

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, November 10, 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.: 16-083
- Applicant: Gary Alexander
- Owner: Dr. & Mrs. Fred Abramovitz
- Location: 272 S. Drexel Avenue
- Request: The applicant is seeking architectural review and approval to allow a 2-story addition at the front (west side) of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1256.01(d) which limits an access drive to 12.5' in width, to allow a portion of the driveway to be widened to accommodate maneuvering into the existing and proposed garage.

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 10-27-16



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

Case Number: 2016083

Address: 272 S DREVEL AVE.

Zoning District: R-3

Architectural Review for:

- Addition Alteration New Structure (_____)
- 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: DR. & MRS. FRED ABRAMOVITZ Phone # 614 353-5415 or Cell # _____

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

Applicant Name: GARY J. ALEXANDER ARCHITECT E-mail: gary@garyjalexanderarchitect.com Phone # 614 487-0637 Cell# 614 403-6908

Address 1265 NEIL AVE. City: COLS. State: OH. Zip 43201

Brief Description of Request and/or Variance: ARCHITECTURAL REVIEW FOR ALL ADDITIONS TO THE FRONT OF THE HOME

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

• SIGNATURE Gary J Alexander /DATE 10.13.16

Fee: based on valuation	\$ <u>210.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>210.00</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 272 S. DREYEL AVE. Zoning District R-3

Lot Width 104 ft Depth 250 ft Total Area 25,966 sq ft

Existing Residence (foot print) 3,585 sq ft Garage _____ sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 627 sq ft 23'-6" Height _____ one-story two-story

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

Permitted Lot Coverage 25 % = 6492 sq ft

Lot to be covered 16.2 % = 4212 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 GARY J. ALEXANDER, ARCHITECT

Contractor/Builder TO BE DETERMINED

Preliminary Review by Staff _____ Review by Board

• DESCRIPTION OF CHANGES PROPOSED ADDITION TO THE FRONT OF THIS HOME

• 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: DIMENSIONAL SHINGLES TO MATCH EXIST'G.

• **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: CASEMENT ALUMINUM CLAD WOOD, COLOR TO MATCH EXIST'G.

• **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 ENTRANCE Painted - GARAGE DOOR

Proposed Door Type _____ /Style _____ Color _____
SIDE DOOR - 1/2 GLASS WOOD STAINED MATCH EXIST'G
GARAGE DOOR - INSULATED METAL, PAINTED MATCH EXIST'G

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>MATCH EXIST'G</u>
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>MATCH EXIST'G</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>MATCH EXIST'G</u>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	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 - MATCH EXIST'G.

4. Proposed NEW Window Trim: CEGAR - MATCH EXIST'G.

5. Trim: Color(s): MATCH EXIST'G.

** 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: - *NO CHANGES TO EXIST'G. DECK*

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 _____

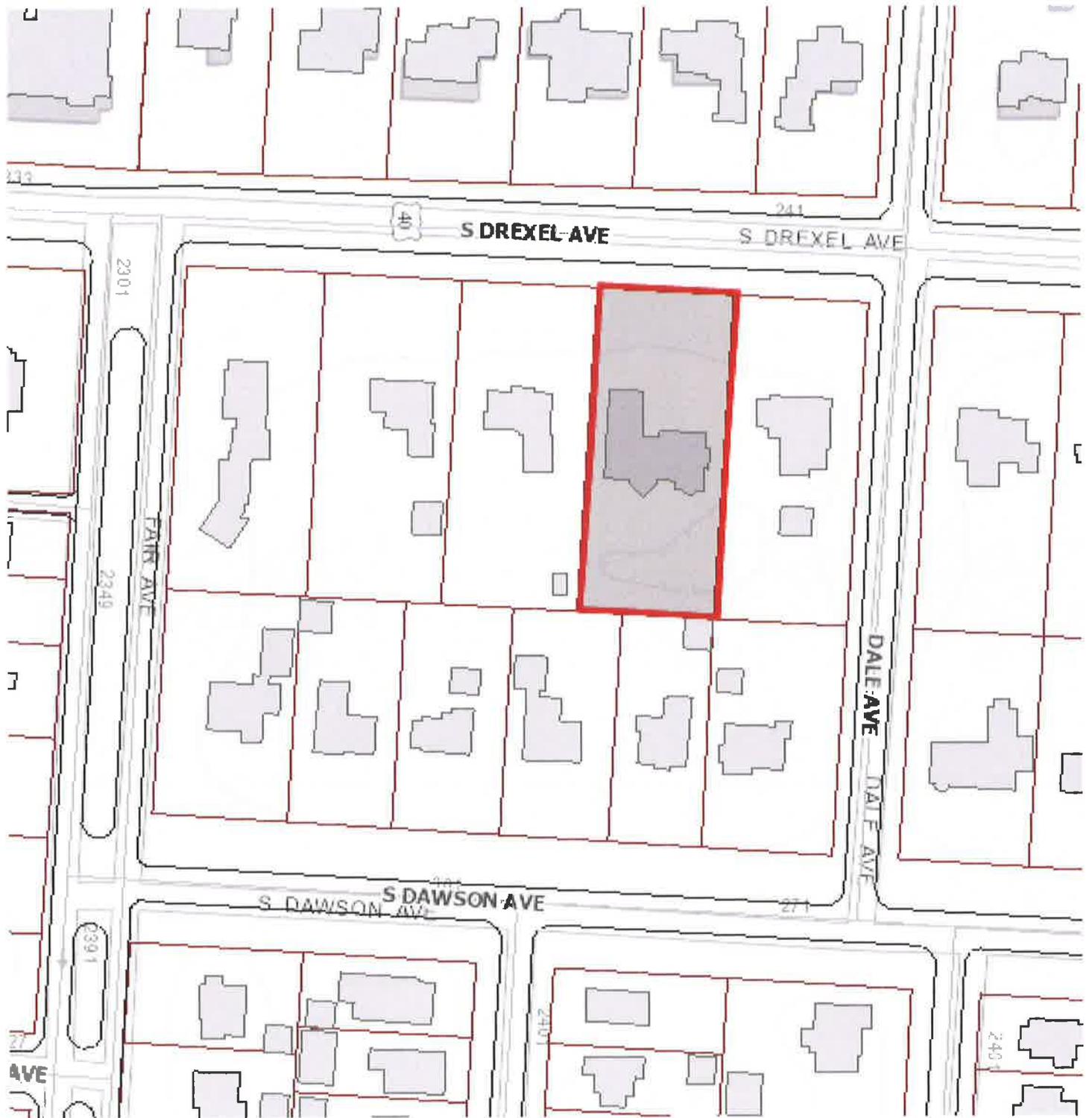
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

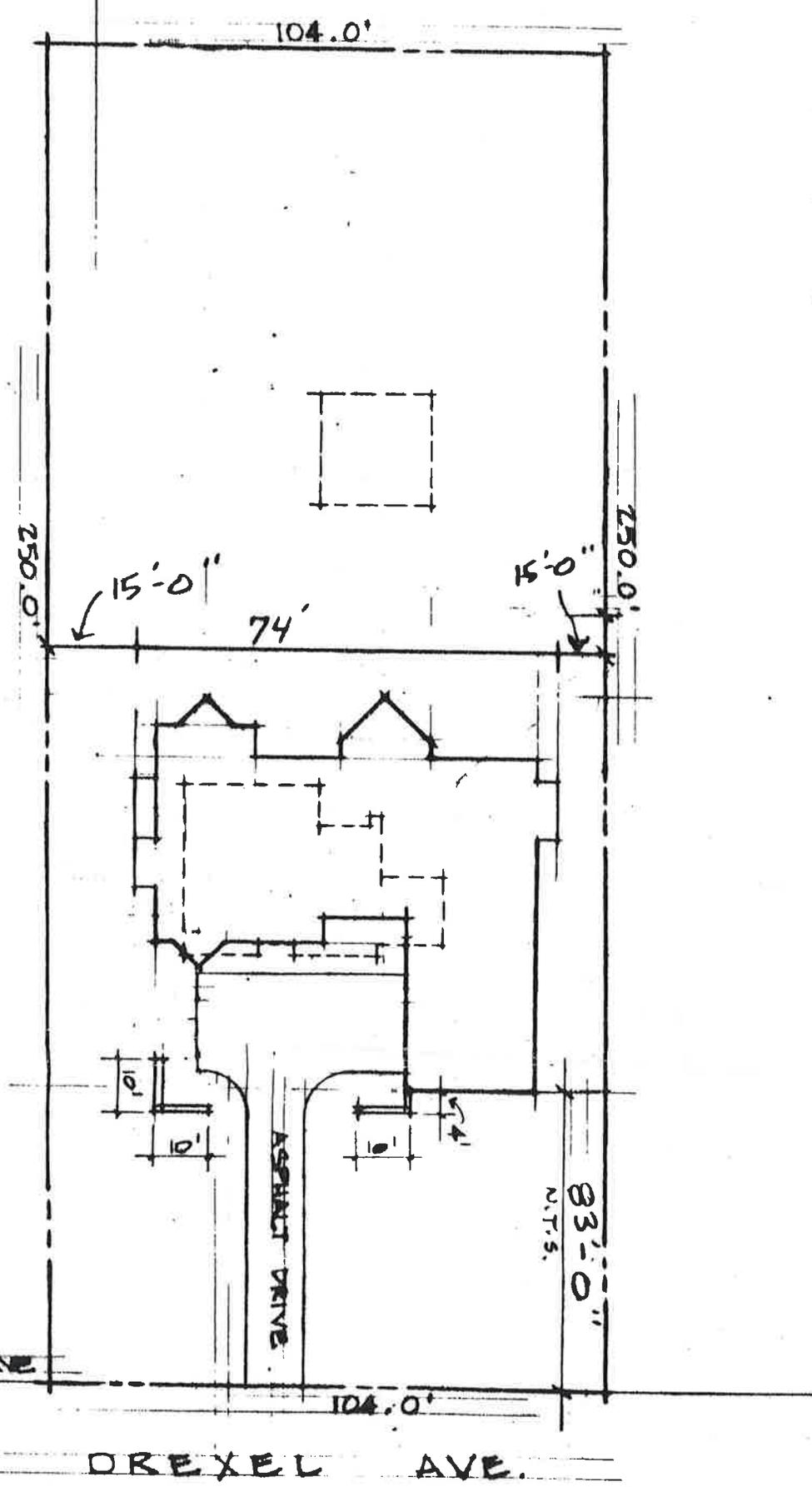
Conditions / Stipulations: _____





FOUNDATION & BASEMENT PLAN

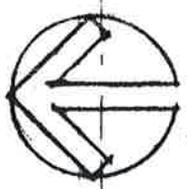
SCALE 1/4" = 1'-0"



LOT 7, BLOCK 17
BULLITT PARK, A.M.D.
BEXLEY, FR. CO., O.

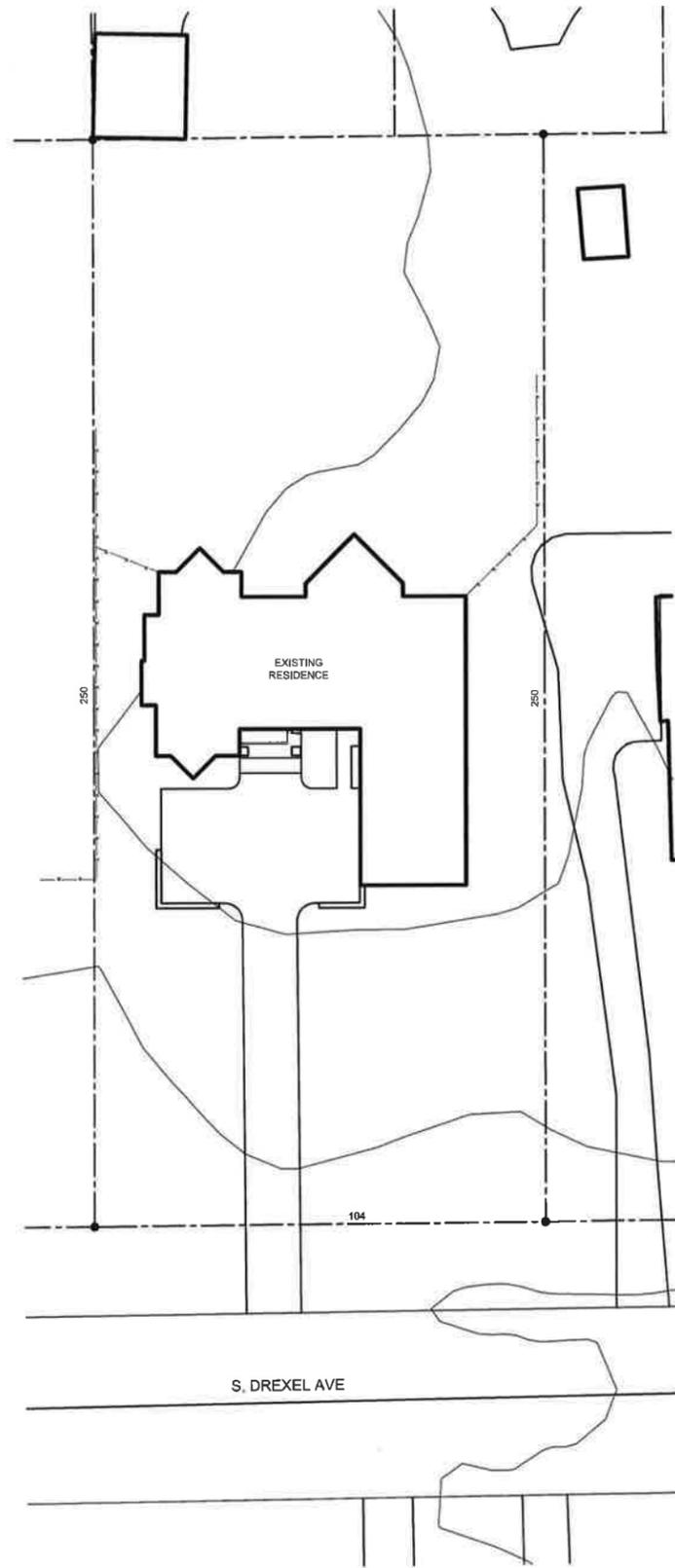
SITE PLAN

REVISED 9-26-84



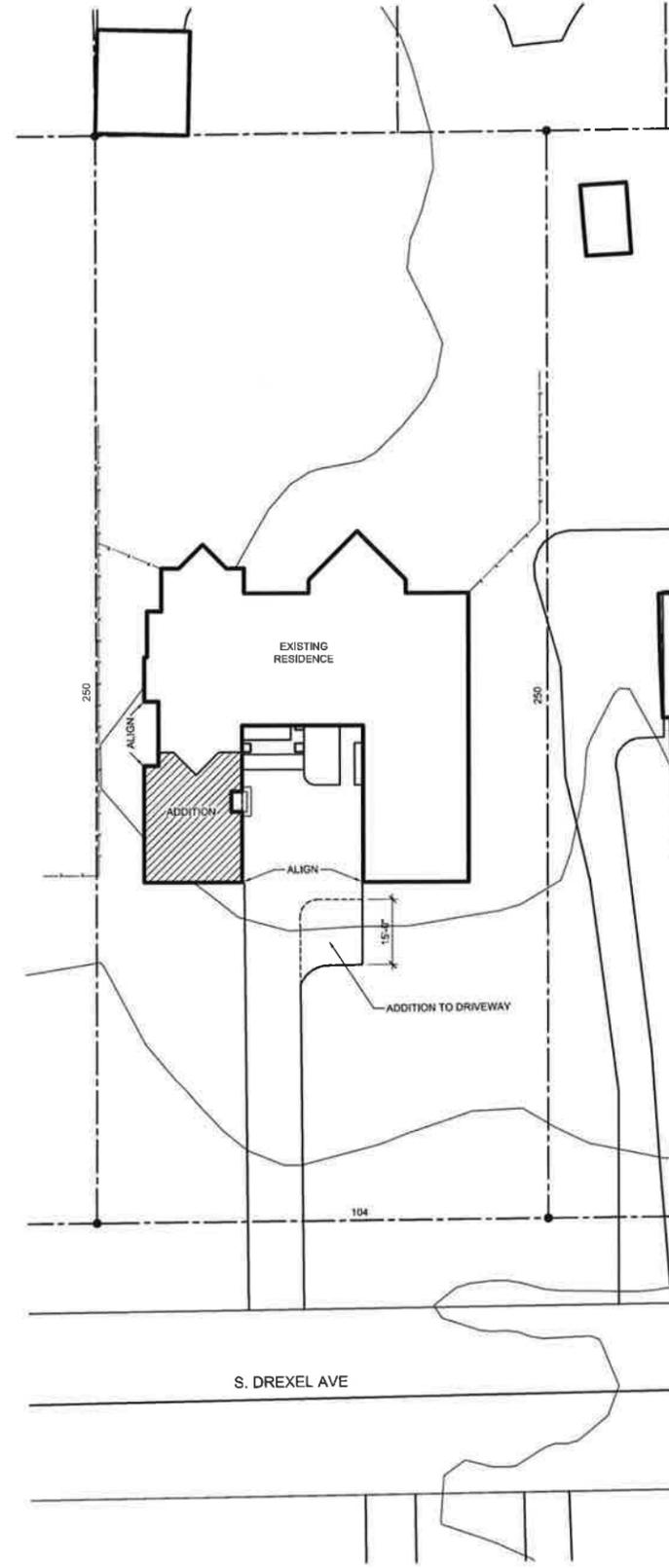
NORTH
SCALE 1" = 30'-0"

OLD
SITE PLAN



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

PARCEL ID:	020-002626-00
R-3 MEDIUM DENSITY	
LOT AREA:	25,966 SQ. FT.
BUILDING COVERAGE:	3,585 SQ. FT. 13.8% OF LOT AREA



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

PARCEL ID:	020-002626-00
R-3 MEDIUM DENSITY	
LOT AREA:	25,966 SQ. FT.
BUILDING COVERAGE:	4,212 SQ. FT. 16.2% OF LOT AREA

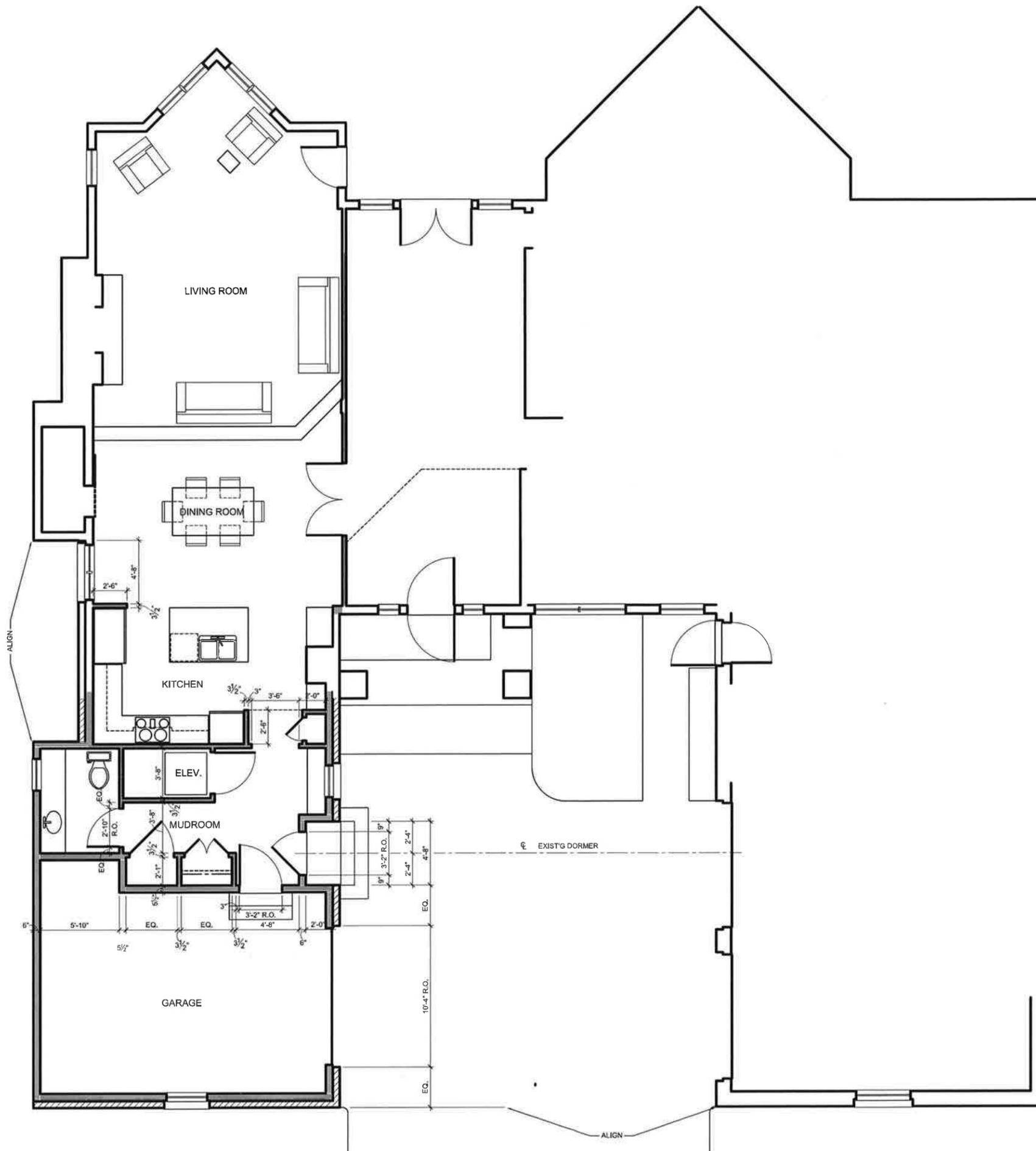
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**ADDITION AND REMODELING
THE ABRAMOVITZ RESIDENCE
272 S. DREXEL AVE.**

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

ARCH. REV.: 10-13-16

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FIRST FLOOR PLAN
 PROPOSED
 SCALE: 1/8" = 1'-0"

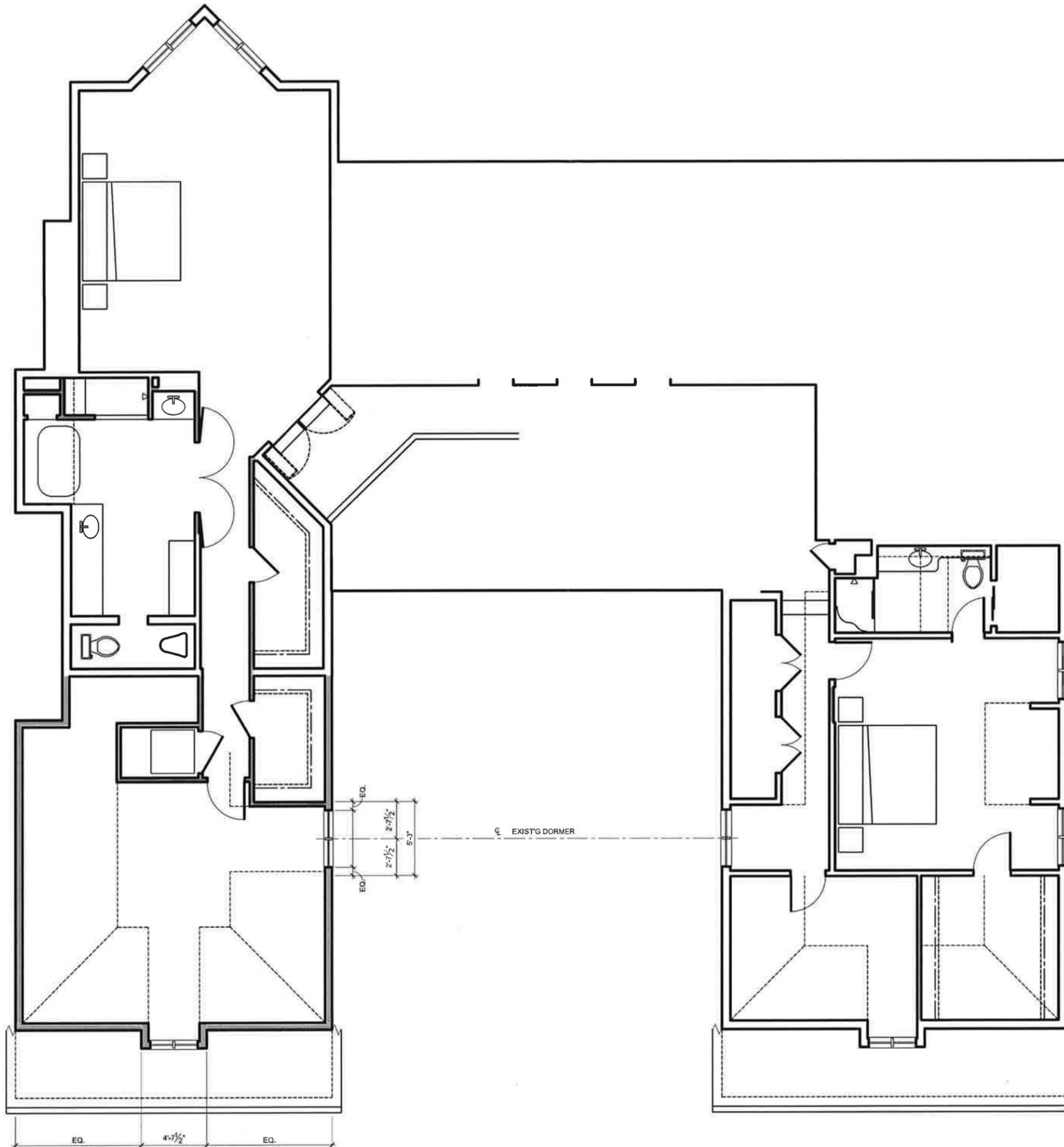
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SECOND FLOOR PLAN
 PROPOSED
 SCALE: 1/8" = 1'-0"

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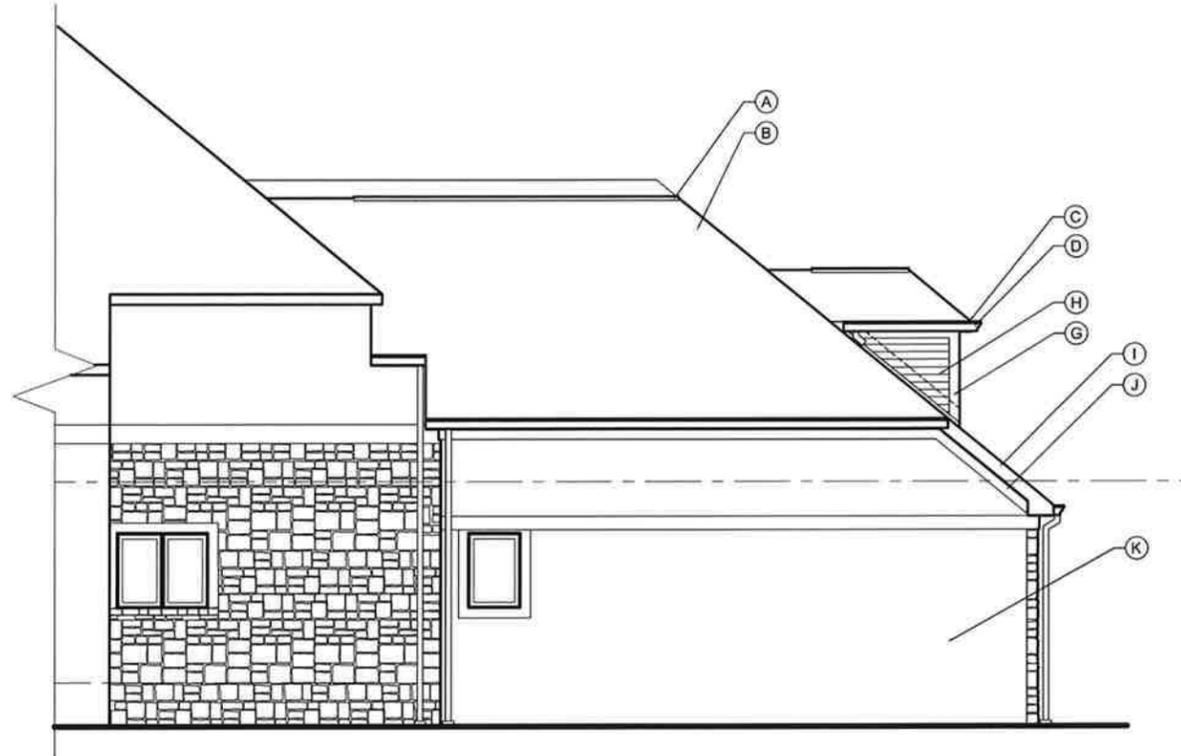
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- ELEVATION NOTES**
- A. RIDGE VENT BENEATH SHINGLES
 - B. SHINGLES TO MATCH EXISTING
 - C. FASCIA TO MATCH EXISTING
 - D. COPPER GUTTER TO MATCH EXISTING
 - E. COPPER DOWNSPOUT TO MATCH EXISTING
 - F. DOWNSPOUT BOOT
 - G. CORNER BOARD TO MATCH EXISTING
 - H. SIDING TO MATCH EXISTING
 - I. RAKE BOARD TO MATCH EXISTING
 - J. WOOD TRIM TO MATCH EXISTING
 - K. STUCCO TO MATCH EXISTING
 - L. TRIM BOARD TO MATCH AND ALIGN WITH EXISTING
 - M. STONE TO MATCH EXISTING
 - N. STONE SILL TO MATCH EXISTING



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



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



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

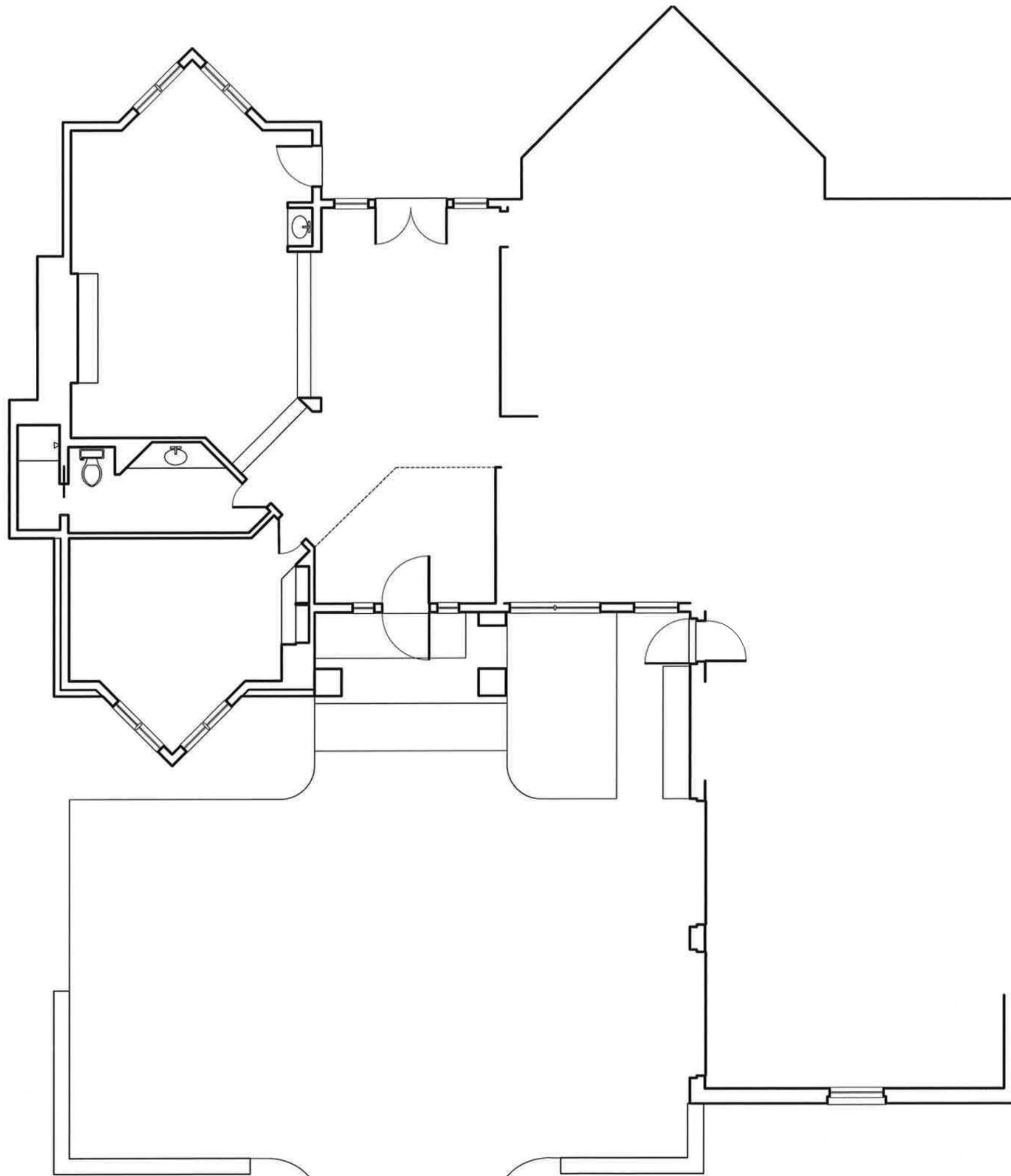
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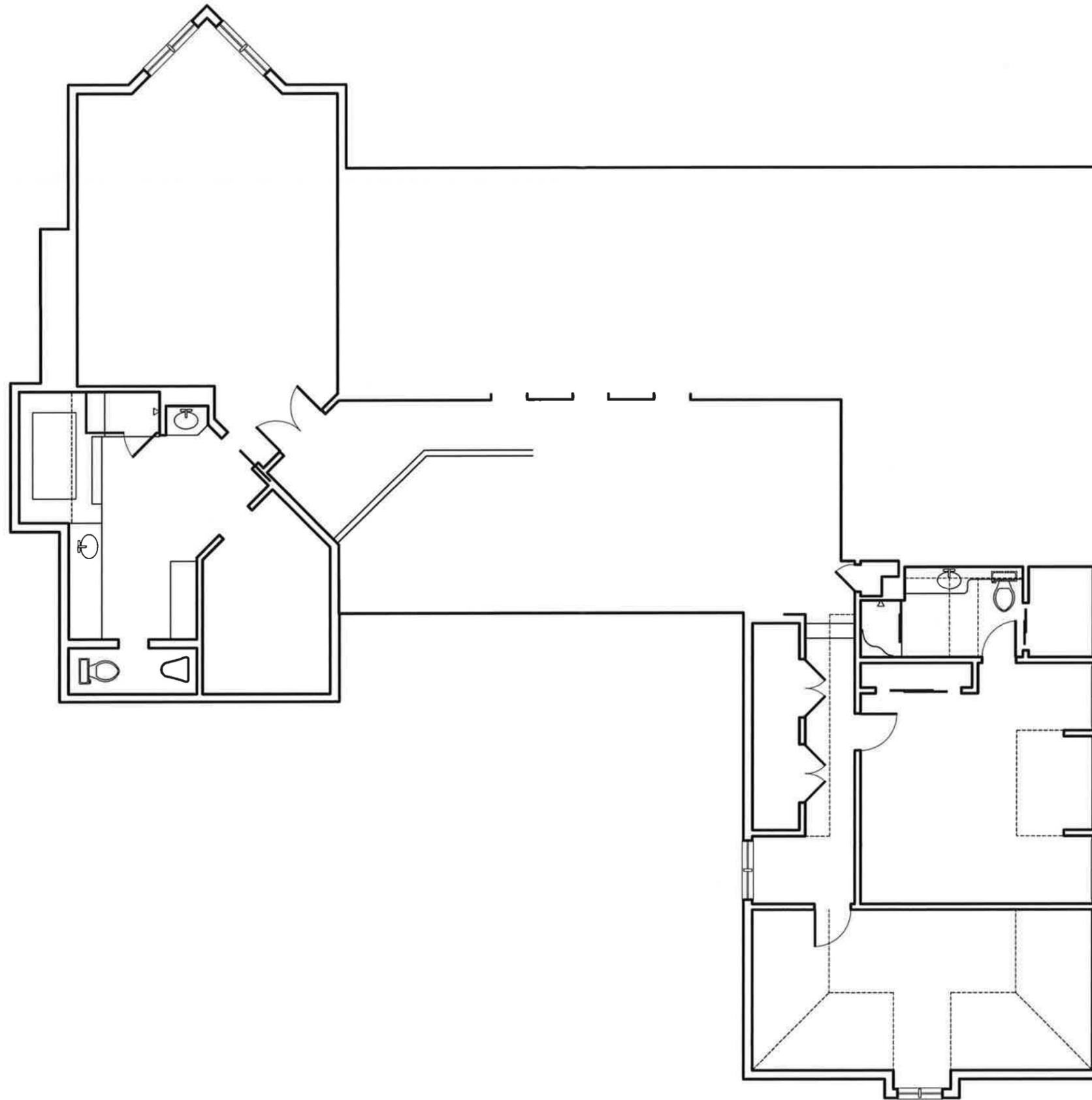
FIRST FLOOR PLAN
EXISTING
SCALE: 1/8" = 1'-0"

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SECOND FLOOR PLAN
EXISTING
SCALE: 1/8" = 1'-0"

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FRONT (WEST) ELEVATION
 EXISTING
 SCALE: 1/8" = 1'-0"



SIDE (NORTH) ELEVATION
 EXISTING
 SCALE: 1/8" = 1'-0"

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