



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 11, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, October 25th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must 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.: 18- 026 Z
Applicant: Darryl Rogers – Rogers Krajnak Architects, Inc.
Owner: Darius Kandawalla
Location: 292 N. Drexel Ave.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story, three bay garage addition on the north side of the principal structure, a new open front porch which will replace the existing in a slightly different location, and a trellis on the south side of the principal structure, to replace an existing awning.

BZAP Request: The applicant is seeking architectural review and approval of a two-story garage addition to the north side of the principal structure, and remodel of the north and west facades. The applicant is also seeking an 11' variance from Bexley Code Section 1252.09 (R-2), which requires a 15' setback from the side property line for a principal structure, to allow the proposed trellis addition to be constructed 6' from the south side 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 by: 9-27-2018

09.13.18

City of Bexley
Architectural Review Board
2242 East Main Street
Bexley, Ohio 43209

Re: Architectural Review Hearing 10.11.18
292 N. Drexel Ave. – Addition and Renovation

To Whom It May Concern:

I am writing you this letter to inform you that Darryl Rogers of Rogers Krajnak Architects, Inc. has my permission to be the applicant for our submission of documents for approval of Architectural Review for the above referenced project. Thank you for your consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read "Darius Kandawalla", with a long, sweeping flourish extending to the right.

Darius Kandawalla, Owner

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address: , ,

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address: , ,

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: , ,

Agent Email & Phone:

- Completed Worksheets:** Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation	\$ <input type="text" value="0"/>
- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text" value="0"/>

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation	\$ <input type="text" value="90"/>
- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="245"/>
- \$600.00 cap	\$ <input type="text" value="0"/>
- \$50.00 resubmittal fee	\$ <input type="text" value="0"/>

Variance Review

Single Family:	\$100.00	\$ <input type="text" value="100"/>
Commercial Property:	\$100.00	\$ <input type="text" value="0"/>
Fences or Special Permits:	\$65.00	\$ <input type="text" value="0"/>
All others:	\$90.00	\$ <input type="text" value="0"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text" value="0"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text" value="0"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text" value="0"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text" value="0"/>
Replatting or new plat:	\$250.00	\$ <input type="text" value="0"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text" value="0"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text" value="0"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text" value="0"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text" value="0"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text" value="0"/>
Over \$750,000	\$350.00	\$ <input type="text" value="0"/>
Fences and walls:	\$65.00	\$ <input type="text" value="0"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text" value="0"/>
Re-submittal Fee:	\$50.00	\$ <input type="text" value="0"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text" value="0"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text" value="0"/>

Fee Total: \$

Project Worksheet

Residential Commercial

Property Address:

292 North Drexel Avenue

Zoning District:

R-2

- R-1 (25% Building & 40% Overall)
- R-2 (25% Building & 50% Overall)
- R-3 (25% Building & 50% Overall)
- R-6 (35% Building & 60% Overall)
- R-12 (35% Building & 70% Overall)
- Other:

** Overall coverage includes hardscape*

Lot Info:

Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF): (Type of Structure):

Proposed new primary structure or residence (SF):

Total Square Footage: **14%**

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF): New Structure Type:

Proposed Addition (SF): Ridge Height:

Proposed New Structure (SF): Is there a 2nd floor? Yes No

Total of all garage and accessory structures (SF): 2nd Floor SF:

Total building lot coverage (SF): = % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF): = % of lot

Applicant Initial:

PP

Internal Use:	Staff Review Date: <input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments: <input type="text"/>	Staff Initial: <input type="text"/>		

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

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 or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone	To Match Existing
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone	To Match Existing
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	To Match Existing
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variance requests are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

Two Variances are being sought for this project. Both variances are being requested to improve the architectural appearance of the home.

1. The West Side Front Yard Setback is encroached by the existing building and the existing porch. The New Front Porch will also encroach more than 10'-0" into the setback, though approximately 5' less than the existing porch, so it will improve the existing non-conformity.
2. The South Side Side Yard Setback will be encroached by the new Trellis to replace the existing canvas awning. The New Trellis will improve the aesthetic of the existing. Furthermore, the close property line and setback on the South boundary are the result of a property split that has unfairly narrowed the side yard of the property, creating a hardship.

Variance Question 1

Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Yes, properties in this area and price range have well designed porches and landscaping, meaning this property will need similar features to match value. While this existing property has very basic versions of these, the quality of the existing front porch and side yard canvas awning could be much farther improved to better fit the area, which this project will achieve.

Variance Question 2

Is the variance substantial? Please describe.

No, the fact that our variances are required only for elements that we are replacing or improving means that the variances are only to improve the architectural quality of the existing home, and as such, the variance is not a major change from the existing.

Variance Question 3

Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No, the existing character of the property will be improved. Furthermore, the variances are only required for parts of the project that will substantially improve the style and value of the property, therefore bringing the property into better conformity with the nearby context.

Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Variance Question 4

Would the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)? Please describe.

No, There are no changes to government services as part of the project scope.

Variance Question 5

Did the property owner purchase the property with knowledge of the zoning restriction? Please describe.

No, the property owner approached Rogers Krajnak Architects to provided architectural services and create schematic design options to improve the house. During the course of our existing conditions documentation, these non-conformities were discovered.

Variance Question 6

Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

No, The front Porch can only be located at the West side of the house to still be functional and proper to the area. The South Patio Trellis can only be located at that location to achieve a comfortable covered patio at that location with the existing 3 sets of french doors that open up to it.


Variance Question 7

Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes, while the boundaries are encroached by the new project scope, the new Porch and South Patio Trellis will be further in character with the existing house, and will not unduly impact the street, neighbors, or property values. The New Front Porch will improve the existing non-conforming condition at the Front Yard Setback. The Heavy landscaping at the North Side of the property immediately adjacent to the South of this property allows for an existing awning to be located while screened and not impacting the neighbor's right to light or space, and the New Trellis will visually improve this existing non-conforming condition.



Vicinity Map
N.T.S.



The Kandawalla / Bachmann Residence		
292 N Drexel Avenue, Bexley, Ohio 43209		
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215	09.13.18 ARB / BZA Submission
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	



Photos of Existing West Side of Residence



Photos of Existing North Side of Residence



The Kandawalla / Bachmann Residence		
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Photos of Existing East Side of Residence



Photos of Existing South Side of Residence

The Kandawalla / Bachmann Residence		
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	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	RKA Project # 18006.00