

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.: 13-0057
Applicant: Doug Jackson
Owner: Doug Jackson
Location: 234 S. Cassady Avenue

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

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

20130057

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 234 S. CASSADY AVE Zoning District _____

6. OWNER DOUG & RACHELLE JACKSON Phone # ~~614 208 9262~~ or Cell # 614 208 9262

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

7. Applicant Doug & Rachelle Jackson E-mail daja@kokosing.biz Phone # 614-208-9262 or Cell # 614-208-9262
Address 234 S. Cassidy / City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance ARCH. REVIEW FOR REAR ADDITION

9. Valuation of Project \$ \$80,000

PAID

- 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 8/22/13

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>120</u>

**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 234 S Cassidy Zoning District _____

Lot Width 55 ft Depth 150 ft Total Area 8250 sq ft

Existing Residence (foot print) 850 sq ft Garage N/A sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 408 sq ft Height _____ one-story two-story

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

Permitted Lot Coverage 35 % = 2887 sq ft

Lot to be covered 15.20 % = 1258 sq ft 1658 (garage)

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 Brian Marzich

Contractor/Builder NOT SELECTED

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED 2-STORY ADDITION TO INCLUDE KITCHEN AREA, LIVING RM, & MASTERBED ROOM ON SECOND FLOOR

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED N/A

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: _____
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 _____ / Style _____ Color _____
 H/A

• **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 <u>CEMENT FIBER</u> <u>HALBY BOARDS - OR EQUAL</u>

• **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: STANDARD LUMBER PROFILE

4. Proposed NEW Window Trim: _____

5. Trim: Color(s): _____

** Do the proposed changes affect the overhangs? No

• **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 _____

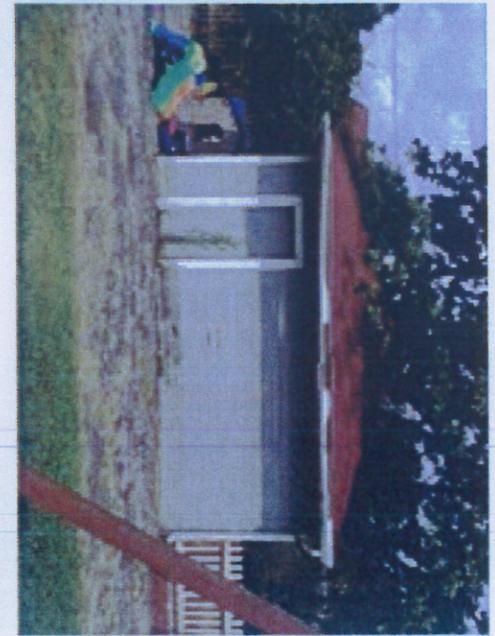
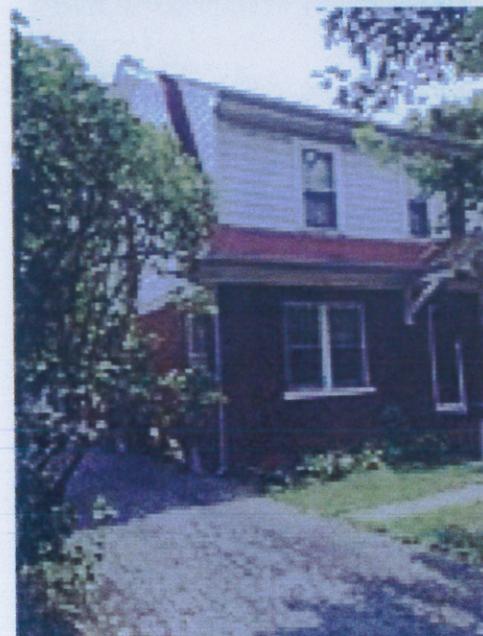
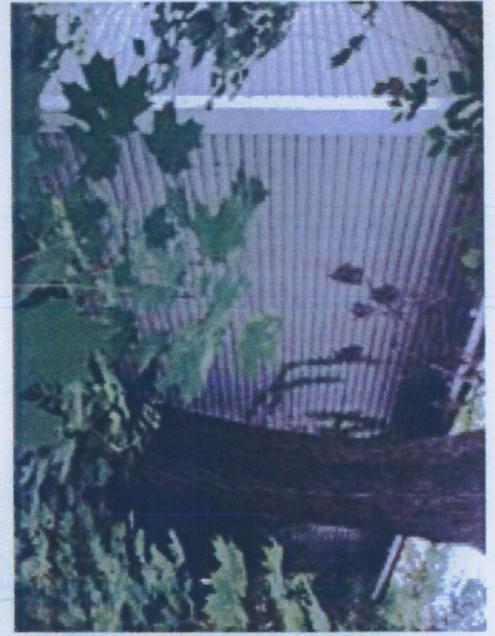
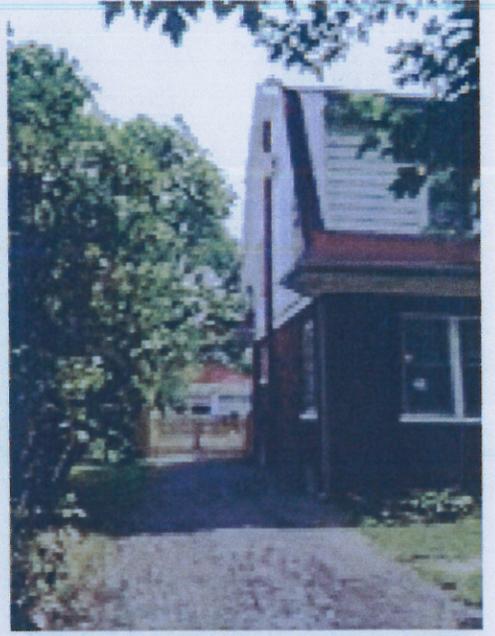
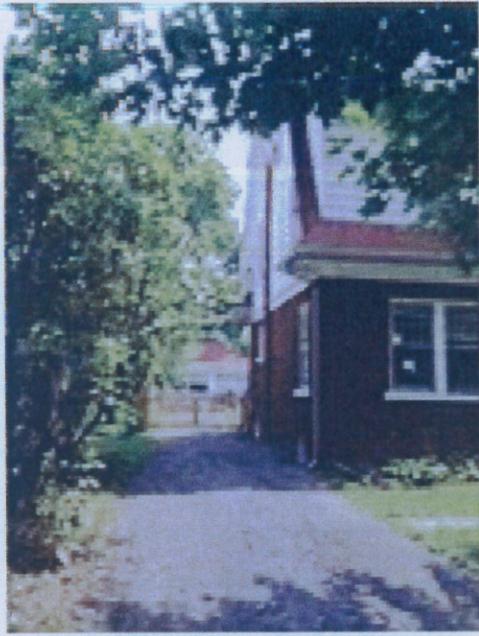
4. Proposed Railing Materials
5. Existing Railing Materials N/A
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

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

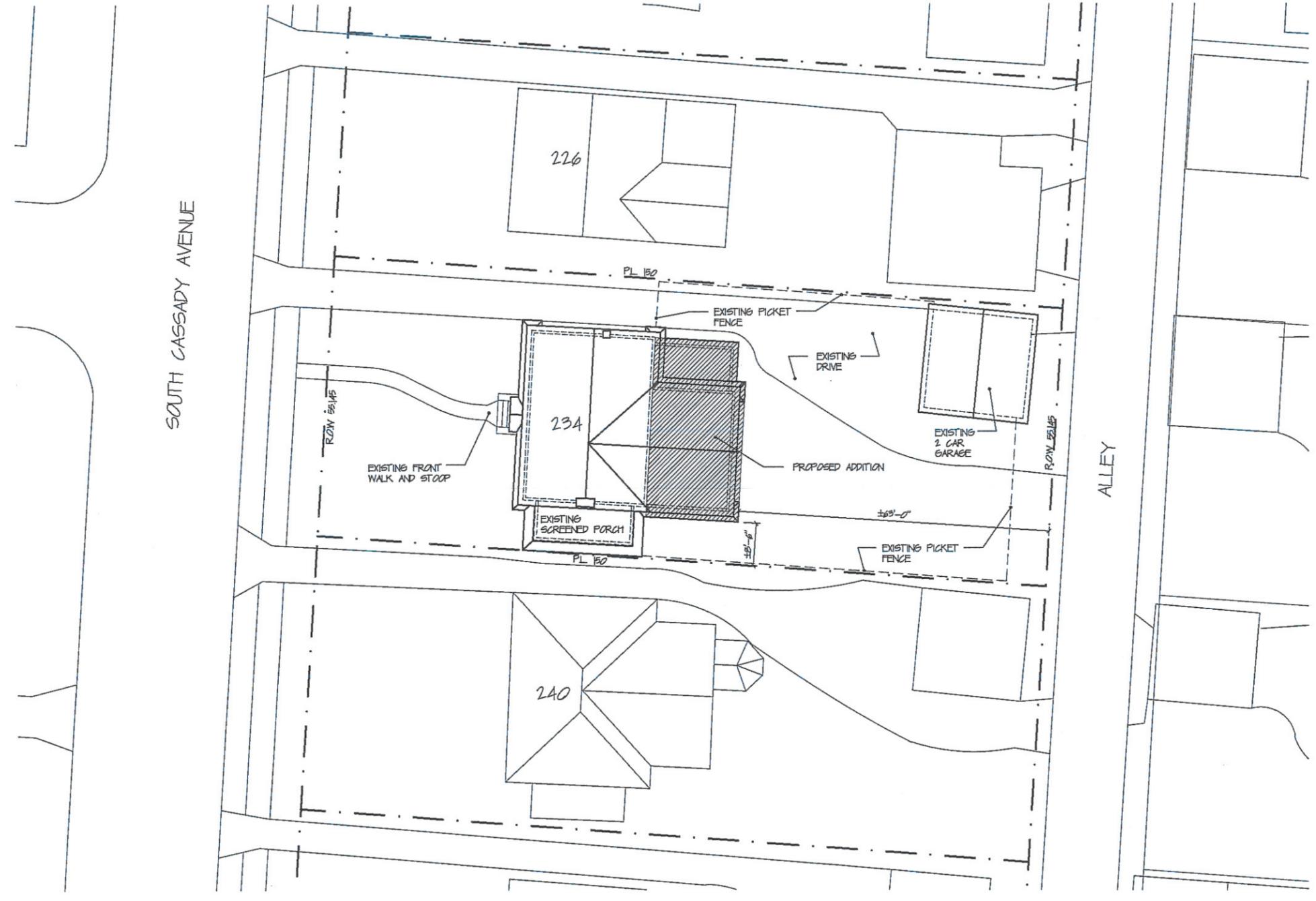
Date of Review _____ Approved By _____

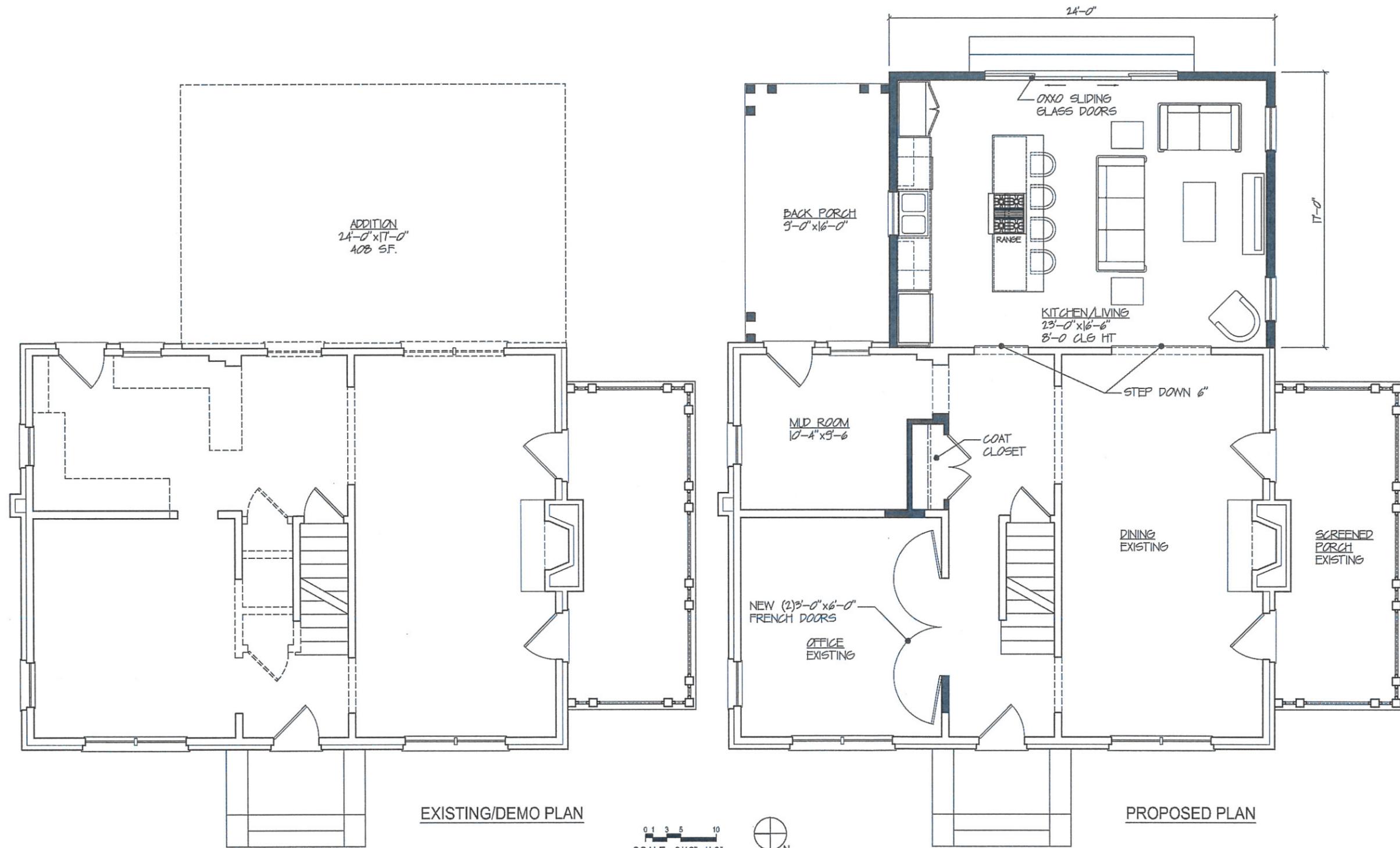
To be reviewed by the BZA on: _____

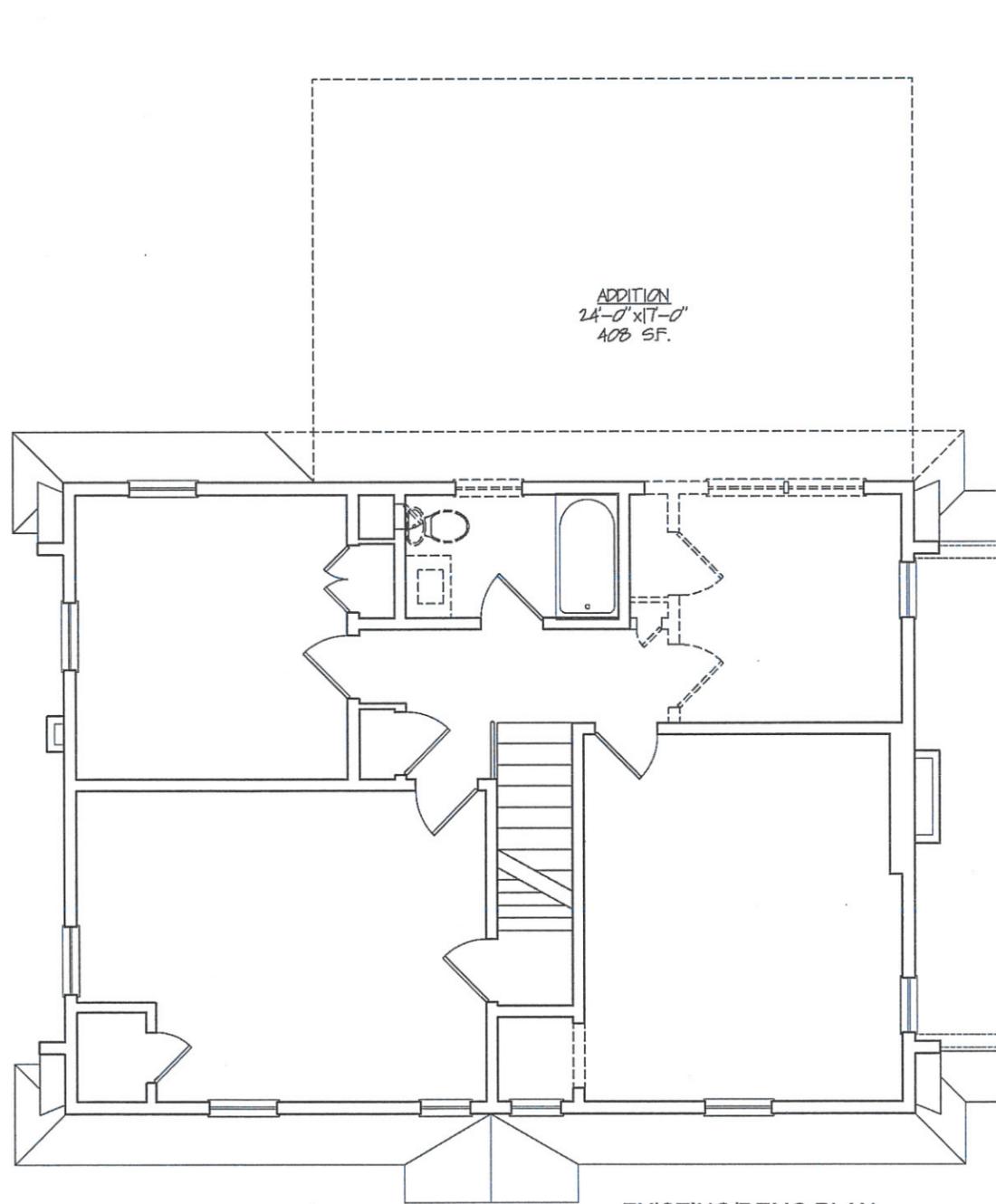
Conditions / Stipulations: _____





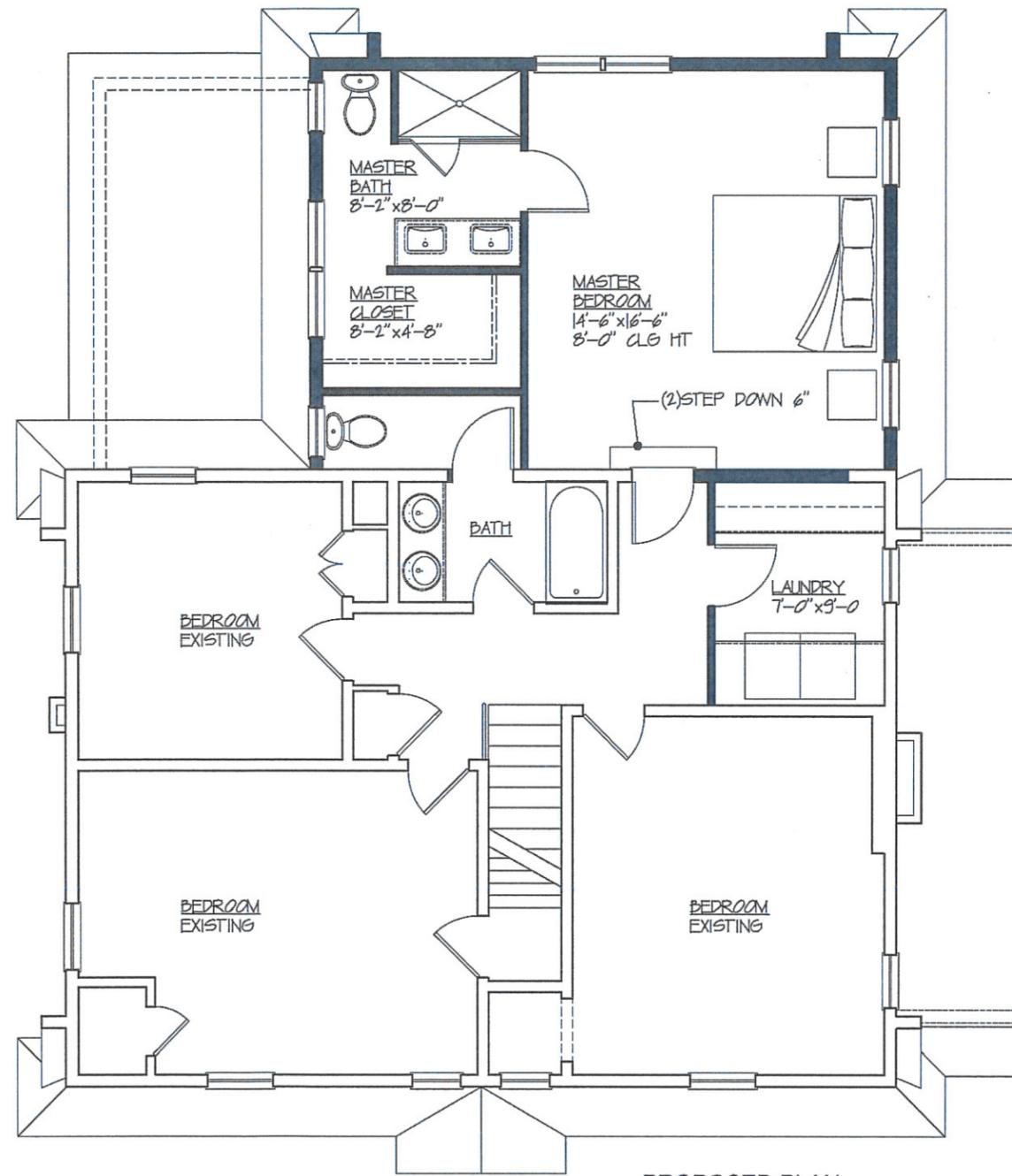






ADDITION
24'-0" x 17'-0"
408 SF.

EXISTING/DEMO PLAN



PROPOSED PLAN

0 1 3 5 10
SCALE - 3/16"=1'-0"





0 1 3 5 10
SCALE - 3/16" = 1'-0"



0 1 3 5 10
SCALE - 3/16"=1'-0"



0 1 3 5 10
SCALE - 3/16"=1'-0"