

**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, February 11, 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.: 15-056
- Applicant: Gary Alexander
- Owner: Mrs. Amy Wagenbrenner
- Location: 2688 Brentwood Road
- Request: The applicant is seeking architectural review and approval, to allow changes to the rear (north side) of the home. The changes include an expansion of the mudroom, kitchen, and dining areas, an open porch addition and expanded patio.

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 01-28-16



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 15-056

1. Architectural Review for:

✓ Addition Alteration New Structure () Demolition of a Principal Structure Demolition of Garage

2. Variance For: NONE

Principal Structure Garage Fence Other

3. Variance To: NONE

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: NO CHALLENGE Home Occupation sq. / height of structure

5. LOCATION 2688 BRELTHOOD ROAD Zoning District R-6

6. OWNER MRS. AMY WAGELBRENNER Phone # 614 906-3365 or Cell #

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

7. Applicant GARY ALEXANDER e-mail gary@garyjalexanderarchitect.com Phone # 614 487-0637 or Cell#

Address 1265 NEIL AVE City, State, Zip COLS., OHIO 43201

8. Brief Description of Request and/or Variance WE ARE REQUESTING AN ARCHITECTURAL REVIEW FOR CHALLENGES TO THE REAR OF THE HOME. CHALLENGES INCLUDE: EXPANDED KITCHEN AND DINING ROOM; ADDITION OF A COVERED PATIO; AND ADDITIONAL PATIO SPACE

9. Valuation of Project \$ 250,000.00

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 Gary J. Alexander DATE DEC. 17, 2015

Fee: based on valuation \$ 210.00 Fee: based on variance \$ Other \$ TOTAL FEE DUE \$ 210.00

**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 2688 BREYWOOD ROAD Zoning District R-6

Lot Width 140.00 ft Depth 139.32 ft Total Area 19,504.80 sq ft

Existing Residence (foot print) 2654 sq ft Garage (INCLUDED IN 2654 SQ FT TOTAL) sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 445 SQ. FT. INTERIOR SPACE
716 sq ft 11'-6" Height 1 one-story _____ two-story
COVERED PATIO

Proposed Garage NONE sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 6827 sq ft

Lot to be covered 18 % = 3515 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 GARY J. ALEXANDER, ARCHITECT

Contractor/Builder (YET TO BE DETERMINED)

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED CHANGES INCLUDE: EXPANDED
MUDROOM, KITCHEN AND DINING ROOM; ADDITION OF A
COVERED PATIO; AND ADDITIONAL PATIO SPACE

• 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: _____
- 3. New Roofing Type, Style & Color: COPPER & WOODER ROOFING

• **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

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 ALUMINUM CLAD WOOD / Style FRENCH Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
(✓)	(✓)	Brick <u>RED BRICK WHITE</u>
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
(✓)	()	Aluminum Siding <u>WHITE</u>
()	(✓)	Other <u>CEMENT FIBER</u> <u>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: WOOD

4. Proposed NEW Window Trim: WOOD

5. Trim: Color(s): WHITE

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

NONE

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:

NONE

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 _____

PATIO: BLUESTONE

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



Map showing a grid of streets and building footprints. The highlighted parcel is located at the intersection of Krentwood Rd and S W Roosevelt Ave. The parcel is bounded by Krentwood Rd to the north, S W Roosevelt Ave to the east, and S W 10th Ave to the south. The parcel contains a building footprint. The map also shows other buildings and streets in the area, including S W 1st Ave, S W 2nd Ave, S W 3rd Ave, S W 4th Ave, S W 5th Ave, S W 6th Ave, S W 7th Ave, S W 8th Ave, S W 9th Ave, S W 11th Ave, S W 12th Ave, S W 13th Ave, S W 14th Ave, S W 15th Ave, S W 16th Ave, S W 17th Ave, S W 18th Ave, S W 19th Ave, S W 20th Ave, S W 21st Ave, S W 22nd Ave, S W 23rd Ave, S W 24th Ave, S W 25th Ave, S W 26th Ave, S W 27th Ave, S W 28th Ave, S W 29th Ave, S W 30th Ave, S W 31st Ave, S W 32nd Ave, S W 33rd Ave, S W 34th Ave, S W 35th Ave, S W 36th Ave, S W 37th Ave, S W 38th Ave, S W 39th Ave, S W 40th Ave, S W 41st Ave, S W 42nd Ave, S W 43rd Ave, S W 44th Ave, S W 45th Ave, S W 46th Ave, S W 47th Ave, S W 48th Ave, S W 49th Ave, S W 50th Ave.



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Current Parcel List

Results [Click rows to view property details](#) Displaying 1 - 15 of 15

Alt ID	Site Address	Owner 1	Owner 2
... 020-003231-00	2717 FAIR AV	MCGARRITY MATTHEW J	MCGARRITY CARSON M
... 020-003232-00	2699 FAIR AV	WICKS FLOYD F	
... 020-003233-00	2689 FAIR AV	GILAT YAELA	GILAT AMOS
... 020-003234-00	2681 FAIR AV	PALMER MATTHEW D & LISA M	
... 020-003235-00	2671 FAIR AV	ZIEGLER PATRICIA M	
... 020-003204-00	2666 BRENTWOOD RD	GONSIOROWSKI MICHAEL	GONSIOROWSKI JOY A
... 020-003205-00	2676 BRENTWOOD RD	ASENSIO MANUEL J & LYNN W	
... 020-003206-00	2688 BRENTWOOD RD	WAGENBRENNER AMY M	
... 020-003208-00	2710 BRENTWOOD RD	MEACHMAN EDWARD A	
... 020-003209-00	2720 BRENTWOOD RD	YENKIN MIRIAM S	
... 020-003191-00	2711 BRENTWOOD RD	GURIAN ELAINE H TR	
... 020-003192-00	2689 BRENTWOOD RD	MULBARGER PHYLLIS A TR	
... 020-003193-00	2685 BRENTWOOD RD	MERZEL JEFFREY M	
... 020-004675-00	2675 BRENTWOOD RD	PECK JAMES D & SHARON R	
... 020-003195-00	2665 BRENTWOOD RD	YEE DANNY	KAREN EISENBACH

Printable Version Results Page: **1**

Selection Manager
 Select page all
 Select all
 Deselect page all
 Deselect all
 Search Manager
 View List - Map
 Reports
 Proximity Report
 Map Report
 Parcel Summary
 Parcel Detail

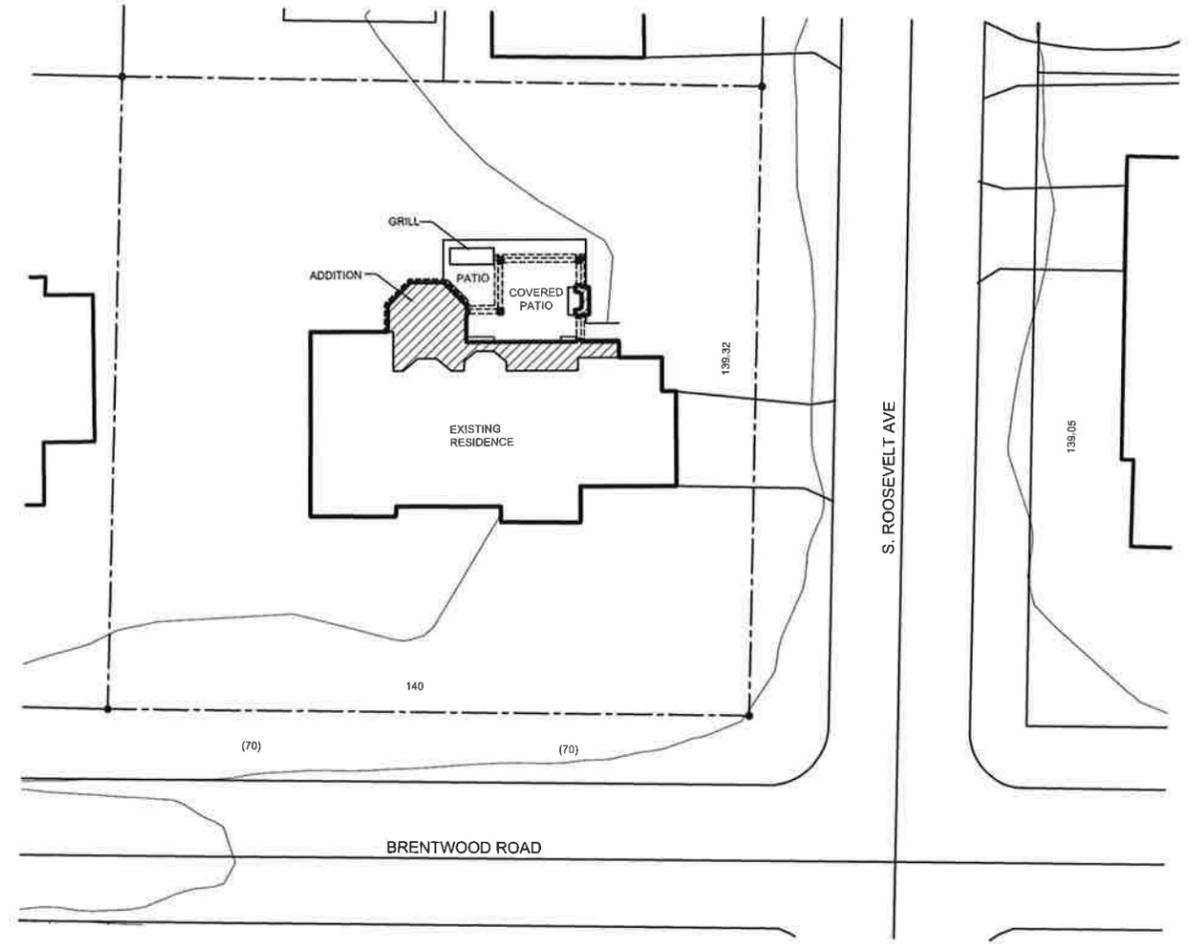
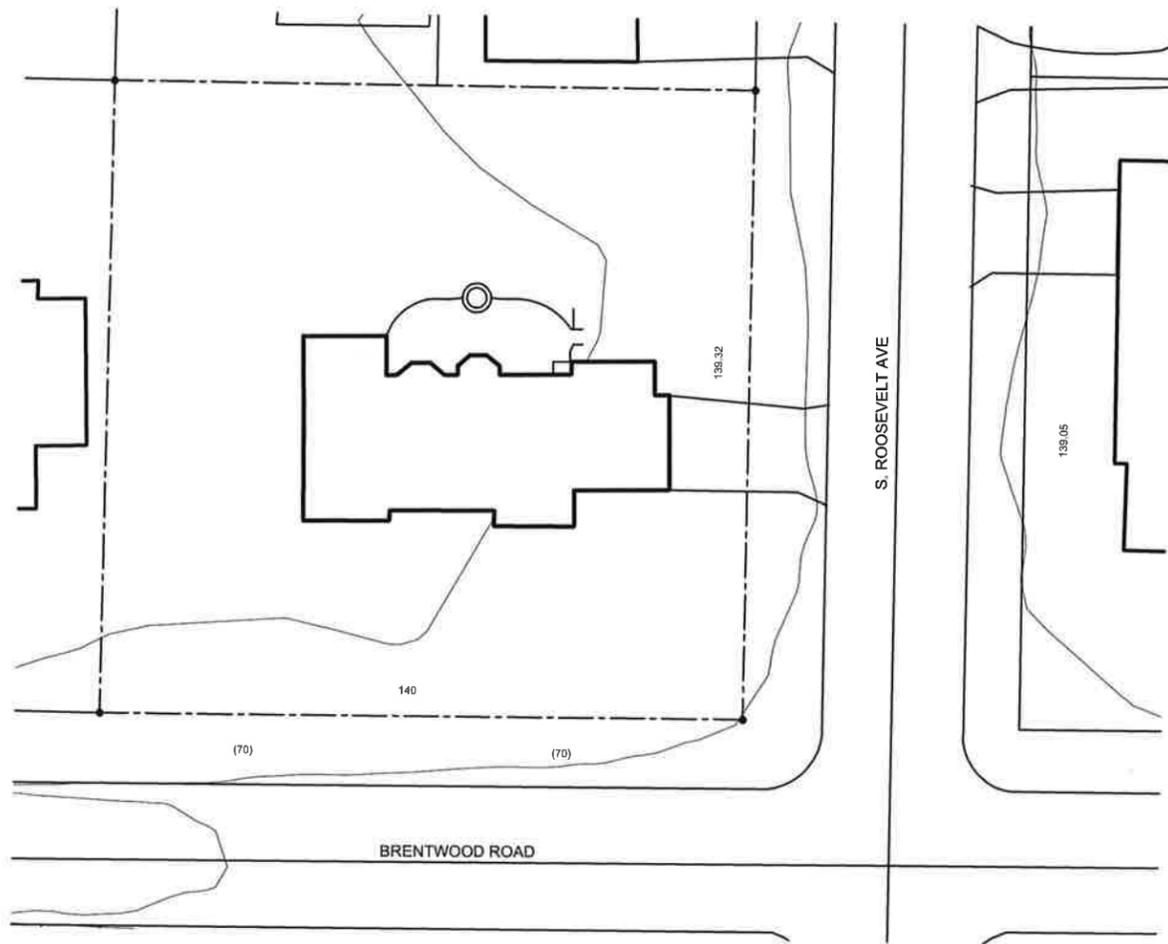
Go

Disclaimer:

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2688 Brentwood



SITE PLAN
EXISTING
SCALE: 1" = 40'-0"

LOT AREA: - 19,505 SQ. FT.
EXISTING HOUSE: - 2,654 SQ. FT.

SITE PLAN
PROPOSED
SCALE: 1" = 40'-0"

PARCEL ID: 020-003206-00
LOT AREA: - 19,505 SQ. FT.
EXISTING HOUSE: - 2,654 SQ. FT.
ADDITION: - 445 SQ. FT.
COVERED PATIO: - 416 SQ. FT.
TOTAL BUILDING COVER - 3,515 SQ. FT. 18% LOT AREA
PERMITTED COVER - 6,827 SQ. FT. 35% LOT AREA

**ADDITION AND REMODELING
THE WAGENBRENNER RESIDENCE
2688 BRENTWOOD RD**

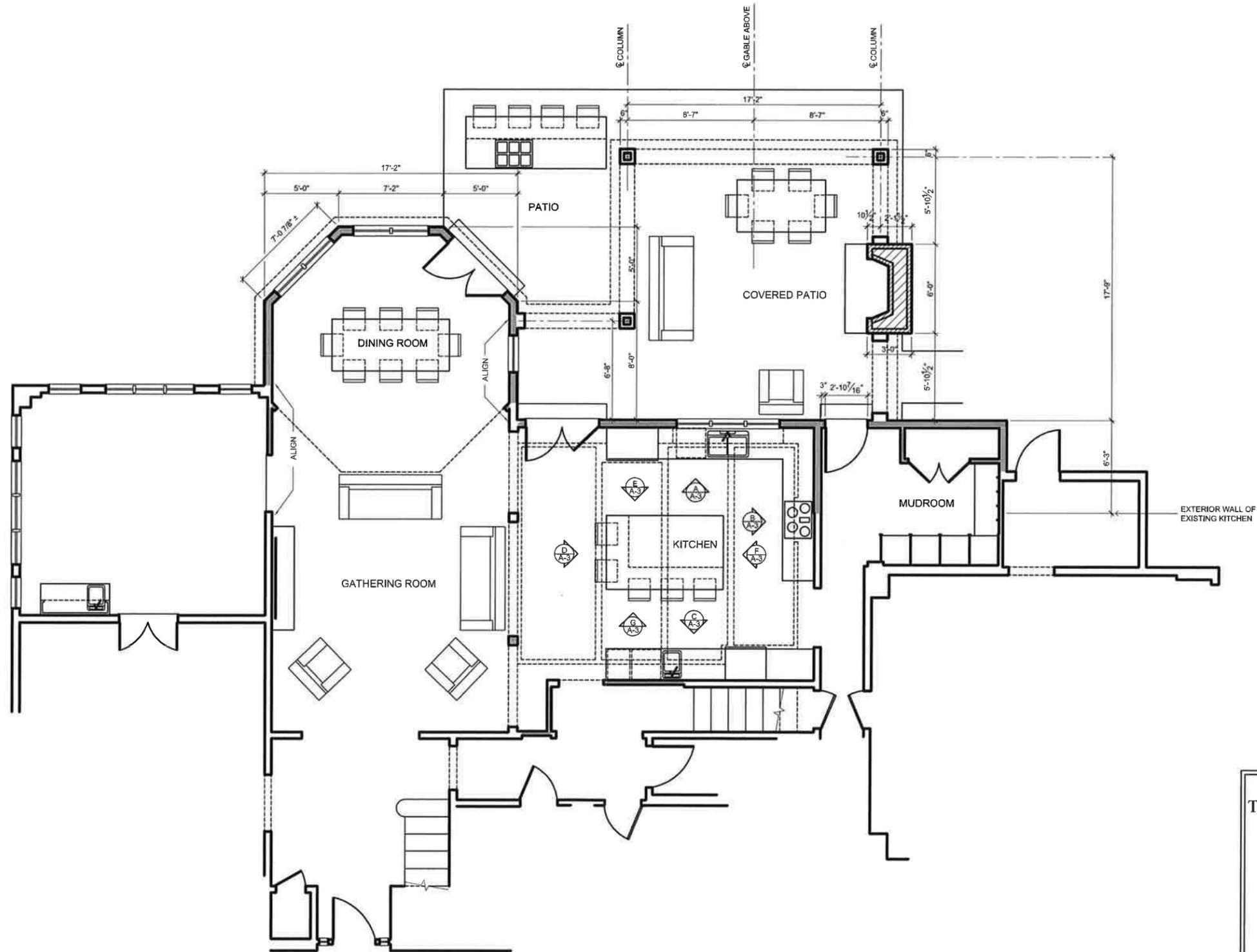
Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

D. REVIEW: 12-21-15

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OR ALTERED, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.



GROUND FLOOR PLAN

PROPOSED
SCALE: 1/8" = 1'-0"

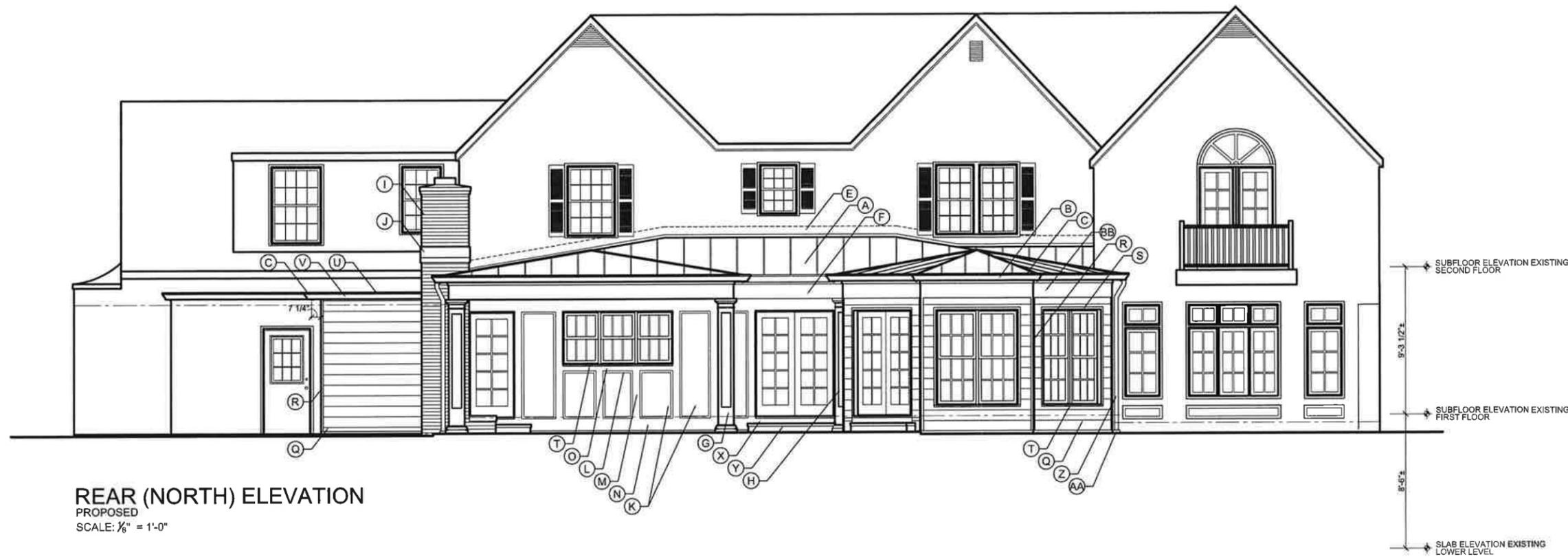
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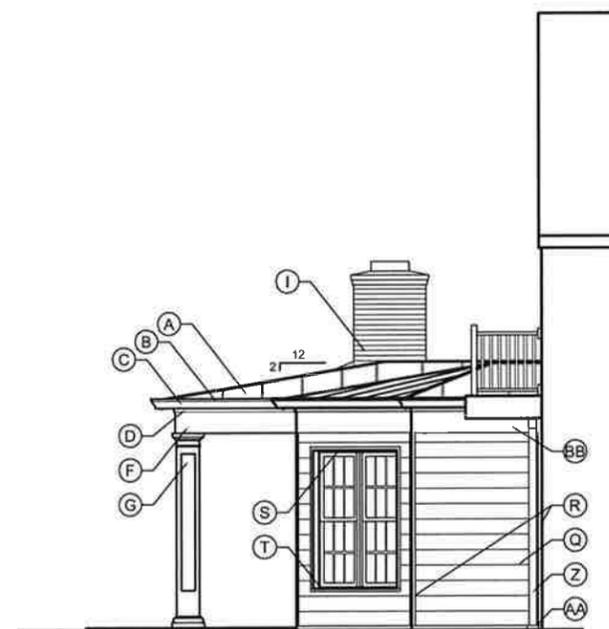
REAR (NORTH) ELEVATION
 PROPOSED
 SCALE: 1/8" = 1'-0"

ELEVATION MATERIALS LIST

- ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.
- ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS
- A. STANDING SEAM COPPER ROOF
- B. 1X6 WOOD FASCIA
- C. 5" OGEE PROFILE PRE-FINISHED ALUMINUM GUTTER
- D. CROWN MOLDING, CAPITAL CITY MILLWORK KL 312 3/4"X2 1/2"
- E. EXTEND FLASHING UP BEHIND SIDING. HOLD SIDING MIN. 2" ABOVE ROOF
- F. 1X WOOD TRIM
- G. 12" WIDE RECESSED PANEL TUSCAN COLUMN, HB&G PERMACAST COLUMN
- H. 12" WIDE RECESSED PANEL TUSCAN COLUMN, 1/2" COLUMN, HB&G PERMACAST
- I. BRICK TO MATCH EXISTING AT FRONT OF HOUSE
- J. 4" THICK CUT LIMESTONE
- K. CEMENT-FIBER PANEL, HARDIPANEL OR EQUAL, SMOOTH FINISH
- L. PANEL MOLDING, CAPITAL CITY MILLWORK KW 2244-B, 1/16"X1 1/2"
- M. 3/4X6 WOOD TRIM
- N. 3/4X10 WOOD TRIM
- O. 3/4X4 WOOD TRIM
- P.
- Q. CEMENT-FIBER SIDING, HARDIPLANK OR EQUAL, SMOOTH FINISH, BLIND NAILED, EXPOSURE (8" ASSUMED) TO MATCH EXISTING
- R. 3/4X2 CORNER BOARD
- S. PROFILED HEAD AND JAMB TRIM, COX INTERIOR INC, WM 180 1 1/4"X2"
- T. 1" WOOD SILL
- U. RUBBER MEMBRANE ROOF
- V. FASCIA TO MATCH AND ALIGN WITH EXISTING
- W. 3/4 WOOD TRIM, BOTTOM TO ALIGN WITH BOTTOM OF PORCH BREST
- X. 3/4 WOOD KICK PLATE
- Y. BLUESTONE OVER TREAD, RISER, AND SIDES OF STEP
- Z. 3"X4" PREFINISHED ALUMINUM DOWNSPOUT
- AA. DOWNSPOUT BOOT
- BB. 3/4 WOOD TRIM, ALIGN WITH BREST BOARD OF COVERED PATIO



SIDE (EAST) ELEVATION
 PROPOSED
 SCALE: 1/8" = 1'-0"



SIDE (WEST) ELEVATION
 PROPOSED
 SCALE: 1/8" = 1'-0"

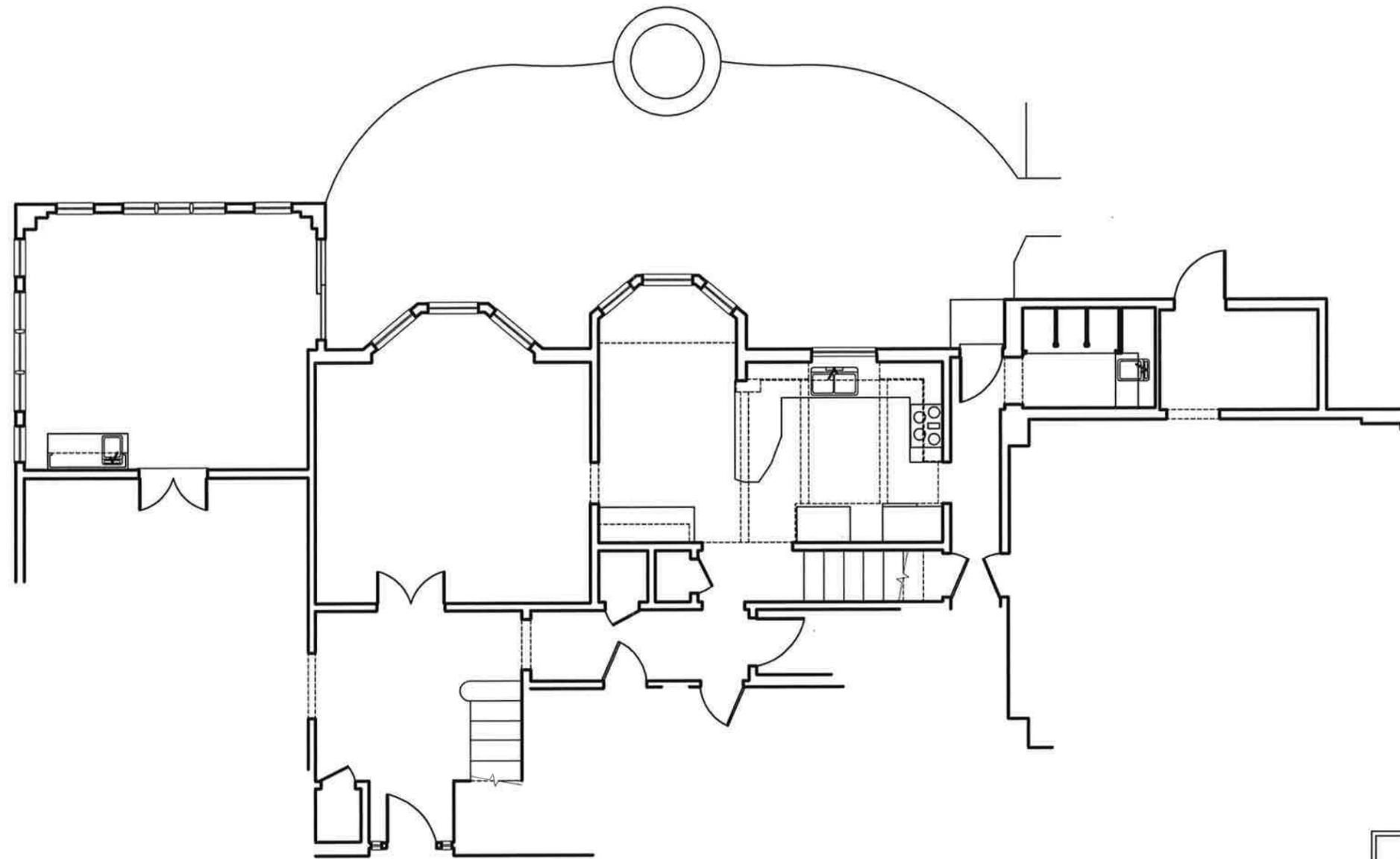
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GROUND FLOOR PLAN
EXISTING
SCALE: $\frac{1}{8}'' = 1'-0''$

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REAR (NORTH) ELEVATION
 EXISTING
 SCALE: $\frac{1}{8}" = 1'-0"$



SIDE (EAST) ELEVATION
 EXISTING
 SCALE: $\frac{1}{8}" = 1'-0"$

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