

**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.: 16-037
- Applicant: Dean Wenz
- Owner: Rich & Stephanie McNally
- Location: 628 Euclaire Ave.
- Request: The applicant is seeking architectural review and approval for a proposed new open front porch and a 2-story addition to the rear of the principal structure. The applicant is also seeking 2 variances from Bexley Code Section 1252.03(d) The first variance is to the requires a 6.6' side yard setback for a 40' wide lot, to allow the additions to the principal structure to be constructed 3' 8 ¾" from the north side property line. The second variance is to the 35% lot coverage limitation, to allow the lot to be covered 37.9%.

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 APPLICATION

Application Number 201637

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 628 EUKLAIRE AVE      Zoning District R-6

6. OWNER RICH & STEPHANIE McNALLY      Phone # \_\_\_\_\_ or Cell # 614 832 5612  
*\* 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 # 614 239-6868 or Cell# \_\_\_\_\_  
Address 2463 EAST MAIN ST. /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR ADDITION TO THE EAST SIDE. VARIANCE TO THE SIDE YARD (NORTH) TO ALLOW AN ENCROACHMENT OF 3'-4" INTO THE REQUIRED SETBACK. VARIANCE TO ALLOW FOOTPRINT OF BUILDINGS TO EXCEED 35% OF LOT COVERAGE.

9. Valuation of Project \$ 180,000.00

- 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 Dean A. Wenz /DATE 4/14/2016

Fee: based on valuation	\$	<u>175.00</u>
Fee: based on variance	\$	<u>100.00</u>
Other	\$	
<b>TOTAL FEE DUE</b>	<b>\$</b>	<b><u>275.00</u></b>

\*\*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 628 EUCLAIRE AVE. Zoning District R6

Lot Width 40 ft Depth 135 ft Total Area 5,400 sq ft

Existing Residence (foot print) 837 sq ft Garage 482 sq ft

Existing Building Height \_\_\_\_\_ one-story 20.5' two-story

Proposed Addition (foot print) NET INCREASE 722 sq ft \_\_\_\_\_ Height \_\_\_\_\_ one-story 20.5 two-story

Proposed Garage EXG. sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 1,890 sq ft

Lot to be covered 37.9 % = 2,044 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 DEANA WENZ ARCHITECTS, INC.

Contractor/Builder TO BE DETERMINED

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

• DESCRIPTION OF CHANGES PROPOSED ADDITIONS TO THE EAST SIDE OF THE PRINCIPAL STRUCTURE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED EXISTING HOUSE AND LOT ARE NON-CONFORMING

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: CERTAINTEED OR GAF

3. New Roofing Type, Style & Color: DIMENSIONAL ASPHALT - WEATHERED WOOD

• **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: TO BE DETERMINED
4. New Window Style, Material & Color: VINYL, DOUBLE OR SINGLE HUNG

• **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 \_\_\_\_\_ Color ACCENT COLOR TO BE DETERMINED

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone
( )	( )	Cultured Stone
( )	( )	Brick
( )	( )	Mortar
( )	( )	Stucco
( )	( )	Wood Shingle
( )	( )	Wood Siding
<input checked="" type="checkbox"/>	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	<input checked="" type="checkbox"/>	Other <u>FIBER-CEMENT</u> <u>JAMES HARDIE</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: FIBER-CEMENT
4. Proposed NEW Window Trim: FIBER-CEMENT
5. Trim: Color(s): TO BE DETERMINED

\*\* 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 \_\_\_\_\_

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

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

April 13, 2016

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

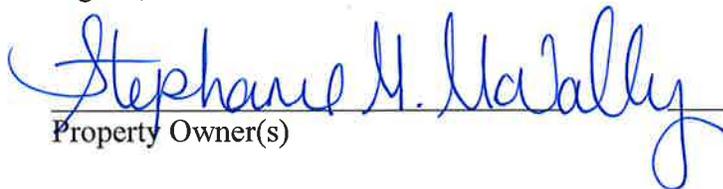
Re: The McNally Residence  
628 Euclaire Avenue  
Bexley, Ohio 43209

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 to obtain a Certificate of Appropriateness for our proposed project.
  2. Make application to Bexley, Board of Zoning Appeals to obtain any variances relevant to the additions and renovations I plan for my property.
2. Represent me (us) at the public hearing for that same application.

Signed,

  
Property Owner(s)

The McNally Residence  
628 Euclaire Avenue Bexley, Ohio

ARCHITECTURAL REVIEW SET APRIL 14, 2016



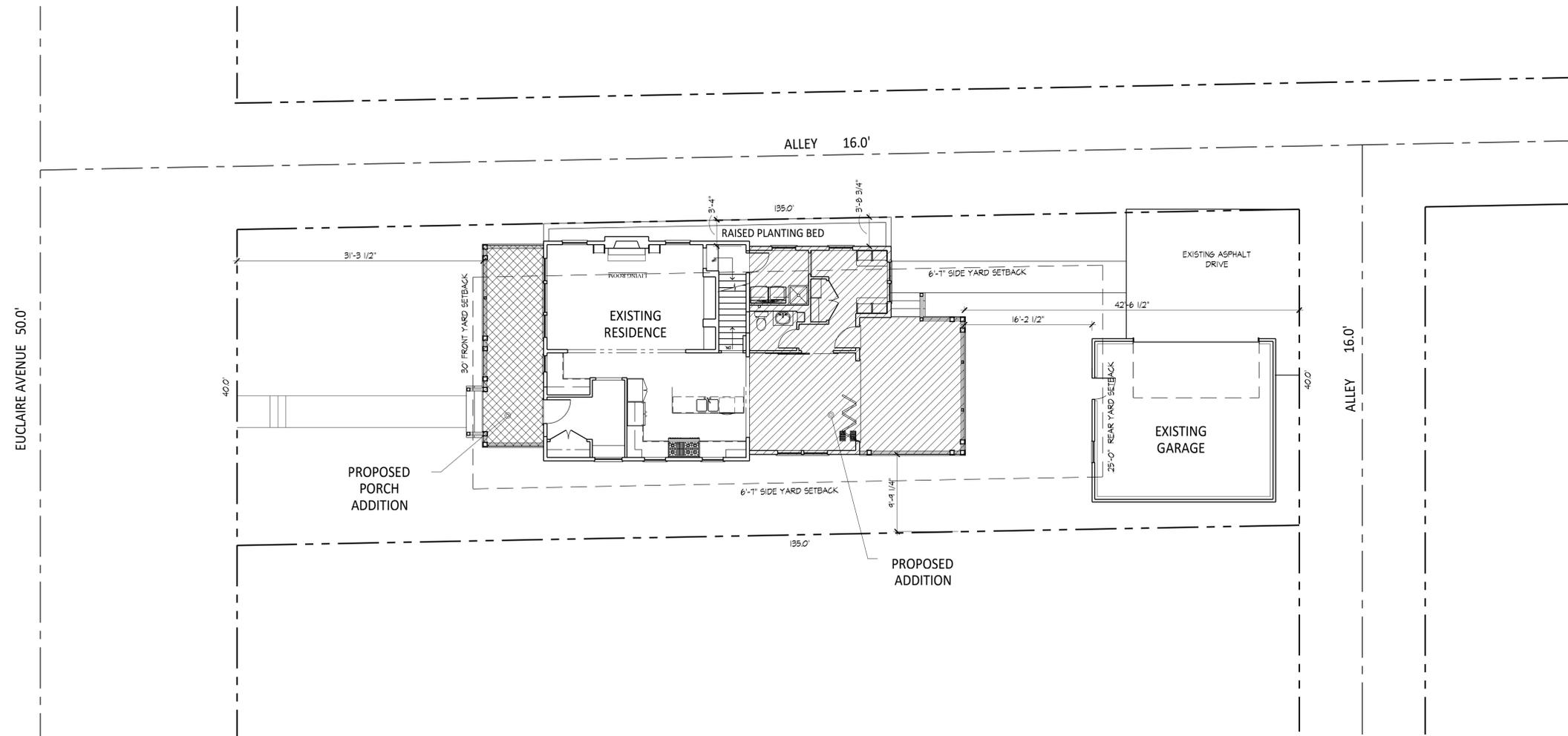
DEAN A. WENZ

ARCHITECTS

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

# The McNally Residence

## 628 Euclaire Avenue Bexley, Ohio



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R6
TOTAL LAND AREA	= 5,400 SF
MAXIMUM LOT COVERAGE 35%	= 1,890 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE (POST DEMOLITION)	= 128 SF
PROPOSED ADDITIONS	
1ST FLOOR LIVING SPACE	= 405 SF
PORCHES	= 426 SF
EXISTING GARAGE	= 482 SF
PROPOSED GARAGE ADDITION	= 0 SF
TOTAL COVERAGE + 38%	= 2,041 SF

LIVING AREA CALCULATIONS	
EXISTING FIRST FLOOR	= 128 SF
EXISTING SECOND FLOOR	= 128 SF
TOTAL: MAIN RESIDENCE	= 1,456 SF
PROPOSED FIRST FLOOR	= 405 SF
PROPOSED SECOND FLOOR	= 636 SF
TOTAL PROPOSED ADDITION	= 1,041 SF
TOTAL FINISHED RESIDENCE	= 2,497 SF
EXISTING BASEMENT FINISHED	= 390 SF
FUTURE BASEMENT FINISHED	= 0 SF
TOTAL BASEMENT FINISHED SPACE	= 390 SF

Site Plan

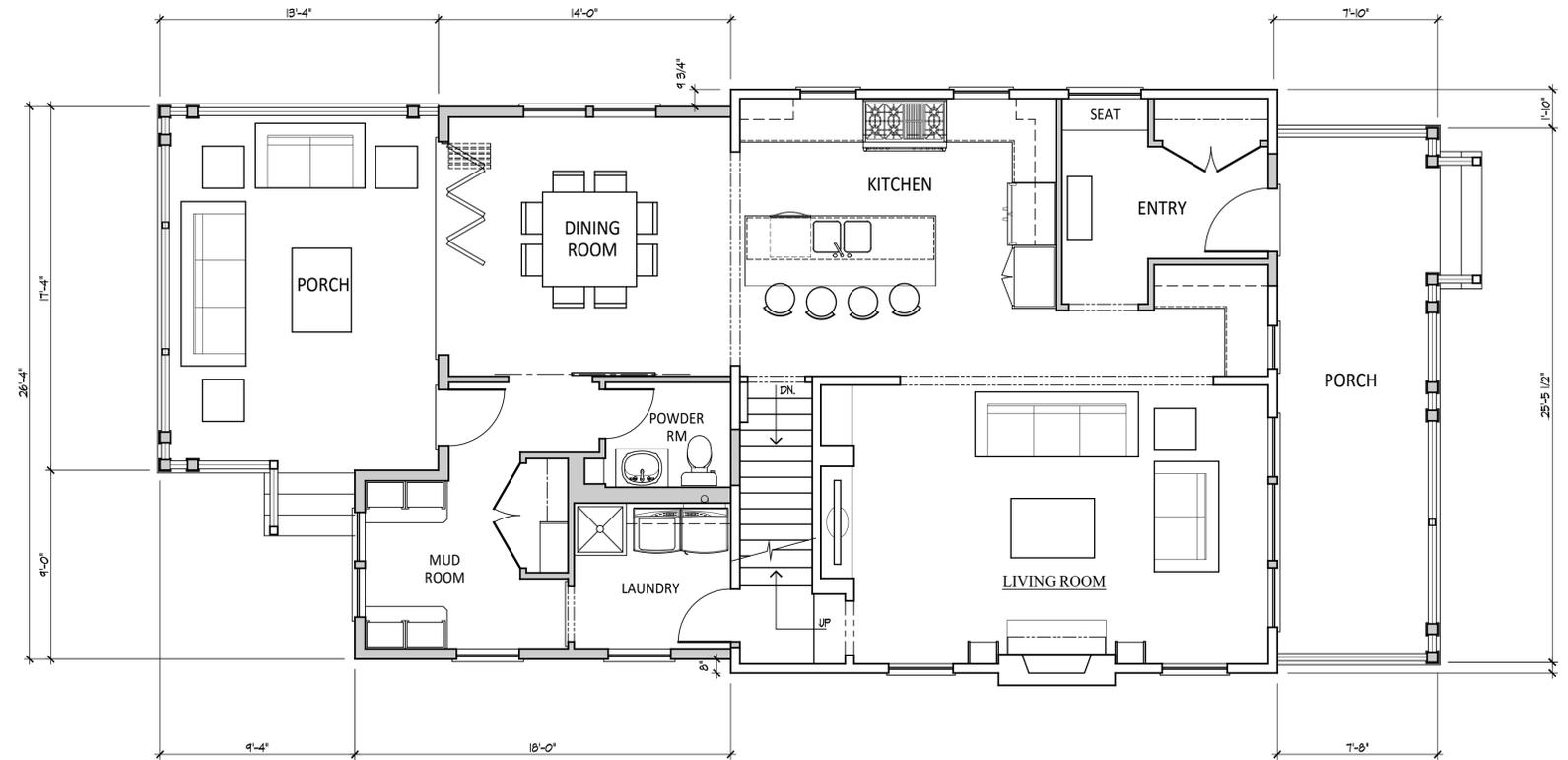
1/8" = 1'-0"



**DEAN A. WENZ**

ARCHITECTS

The McNally Residence  
628 Euclaire Avenue Bexley, Ohio



First Floor Plan

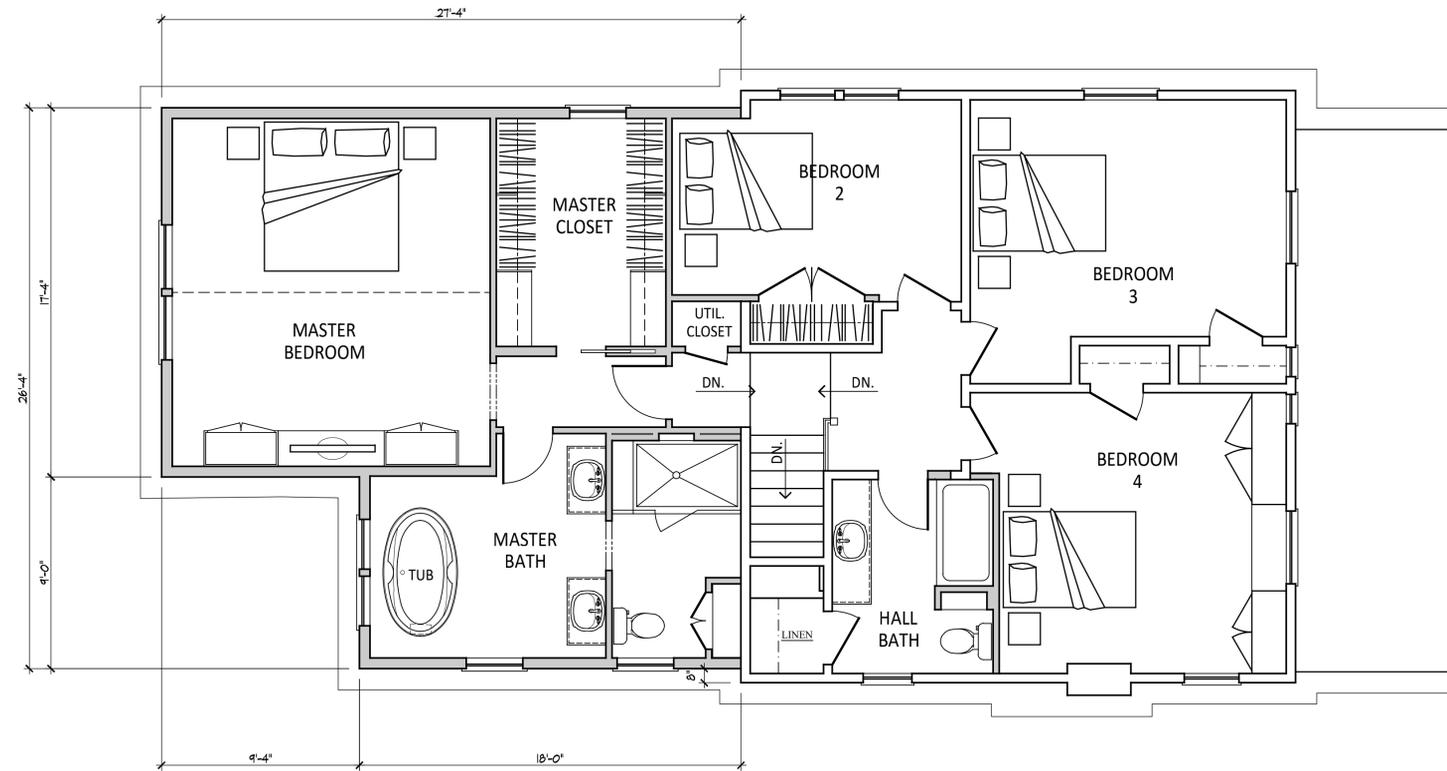
1/4" = 1'-0"



DEAN A. WENZ

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The McNally Residence  
628 Euclaire Avenue Bexley, Ohio



Second Floor Plan

1/4" = 1'-0"



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The McNally Residence  
628 Euclaire Avenue



South Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"

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The McNally Residence  
628 Euclaire Avenue

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Photos of Existing Residence

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