please see the Photographs, noticing that because of the delicateness of the metal mullions, they are hard to see from the exterior.
 - The First Floor Study has a wood, double hung, double glazed window with wood divided lights (8/8) on the West Elevation facing S. Stanwood. Notice in the Photographs that the wood, divided lights are easier to see from the outside than the original, metal divided lights.
 - The two windows in the First Floor Study on the South Elevation are vinyl, horizontal sliding windows without divided lights. The Kitchen window over the sink is a vinyl, double hung window without divided lights – it will be removed and not replaced in the Addition.
 - The two First Floor windows on the North Elevation are aluminum, horizontal sliding windows without divided lights, weatherproofed by bronze aluminum storm windows.
 - Proposed – there are few windows and exterior doors in the Addition (2 fixed windows in the Family Room, 1 casement window in the Powder Room, 2 fixed windows in the MBR, 2 fixed windows in the MBath, 2 French Doors in the Family Room, 2 French Doors in the MBR, and 1 French Double Door in the Dining Room). These new windows and doors will match the 'original' windows as is reasonably possible – wood interior, dark bronze aluminum clad exterior (to match existing), double pane (for energy efficiency), and metal divided lights (to match existing). Currently researching window manufacturers to meet these requirements. The existing wood, 9-lite Kitchen door and dark bronze, storm door will be reinstalled as the proposed Mudroom exterior door.
- 10' required between the Principal Structure and a Garage. The First Floor of the Addition meets this requirement, which is not a Fire Code Separation Requirement. The Second Floor of the Addition cantilevers over the First Floor and part of the Second Floor does not meet this requirement (Please see Sheet #3).
- Exterior Colors – Match existing: the dark bronze color of the aluminum storm windows and window casing; vinyl siding; roofing; etc.

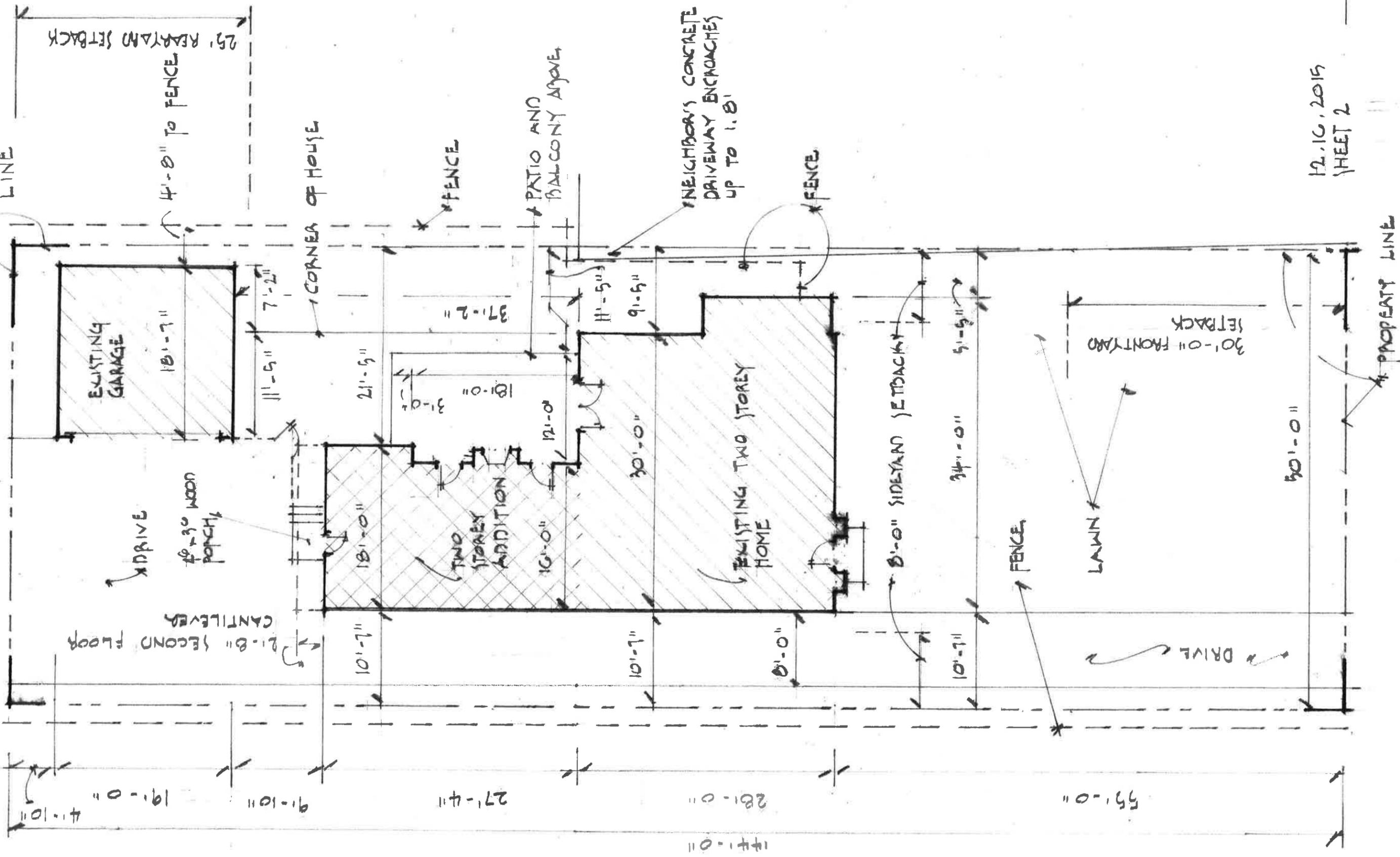
Drawing Index:

- Sheet 1: Title Sheet and Notes
- Sheet 2: Site Plan
- Sheet 3: 10' Required Between Garage and Addition
- Sheet 4: First Floor – Existing Plan
Second Floor – Existing Plan
- Sheet 5: First Floor – Proposed Plan
- Sheet 6: Second Floor – Proposed Plan
- Sheet 7: Front (West) Elevation
Rear (East) Elevation
- Sheet 8: South Elevation
- Sheet 9: North Elevation
- Sheet 10: Photographs
- Sheet 11: Authorization Letter from the Owner

Drawings By:

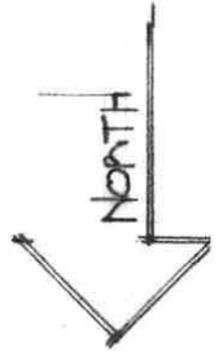
- Damian Billy, Architect
- 1886 Madison Road
- Cincinnati, Ohio 45206
- 513.833.3494

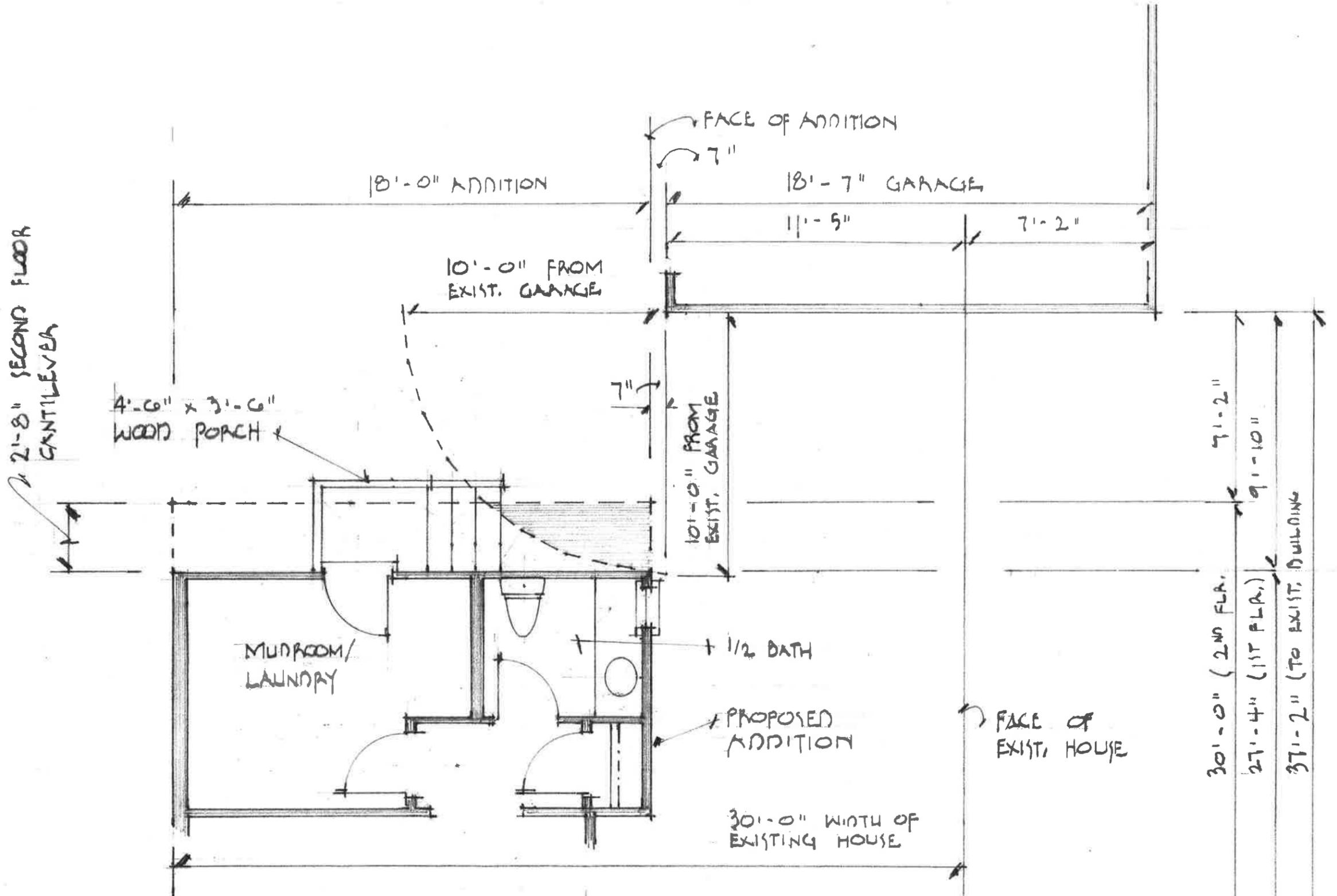
PROPERTY LINE



12.10.2015
SHEET 2

SITE PLAN 1" = 10'
 INFORMATION FROM MORTGAGE SURVEY PREPARED BY
 MUSTEN AND ASSOCIATES AND FIELD MEASUREMENTS





10' REQ'D BETWEEN GARAGE AND ADDITION

- THE FIRST FLOOR MEETS THE REQUIREMENT FOR A 10'-0" DISTANCE FROM THE EXIST. ONE STOREY GARAGE.
- THE SHADED PORTION OF THE SECOND FLOOR CANTILEVER DOES NOT MEET THE 10'-0" DISTANCE REQUIREMENT.

GARAGE

YARD

DRIVE

FENCE

EATING BAR / ARCHES OP'G.

KITCHEN
12'10" x 12'9"

BR²
13'0" x 9'4"

DINING
15'0" x 12'9"

1/2 BATH

STUDY

LIVING 20'4" x 13'7"

FIRST - EXISTING

BR³
13'4" x 9'4"

BATH

ROOF BELOW

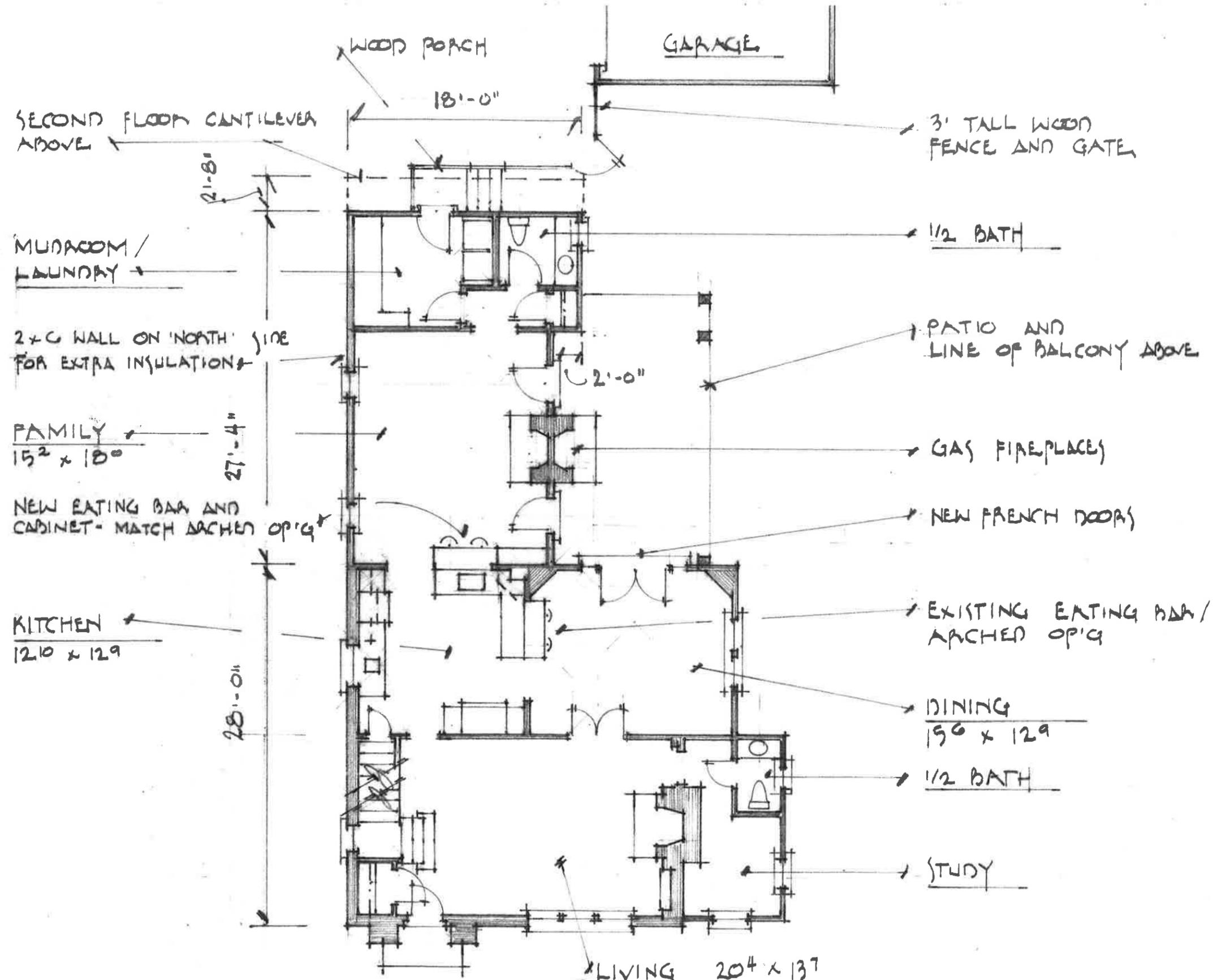
MBR 21'0" x 12'2"

SECOND - EXISTING

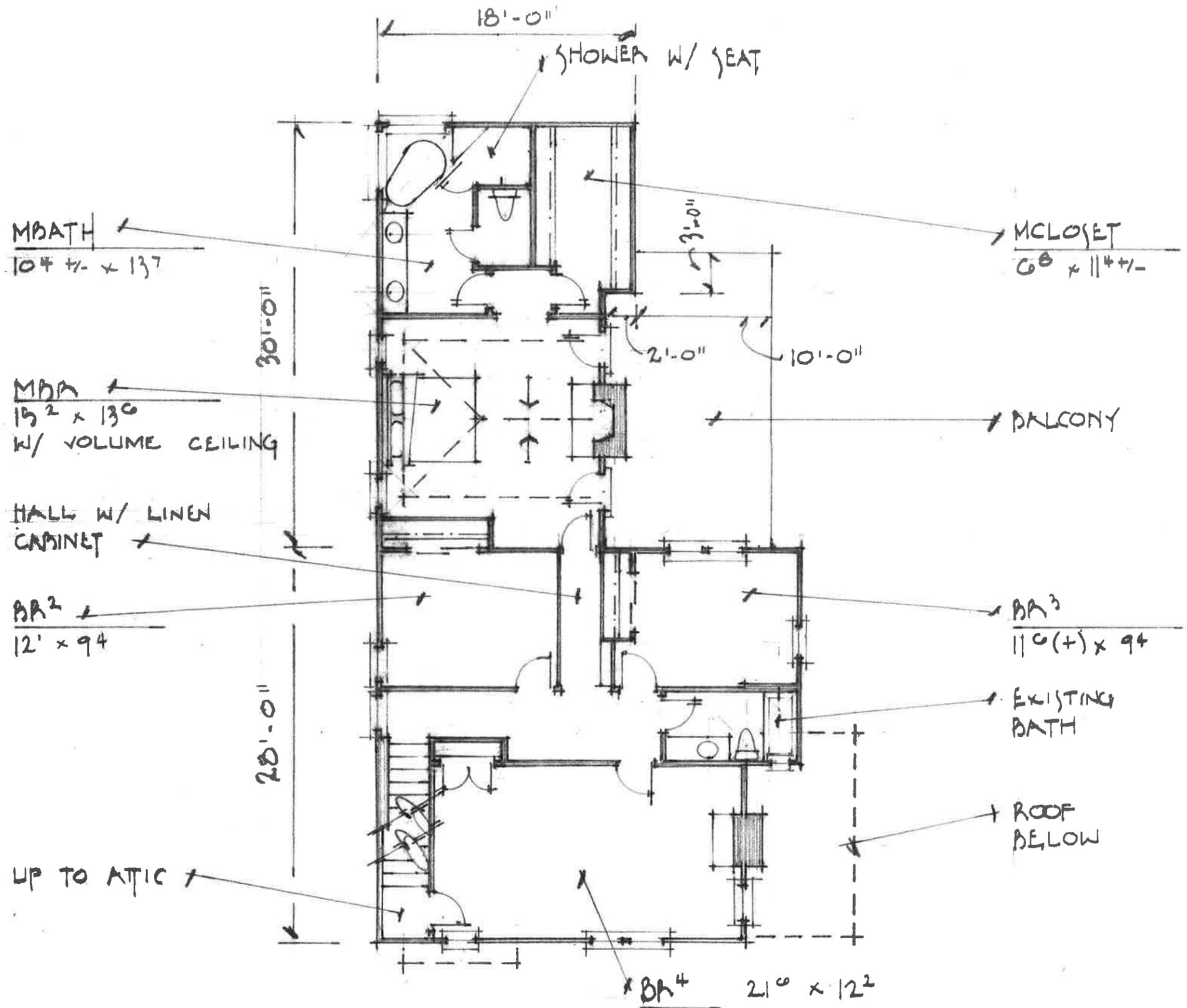
1/8" = 1'-0"

12.10.2015

SHEET 4



FIRST - PROPOSED



SECOND - PROPOSED

TEMPLE PARKING LOT
NEXT DOOR
LINE OF LABORVITAE

PRE-MANUFACTURED ALUM.
RAILING SYSTEM W/ 1/2" ϕ PICKETS

MATCH VINYL SIDING

FIBERGLASS SHINGLES

BALCONY

VINYL SIDING
CEDAR SHAKES ON FIRST
FLOOR ONLY

WOOD WINDOW W/O
ALUM. STORM WINDOW

FENCE

FENCE

DRIVE

RANDOM COURSE BRICKWORK

WOOD WINDOWS (e/c w/ LEADED MULLIONS
AND ALUM. STORM WINDOWS)

PATIO

WOOD PORCH

CANTILEVER ABOVE

STREET / FRONT / WEST ELEVATION

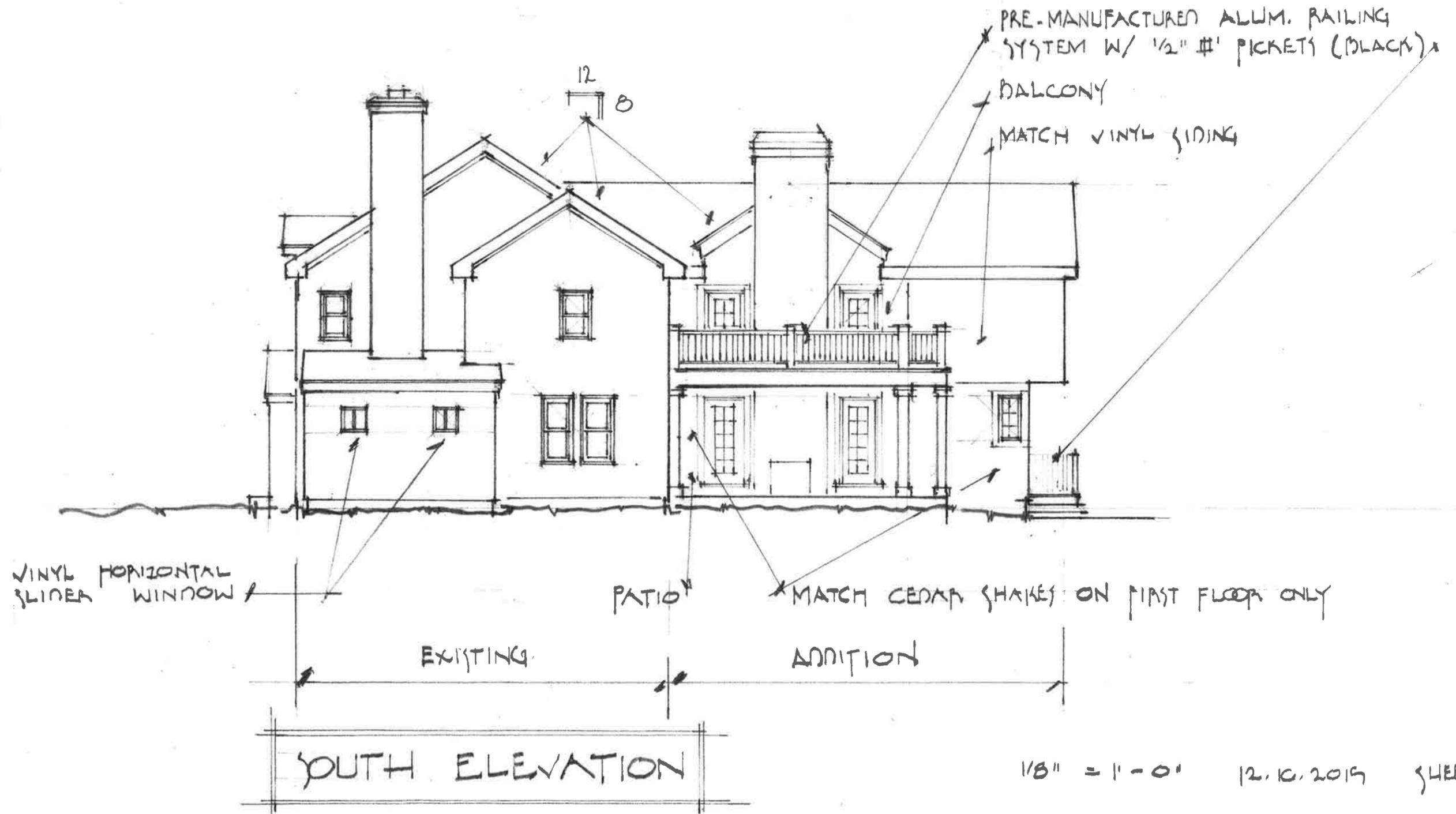
REAR ELEVATION

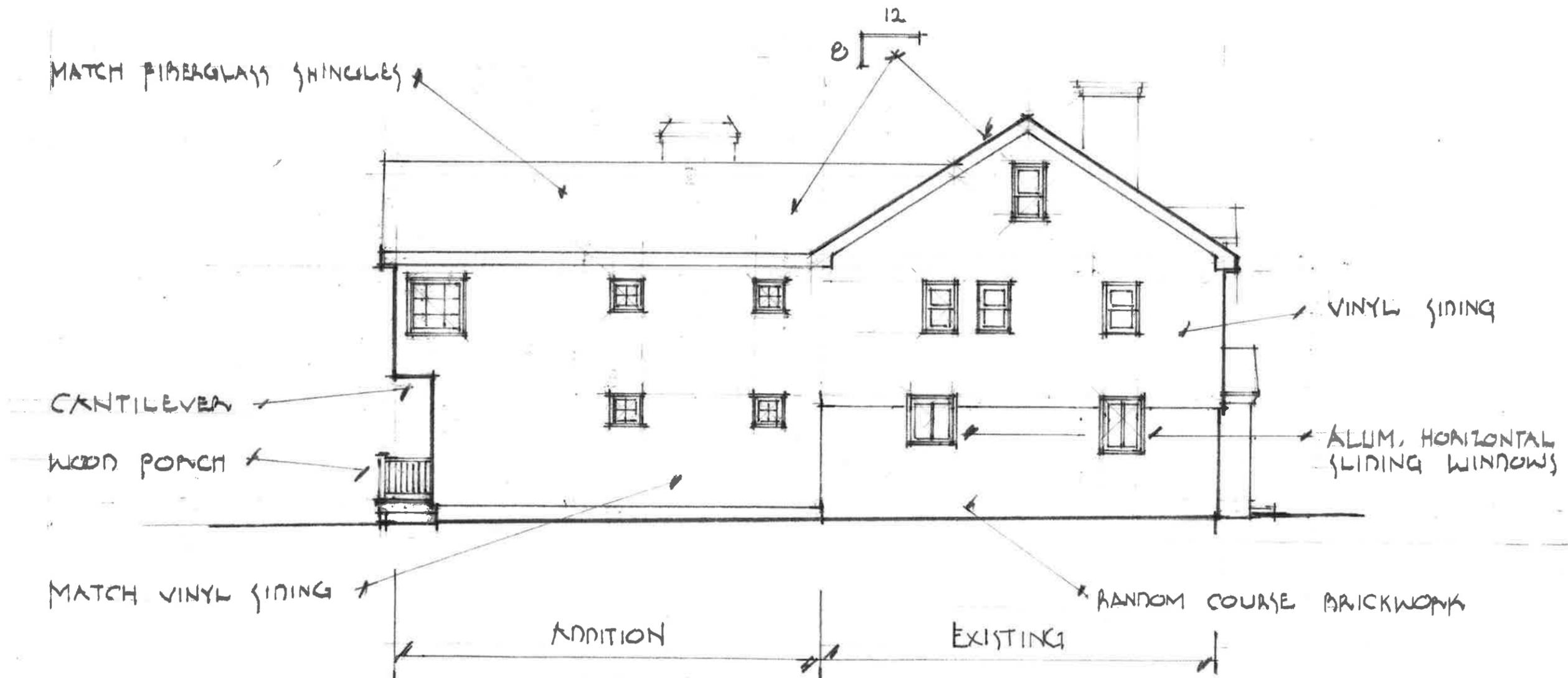
NOTE: G/C DIVIDED LITES (W/ METAL MULLIONS) NOT
SHOWN IN ORIGINAL WINDOWS FOR CLARITY

1/8" = 1'-0"

12.10.2015

SHEET 7





MATCH FIBERGLASS SHINGLES

12
8

VINYL SIDING

CANTILEVER

WOOD PORCH

ALUM. HORIZONTAL SLIDING WINDOWS

MATCH VINYL SIDING

ADDITION

EXISTING

RANDOM COURSE BRICKWORK

NORTH ELEVATION

1/8" = 1'-0"

12.10.2015

SHEET 9