



**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- 020  
Applicant: Juliet Bullock  
Owner: Seth Preisler  
Location: 2567 Bryden Rd.  
Request: The applicant is seeking architectural review and approval to allow modifications to a previously approved design, for an addition to the west side of the existing 1-story portion of the principal structure, which includes expansion of the 2<sup>nd</sup> floor balcony.

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 2015020

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 2567 Bryden Rd.      Zoning District \_\_\_\_\_

6. OWNER Seth Prizler      Phone # 216-337-6283 or Cell # \_\_\_\_\_

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

7. Applicant \_\_\_\_\_ E-mail \_\_\_\_\_ Phone # \_\_\_\_\_ or Cell# \_\_\_\_\_  
Address \_\_\_\_\_ /City, State, Zip \_\_\_\_\_

8. Brief Description of Request and/or Variance Small addition to rear of one story

9. Valuation of Project \$ 35,000 - 50,000

- **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 1/18/16

Fee: based on valuation	\$	<u>50</u>
Fee: based on variance	\$	_____
Other	\$	_____
<b>TOTAL FEE DUE</b>	\$	<u>50</u>

\*\*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 2567 Bryden Rd Zoning District R-6  
Lot Width 49.1 ft Depth 135.95 ft Total Area 6669 sq ft  
Existing Residence (foot print) 1367 sq ft Garage 367.83 sq ft  
Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 95 sq ft Height  one-story \_\_\_\_\_ two-story

Proposed Garage ~~95~~ sq.ft. Height ~~1~~ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 2334 sq ft

Lot to be covered 27.54 % = 1830 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 Juliet Bullock

Contractor/Builder \_\_\_\_\_

Preliminary Review \_\_\_\_\_ Final Review \_\_\_\_\_

• **DESCRIPTION OF CHANGES PROPOSED** Small addition to rear one story

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

Modifications to previously approved plans

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
- New Shingle Manufacturer: \_\_\_\_\_
- New Roofing Type, Style & Color: Membrane

• **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 Integrity
4. New Window Style, Material & Color: White AH

• **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 \_\_\_\_\_ /Style match existing Color white

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>White, match existing</u>
( )	( )	Vinyl Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum Siding _____
( )	( )	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
4. Proposed NEW Window Trim: Wood/Composite
5. Trim: Color(s): White to match existing

\*\* Do the proposed changes affect the overhangs? \_\_\_\_\_

• **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 \_\_\_\_\_

----- 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 - 21 of 21

	Ait ID	Site Address	Owner 1	Owner 2
020L054 02300	020-001237-00	2550 BRYDEN RD	BERGMAN MARINA R	FERDELMAN DANIEL B
020L054 02400	020-001418-00	2558 BRYDEN RD	PARSONS STEPHEN C	PARSONS TRACEY A
020L054 02500	020-001417-00	2566 BRYDEN RD	HILBERT ROBERT L	HILBERT MICHELLE M
020L054 02600	020-001416-00	2572 BRYDEN RD	APPLING KIMBERLY W	APPLING SUSAN A
020L054 02700	020-001415-00	2576 BRYDEN RD	ZACKS MARY FINLEY	
020L054 02800	020-001414-00	2584 BRYDEN RD	ESQUE ROBERT C	ESQUE JENNIFER D
020L060 00100	020-002907-00	2595 BRYDEN RD	FOLEY EDWARD B	COX MIRANDA
020L060 00200	020-001459-00	2583 BRYDEN RD	TURACK DANIEL C & LEONIE	
020L060 00300	020-001458-00	2575 BRYDEN RD	FISHER PERRY M	FISHER WENDY R
020L060 00400	020-001457-00	2567 BRYDEN RD	PREISLER SETH D	PREISLER SAMARA C
020L060 00500	020-001456-00	2561 BRYDEN RD	KING TRACY	
020L060 00600	020-003003-00	2555 BRYDEN RD	KESSLER BENJAMIN J	KESSLER HELEN J
020L060 00700	020-001455-00	2549 BRYDEN RD	SHALWITZ ROBERT A	PAULA KRASNOFF
020L060 00800	020-001454-00	2543 BRYDEN RD	DICKER GARY	RICH CAROL L
020L060 01200	020-001469-00	2538 SHERWOOD RD	TERAPAK RICHARD B	HARSHMAN CINDY
020L060 01300	020-001468-00	2548 SHERWOOD RD	BEELER NATHANIEL B	BEELER EVE R
020L060 01400	020-001467-00	2556 SHERWOOD RD	LAU WAI Y	LIU MIN
020L060 01500	020-001466-00	2564 SHERWOOD RD	KELLY ANDREW S KNOX	KELLY ISAURE F
020L060 01501	020-004670-00	SHERWOOD RD	LAU WAI Y	LIU MIN
020L060 01600	020-001464-00	2570 SHERWOOD RD	NILAND MARY-LYNN	MCCLELLAN DEREK A
020L060 01700	020-001462-00	2578 SHERWOOD RD	BOERKOEL FREDERICK III	BOERKOEL CONSTANCE P

 Print All

2567 Bryden