

**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, September 12th, 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.: 13-0051
Applicant: Markpoint Development
Owner: Tawn Earnest
Location: 134 S. Cassingham Rd.

REQUEST: The applicant is seeking architectural review and approval to allow an existing screened porch to be converted to enclosed living space.

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 09-05-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

20130051V

Application Number _____

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 134 S. CASSINGHAM Zoning District _____

6. OWNER TAWN EARNEST Phone # 614-289-2132 or Cell # _____

* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant MARKPOINT E-mail markpoint1@aol.com Phone # _____ or Cell# 614
Development Address _____ /City, State, Zip _____ 614 236-5441 327-1951

8. Brief Description of Request and/or Variance install windows on side porch

9. Valuation of Project \$ 3500

- 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 8/20/13

Fee: based on valuation	\$	<u>90.</u>
Fee: based on variance	\$	<u>40.</u>
Other	\$	<u>150.</u>
TOTAL FEE DUE	\$	<u>280.</u>

P.A.I.D.
3816 - 246.00

**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 134 S. Cassingham Zoning District _____

Lot Width 50 ft Depth 142 ft Total Area _____ sq ft

Existing Residence (foot print) _____ sq ft Garage _____ sq ft

Existing Building Height _____ one-story _____ two-story

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

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

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ 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 _____

Contractor/Builder MARKPOINT DEVELOPMENT

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED install windows
do replace screens on a side porch.

• 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: _____

• **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: _____

3. New Window Manufacturer: Capital

4. New Window Style, Material & Color: White Vinyl
will match existing windows.

• **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 _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	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
 Standard lumber Profile Other: _____

3. Proposed NEW Door Trim: _____

4. Proposed NEW Window Trim: _____

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? _____

• **DECKS**

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 _____

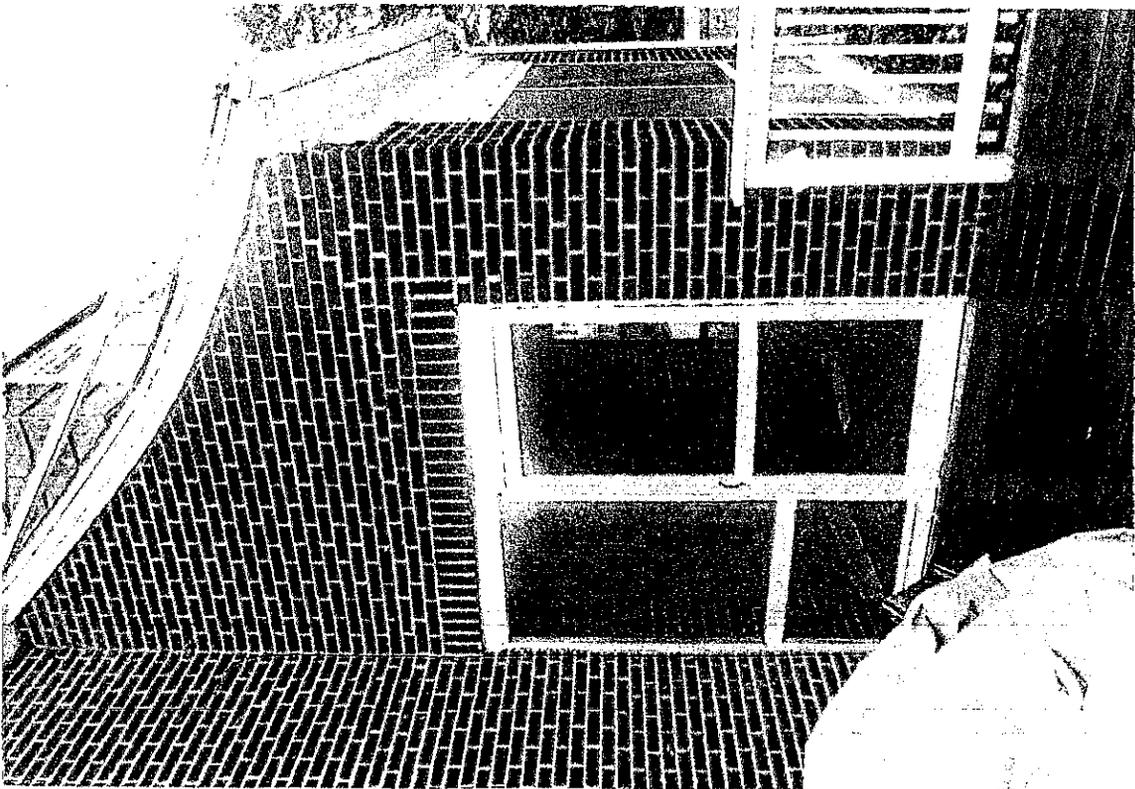
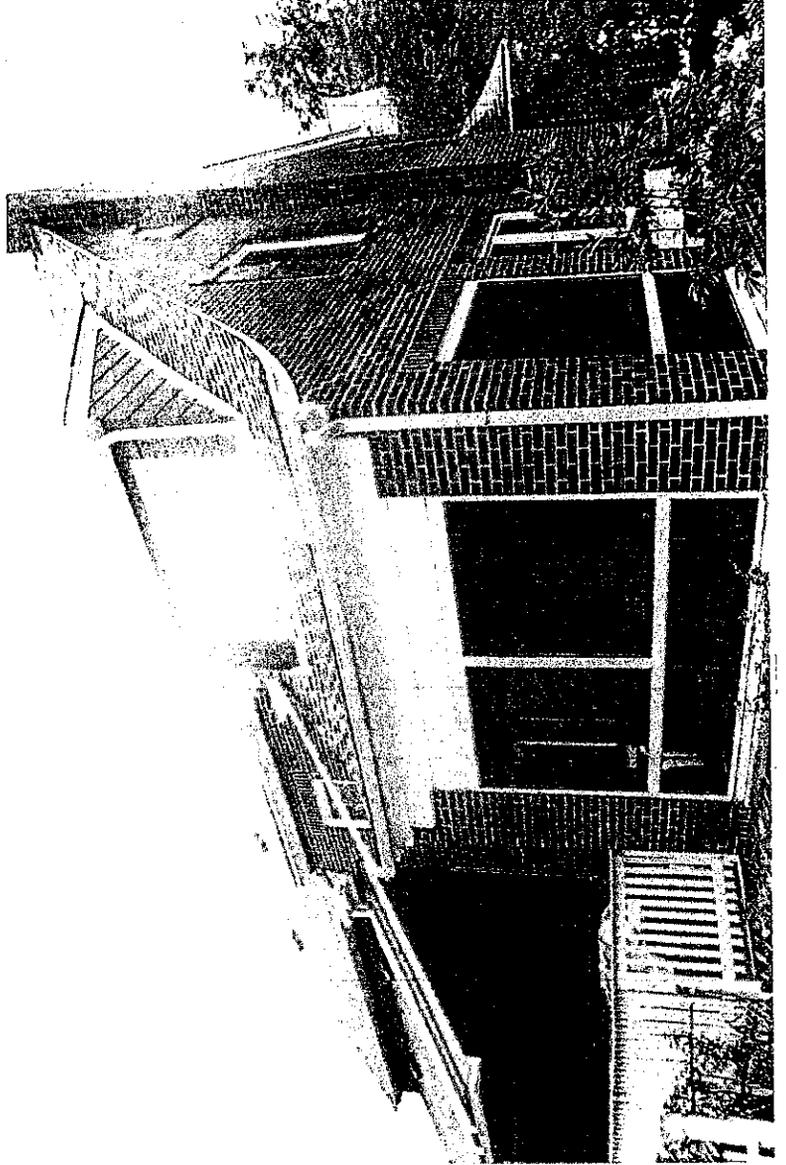
4. Proposed Railing Materials
5. Existing Railing Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



August 20, 2013

To whom it may concern,

I grant permission to Markpoint Development to represent me before the city's review board.

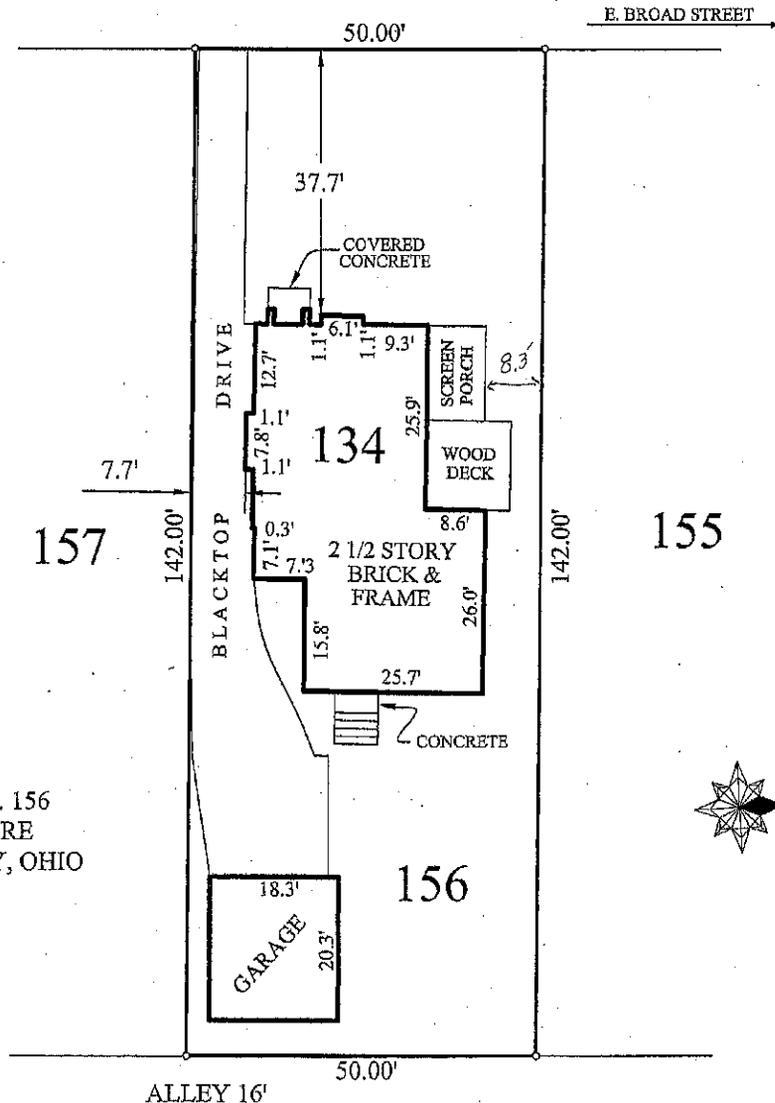


Tawn Earnest

134 S. Cassingham

CERTIFIED TO TALON TITLE AGENCY COUNTY OF FRANKLIN
 LENDER FIRST BEXLEY BANK P.B. 11 PG. 7 OR./D.B. _____ PG. _____
 BUYER SCHOTTENSTEIN SCALE 1" = 20' DATE 11-21-11 DRN KB CH SJH

S. CASSINGHAM ROAD 80'



LOT NO. 156
 ARDMORE
 BEXLEY, OHIO

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN

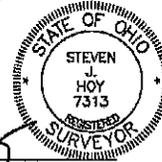
FLOOD ZONE X

COMMUNITY PANEL 39049C

PAGE 0331-K DATE 6-17-08

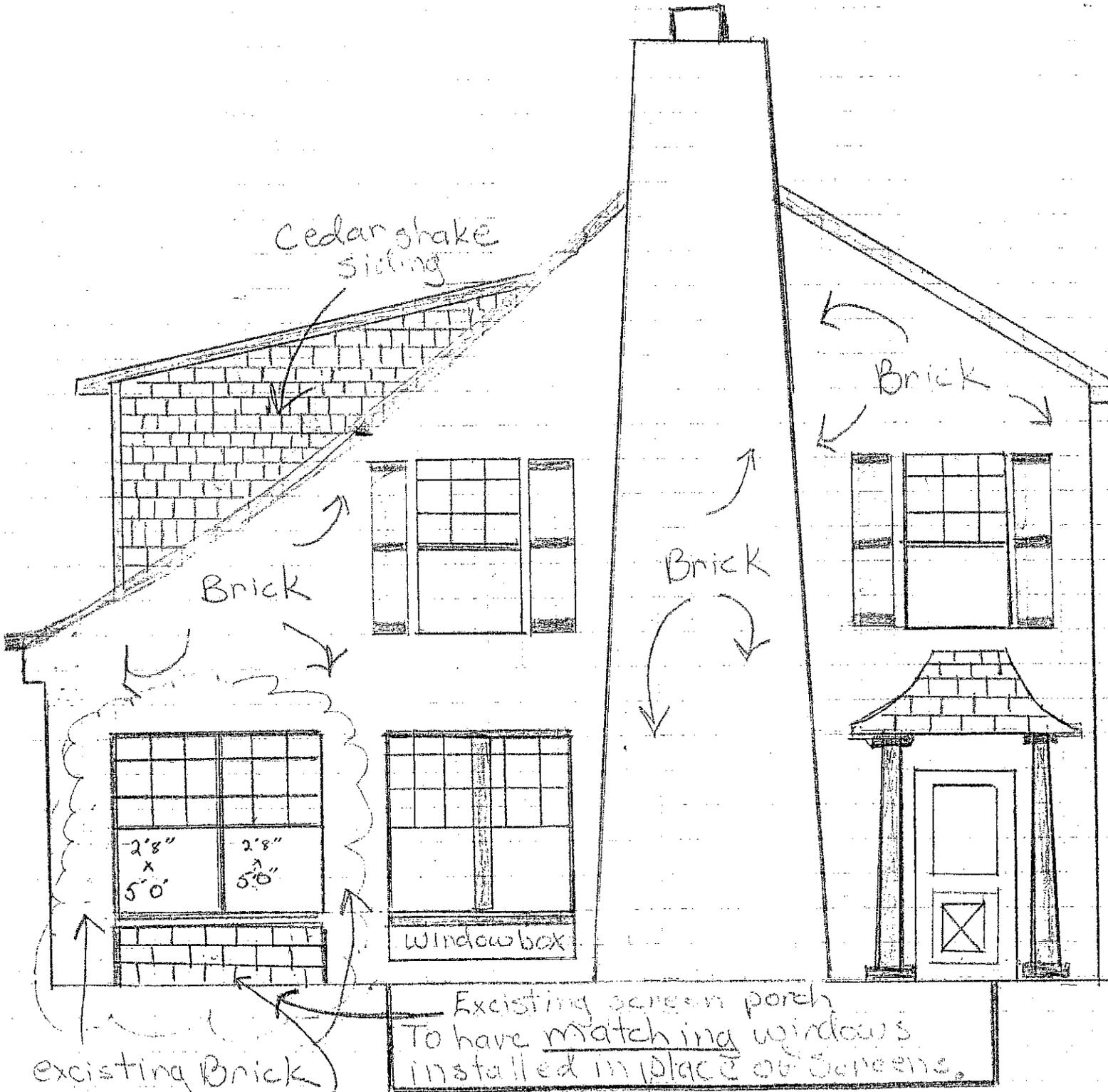
By

Steven J. Hoy



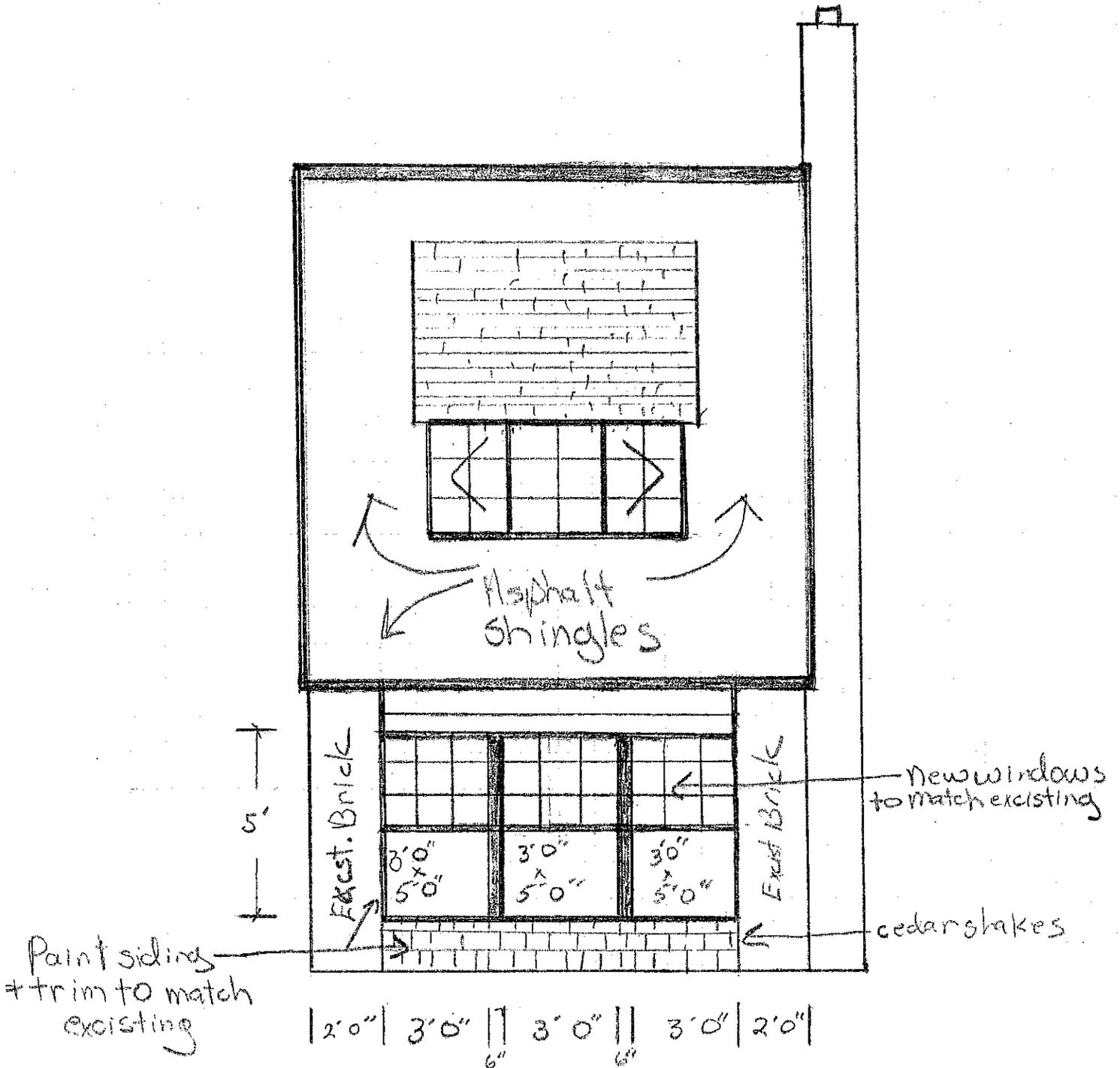
134 Cassingham West elevation (front)
Alteration to existing screen porch

- 1). To replace existing screens with windows that match existing windows on house.
- 2). To paint new trim to match existing trim.



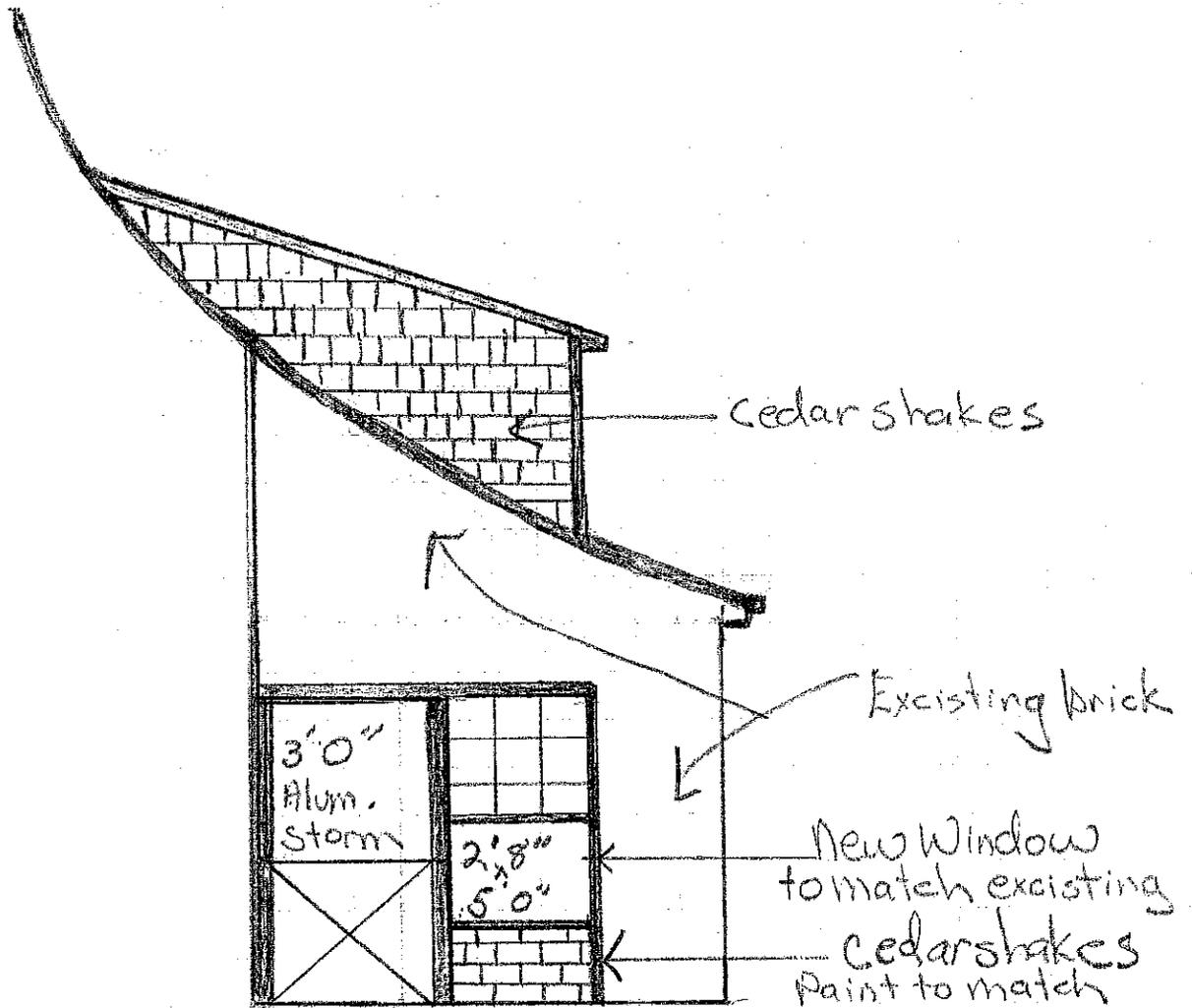
Cedar shakes (Paint to match trim on house)

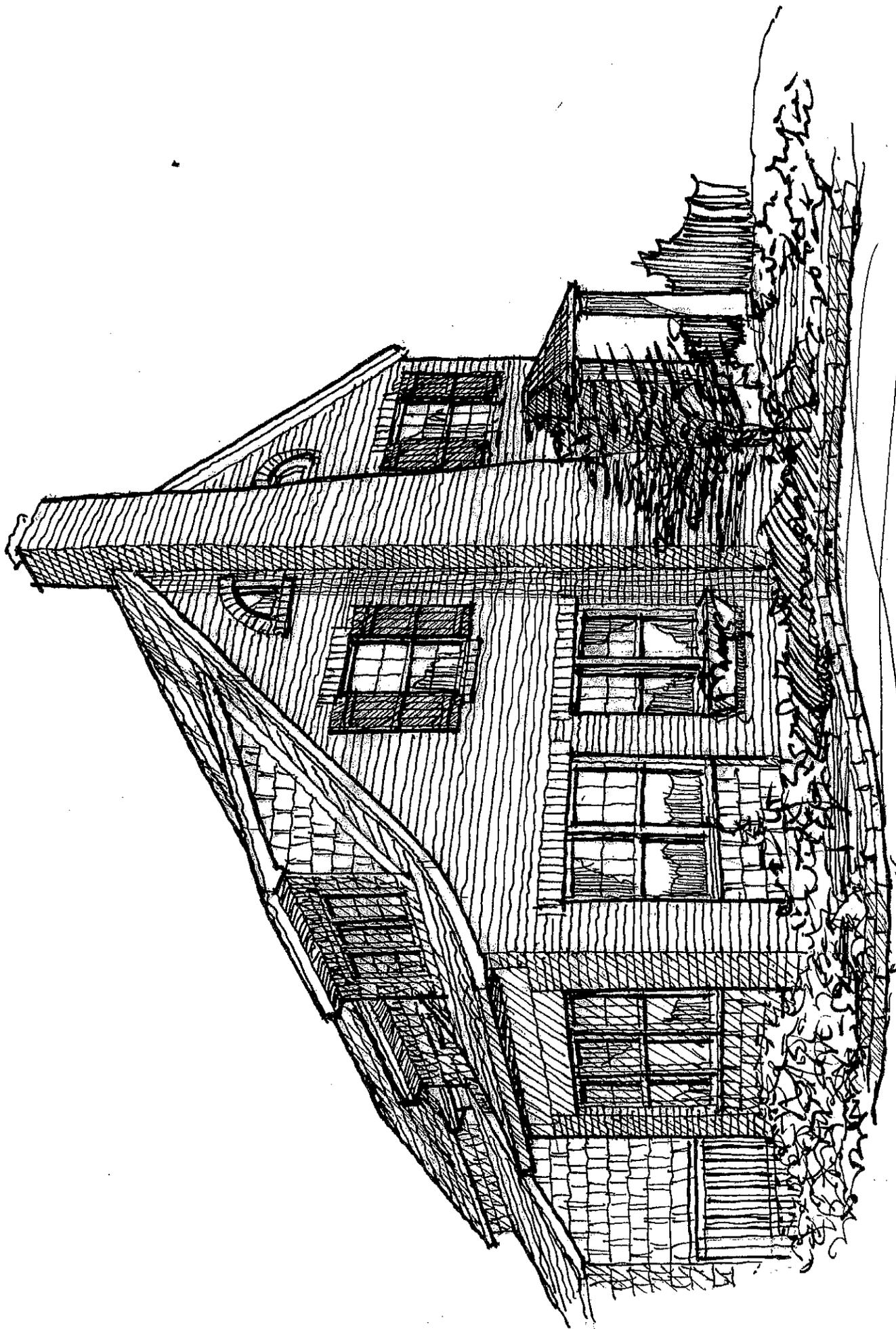
134 Cassingham
 North elevation
 Alteration to existing Screen porch



134 Cassingham
East Elevation

Alteration to existing Screen Porch



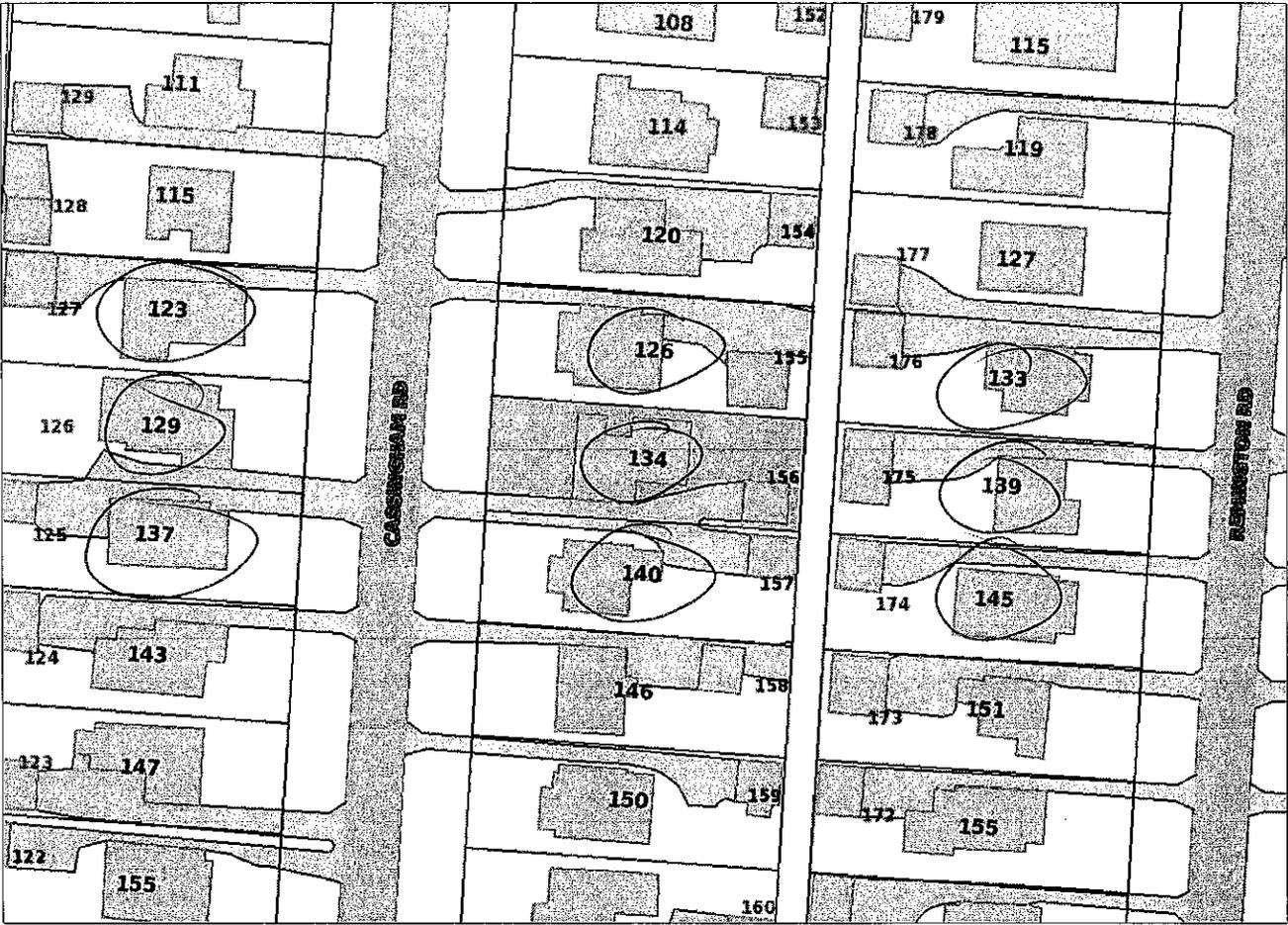


134 S. Cassingham

134 S Cassingham



Interactive Map Parcel ID 020-000912 Map Routing No. N023 11900 Location 134 CASSINGHAM RD Generated on: 08/29/13 4:59:37 AM



0 15 30 45 60 75 ft

Parcel Information		
Owner Name: EARNEST TAWN THUONG NHAN TR	Appraised Total: \$321900	Last Transferred: 02/22/2013
Calc Acreage: 0.163	Sale Price: \$0.00	Annual Taxes: \$7707.26

Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.