

**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, April 11th, 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.: 13-0010
Applicant: Architectural Gardens, Inc.
Owner: Sean & Amy Tillinghast
Location: 237 S. Cassingham Road

REQUEST: The applicant is seeking a Special Permit in accordance with Bexley Code Section 1262.02, to allow a 42" high decorative fence in the front yard, 3' off the east property line, and parallel to Cassingham Road.

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 04-4-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 13-0010

1. Architectural Review for:

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

2. Variance For:

Principal Structure Garage Fence Height 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 237 S. Cassingham Rd. Zoning District _____

6. OWNER Tillinghast, Sean + Amy Phone # _____ or Cell # 614-657-9526
* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant Architectural Gardens, Inc E-mail weave@arch-gar.com Phone # 476-1233 or Cell# 496-1303
Address 313 Rocky Fork Dr. /City, State, Zip Schanna, Oh 43230

8. Brief Description of Request and/or Variance ADDITION OF A 3' FENCE
NEW WALKWAY: IN FRONT YARD

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 4/1/2013

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 95.00

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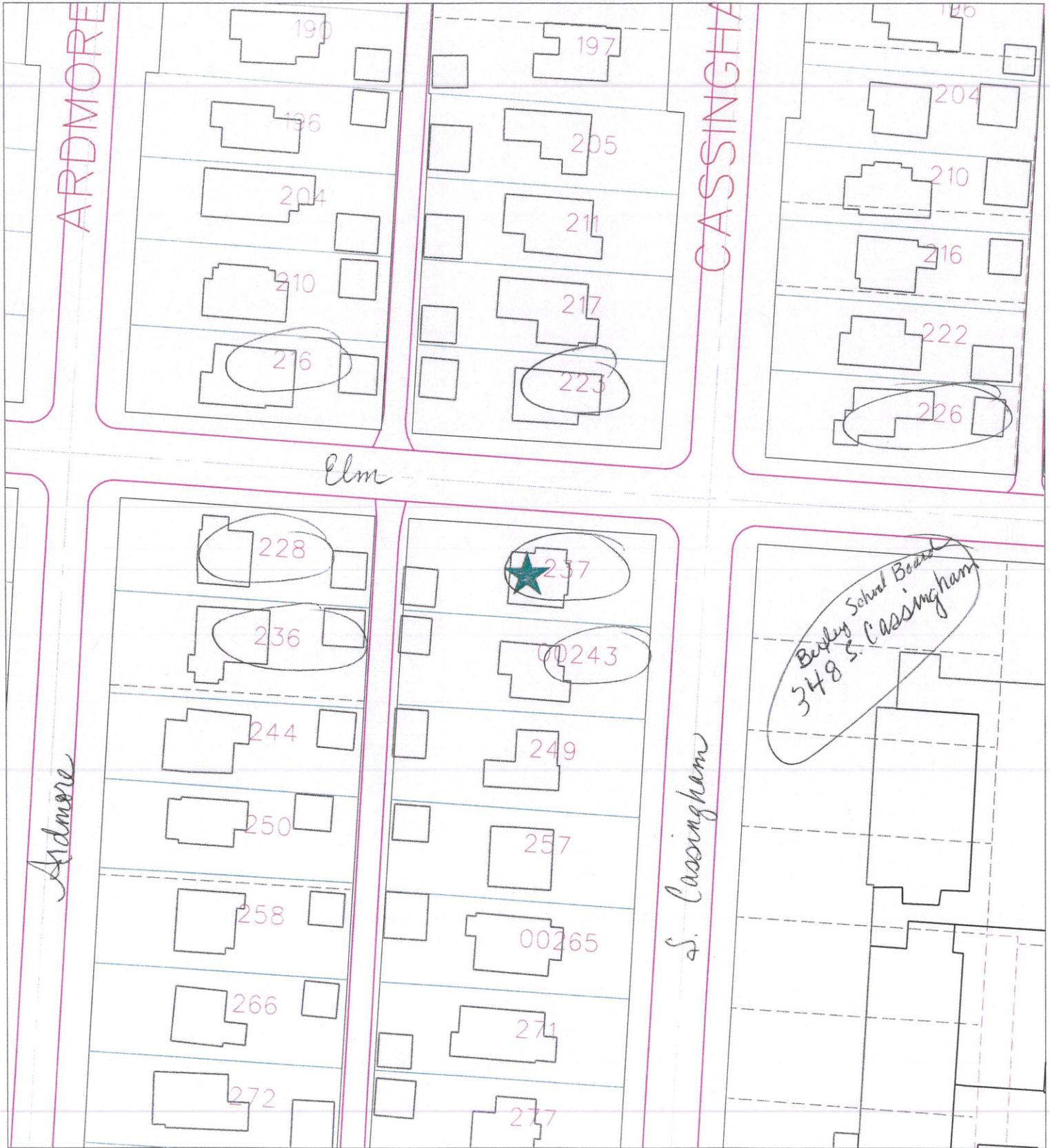
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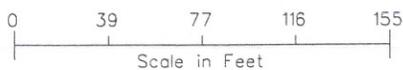
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237 S. Cassingham

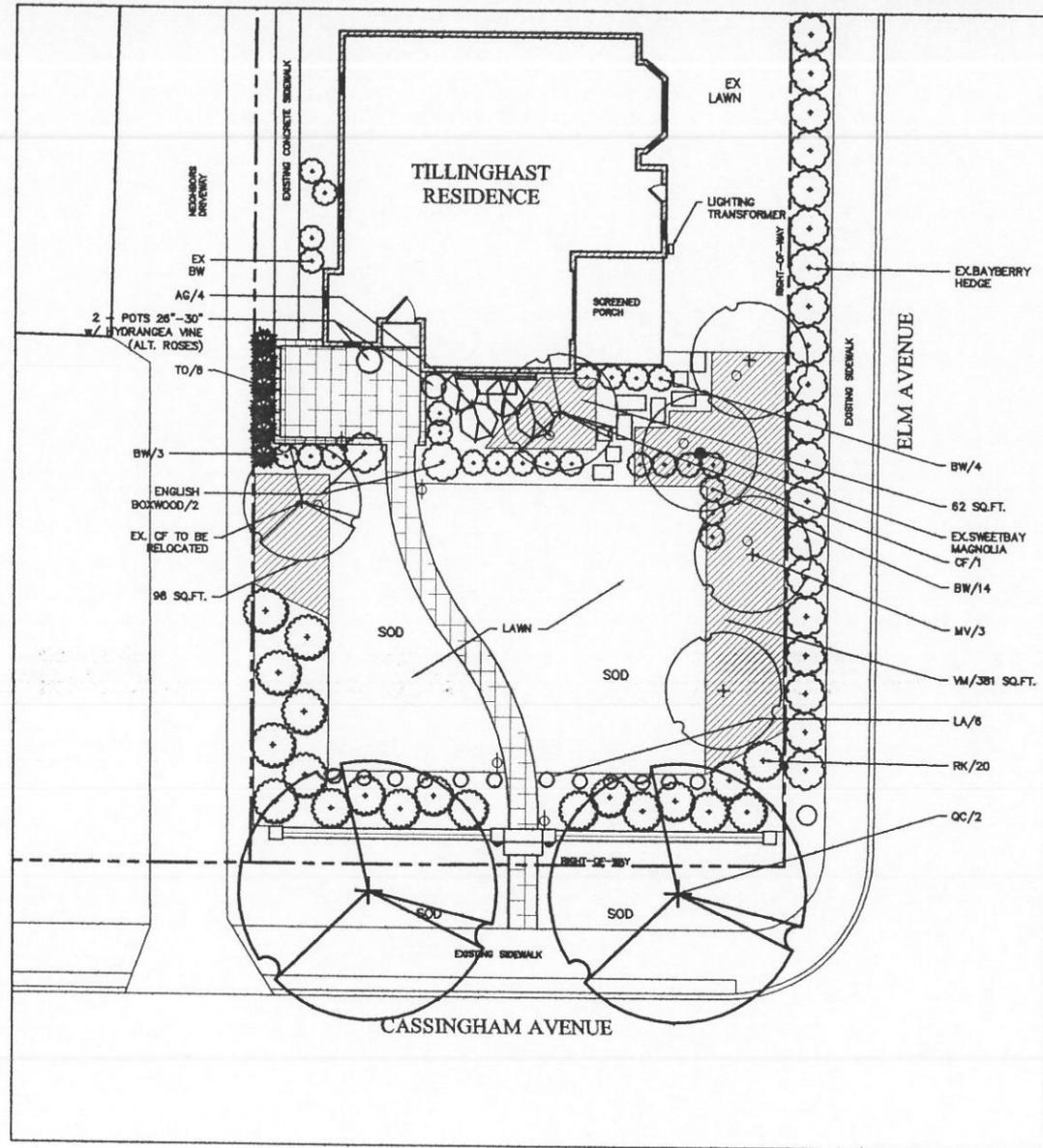


Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

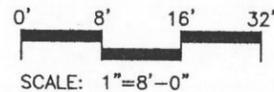
MapVUE



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APR 1, 2013

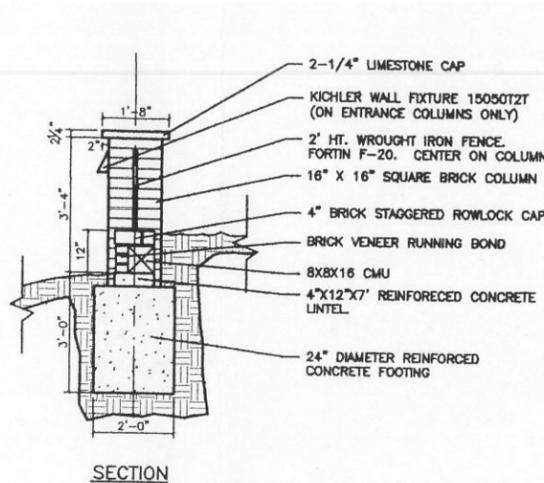


LANDSCAPE DEVELOPMENT PLAN



PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	D/E	QTY	SIZE	HT/W	REMARKS/COMMENTS
	DECIDUOUS TREES						
CF	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	D	1	1-1/2"		CONT. OR B&B
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	SE	3	7-8"		B&B
QC	QUERCUS COCCINEA	SCARLET OAK	D	2	4"		B&B
	SHRUBS						
AG	AZALEA GIRARD HOTSHOT	GIRARD HOTSHOT AZALEA		4			
AE	ARBORVITAE "EMERALD GREEN"	EMERALD GREEN ARBORVITAE	E	6	6-7"		B&B
BS	BUXUS SPECIES	ENGLISH BOXWOOD (LARGE)	E	2	38"+		B&B ALT. GR. MOUNTAIN
BW	BUXUS SINICA INSULARIS "WINTERGREEN"	WINTERGREEN BOXWOOD	E	38	5gal.		CONT.
RK	ROSA "RADRAZZ" KNOCK OUT	DP. PINK KNOCKOUT ROSES	D	20	3gal.		CONT. 4'O.C.
	PERENNIALS, GROUND COVER & VINES						
LA	LAVANDULA ANGUSTIFOLIA	LAVANDER	E	4	18"-24"		CONT.
HP	HYDRANGEA PETIOLARIS	HYDRANGEA VINE	SE	12	1gal.		CONT.
VM	VINCA MINOR	MYRTLE	D	2	2gal.		CONT. ALT. CLIMBER DAWN ROSE
			E	480	1/2 PEAT POTS		CONT. OR B&B. HEDGEROW'S



SEE L-2 FOR WALL AND COLUMNS LAYOUT

L1-01 BRICK WALL WITH IRON FENCE
SCALE: 1/2"=1'-0"

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

MULTI-STEM TREES PLANTED IN WINDY CONDITIONS SHALL BE STAKED TO THE LARGEST BRANCHES WITH 2 OR 3 STAKES WITH WIRE AND RUBBER HOSE OR APPROVED MATERIALS.

LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.

MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

BED EDGE SHALL BE SMOOTH, CONSISTENT 4-1/2" DEEP AND HAND CUT. EDGES TO BE LOCATED BETWEEN ALL BEDS (INCL. TREES) AND LAWN AREAS.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES, FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.

BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 2" HARDWOOD MULCH AT TIME OF NEW PLANTING. MULCH IS NOT TO BE MOUND UP AROUND TRUNKS OF TREES. KEEP MULCH 2" AWAY FROM MAIN STEM OF PLANT OR TRUNK OF TREES. PLANTING BEDS TO BE MAINTAINED WITH NO MORE THAN A 2" MULCH DEPTH MAXIMUM.

PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS".

ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES, AND NON-BIODEGRADABLE MATERIALS. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP.

PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER IS TO BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

SOD ALL AREAS INDICATED ON PLAN WITH RTF SOD. SEED ALL AREAS INDICATED ON PLAN AND BEYOND PROPERTY LINES DISTURBED DURING CONSTRUCTION.

SEED IS TO BE TRADITIONS BLEND OR RTF SEED OR EQUAL SOW AT A RATE OF 8# PER 1000 SQ. FT.

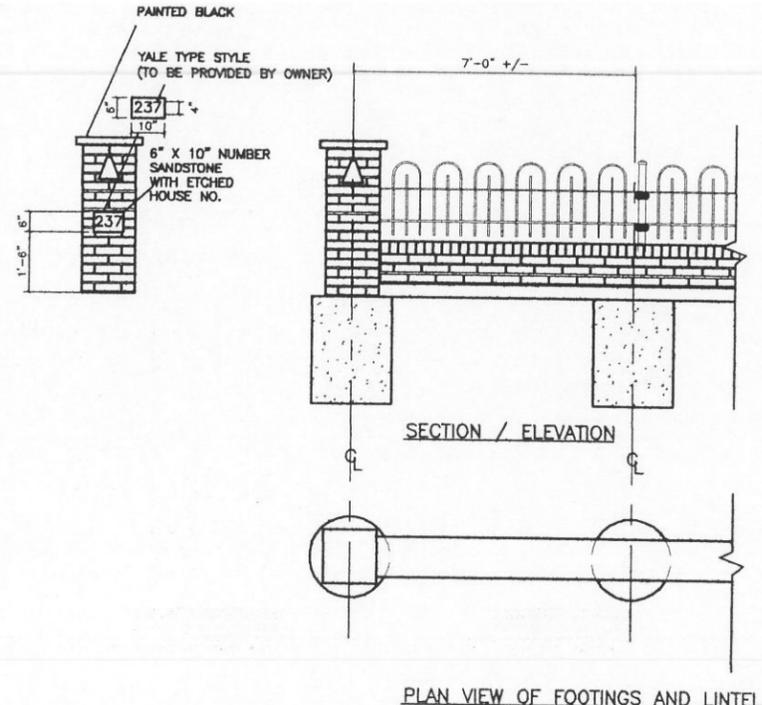
ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".

TRANSPLANT NOTE:
ALL PLANTS TO BE TRANSPLANTED ARE TO BE DUG, BALLED, AND BURLAPED.

TREE PROTECTION NOTE:
ANY TREE TO REMAIN WITHIN CONSTRUCTION LIMITS IS TO BE PROTECTED AT DRIP LINE. SEE TREE PROTECTION DETAIL.

SURVEY AND BASE INFORMATION, INCLUDING BUT NOT LIMITED TO LOCATION OF PROPERTY LINES, BUILDING, EXISTING VEGETATION OBTAINED FROM A SURVEY PRODUCED BY THE OWNER.

THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM THE INSTALLATION CONTRACT.



PLAN VIEW OF FOOTINGS AND LINTEL



PLAT MAP
NOT TO SCALE

SITE DATA OBTAINED FROM FRANKLIN COUNTY, OHIO GIS DATA BASE, 2013.

UNDERGROUND UTILITIES
BEFORE YOU DIG
TWO WORKING DAYS
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-EMERGENCY
MUST BE CALLED DIRECTLY

PROJECT START DATE: 02/09/2012
APPROVAL DATE:
CONSTRUCTION ISSUE DATE:
REVISIONS
1
2
3
4
5
6
7
8
9
10

MARK A. SCHIEBER ASSOCIATES, LLC
a studio of landscape architecture & horticulture
2807B DELMAR DRIVE
BEXLEY, OHIO 43209
(614) 478-7381

TILLINGHAST
RESIDENCE
237 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

LANDSCAPE
DEVELOPMENT
PLAN

DATE: 03.14.2013



PROJ. NO: 12-10R113

L1

PROJECT
START DATE: 02/09/2012
APPROVAL DATE:
CONSTRUCTION
DATE:
REVISIONS
1. - MARCH 18, 2013
2. -
3. -
4. -
5. -

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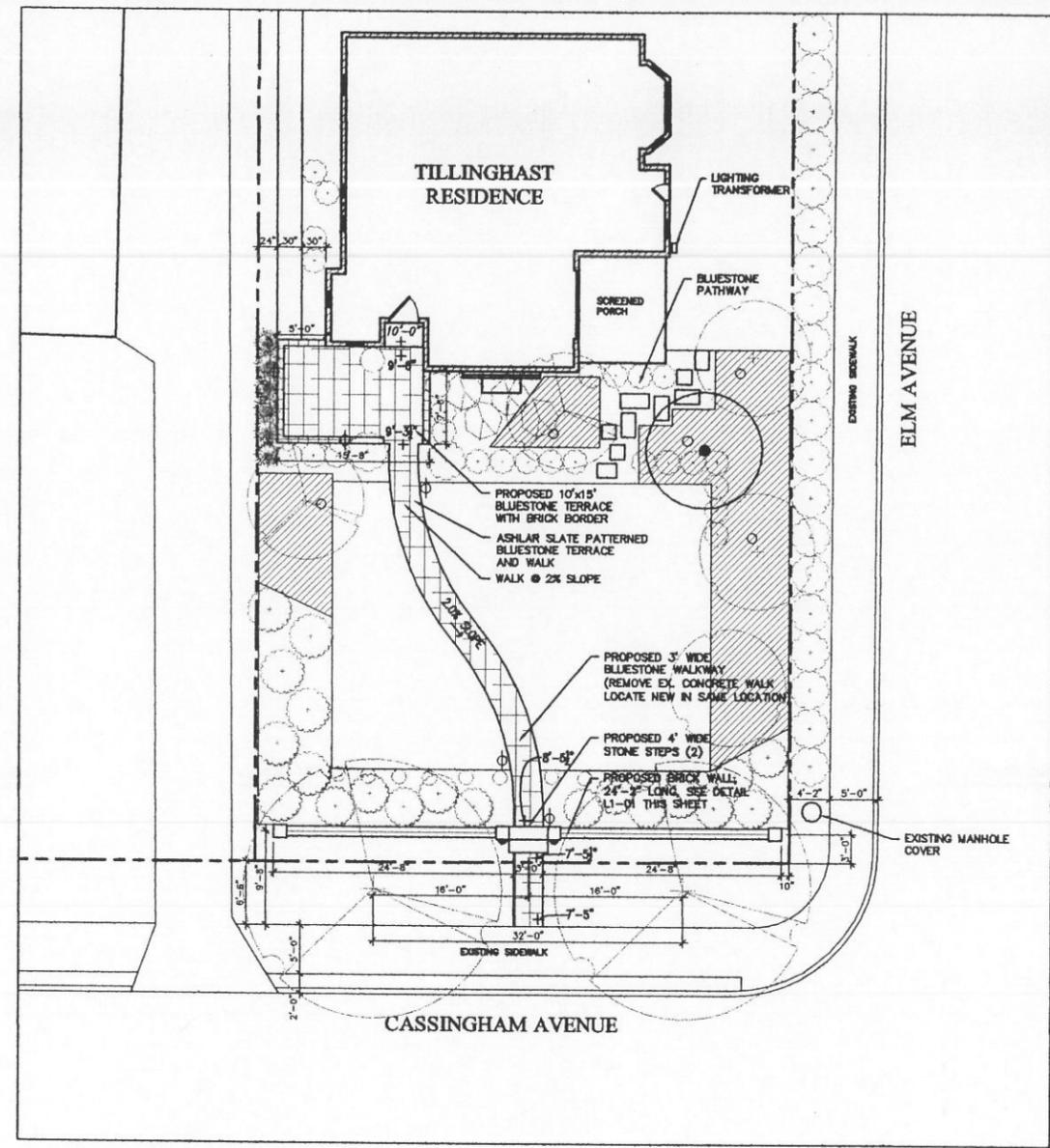
HARDSCAPE AND
IRRIGATION PLAN

DATE: 03.14.2013



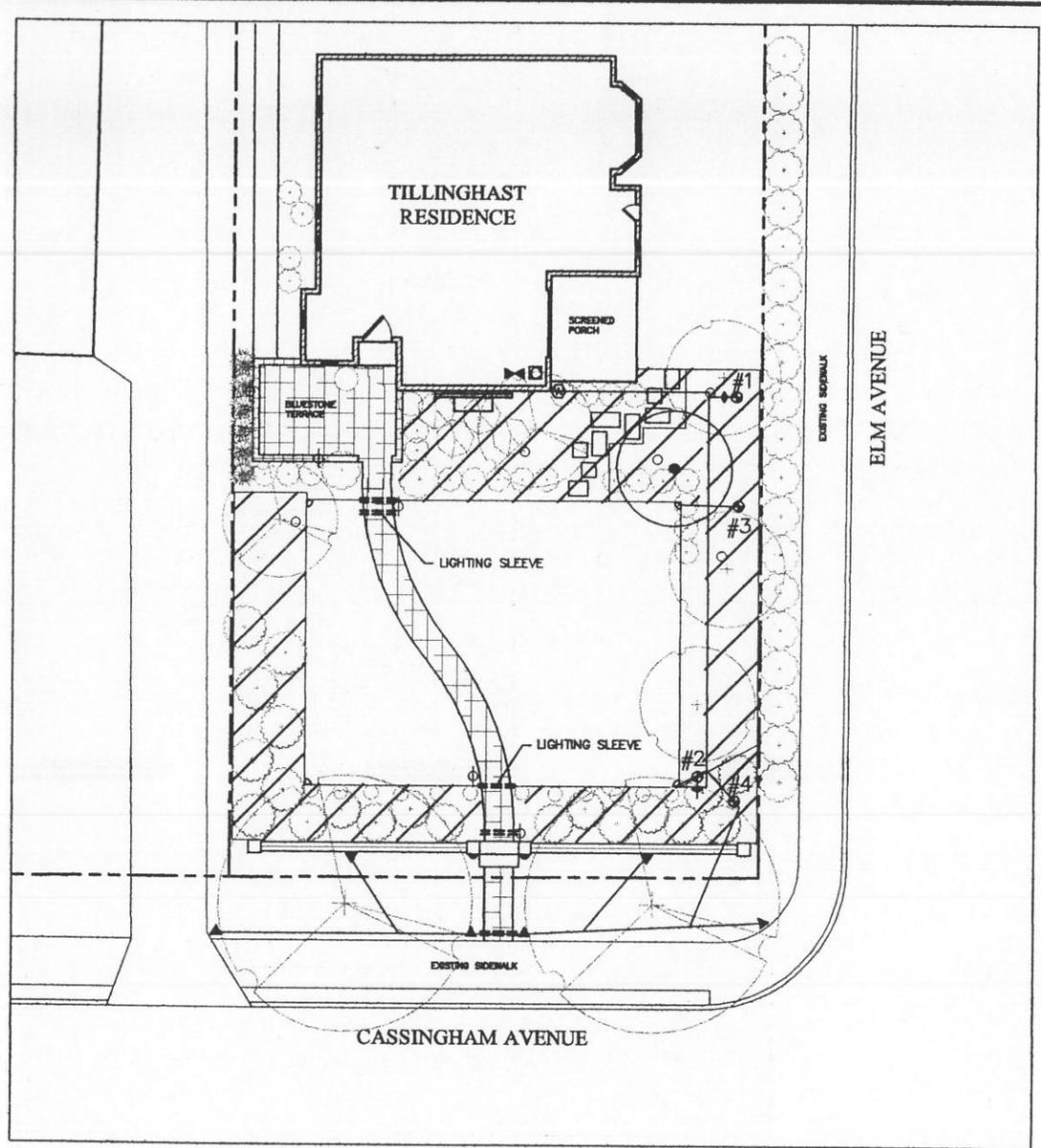
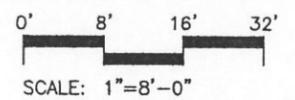
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L2

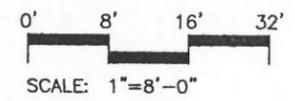


HARDSCAPE PLAN AND LIGHTING PLAN

+10'-0" EXISTING SPOT GRADE
+8'-9 1/2" PROPOSED SPOT GRADE

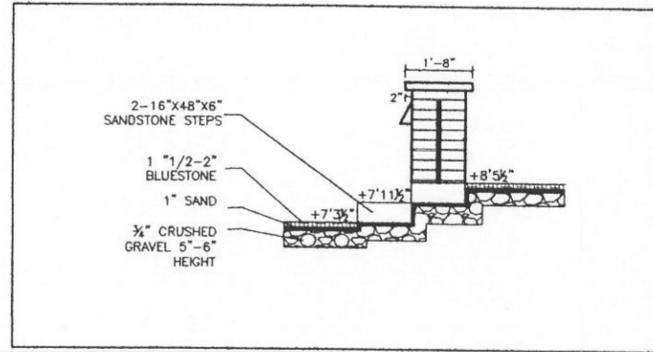


IRRIGATION PLAN



LOW VOLTAGE LIGHTS						
SYMBOL	TYPE	BRAND	SERIAL #	WATT	SIZE/TYPE	QTY.
⬇	WALL LIGHT	KICHLER	150507Z1	8.5 WATT	12V INCANDESCENT T-8 WEDGE	2
⊙	PATHLIGHT	KICHLER	15457AZ1	18.25 WATT	24" HT. XENON LIGHT SOURCE WIDE FLOODS	5
○	WELL LIGHT	KICHLER	15192BK	35 WATT	MR-18" INCANDESCENT BI-PIN	5

1 VISTA TRANSFORMER 800w WITH TIMER WIRE & CONNECTORS TO BE LOCATED IN FIELD



L2-01 CROSS-SECTION OF COLUMN STEPS
SCALE: 1/2"=1'-0"

LEGEND		
QTY.	SYMBOL	DESCRIPTION
42'	---	PVC MAIN LINE - 1" GL200PBI
200'	---	POLY LATERAL LINE - 1"/100'
20'	---	PVC SLEEVE - SCH 40 - 3"
2:600'	---	1/2" DRIP TUBING - NETAFIM TCDL-8-1201
6	▲	4" POP-UP SPRAY HEAD - RAINBIRD 1804
4	▲	4" POP-UP SMALL ROTOR HEAD - RAINBIRD 5004
1	⊙	3/4" DRIP ZONE VALVE KIT - RAINBIRD KCZ-075-PRI
3	⊙	1" ELECTRIC VALVE - RAINBIRD DV-100
1	⊙	IRRIG. CONTROLLER - RAINBIRD ESP-4MI+(2) SM3
1	⊙	RAIN SENSOR - RAINBIRD RSD
1	⊙	5/8" WATER METER (SEWER DUCT METER)
1	▲	3/4" PVB BACKFLOW-FERCO-785

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