



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING
AGENDA

DATE: August 22, 2019

TIME: 6:00 P.M.

PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the July 25th, 2019 BZAP meeting.
4. Public Comment
5. Other Business:

6. NEW Business:

- a. Application No.: MA-19-154
Applicant: Amy Lauerhass
Owner:Carolynn & Scott Ziance
Location: 154 S. Dawson

BZAP Request: The applicant is seeking architectural review and approval to allow an addition of a front porch addition, replacement of all windows in casement style and new trim details. The applicant is also seeking a 2' variance from Bexley Code Section 1252.11 (c) which allows unenclosed porches to extend 10' into the required front yard, to allow the proposed front porch to be constructed 27' from the front property line.

- b. Application No.: Ba-19-64
Applicant: Andrew Wapner
Owner: Andrew Wapner
Location: 185 N. Stanwood

BZAP Request: The applicant is seeking architectural review and approval to all a 2nd story addition over an existing 1 story room, and a 1-story addition at the rear of the principal structure. The applicant is also seeking a variance from Bexley code section 1252.09 (R-6 Zoning) which requires an 8' setback from the side yard property line, to allow a 1-story addition to be constructed 7.6' from the south side property line.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, August 8th, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, August 22nd, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, 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. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, the Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: MA-19-154
Applicant: Amy Lauerhass
Owner:Carolynn & Scott Ziance
Location: 154 S. Dawson

ARB Request: The applicant is seeking architectural review and recommendation to the Board of Zoning and Planning, to allow a front porch addition, replacement of all windows in casement style and new trim details.

BZAP Request: The applicant is seeking architectural review and approval to allow an addition of a front porch addition, replacement of all windows in casement style and new trim details. The applicant is also seeking a 2' variance from Bexley Code Section 1252.11 (c) which allows unenclosed porches to extend 10' into the required front yard, to allow the proposed front porch to be constructed 27' from the front 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: 08-01-2019

BA

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review
 Conditional Use
 Demolition
 Planned Unit Dev.
 Rezoning
 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 C)

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: Digitally signed by Amy Lauerhass Date: 2019.06.11 13:42:24 -04'00' Date:

Owner Signature: Digitally signed by Scott J. Ziance Date: 2019.06.11 14:01:41 -04'00' 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"/>
	- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text"/>

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="90.00"/>
	- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="30.00"/>
	- \$600.00 cap	\$ <input type="text"/>
	- \$50.00 resubmittal fee	\$ <input type="text"/>

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

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

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

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

Fee Total: \$

Project Worksheet

Residential

Commercial

Property Address:

154 South Dawson Ave.

Zoning District:

R-6

R-1 (25% Building & 40% Overall)

R-6 (35% Building & 60% Overall)

R-2 (25% Building & 50% Overall)

R-12 (35% Building & 70% Overall)

R-3 (25% Building & 50% Overall)

Other:

** Overall coverage includes hardscape*

Lot Info:

Width (ft.):

60

Depth (ft.):

114.3

Total Area (SF):

6849

Primary Structure Info:

Existing Footprint (SF):

1248

Proposed Addition (SF):

338

Removing (SF):

(Type of Structure):

Proposed new primary structure or residence (SF):

Total Square Footage:

1586

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

Existing Footprint (SF):

484

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):

2070

= 30 % of lot

Is this replacing an existing garage and/or accessory structure?

Yes

No

Hardscape:

Existing Driveway (SF):

1280

Existing Patio (SF):

Existing Private Sidewalk (SF):

65

Proposed Additional Hardscape (SF):

190

Total Hardscape (SF):

1535

Totals:

Total overall lot coverage (SF):

3605

=

52.6

% of lot

Applicant Initial:

AL

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

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 type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco	
<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	<input type="text"/> <input type="text"/>

Staff Confirmation (to be completed by Residential Design Consultant):

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:



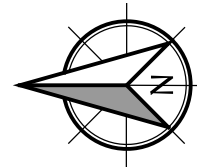
154

RENOVATION FOR: The Ziance Family

154 SOUTH DAWSON AVE.
BEXLEY, OHIO 43209

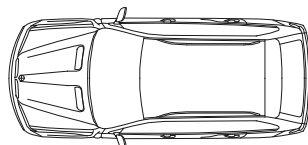
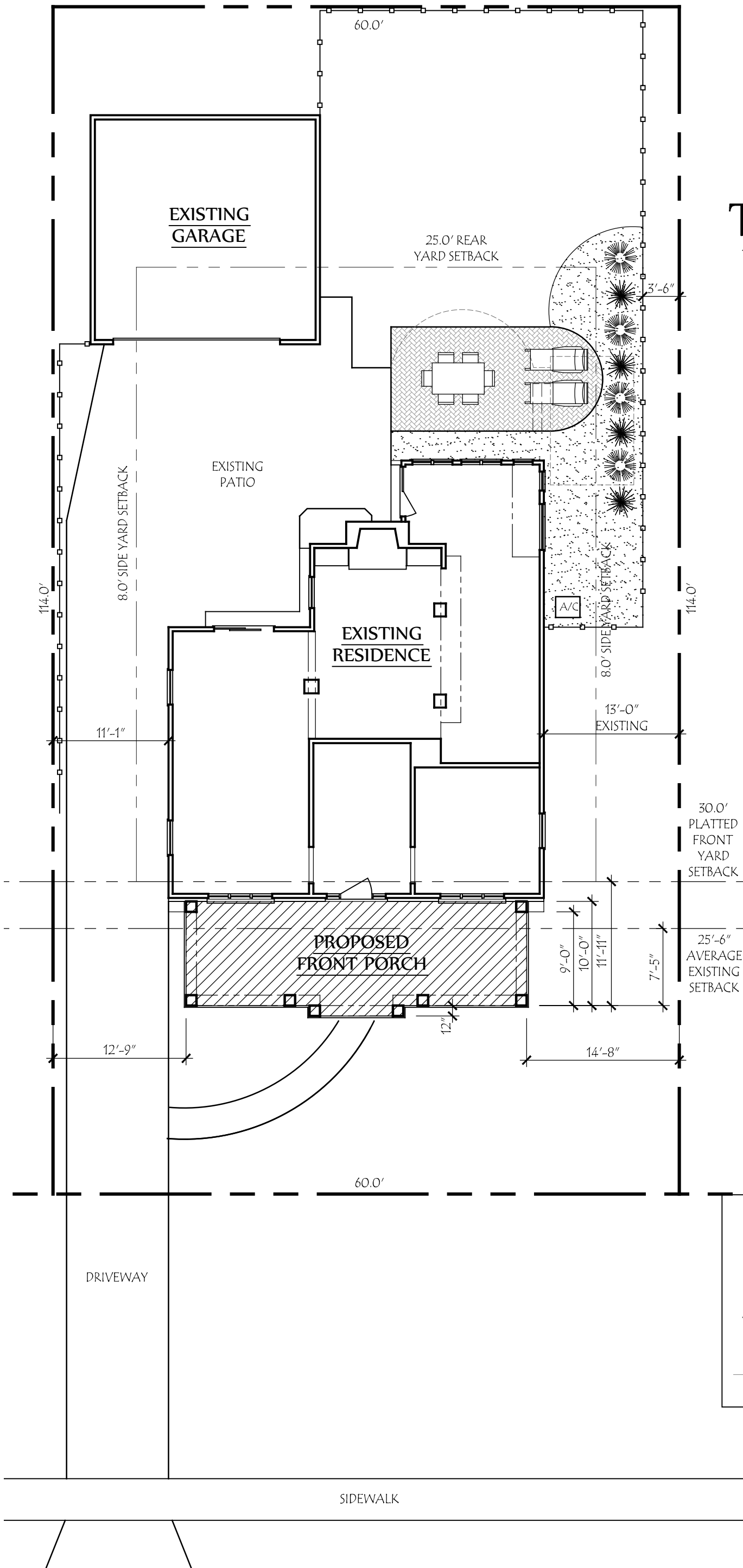
DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 6849 SF
MAXIMUM BUILDING COVER	35 % = 2397 SF
PROPOSED BUILDING COVER:	
EXISTING HOUSE	= 1248 SF
EXISTING GARAGE	= 484 SF
PROPOSED FRONT PORCH	= 338 SF
TOTAL BUILDING COVER	30 % = 2070 SF
MAXIMUM DEVELOP. COVER	60 % = 4109 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2070 SF
DRIVEWAY	= 1280 SF
SIDEWALK	= 65 SF
PROPOSED PATIO	= 190 SF
TOTAL	52.6 % = 3605 SF



Site Plan

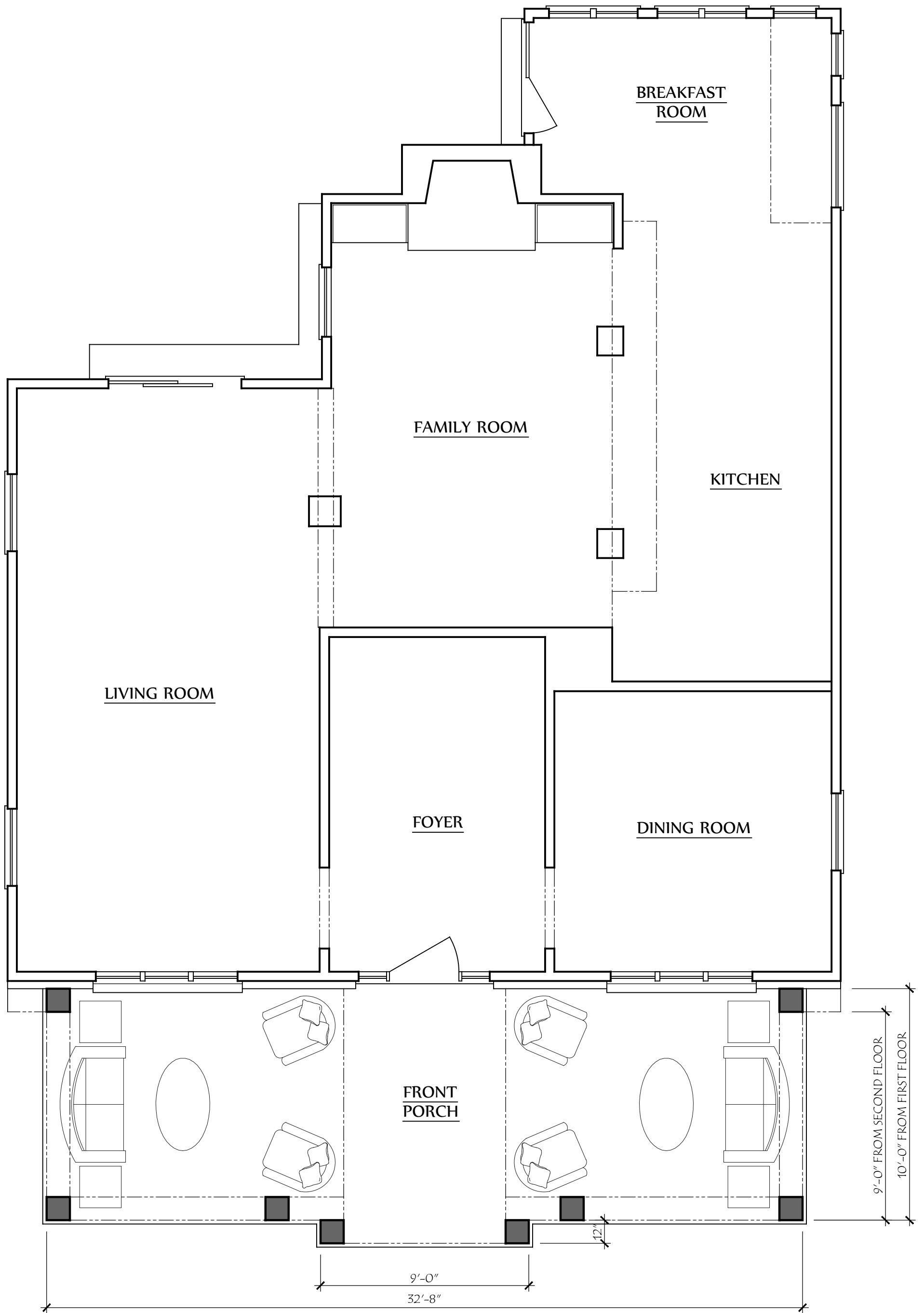
SCALE: 1" = 10'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523



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Date:
1 August 2019

Project Number:
17-020

Drawing Title:
Porch Plan

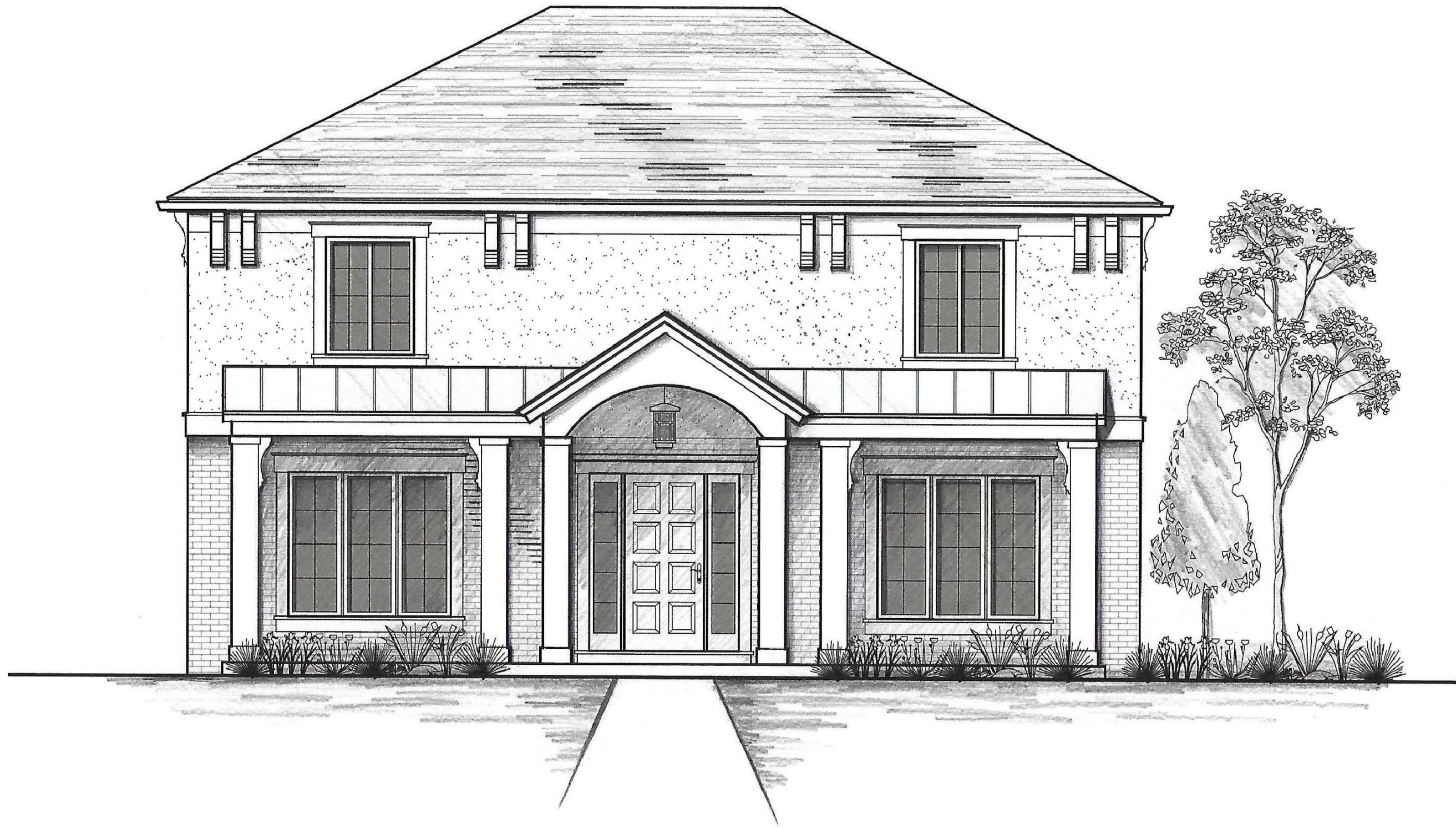
Project Name:
The Ziance Residence

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

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
1 Aug 2019

Drawing Title:
Front Elevation

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

Project Number:
17-020

Project Name:
The Ziance Residence

Sheet Number:
A-2



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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Date:
1 Aug 2019

Project Number:
17-020

Drawing Title:
Elevations

Project Name:
The Ziance Residence

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

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

375 S. Parkview (80' ROW) 10' x 32' Porch



161 S. Parkview (80' ROW) 11' x 32' Porch



151 S. Parkview (80' ROW) 10' x 37' Porch



56 S. Dawson (100' ROW) 10' x 32' Porch



2534 Brentwood (60' ROW) 10' x 32' Porch



2399 Bexley Park (80' ROW) 10' x 25' Porch





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, August 8, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.




- a. Application No.: BA-19-64
Applicant: Andrew Wapner
Owner: Andrew Wapner
Location: 185 N. Stanwood
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd story addition over an existing 1 story room, and a 1-story addition at the rear of the principal structure.

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: 7-25-2019

***(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal and Accessory
Structures and New Principal
Structures that meet the Zoning Code)**

Applicant

 Andrew Wapner
 614-804-8370
 awapnerph@gmail.com

Location

185 N STANWOOD RD
Bexley, OH 43209

BA-19-64

A.1: Project Information

Brief Project Description

New master bedroom above existing room; new mud room on back of house. New bathroom upstairs.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

204000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type**Zoning District**

Residential

R-6 High Density

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
50	133.95
Total Area (SF)	
6697.5	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1218	78
Removing (SF)	Type of Structure
0	Mudroom addition
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	1296

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
--	--
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
--	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
--	--
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
--	--

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
--	--
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
--	--
Total Hardscape (SF)	

--

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

1296

Total overall lot coverage (% of lot)

20

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Timberline

New Roof Style and Color

Charcoal

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Exterior Storm

Existing Window Materials

Wood

New Window Manufacturer

--

New Window Style/Mat./Color

Vinyl, White

C.1 Architectural Review Worksheet: Doors**Doors**

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Same

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Same

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Blue

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color

blue

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

No variances are being sought.

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.

N/A

2. Is the variance substantial? Please describe.

N/A

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.

N/A

E.2 Variance Worksheet

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

N/A

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

N/A

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

N/A

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

N/A





















020-001077 02/17/2017

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
 614-235-8677 FAX:614-235-4559

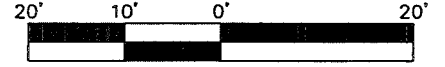
A Boundary Survey prepared for and certified to:

RH Homes Limited

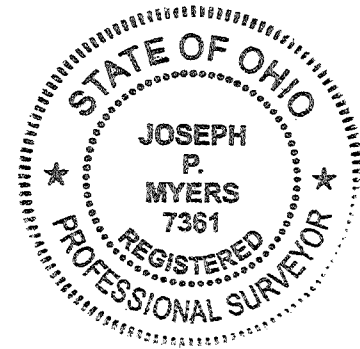
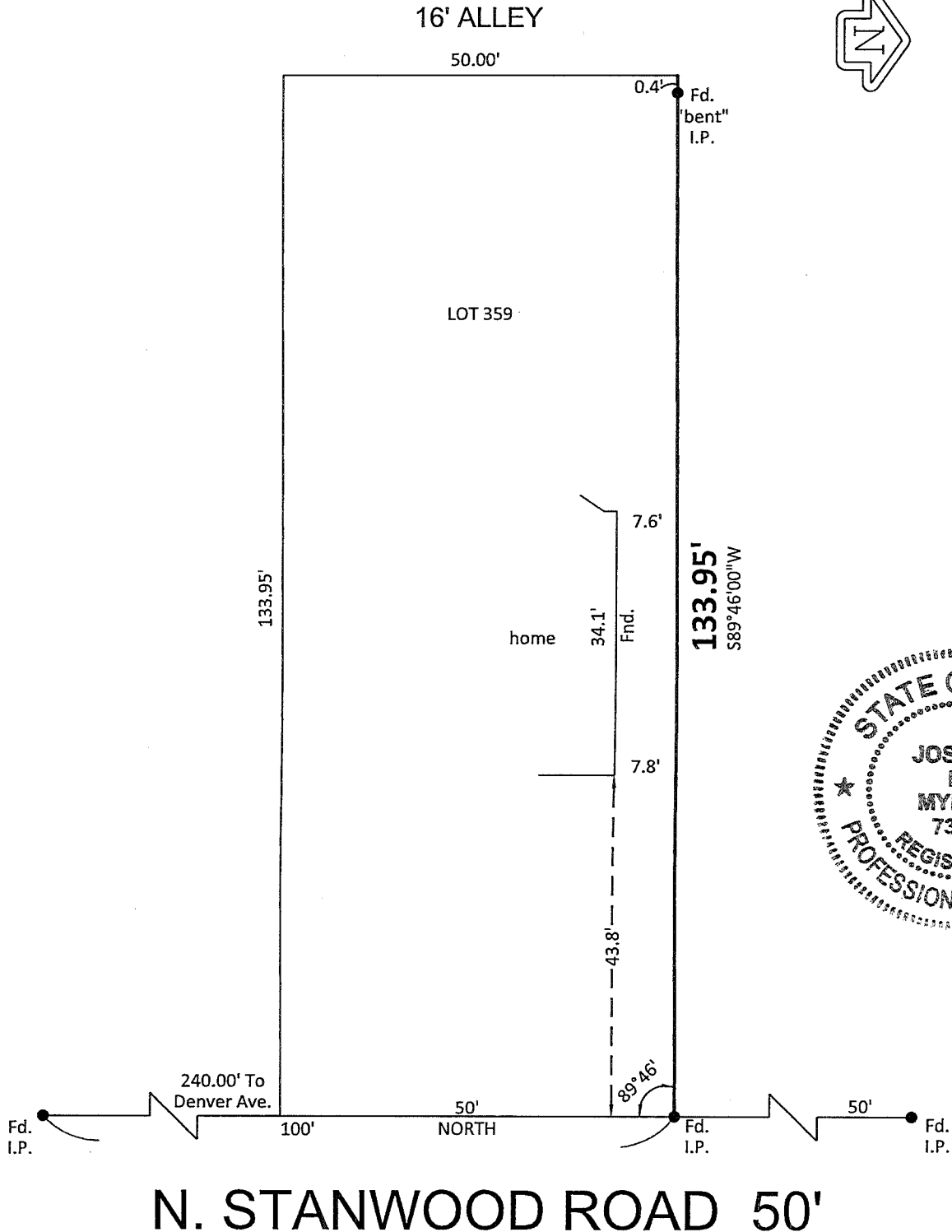
Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lot 539 of Ardmore No. 2, Plat Book 11, Page 9.

Applicant:

Posted Address: 185 N. Stanwood Rd., Bexley, Ohio



Scale 1" = 20'
 Date: 07/18/2019



Myers Surveying Co., Inc

By *Joseph P. Myers*

Professional Surveyor

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is Stanwood Rd. R/W used as NORTH.

Myers Order No.-1-07/16/2019

Rec.

JM

Field

AT

DWG.

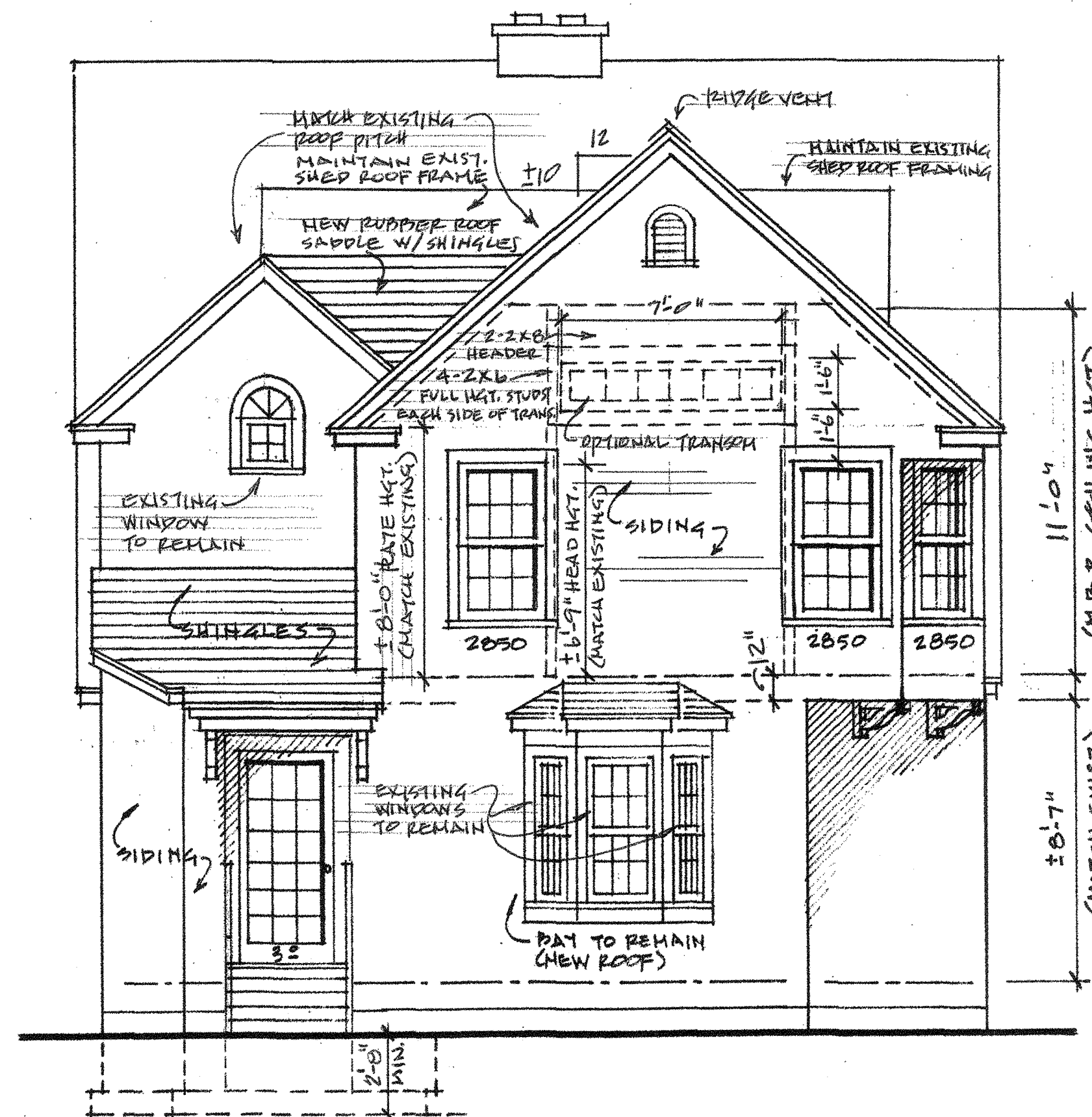
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Ltr.

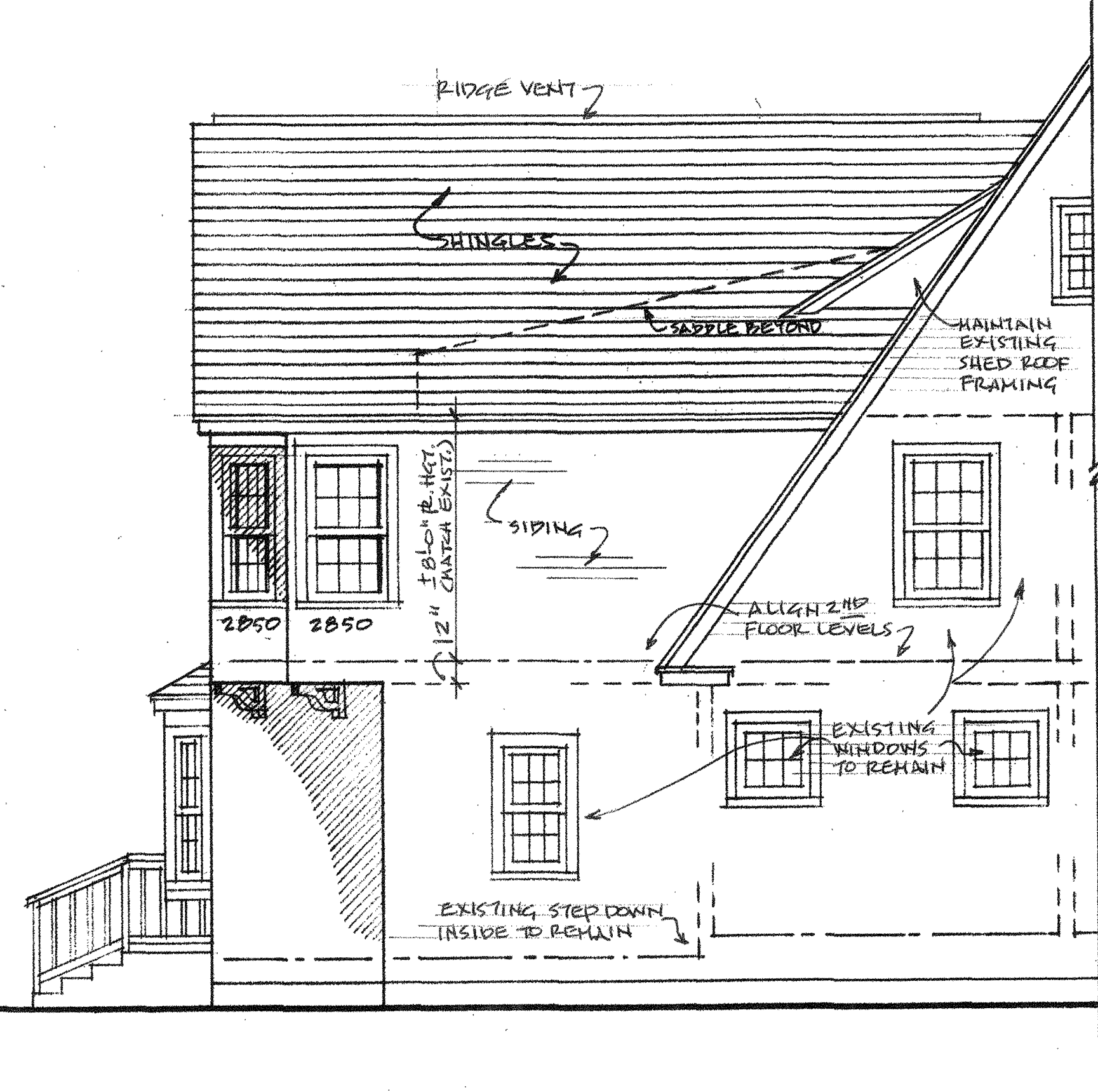
Ck.

JM

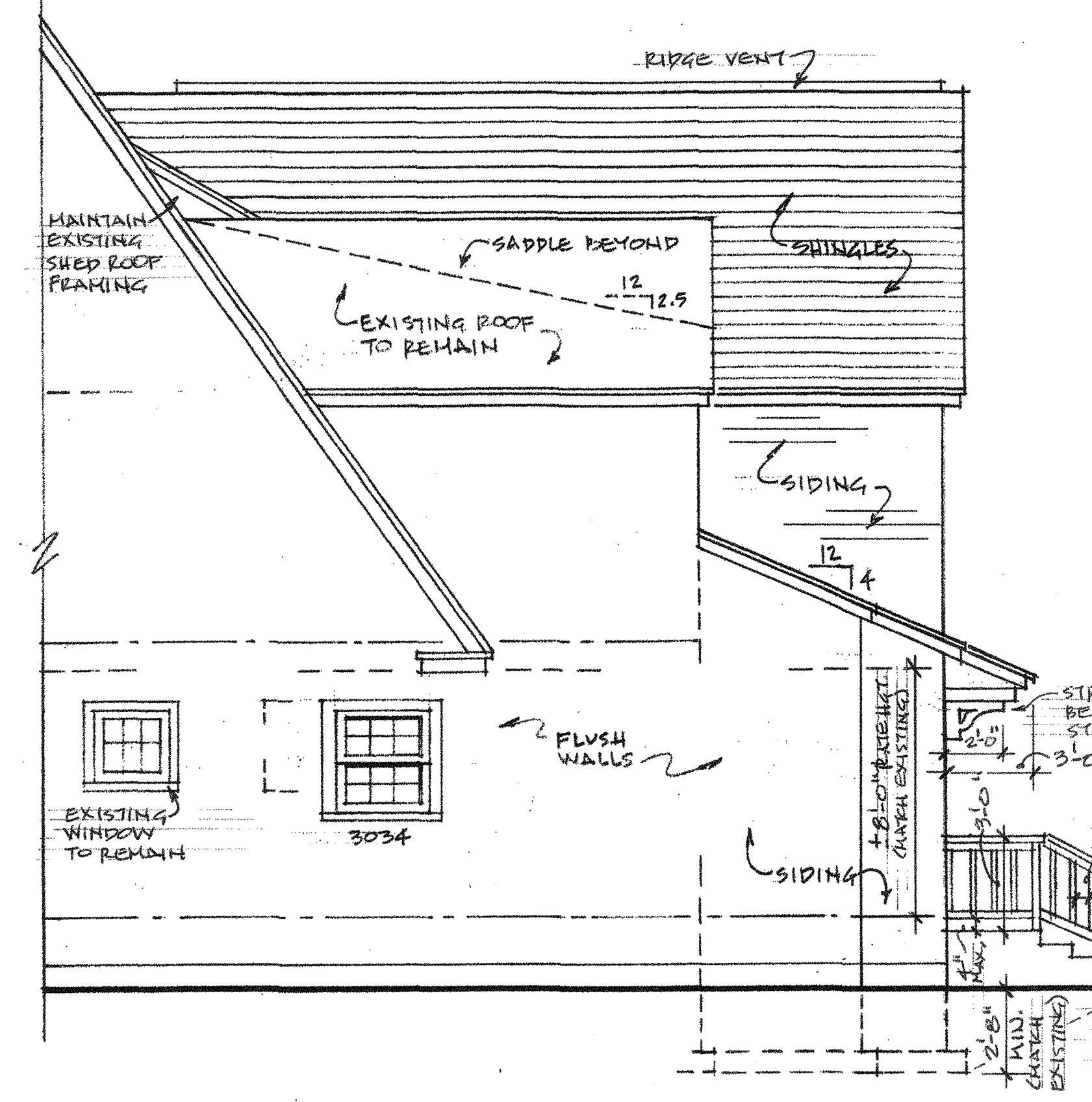
REVISIONS	BY



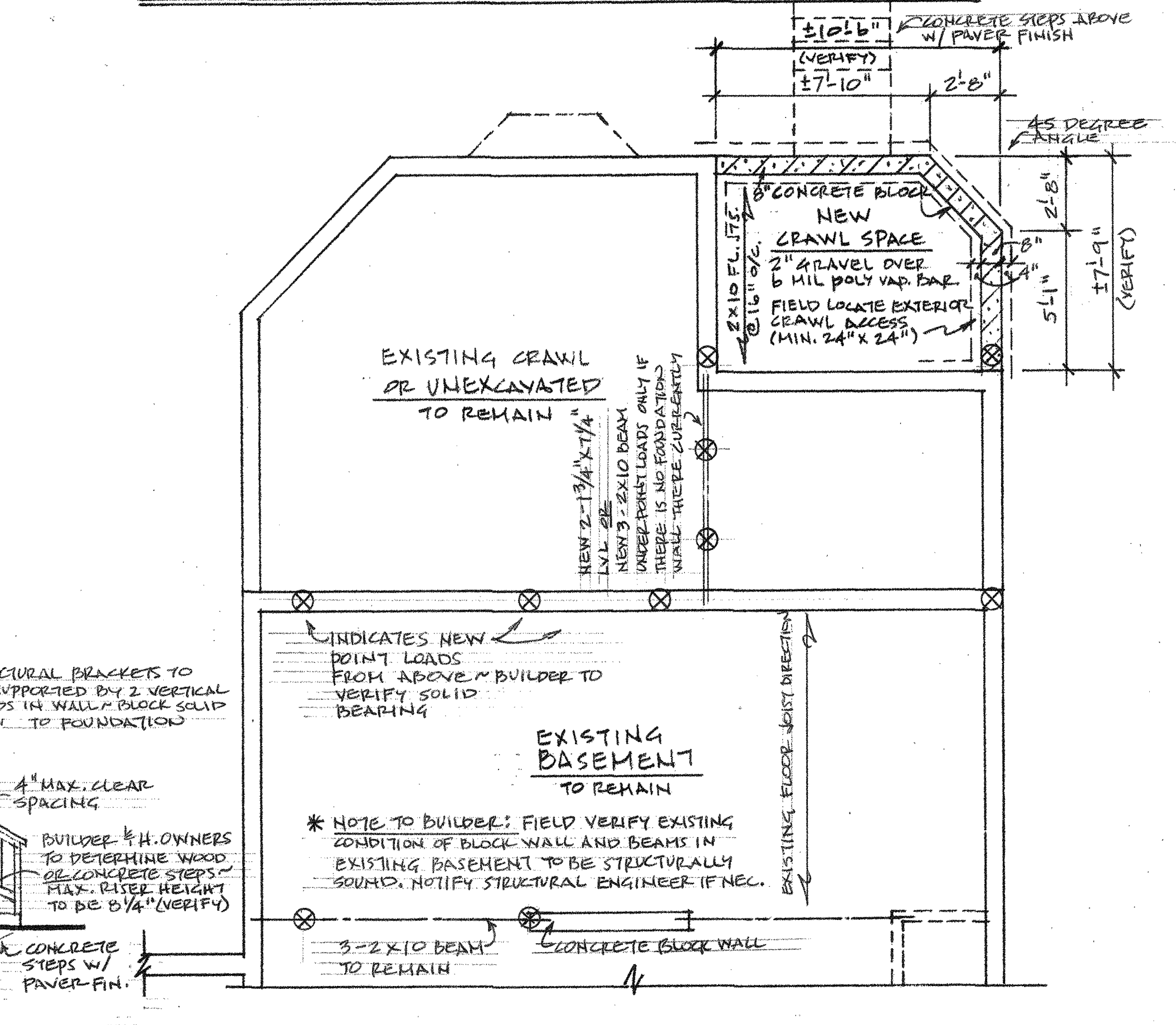
REMODELED REAR ELEVATION • SCALE: 1/4" = 1'-0"
 WINDOW MANUFACTURER TO BE CHOSEN BY BUILDER AND HOMEOWNERS. SIZES SHOWN ARE GENERIC IN NATURE. EXAMPLE: 2850 = 2'-8" WIDE BY 5'-0" TALL. VERIFY ALL NEW BEDROOM WINDOWS TO MEET EGRESS CODES.



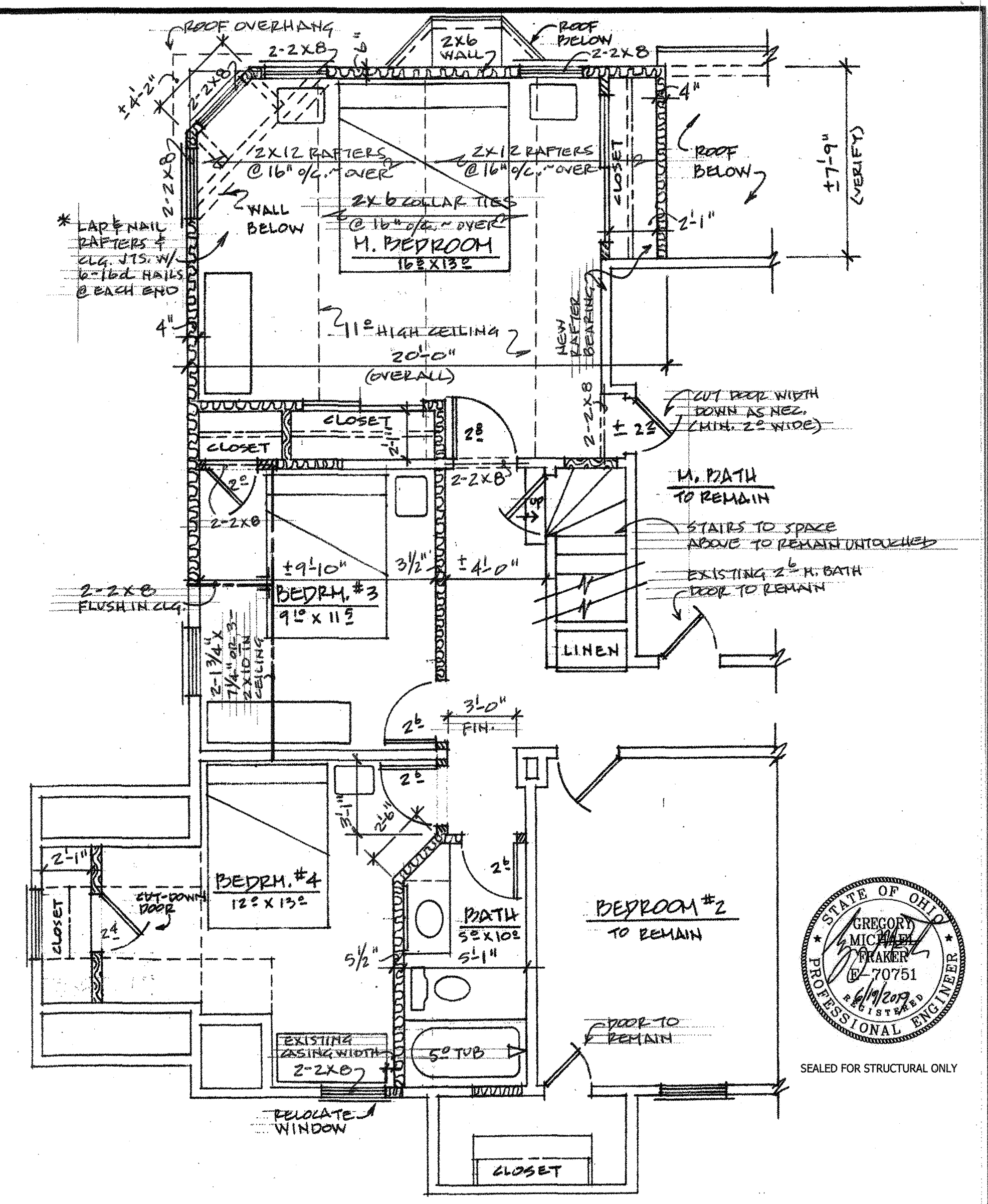
REMODELED LEFT SIDE ELEVATION • SCALE: 1/4" = 1'-0"



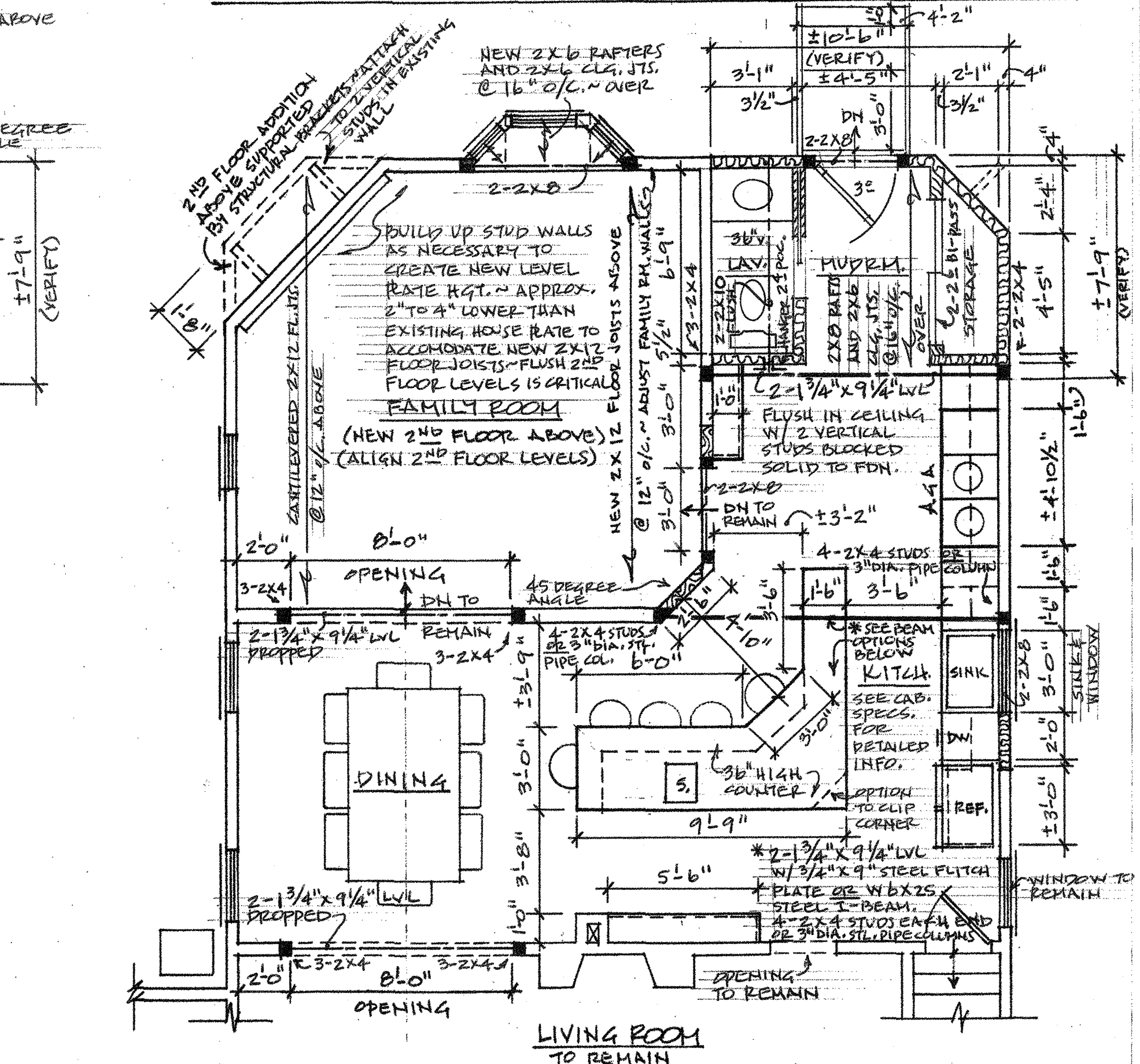
REMODELED RIGHT SIDE ELEVATION • SCALE: 1/4" = 1'-0"



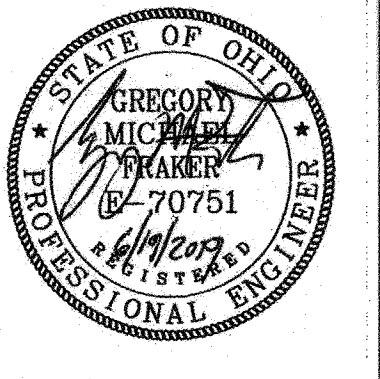
REMODELED FOUNDATION PLAN • SCALE: 1/4" = 1'-0"



REMODELED SECOND FLOOR PLAN • SCALE: 1/4" = 1'-0"



REMODELED FIRST FLOOR PLAN • SCALE: 1/4" = 1'-0"
 ■ = INDICATES 2 VERTICAL STUDS = SOLID BEAMING TO FDN/STRUCTURE BELOW



WAPNER RESIDENCE
 105 N. STALWOOD RD. BEXLEY

MACKO-BOEHMER
 ASSOCIATES INCORPORATED

Date: 6-18-19
 Scale: AS SHOWN
 Drawn: T. V. M.
 Job: WAPNER
 Sheet: 3
 Of: 3