

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, February 14th, 2013, 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.

Application No.: 13-0004
Applicant: Pete Foster, Residential Design
Owner: Mr. & Mrs. J. Dobkin
Location: 91 S. Cassady Ave.

REQUEST: The applicant is seeking architectural review and approval to allow a detached garage. The applicant is also seeking a variance to Bexley Code Section 1252.03(d), which limits lot coverage 35%, to allow the lot coverage to be 37%.

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 02-07-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2013004

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For:

Principal Structure Garage Fence Other

3. Variance To:

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION 91 SOUTH CASSADY AVE Zoning District R-6

6. OWNER MR. & MRS. J. DOBKIN Phone # 239.7518 or Cell # 614
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant PETE FOSTER E-mail fofoster-resides@excite.com Phone # 238.9510 or Cell# 614

Address 2414 E. MAN ST. /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance NEW GARAGE EXCEEDS ALLOWABLE LOT COVERAGE BY 58 sq ft.

9. Valuation of Project \$ 20,000

• 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.
(Re-submittal fee \$50.00)

• VARIANCE REVIEW FEES:
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE [Signature] /DATE 1/24/2013

Fee: based on valuation	\$	<u>95.00</u>
Fee: based on variance	\$	<u>100.00</u>
Other	\$	
TOTAL FEE DUE	\$	<u>195.00</u>

****Be advised, if the Board 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.**

• **LOT INFORMATION**

Address 91 SOUTH CASSADY AVE Zoning District R.6
Lot Width 50.16 ft Depth 136.16 ft Total Area 6830 sq ft
Existing Residence (foot print) 2009 sq ft Garage 373 sq ft = + 144 sq
Existing Building Height one-story two-story (Pergola)

Proposed Addition (foot print) _____ sq ft one-story two-story

Proposed Garage 440 sq.ft. one-story two-story

Permitted Lot Coverage 35 % = 2391 sq ft

Lot to be covered 37 % = 2593 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or 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 PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED NEW 2 CAR GARAGE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

REQUESTING A NEW GARAGE THAT IS 67 sq.ft. LARGER THAN THE EXISTING GARAGE TO ALLOW FOR A LITTLE MORE STORAGE

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: CERTAINTEED

3. New Roofing Type, Style & Color: MATCH EXISTING

• **WINDOWS**

N/A

- Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
- Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
- New Window Manufacturer: _____
- New Window Style, Material & Color: _____

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
 - Wood Insulated Metal Fiberglass
 - Sidelights Transom Window
 - Garage Door Type
 - Wood Insulated Metal Fiberglass
 - Door Finish
 - Stained Painted
- Proposed Door Type INSULATED METAL /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(✓)	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
(✓)	(✓)	Vinyl Siding <u>MATCH EXISTING</u>
()	()	Aluminum Siding _____
()	()	Other _____

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____

N/A
- Proposed NEW Door Trim: SMOOTH CEDAR TO MATCH EXISTING

4. Proposed NEW Window Trim: N/A

5. Trim: Color(s): MATCH EXISTING

** Do the proposed changes affect the overhangs? NO

• **DECKS** N/A

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: _____

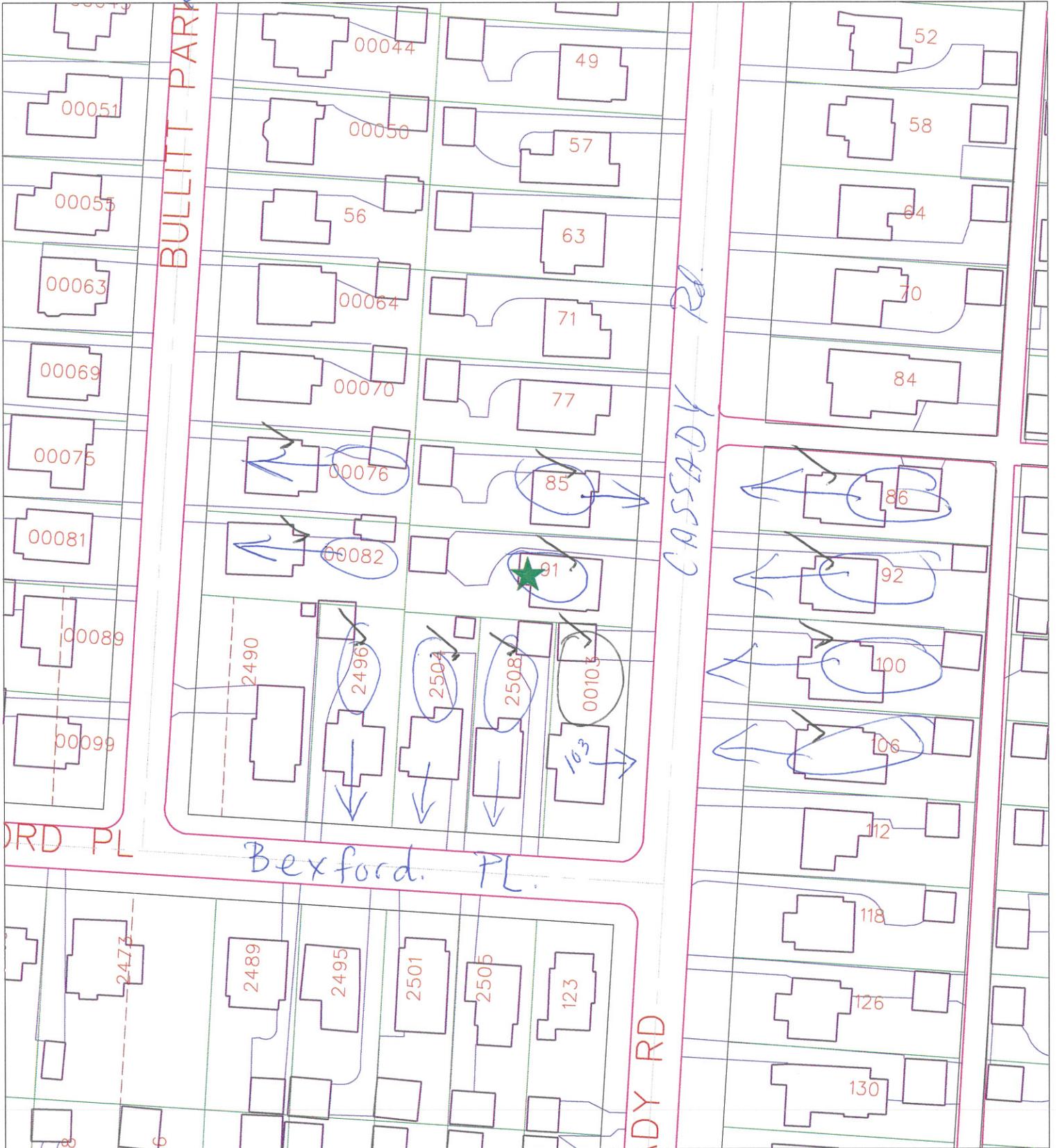
91 S. Cassidy

BULLITT PARK PLACE

CASSADY RD

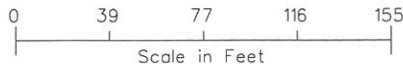
Bexford. PL.

DY RD



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MapVUE



FEB 5, 2013 8:39