

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, May 12, 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.: 16-036
Applicant: Nate Sampson
Owner: Andrew & Linsay Dunn
Location: 124 Ashbourne Rd.
Request: The applicant is seeking architectural review and approval for a proposed 4 season room in the same footprint of an existing screen porch. The applicant is also seeing a variance from Bexley Code Section 1252.03(c) which requires a 15' side yard setback for the principal structure, to allow the new porch to be constructed 14'6" from the south side yard 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: 04-28-2016



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW PROCEDURES and APPLICATION

Effective Jan. 2014

MEETING DATES: 2nd Thursday of each month (date may change due to holidays)
PLEASE SUBMIT APPLICATIONS: 3 weeks prior to meeting date

December – no meeting

The purpose of the Bexley Architectural Review District is to maintain the quality and character of the City's residential neighborhoods by regulating the exterior characteristics of new structures and modifications of existing structures. In deciding whether a proposed structure or modification is compatible with its surroundings, the Board of Zoning Appeals is required to consider elements such as the architectural design; building materials; texture and color; exterior detail and relationships; height and building mass; the arrangement of structures on the site; existing grades; the visual perspective of pedestrians and adjoining properties; and landscaping.

ARCHITECTURAL REVIEW (remodels & additions)

An architectural review application MUST BE SUBMITTED for any change to the exterior of an existing home or residential lot located with the City of Bexley, Ohio. It is mandatory for all residential construction projects prior to construction. An informal review of preliminary design drawings is recommended, although not required. A formal review, with public hearing, will then be held upon completion of the design drawings.

Any maintenance improvement will be reviewed administratively by the City architect. Refer to the Residential Review District Residential Design Guidelines, Specific Standards for additional information. Most window and roof replacement projects, detached garages and deck construction may be reviewed and approved by the City architect.

All significant changes to the exterior of a home (such as an addition, changes to exterior materials and new accessory structures or construction of a new home) will require review by the Board of Zoning Appeals acting as the Architectural Review Board. Refer to the Residential Review District Residential Design Guidelines, General Guidelines for additional information. It is not the intent of the process to review for structural integrity, life safety issues, or building code compliance, but only a design intent and architectural character.

Upon review and approval of this application a Certificate of Appropriateness will be issue to the Application. All Variances that are approved by the Board are approved for 1 year in Accordance with # 11. in the rules and regulations. **11. states that if construction, demolition or the other action authorized by the Board is not commenced with one (1) year from the effective date of a decision, order, permit authorization or approval of or by the Board, then such decision, order, authorization, approval, permit or other action shall be void, unless extended by the Board.**

REQUIRED DRAWINGS & INFORMATION:

- A. Vicinity Map – showing all adjoining properties.
- B. PHOTOGRAPHS – showing all sides of all existing structures on the property.
- C. For maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines, no drawings are required. A completed application indicating material choices is, however, required. A complete application indicating material choices is required.
- D. For significant projects, which require review by the Board of Zoning Appeals acting as the Architectural Review Board, the following drawings are required:
 1. **PHOTOGRAPHS:** Ten (10) copies of photographs; of all sides of all existing structures on the property.
 2. **SITE PLAN:** Ten (10) copies of a site plan; to scale of at least (1"=20'); Site plans shall indicate lot boundaries and dimensions, required building setback lines, location of existing structures and improvements, location of proposed structures, fences, gates and paving layout, etc.

3. **FLOOR PLAN:** Ten (10) copies of floor plans, to scale, designating and differentiating existing construction from proposed construction. Plans shall include overall dimensions and notes, as required to clearly communicate the concept of the design.
4. **EXTERIOR:** Ten (10) copies of exterior elevation drawings, to scale, designating and differentiating existing construction from proposed construction. Elevation drawings shall include indications of exterior materials, door and window styles, and notes as required to clearly communicate the concept of the design.
5. **ARCHITECTURAL:** Ten (10) copies of architectural details drawn to scale of non-typical design elements.
6. **LANDSCAPE:** in the case of a new building or change to an existing structure, which includes removal of existing landscaping, landscape architectural plans, to scale, indicating all proposed garden walls and structures, planting and landscape details.
7. **ANY VARIANCE:** additions will require a narrative description of the hardship associated with the property.

List supplemental requirements or conditions that will be met, or explain any issue that may need clarification. Attach separate sheet if needed.

- Applicants must submit, (folded and collated): Ten (10) copies of the above information. This will be distributed in advance to the Board. Maximum size of 11" x 17" original CAD drawings of plans, or if full size drawings.
- It is not mandatory, although highly recommended, that all drawings be prepared by a design professional. All drawings must clearly indicate the work to be completed.
- Incomplete applications will not be accepted for review.

• FRONT YARD FENCE

Variance request information must be provided to show how the fence complies with the following (Code Section 1262.03) submit:

- a. The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.
- b. The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.
- c. A landscape plan shall be filed with the application indicating how such fencing and/or wall is to be integrated with existing front yard landscaping.
- d. The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.
- e. No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence unless the applicant can justify the appropriateness of this material in the design landscape plan.

• CORNER LOT FENCE

Variance request information must be provided to show how the fence complies with the following (Code Section 1262.03) submit:

- a. Proposed side yard fence or wall on the street side of a corner lot exceeding forty-two inches in height is compatible with other properties in the neighborhood.
- b. Height of such fence or wall shall not exceed seventy-two inches. (Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall not be included within the seventy-two inch maximum height).
- c. A landscaping plan must be filed indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designated in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties.
- d. Installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

• REVERSE FENCES

Variances may be granted only where unique characteristics of the property created an unnecessary hardship. Variances, which allow the structural side of a fence to face an adjacent property, shall be granted only where unique characteristics create an unnecessary hardship and written consent from the effected adjacent property

owner(s) has been filed with the application and/or to the Board. Variance requests shall be filed in conformity with the rules and regulations of the Board. (Ordinance 25-89) submit:

- a. Narrative description of the hardship associated with the property.
- b. Site plan indicating the location of fence.
- c. Letter from effected neighbor.

● **HOME OCCUPATION**

Information must be provided to show how the occupation complies with the following (Code Section 1260.16)

- a. No person (other than members of the family) residing on the premises shall be engaged in such occupation.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- c. There shall be no change in the outside appearance of the building or premises, or other visible or business evidence of the conduct of such home occupation.
- d. There shall be no sales in connection with a home occupation.
- e. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard.

● **CONDITIONAL USE**

Information must be provided to show how the proposed use complies with Code Section 1264.15, which states:

The Board of Zoning Appeals shall have the power to approve applications for conditional uses specified in Chapter 1252. The proposed use shall be approved if, and only if it meets the intent of this Zoning Code and then intent of the zoning district in which the property is located, fits harmoniously with adjacent uses and structures and complies with all other provisions and this Zoning Code.

PLEASE NOTE:

Approval of a request by the Board of Appeals does not constitute the issuing of a permit for the project. Appropriate permits must be obtained from the Bexley Building Department after receiving variance approval and/or architectural review approval, but prior to the start of construction.

**A separate permit application is also required for a building permit and/or or all mechanicals within the construction. This is separate and in addition to this review.

Be advised, if the Board 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.

Please complete the enclosed application. Submit original signatures, photographs and all information requested above. Any incomplete application will not be accepted.



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

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 124 ASHBOURNE ROAD Zoning District R-3

6. OWNER ANDREW & LINDSAY DUNN 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 NATE SAMPSON E-mail NSAMPSON@BSDARCHITECTS.COM Phone # 614-464-1933 or Cell# _____

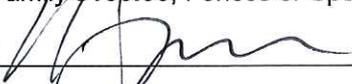
Address 990 W. THIRD AVE. /City, State, Zip COLUMBUS, OHIO 43212

8. Brief Description of Request and/or Variance REQUESTING A 6" VARIANCE TO THE 15' SIDE YARD SETBACK FOR A NEW ENCLOSED PORCH TO BE PLACED ON AN EXISTING FOUNDATION.

9. Valuation of Project \$ 40,000.00

• **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**  /DATE 4.14.16

Fee: based on valuation	\$ <u>105.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>205.00</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 124 ASHBOURNE ROAD Zoning District R-3

Lot Width 90 ft Depth 165 ft Total Area 14,850 sq ft

Existing Residence (foot print) 2,707 sq ft Garage 462 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) _____ sq ft Height _____ one-story _____ two-story

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

Permitted Lot Coverage 25 % = 3,712.5 sq ft

Lot to be covered 23.2 % = 3,452 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 BEHAL SAMPSON DIETZ, ARCHITECTURE & CONSTRUCTION

Contractor/Builder T.B.D.

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED REMOVE EXISTING ENCLOSED PORCH DOWN TO EXISTING FOUNDATION/SLAB AND BUILD A NEW ENCLOSED PORCH ON THE SAME FOOTPRINT.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED EXISTING PORCH ENCLOSURE IS DILAPIDATED.

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: _____

3. New Roofing Type, Style & Color: EPDM 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 ARCHITECTURE SERIES

4. New Window Style, Material & Color: CASEMENT, MATCH EXISTING

• **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 WOOD /Style FULL LITE Color MATCH EXISTING

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
<u>Existing</u>	<u>Proposed</u>	
(X)	(X)	Natural Stone <u>MATCH EXISTING</u>
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
(X)	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	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: CEDAR TO MATCH EXISTING

4. Proposed NEW Window Trim: CEDAR TO MATCH EXISTING

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? YES, NEW OVERHANG ON PORCH IS 8"

• **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 _____

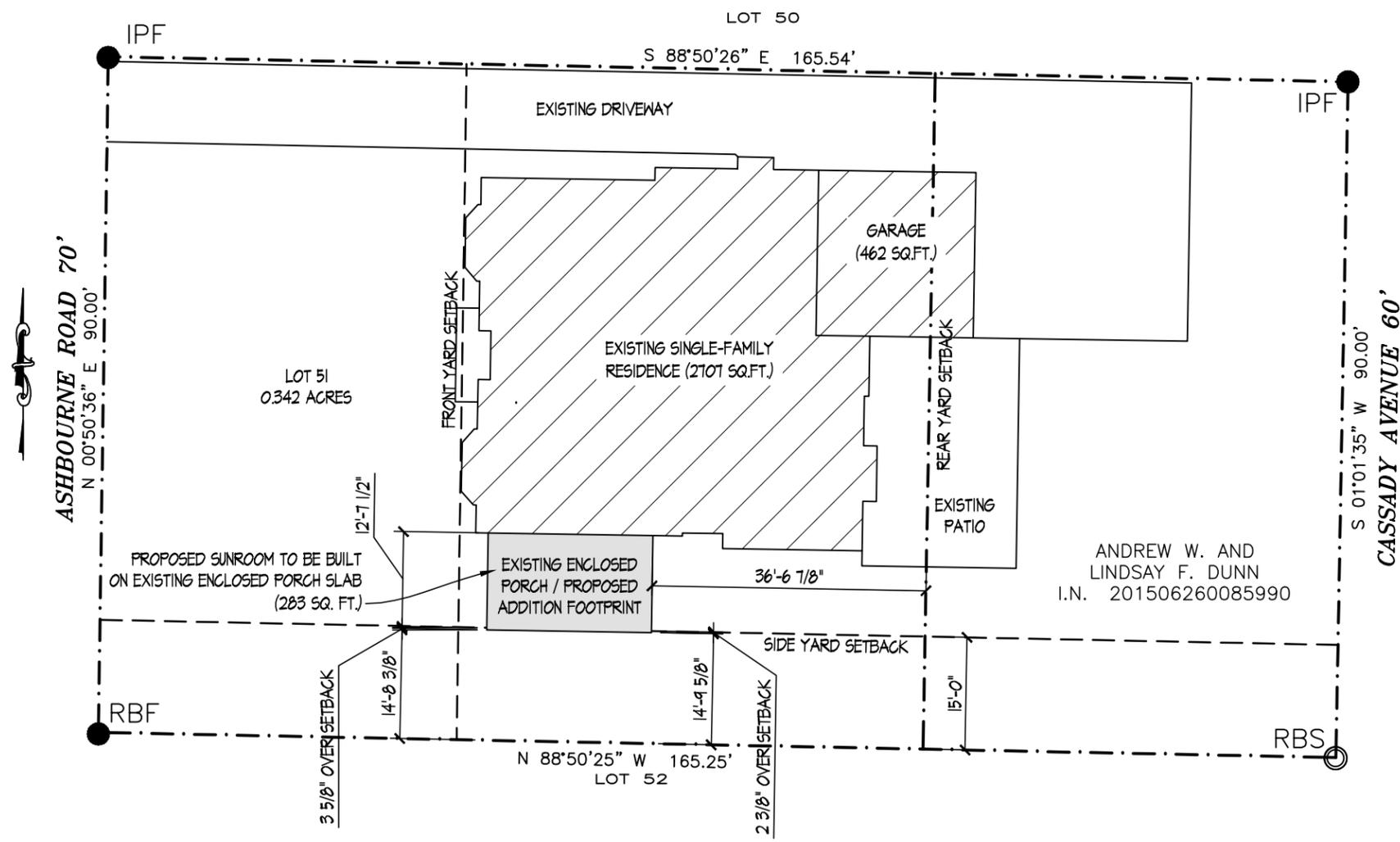
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



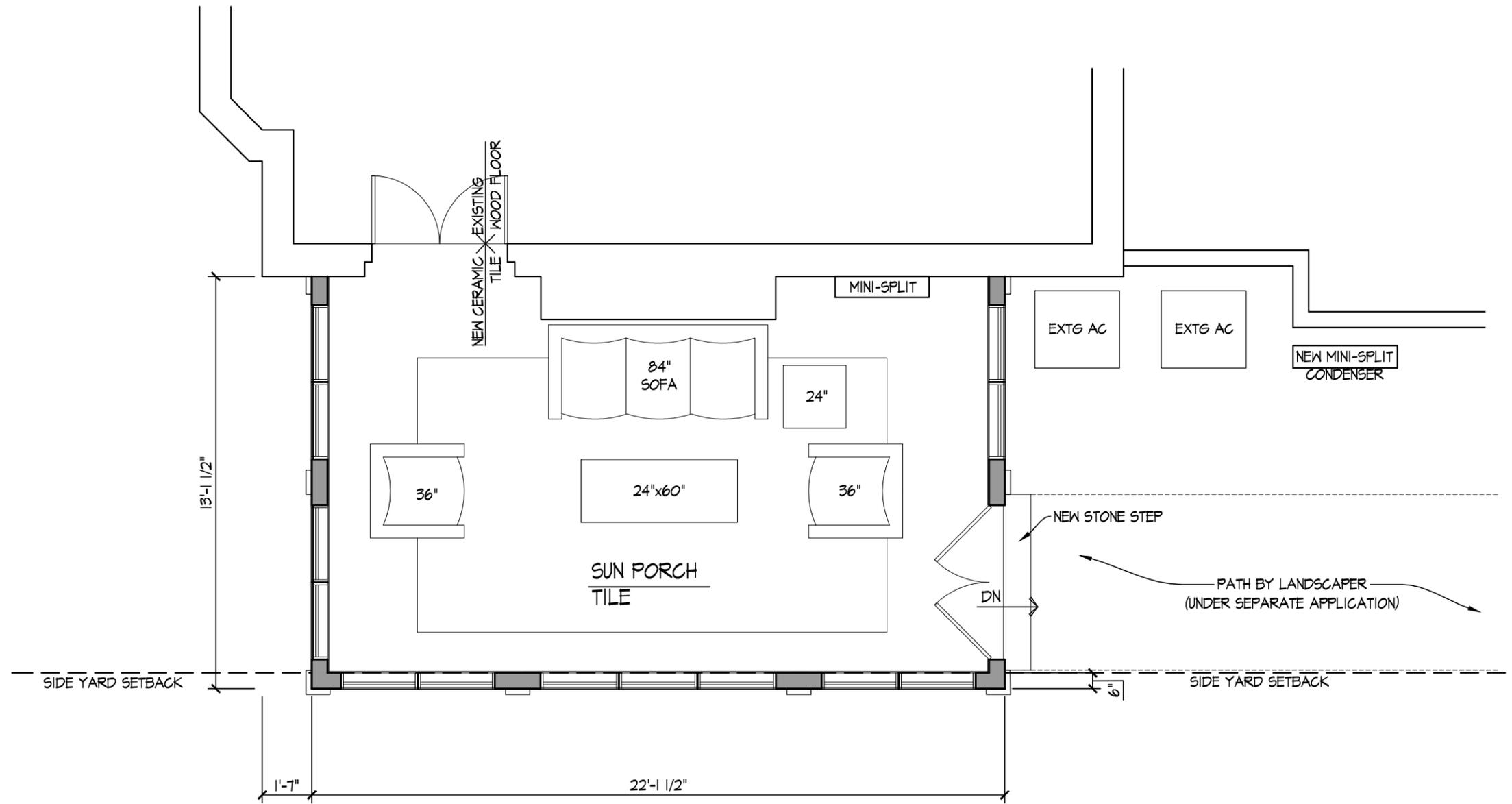
SITE PLAN
SCALE: 1" = 20'-0"



SCHEMATIC DRAWINGS FOR THE
DUNN RESIDENCE

124 ASHBOURNE ROAD
BEXLEY, OHIO 43209
4.14.2016

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



PROPOSED PORCH PLAN

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

**SCHEMATIC DRAWINGS FOR THE
DUNN RESIDENCE**

124 ASHBOURNE ROAD
BEXLEY, OHIO 43209

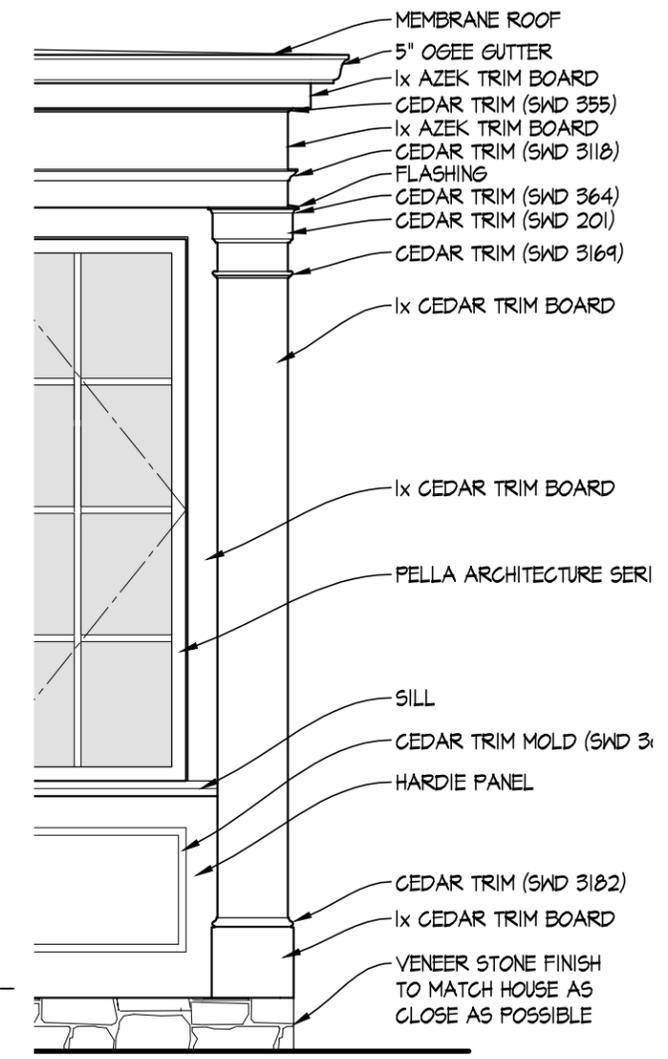
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BEHAL SAMPSON DIETZ
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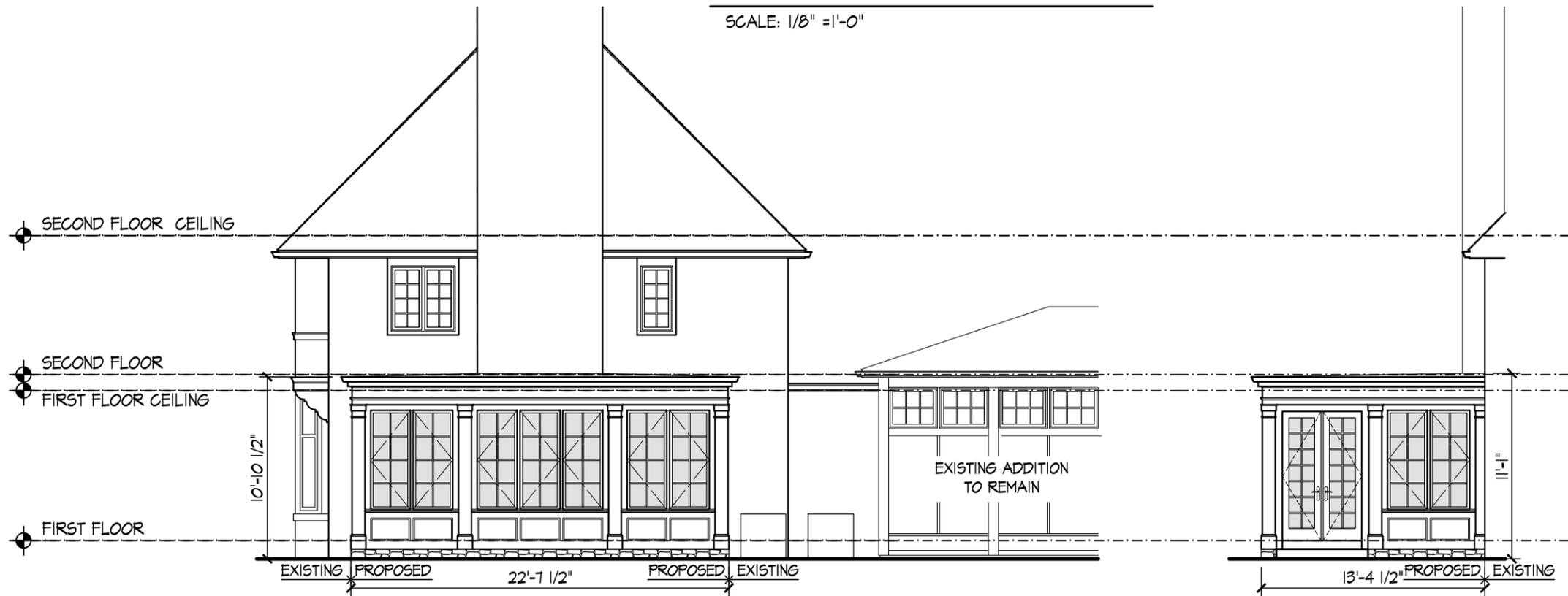
FRONT ELEVATION (WEST)

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



DETAIL ELEVATION

SCALE: 1/2" = 1'-0"



SIDE ELEVATION (NORTH)

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

REAR ELEVATION (EAST)

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

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 BEXLEY, OHIO 43209

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