

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, May 9th, 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.: 13-0021
Applicant: Chip Blanchard - Blanchard Construction
Owner: Chris Musick
Location: 60 N. Ardmore Rd.

REQUEST: The applicant is seeking architectural review and approval to allow a 1-story addition and covered patio on the rear (east side) of the 2-story principal structure at this location.

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 05-02-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130021V

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 60 N. ARDMORE RD Zoning District _____

6. OWNER CHRIS MUSICK Phone # _____ or Cell # _____
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant BLANCHARD CONST. E-mail _____ Phone # 614-374-3805 or Cell# _____
142 MUNKSON ST. TREVILLE OHIO 43023
Address _____ /City, State, Zip _____

8. Brief Description of Request and/or Variance SMALL ADDITION TO REAR OF HOUSE

9. Valuation of Project \$ 50,000

• 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 4-22-13

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 110.00

PAID

**Be advised, if the Board or Staff 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. (Ord. 54-11)

• LOT INFORMATION

Address 60 N. ARDMORE RD Zoning District _____

Lot Width 50 ft Depth 142 ft Total Area 7,100 sq ft

Existing Residence (foot print) 1006 sq ft Garage 365 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 168 sq ft 12' Height one-story _____ two-story

Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = _____ sq ft

Lot to be covered 22 % = 1539 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 proposed 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 WSA ARCHITECTS

Contractor/Bullder BLANCHARD CONSTRUCTION CO.

Preliminary Review _____

Final Review _____

• DESCRIPTION OF CHANGES PROPOSED SMALL ADDITION AT REAR OF STRUCTURE

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

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: _____

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

• **WINDOWS**

1. Existing Window Style:

Casement Double Hung Horizontal Sliding Awning
 Fixed Exterior Storm Other: _____

2. Existing Window Materials:

Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 Aluminum Metal Other: STEEL

3. New Window Manufacturer: USE SALVAGE WINDOW

4. New Window Style, Material & Color: _____

• **DOORS**

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

1. Entrance Door Type Wood Insulated Metal Fiberglass
 Sidelights Transom Window

2. Garage Door Type Wood Insulated Metal Fiberglass

3. Door Finish Stained Painted

Proposed Door Type SIDER /Style _____ Color WHITE

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
()	()	Brick
()	()	Mortar
<input checked="" type="checkbox"/>	()	Stucco <u>WHITE</u>
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	()	Other _____

• **EXTERIOR TRIM**

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

2. Existing Window Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding N/A
 Standard lumber Profile Other: _____

3. Proposed NEW Door Trim: SMOOTH CEDAR

4. Proposed NEW Window Trim: CEDRAR

5. Trim: Color(s): WHITE

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other N/A

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 _____

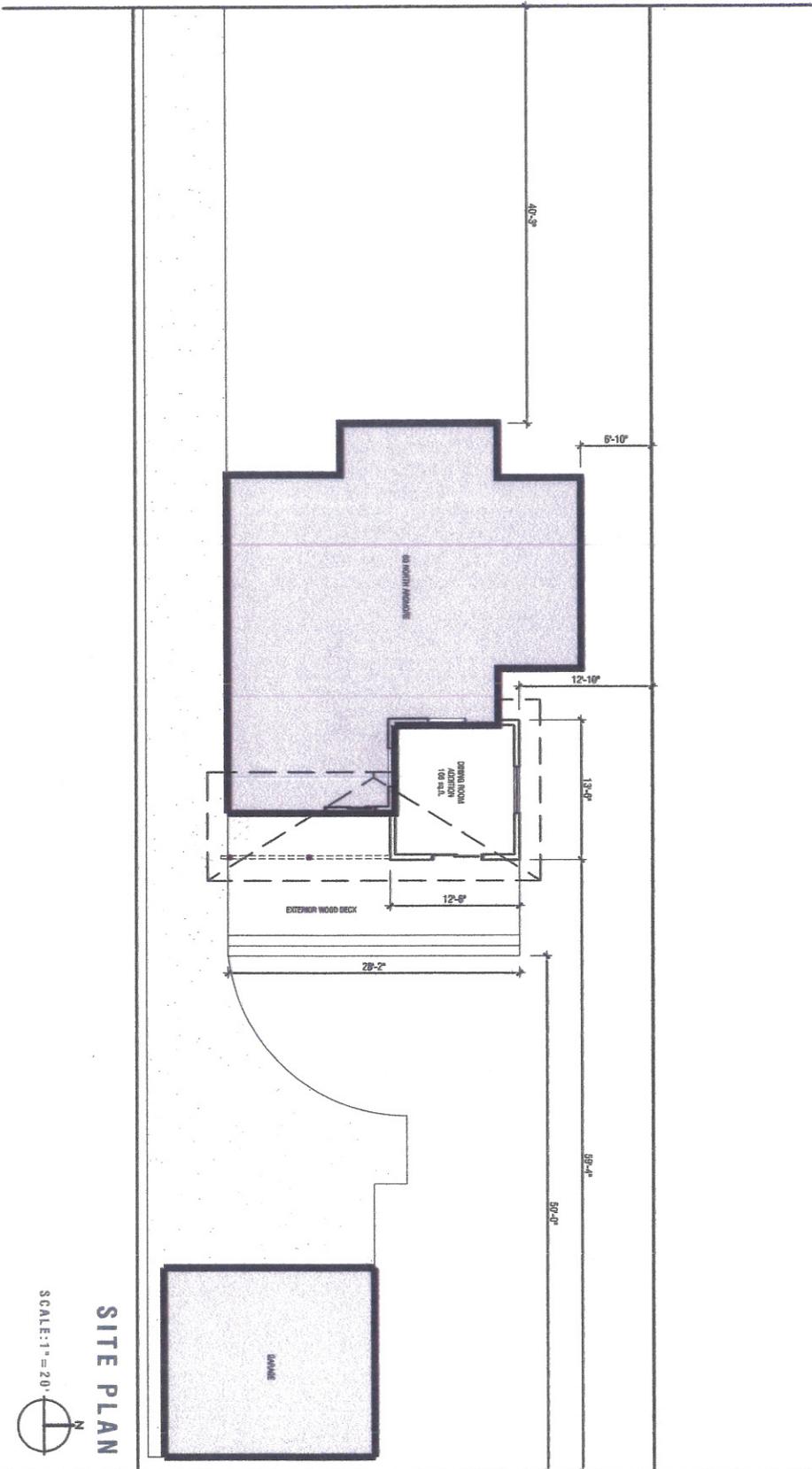
4. Proposed Railing Materials
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other N/A

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



April 16, 2013

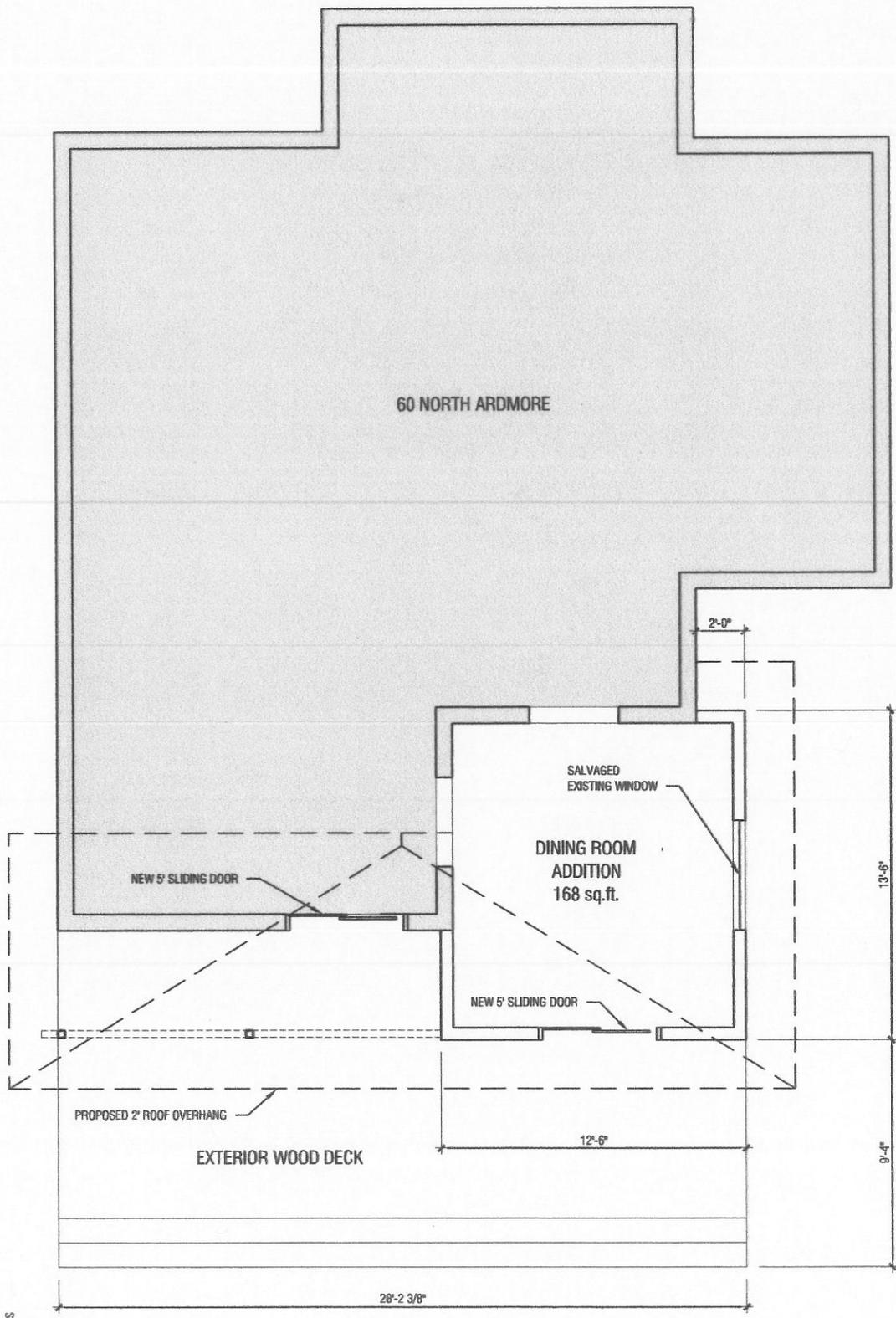
60 NORTH ARDMORE ROAD

MSASTUDIO

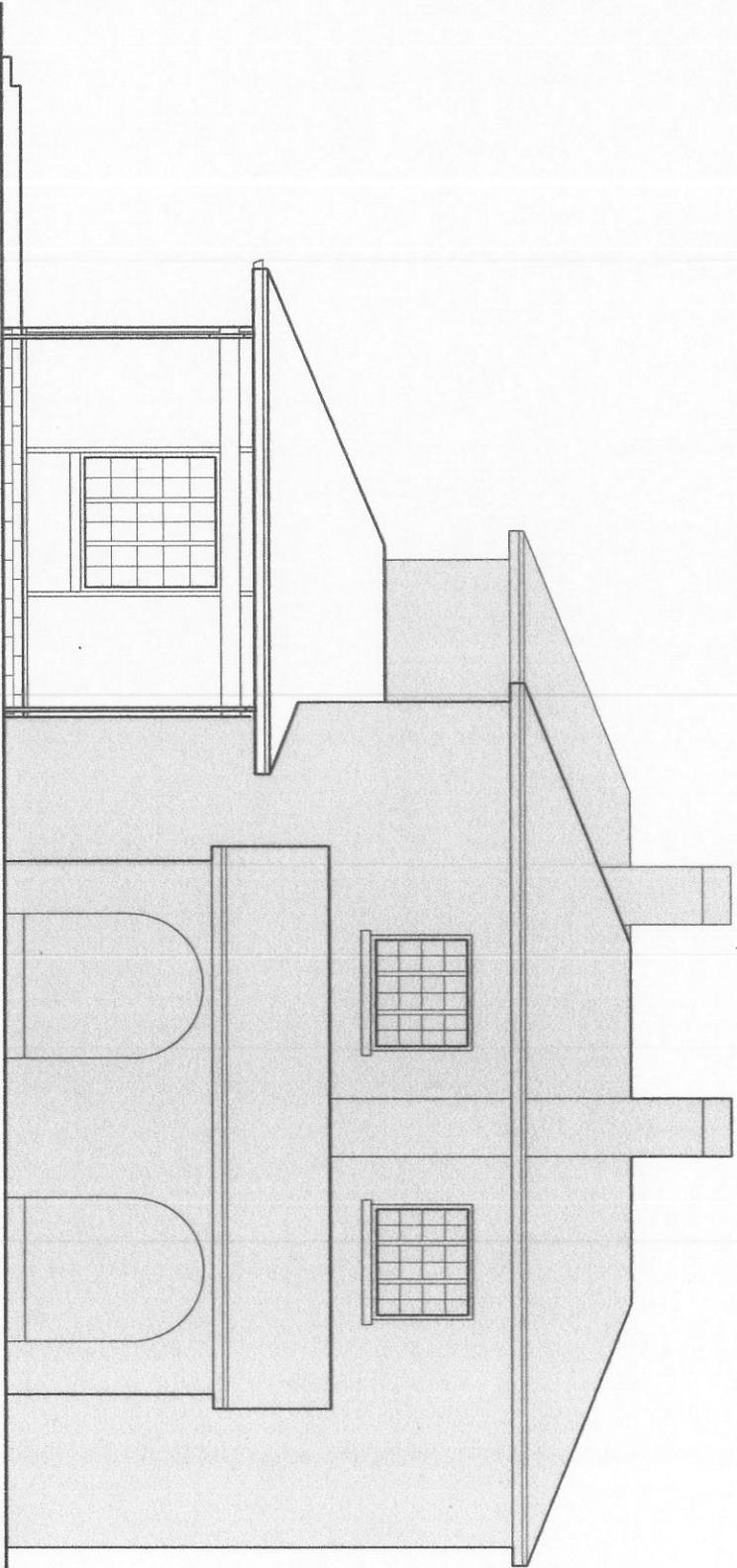
SCALE: 1/4" = 1'



FLOOR PLAN



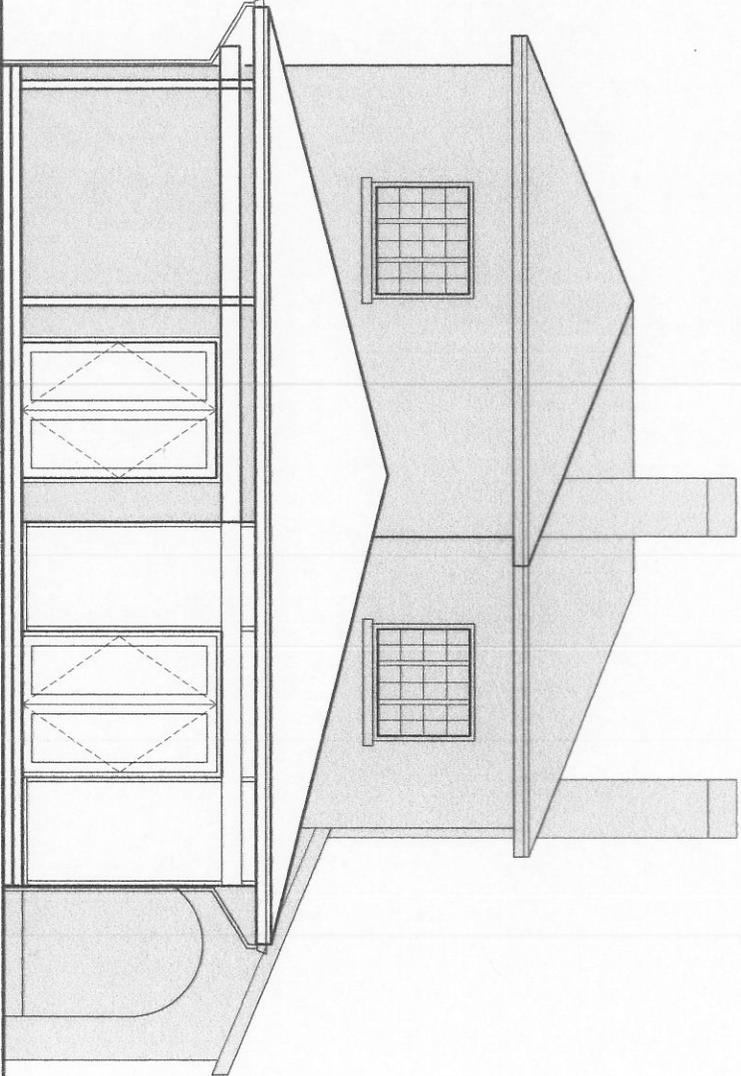
60 NORTH ARDMORE ROAD
April 16, 2013



NORTH ELEVATION
SCALE: 1/4" = 1'

MSA STUDIO
DESIGN | ARCHITECTURE | INTERIORS

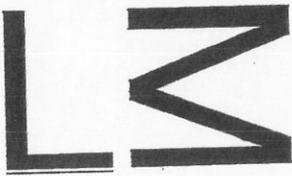
60 NORTH ARDMORE ROAD
APRIL 16, 2013



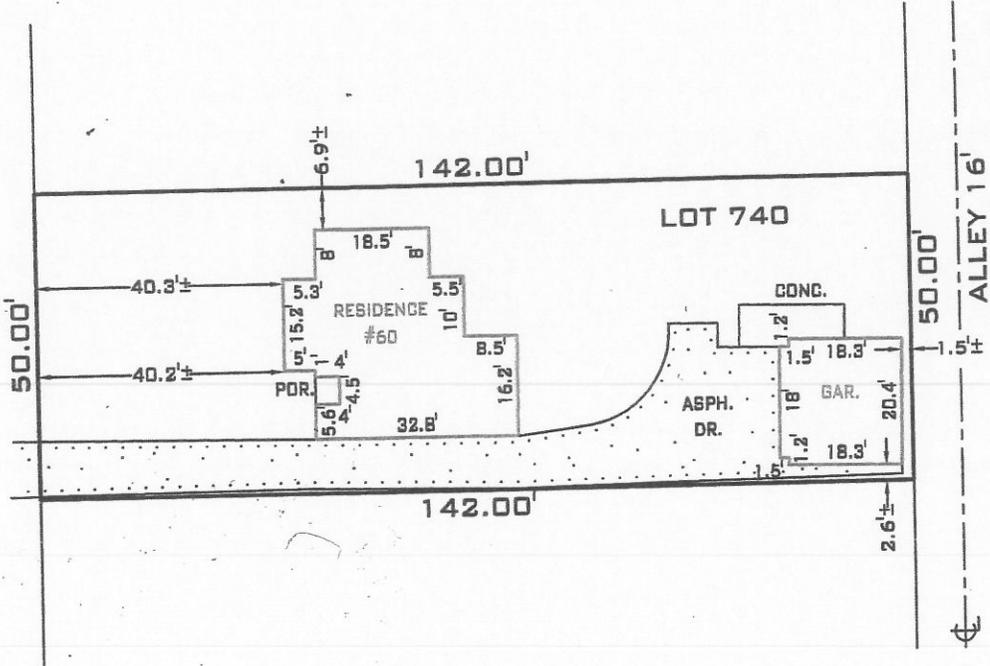
EAST ELEVATION

SCALE: 1/4" = 1'

MSA STUDIO
ARCHITECTURE



N. ARDMORE ROAD 80'



Scott D. Grundei

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT



DRAWN BY: HM LSGI #: 116053 DATE: 09-29-2009 SCALE: 1"=30'

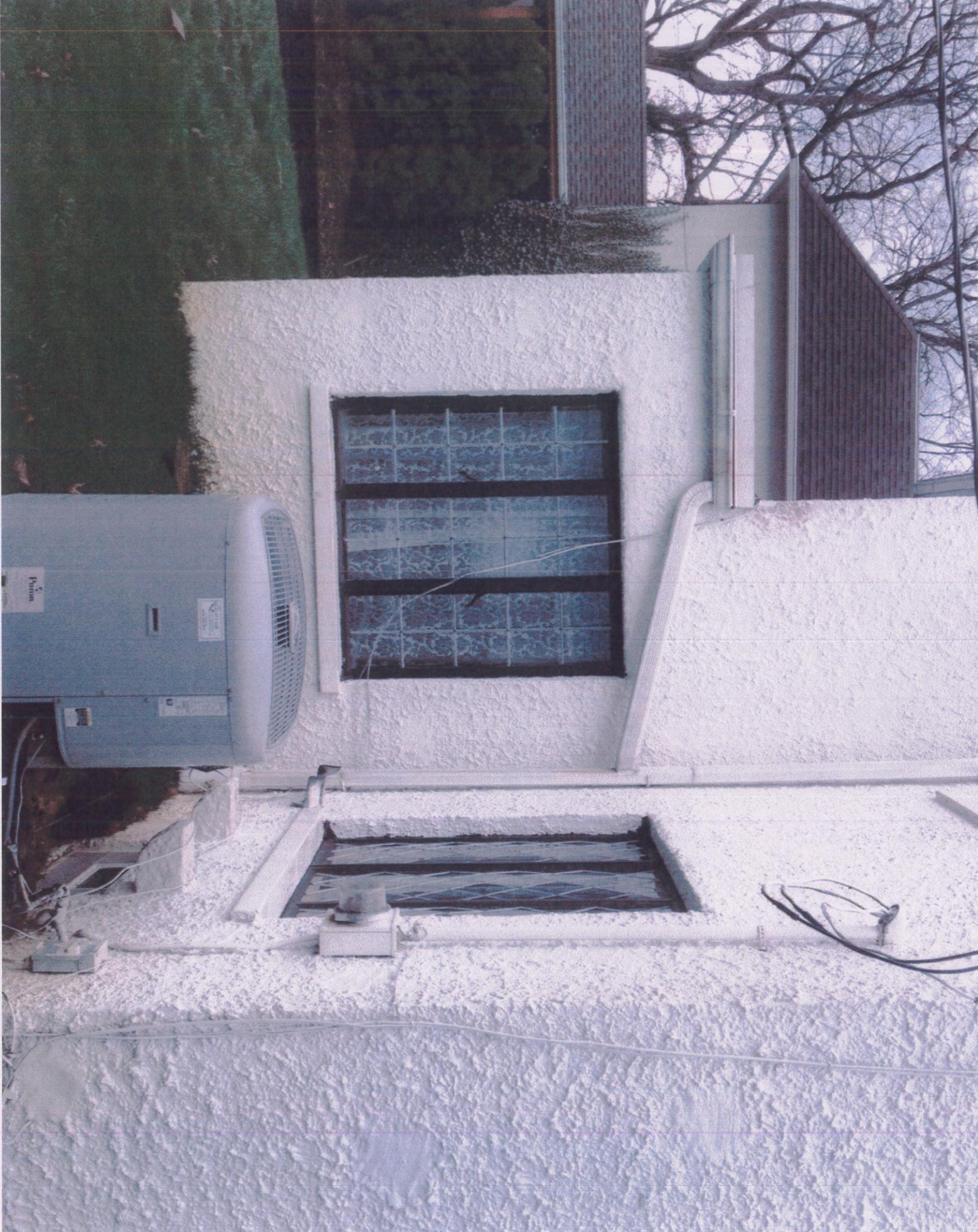
CERTIFICATION: WE HEREBY CERTIFY TO THE ABOVE NAMED PARTY(S), THAT THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO THE CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

2099 WEST FIFTH AVENUE COLUMBUS, OHIO 43212

LANDMARK SURVEY GROUP T.614-485-9000 / F.614-485-9003 WWW.LANDMARKSURVEY.COM







Photo

Generated on 04/29/13 at 04:33:28 PM

Parcel ID **020-001908-00** Map Routing No **020-N010 -307-00** Card No **1** Location **60 N ARDMORE RD**

Photo



020-001908-00 06/18/2010

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

8

60 N. Ardmore

Proximity Report Results

4683837/7321776
The selection distance was **100 feet**.
The selected parcel was **020-001908**.

To view a table showing the **16 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

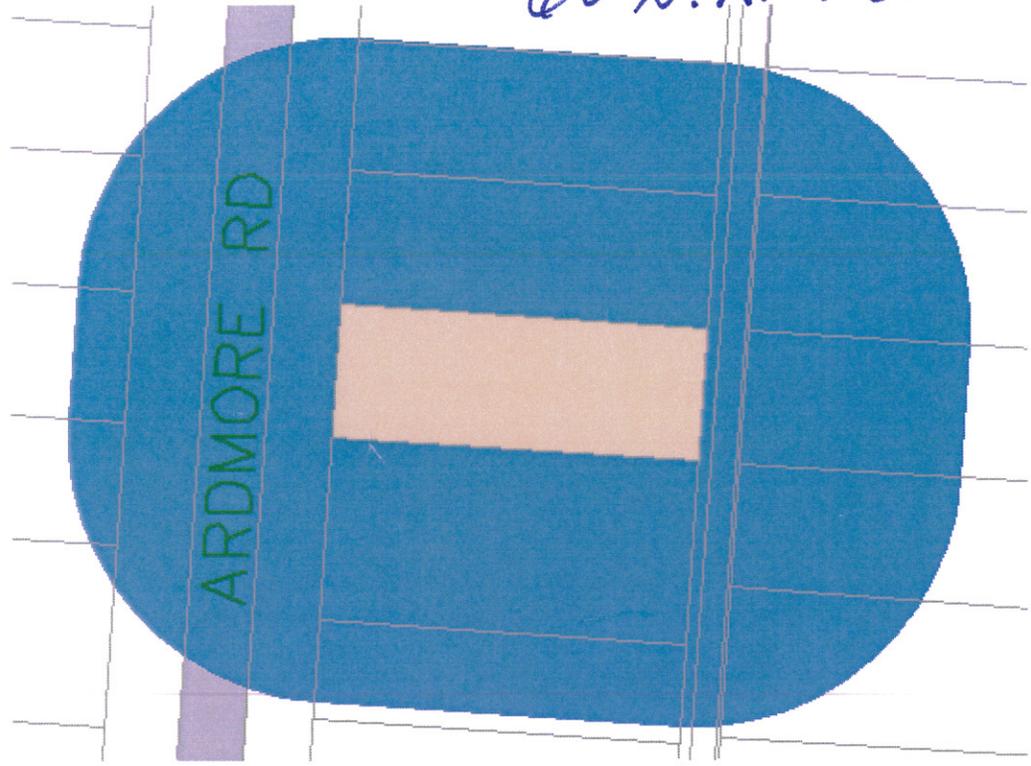


Image Date: Tue Apr 30 08:25:00 2013

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-003387	ALPERS PATRICIA G	67 N CASSINGHAM RD
020-001794	BRAVERMAN LOREN L & NANCY E	77 N ARDMORE RD
020-002169	CURTIN C M CURTIN NICOLE	73 N ARDMORE RD
020-001778	DAVIS STUART R & CHRISTINE S	80 N ARDMORE RD
020-001942	FLEET NATIONAL BANK TR SNOWDON CATH	52 N ARDMORE RD
020-001848	KOZELEK ELIZABETH J	00072 N ARDMORE RD
020-000363	LOCHNER WILLIAM L & BARBARA R	61 N CASSINGHAM RD
020-001158	MABE PAMELA K	49 N CASSINGHAM RD
020-001813	MARKSTEIN MARTHA B TR	51 N ARDMORE RD
020-003024	MOKAS JOHN P	54 N ARDMORE RD
020-001159	MUELLERLEILE JOAN T & DUMONT JONES	55 N CASSINGHAM RD
020-001908	MUSICK CHRISTOPHER T MUSICK MEGUMI	60 N ARDMORE RD
020-000080	PARSONS GRANT A & CHARLOTTE P	61 N ARDMORE RD
020-003029	SAPIENZA MICHAEL M & BEVERLY	64 N ARDMORE RD
020-001862	SIMAKOVSKY IGOR & ELIZABETH	39 N CASSINGHAM RD
020-000837	THURSBY LARRY L THURSBY LORI O	65 N ARDMORE RD