



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, December 5, 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.: BZAP-19-16
Applicant: Brenda Ruf – Dave Fox Remodeling
Owner: Audrey & Tyler Stanley
Location: 177 N. Ardmore Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new screened porch addition at the front of the principal structure.

BZAP: The applicant is seeking architectural review and approval to allow a new screened porch addition at the front of the principal structure. The applicant is also seeking an 8.3' variance from Bexley Code Section 1252.15(a) which requires a 30' or average (in this case 39.8') front yard setback; whichever is greater, to allow the screened porch to be constructed 31.5' 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: 10-31-2019

***(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development**

Applicant

 Dave Fox Remodeling
 614-459-7211 ext. 15
 bruf@davefox.com

Location

177 N ARDMORE RD
Bexley, OH 43209

BZAP-19-16

Submitted On: Oct 16, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Addition of a screened porch to the front of the home

Architecture Review

true

Conditional Use

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Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Front Screened Porch Addition

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

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A.1: Attorney / Agent Information

Agent Name

Brenda Ruf

Agent Address

3505 W. Dublin Granville Rd.

Agent Email

bruf@davefox.com

Agent Phone

614-459-7211 x 15

A.2: Fee Worksheet

Estimated Valuation of Project

40000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

false

Zoning Review Type

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Sign Review and Architectural Review for Commercial Projects

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Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

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Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

50

Depth (ft)

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1504

Proposed Addition (SF)

156

Removing (SF)

0

Type of Structure

Brick home

Proposed New Primary Structure or Residence (SF)

1660

Total Square Footage

2886

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

1504

Proposed Addition (SF)

156

New Structure Type

Screened Porch

Ridge Height

13'

Proposed New Structure (SF)

156

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

360

Total building lot coverage (SF)

2020

Total building lot coverage (% of lot)

29

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1315

Existing Patio (SF)

516

Existing Private Sidewalk (SF)

162

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)1993

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

4013

Total overall lot coverage (% of lot)58

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

To match existing

New Roof Style and ColorHip roof to match existing

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

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Structure

--

Existing Window Type

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Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color--

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Stained

Proposed Door Type

Adding wood screened door to porch from exterior

Proposed Door Style

Wood full length screened door per drawing

Proposed Door Color

Painted to match existing trim

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

true

Existing Door Trim

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Proposed New Door Trim

Wood

Existing Window Trim

Wood

Proposed New Window Trim

Wood

Trim Color(s)

to match existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes**

true

Existing Finishes

Other

Other Existing Finishes

Brick, Stucco, and Wood

Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

Other

Other Proposed Finishes

Wood and stucco

Proposed Finishes Manufacturer, Style, Color

To match existing

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project**

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Landscape Architect/Designer

--

Architect/Designer Phone

--

Architect/Designer E-mail

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Project Description

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I have read and understand the above criteria

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

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

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

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

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E.1 Variance Worksheet

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

The current residence sits at the average front setback of the surrounding houses. Proposal is to add a screened porch to the front of the house that may encroach into the average setback.

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.

Variance would add living space and property value to the existing home. The space is currently vegetation.

2. Is the variance substantial? Please describe.

approximately 7'

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.

The porch addition will be similar in style to front porches in the neighborhood. Materials used will match existing house in color and texture. The majority of the porch addition will be screen material thereby maintaining open sight lines.

E.2 Variance Worksheet

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

No

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

Unknown

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

No

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

The addition that will encroach will not be a conditioned space. The majority of vertical planes will be open screening and not solid, maintaining the open view of the property.

F.1 Fence Variance Worksheet

Lot Type

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Narrative description of how you plan to meet the pertinent outlined variance criteria

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F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

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5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

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6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

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Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

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A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

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The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

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The fence and/or wall shall have a minimum of 50% transparency.

That the lot exhibits unique characteristics that support the increase in fence height.

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G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

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If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

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If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

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I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

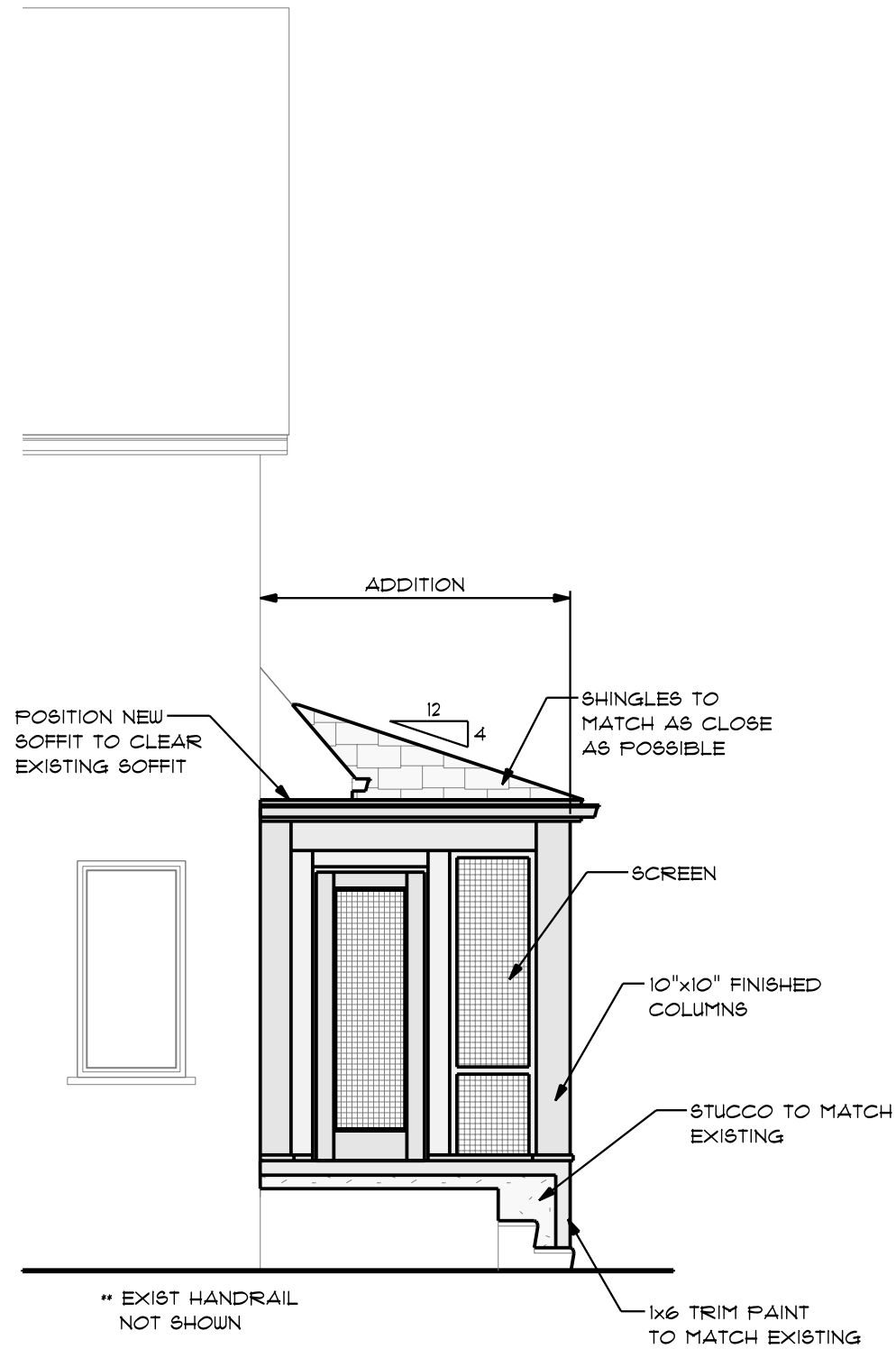
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Provide a narrative time schedule for the replacement project

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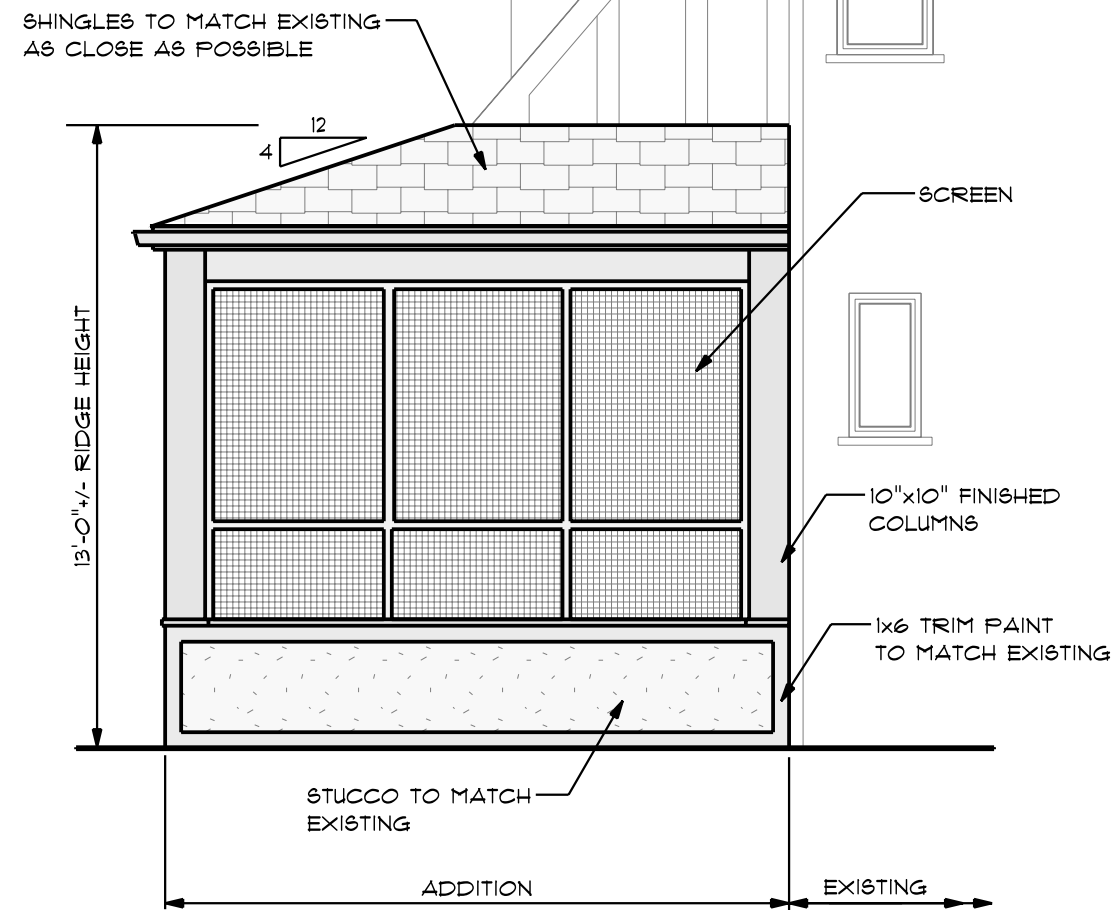
Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = EXISTING WALLS ARE DIMENSIONED TO DRYWALL
NEW WALLS ARE DIMENSIONED TO THE STUD.
UNLESS NOTED OTHERWISE

DAVE FOX
DESIGN • BUILD • REMODELERS
Owner:

3505 W. Dublin-Granville Rd; Columbus, OH 43235 www.davefox.com 614-459-7211

AUDREY & TYLER STANLEY
111 NORTH ARDMORE ROAD
BEXLEY, OHIO 43209

Design Plans: For use by agents of DFR only. Use or modifications of these plans without express permission of DFR is strictly prohibited. Mechanical plans to be verified by licensed contractor.

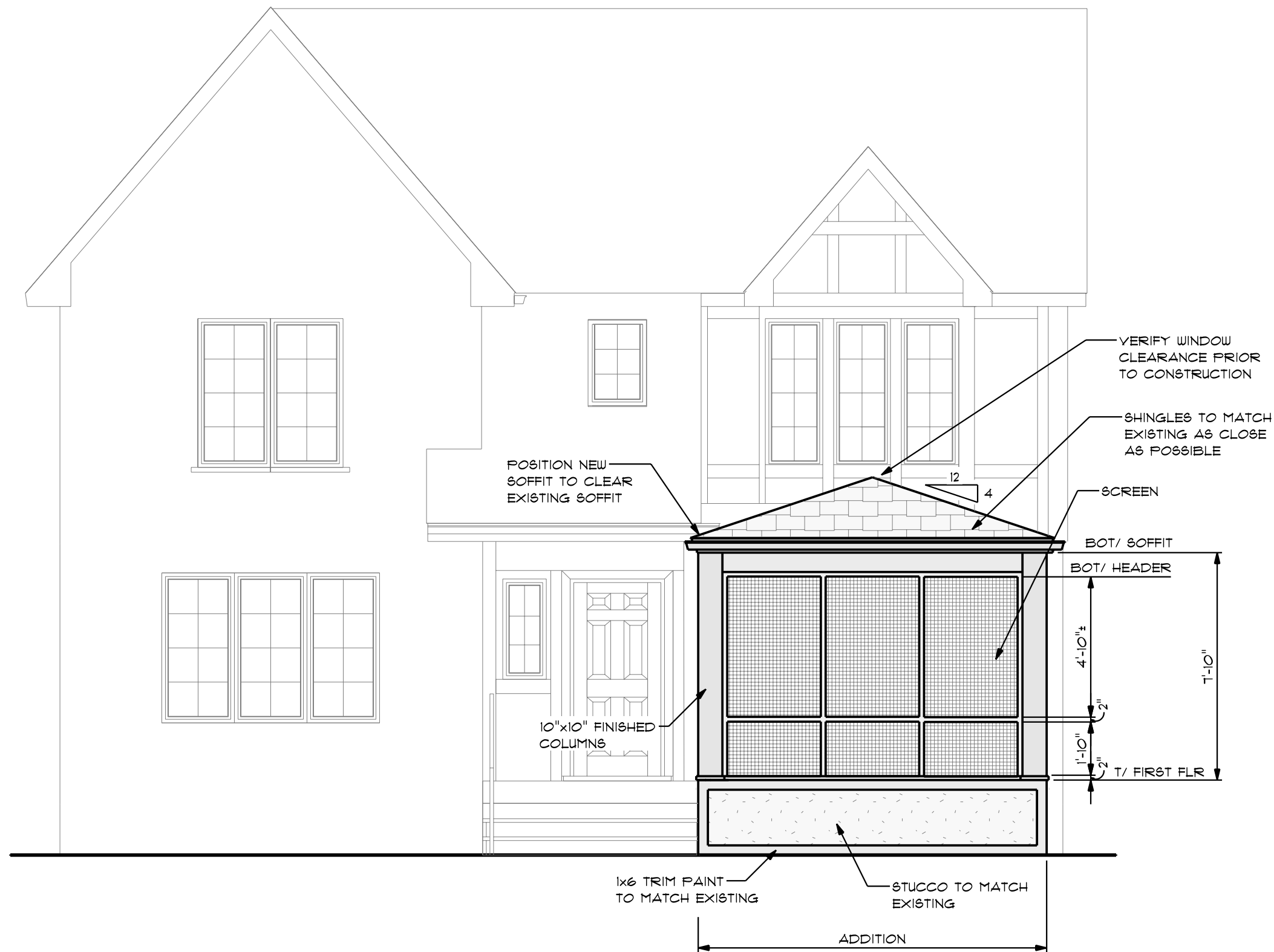
DESIGNED BY: GREGG STADWICK
ID BY:
PM BY: AMBER BOLIN
T.B.D.
PROJ. # 1915123
DATE 10.15.19

ELEVATIONS

SHEET #

5 OF 5

A-5



FRONT ELEVATION

1/4" = 1'-0"

EXISTING WALLS ARE DIMENSIONED TO DRYWALL
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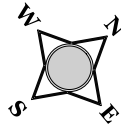
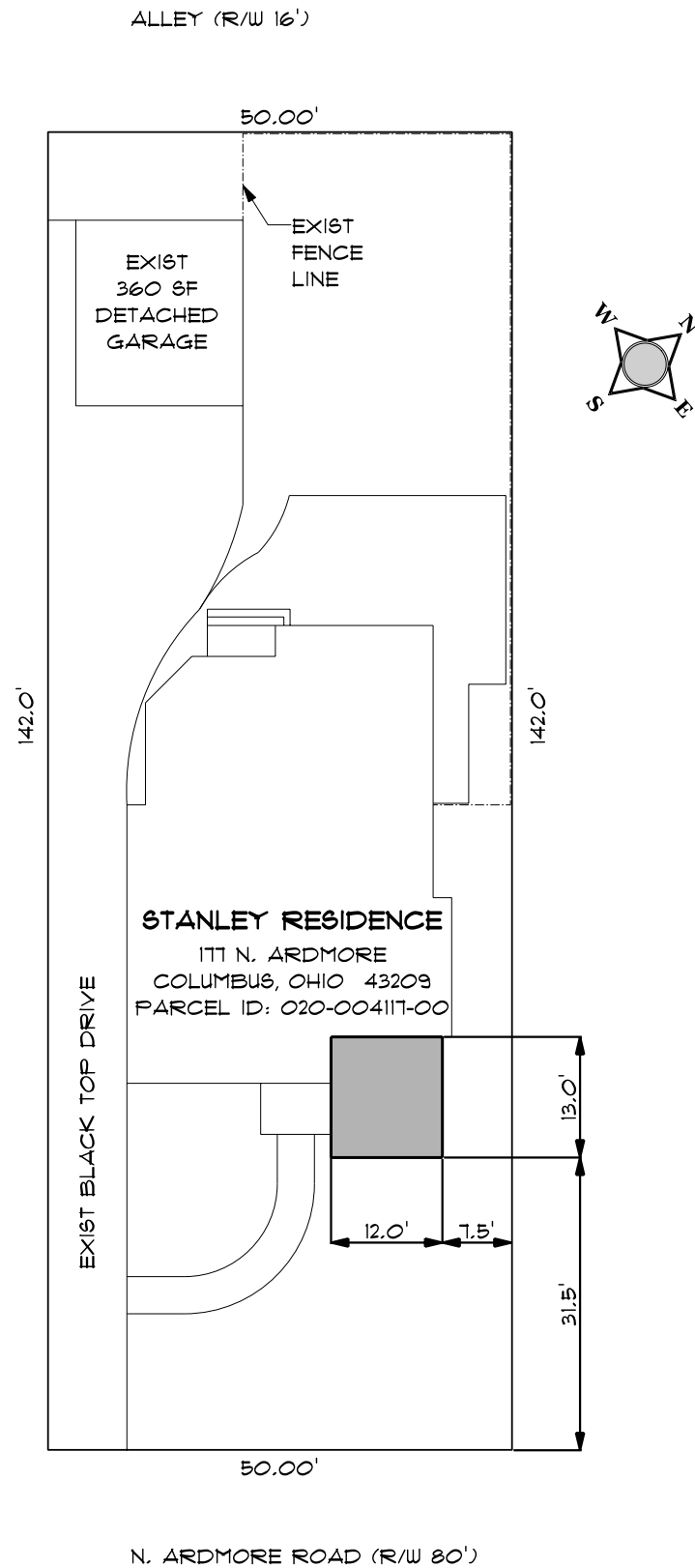
DESIGNED BY:
GREGG STADWICK
ID BY:
AMBER BOLIN
PM BY:
T.B.D.

PROJ. #	1915123
DATE	10.15.19

ELEVATIONS

SHEET #
A-4

4 OF 5



SITE NOTES:

EXISTING FOOTPRINT	1504 SF
TOTAL OF DETACHED GARAGE	360 SF
PROPOSED ADDITION	156 SF
RIDGE HEIGHT	13'0"
TOTAL BUILDING LOT COVERAGE	2020 SF
TOTAL PERCENTAGE OF LOT COVERAGE	29%
EXISTING DRIVEWAY	1315 SF
EXISTING PATIO	516 SF
EXISTING PRIVATE SIDEWALK	162 SF
TOTAL HARDSCAPE	1993 SF
TOTAL LOT COVERAGE	4013 SF
TOTAL PERCENTAGE OF LOT COVERAGE	58%

SITE PLAN

1" = 20'

FINISH GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10' FROM THE BUILDING PERIMETER.

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PM BY:
T.B.D.

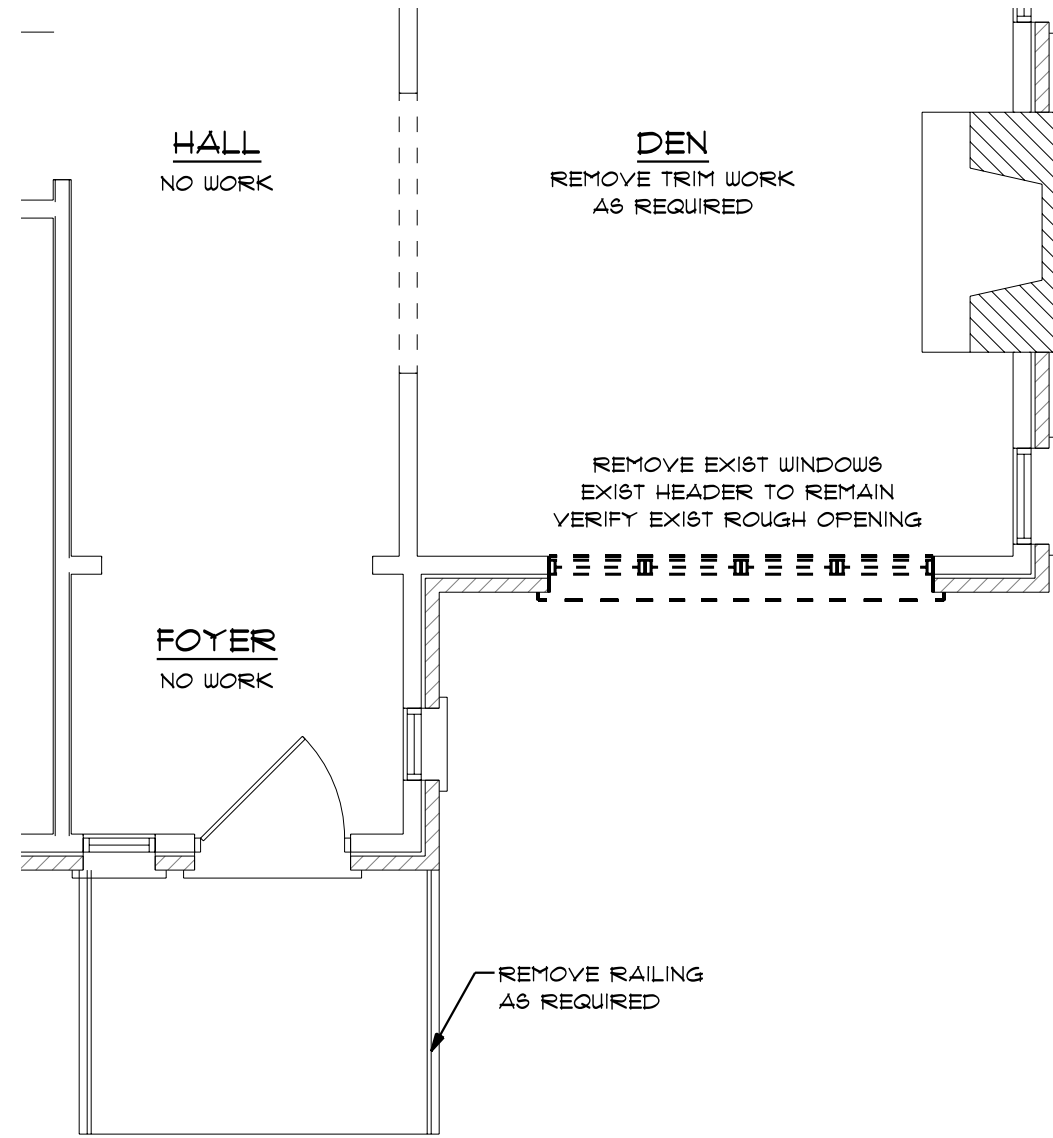
PROJ. #	1915123
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SITE PLAN

SHEET #

1 OF 5

A-1



FIRST FLOOR DEMO PLAN

1/4" = 1'-0"

ALL NOTES ON PLANS REFER TO AREAS OF REMODEL ONLY U.N.O.

VERIFY ALL EXISTING CONDITIONS. ANY VARIATION SHOULD BE REPORTED TO PM

ALL DOORS, OPENINGS & WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE

TEAR OUT, REMOVE & RELOCATE ALL ELECTRICAL. COORDINATE w/ NEW ELECTRIC PLAN.

EXISTING WALLS ARE
DIMENSIONED TO DRYWALL
NEW WALLS ARE DIMENSIONED
TO THE STUD.
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ID BY:
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PM BY:
T.B.D.
PROJ. # 1915123
DATE 10.15.19

AS BUILT DEMO

SHEET #
A-2
2 OF 5



Proposed Build Area







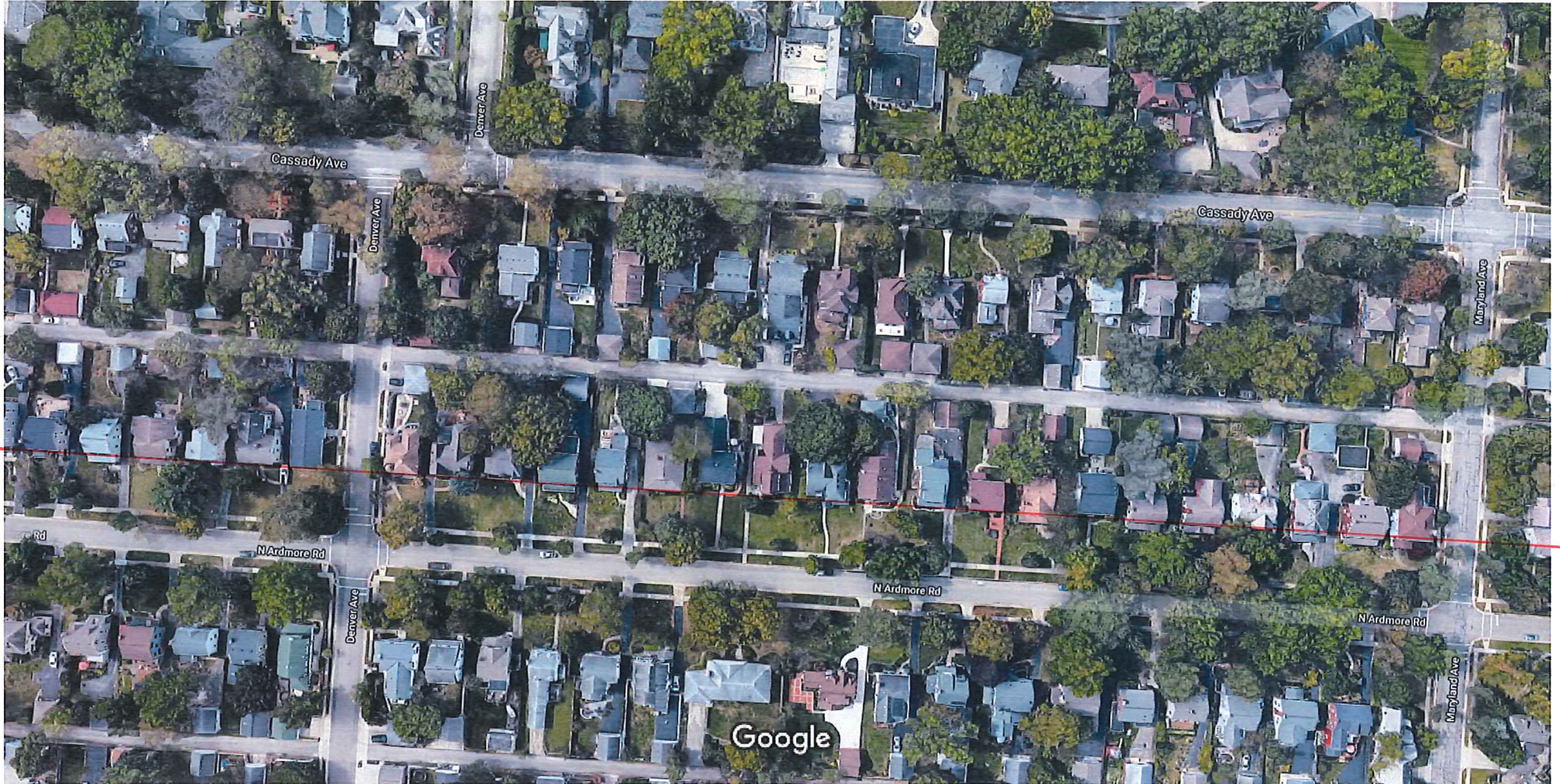




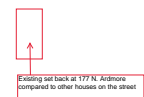




Google Maps 177 N Ardmore Rd



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft



Pinching out back at 177 N. Ardmore compared to other houses on the street