

**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, July 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.: 16- 058  
Applicant: Lawrence Baylis  
Owner: Lawrence Baylis  
Location: 2413 Bexley Park Rd.  
Request: The applicant is seeking architectural review and approval to allow a new 24'x 22' detached garage. The applicant is also seeking a 2' variance from Bexley Code Section 1260.07(e), which requires accessory structures to be three feet from all property and right-of-way lines, to allow the detached garage to be constructed 1' from the east side property line. The existing garage, which is currently constructed at the east property line, will be demolished.

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: 06-30-2016



**BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW  
2015 APPLICATION**

Case Number: 2016058V

Address: 2413 Bexley Park Rd.

Zoning District: R-6

Architectural Review for:  
 Addition  Alteration  New Structure (Garage)  
 Demolition of a Principal Structure  Demolition of Garage

Variance For:  
 Principal Structure  Garage  Fence  Other: \_\_\_\_\_

Variance To:  
 Front Yard Setback  Side Yard Setback  Rear Yard Setback  lot coverage

Conditional Use For:  Home Occupation \_\_\_\_\_ sq.' /  height of structure  
Other: \_\_\_\_\_

\*Is variance less than five feet from property line?  yes  no Yes requires Chief Building Official review.

Owner of property: Lawrence Baylis Phone # \_\_\_\_\_ or Cell # (414) 861-1583

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

Applicant Name: Lawrence Baylis E-mail lawrence.baylis@gmail.com Phone # 614-929-5950  
Cell# 414-861-1583

Address 2413 Bexley Park Rd City: Bexley, State: OH Zip 43209

Brief Description of Request and/or Variance Demolition of existing garage and replacement of garage variance to 3' sideyard requirement. Requesting 1 foot setback

Valuation of Project \$ 30,000

- 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.  
 \$50.00 – Re-submittal fee
- VARIANCE REQUEST Additional FEES:  
 Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE Lawrence Baylis /DATE 6/14/16.

Fee: based on valuation	\$ <u>100</u>
Fee: based on variance	\$ <u>90</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>190</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 2413 Bexley Park Rd. Zoning District R-6

Lot Width 50' ft Depth 141' ft Total Area 7050 sq ft

Existing Residence (foot print) 1286 sq ft Garage 324 sq ft

Existing Building Height <22' one-story  two-story

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

Proposed Garage 528 sq.ft. <21 Height  one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 2467.5 sq ft

Lot to be covered 26 % = 1814 sq ft

Please provide 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 Priestas Brothers Builders.

Contractor/Builder Priestas Brothers Builders.

Preliminary Review by Staff \_\_\_\_\_ Review by Board \_\_\_\_\_

• DESCRIPTION OF CHANGES PROPOSED Demolition of existing 18x18 garage and replacement with 22x24 garage.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Existing garage is on property line. reduce impact to green space and usability of playground.

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: same as house LB Certianteed

3. New Roofing Type, Style & Color: same as house brown. Dimensional Resawn Shake,

• **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: Jeldwin (1)
4. New Window Style, Material & Color: Vinyl Single hung / 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 32" steel / Style 6 panel Color match house

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone
( )	( )	Cultured Stone
( )	( )	Brick
( )	( )	Mortar
( )	( )	Stucco
( )	( )	Wood Shingle
(X)	( )	Wood Siding
( )	( )	Vinyl Siding
( )	( )	Aluminum Siding
( )	(X)	Other: <u>6" Hardi plank match color of house.</u>

• **EXTERIOR TRIM**

1. Existing Door Trim:  Cedar  Redwood  Pine  Vinyl  
 Wood composite  Aluminum Clad  Molding  
 Standard lumber Profile  Other: 5/4 x 4 primed wood trim
2. Existing Window Trim:  Cedar  Redwood  Pine  Vinyl  
 Wood composite  Aluminum Clad  Molding  
 Standard lumber Profile  Other: \_\_\_\_\_
3. Proposed NEW Door Trim: 5/4 x 4 primed wood trim

4. Proposed NEW Window Trim: 5/4 x4 primed wood trim

5. Trim: Color(s): match house

\*\* 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: \_\_\_\_\_

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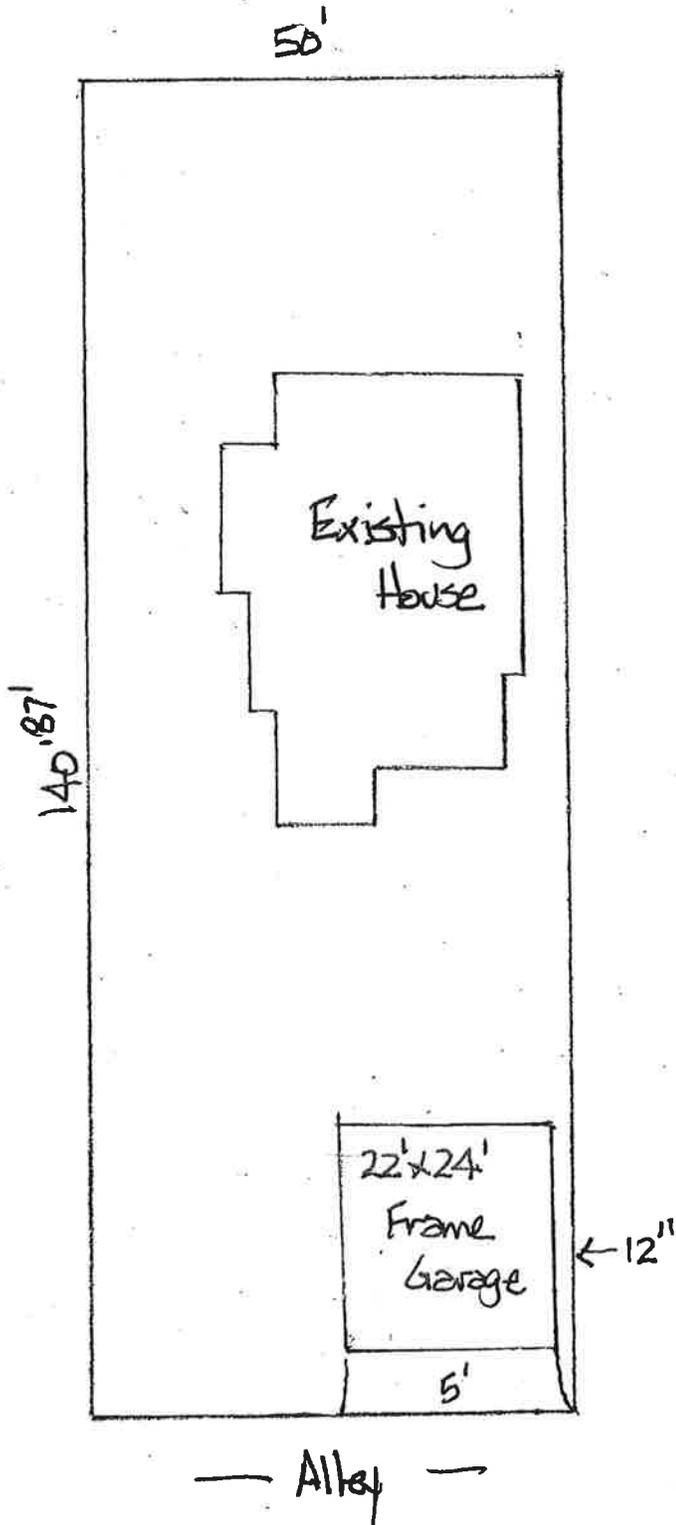
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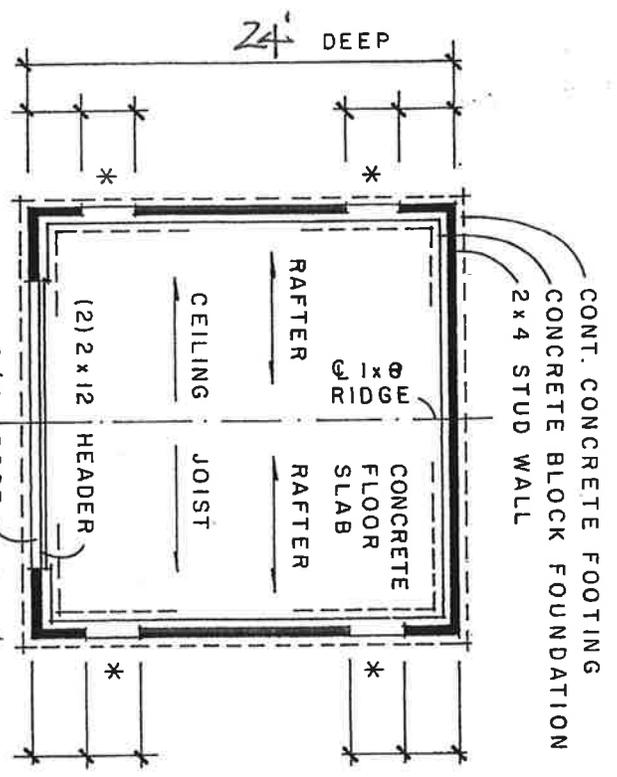
# PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
- Room Additions
- Garages
- Driveways
- Trenching
- Grading



\* Lawrence Baylis  
2413 Berkeley Park Rd.

Scale 1" = 20'



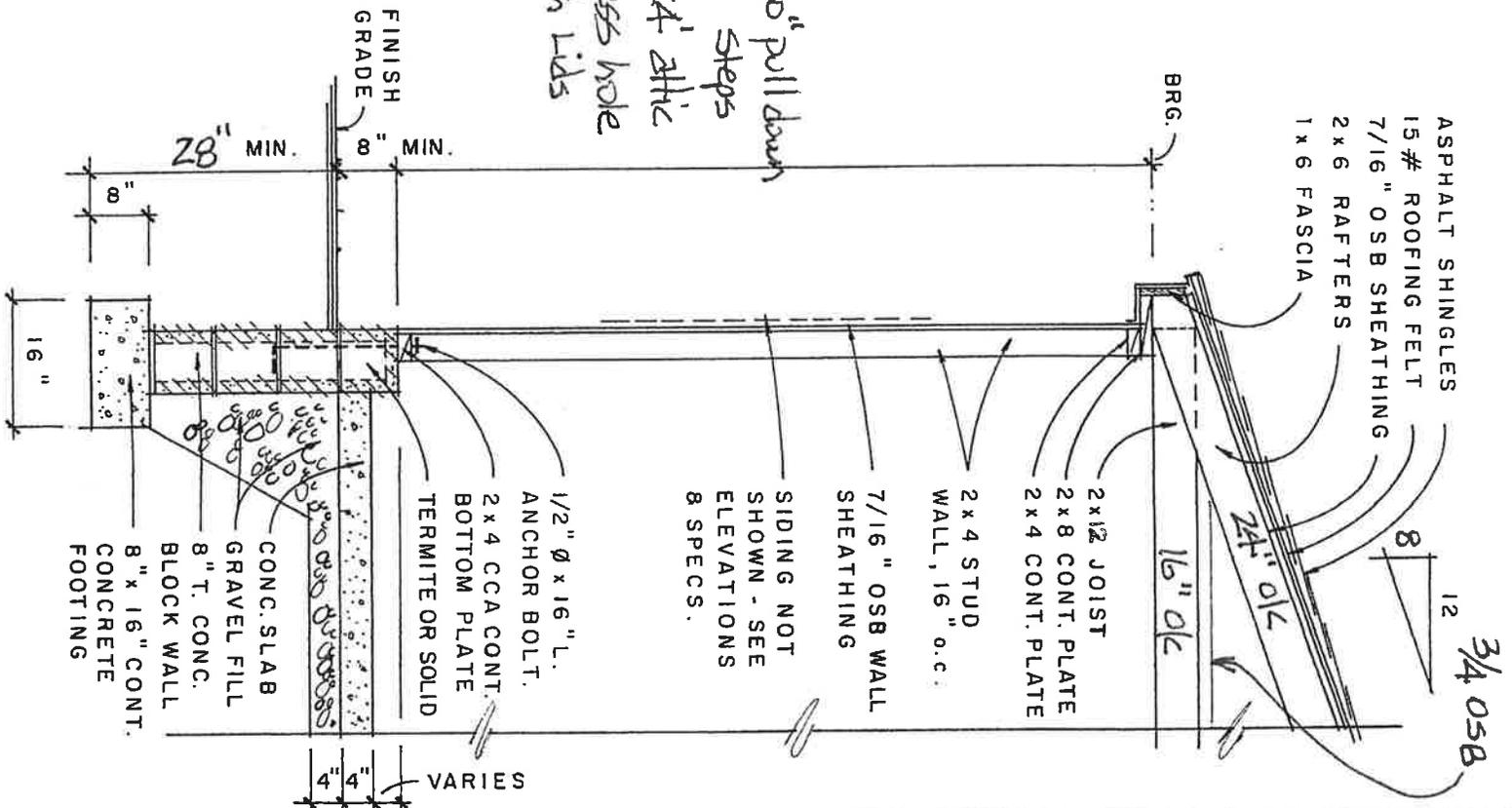
\* OPTIONAL WINDOW OR SERVICE DOOR OPENING. INDICATE SIZE & LOCATION OF DOOR(S) OR WINDOW(S) TO BE INSTALLED.

**GARAGE FLOOR PLAN** ▼

NOT TO SCALE

**WALL SECTION** ▼

NOT TO SCALE



SINCE 1953  
**GARAGES**

**PRIESTAS BROTHERS BUILDERS**  
882-8510  
LICENSED - BONDED - INSURED

RESIDENTIAL  
SMALL COMMERCIAL  
ROOM ADDITIONS

DRIVEWAYS  
TRENCHING  
GRADING

PROJECT NOTES :

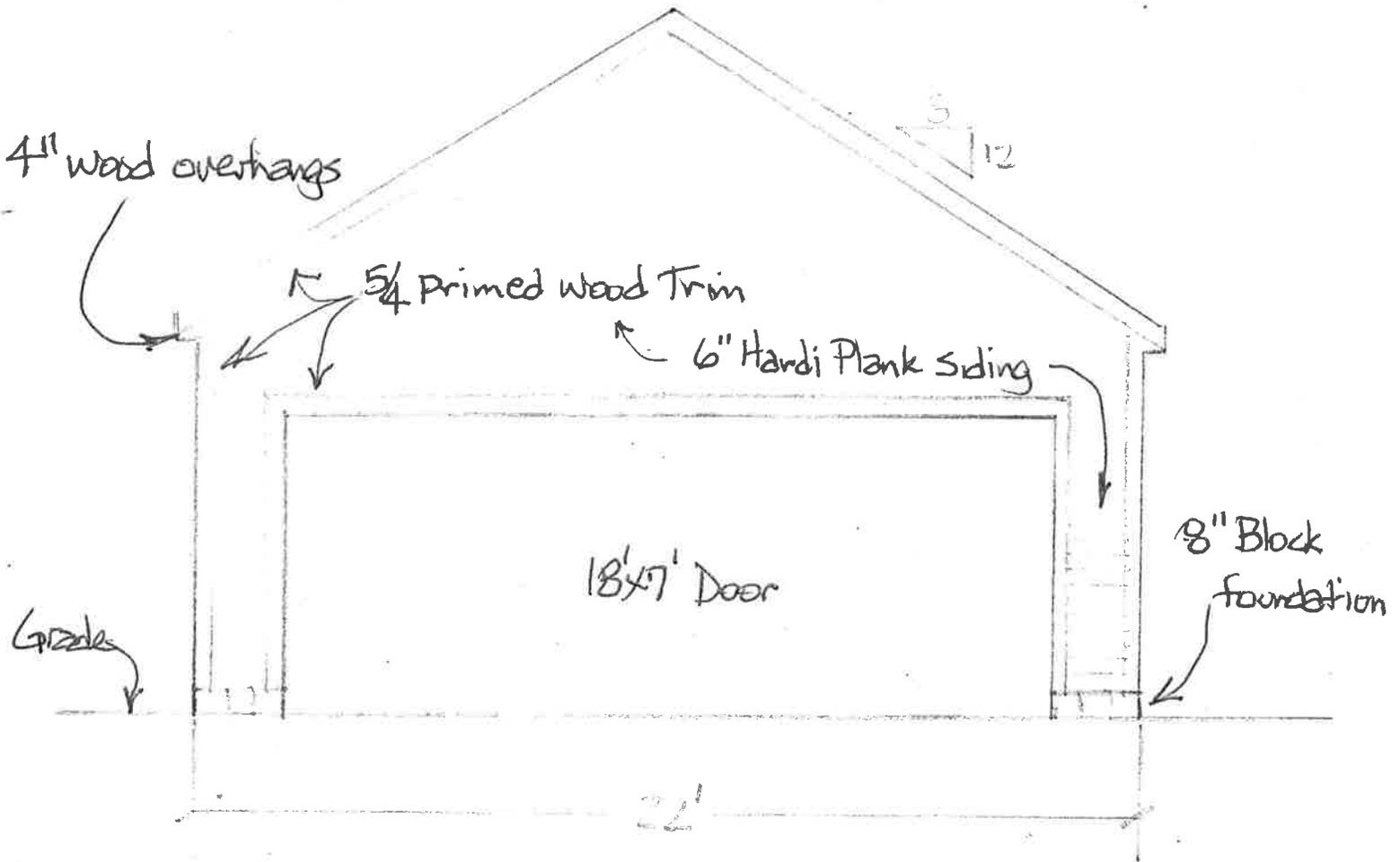
Lawrence Baylis  
2413 Bexley Park Rd.

SHEET N <sup>o</sup> :
DATE :
REVISION :

# PRIESTAS BROTHERS BUILDERS

- Residential
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2413 Bexley Park Rd.



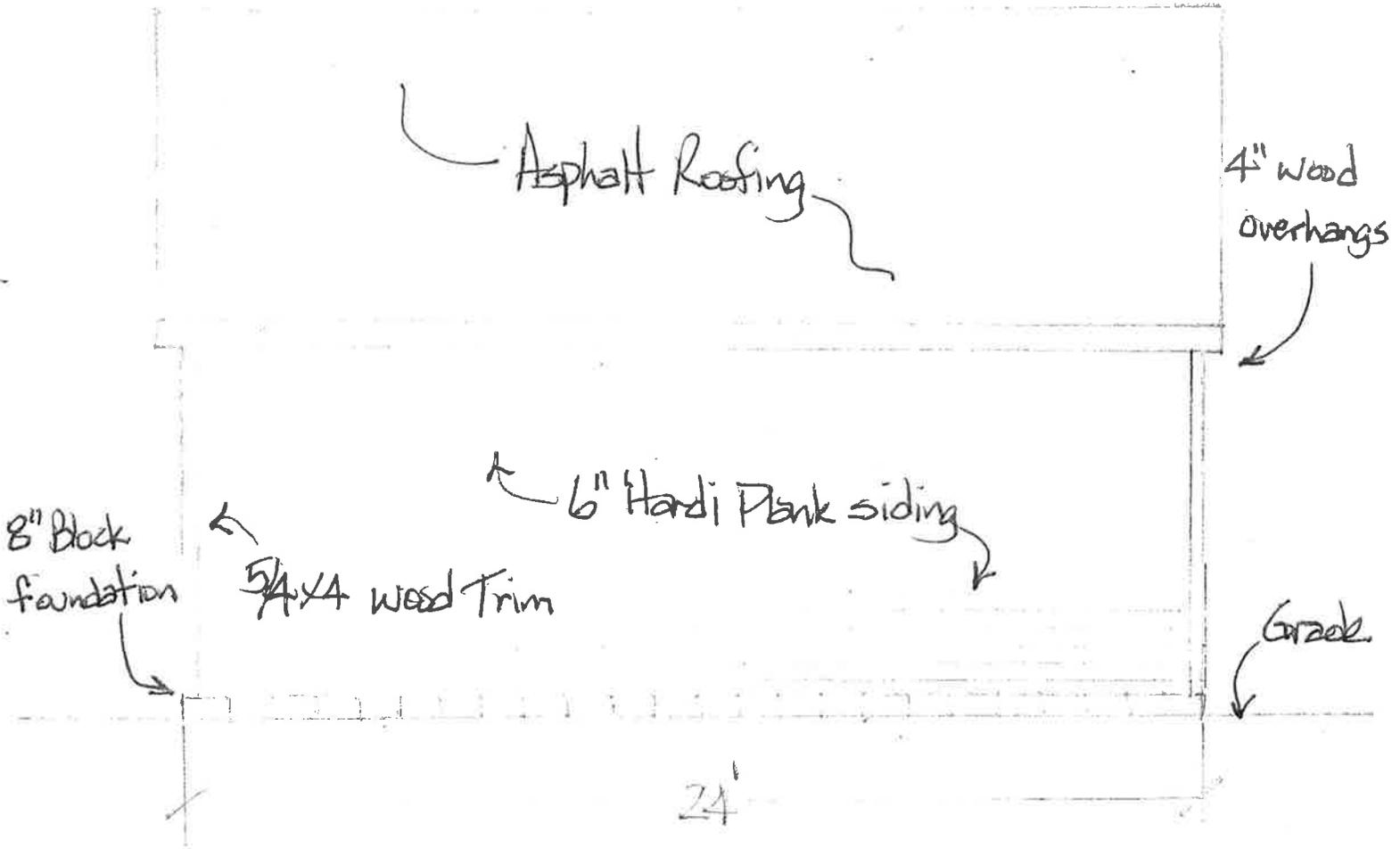
Front Elevation

Scale  $\frac{1}{4}'' = 1'$

# PRIESTAS BROTHERS BUILDERS

- Residential
- Small Commercial
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\* Lawrence Baylis  
2413 Bexley Park Rd.



Side Elevation

Scale 1/4" = 1'

# 2413 Bexley Park Garage replacement



Tear down 18x18 garage and rebuild with 22x24 garage.

Current garage is very old and does not allow adequate space for modern cars and needs.

To fit minivan in garage a ramp was built to get front end of vehicle into knockout to close garage door

# Variance request 1' Side yard setback



## **Benefits**

- Removal of old garage improves property and alleyway
- Old garage is currently located on/near property line.
- Requesting new garage to be set back 1' from property line
- *Permit will be requested to replace old fence after garage is completed*

# Variance request 1' Side yard setback



Without variance

- Reduce usable green space in rear yard
- Limit usability of playground
- Increase non-functional space between properties

# Variance request 1' Side yard setback



Without variance

- Reduce usable green space in rear yard
- Limit usability of playground
- Increase non-functional space between properties

# Variance request 1' Side yard setback



Front and rear view of adjacent structure