

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 10th, 2014, 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.

- a. Application No.: 14-004
- Applicant: Todd Thompson
- Owner: Todd Thompson
- Location: 161 S. Cassady Rd.
- Request: The applicant would like to split a parcel which is currently made up of Lots 35 and 34, of the Bullitt Park Place Subdivision. The applicant is seeking a variance from Bexley Code Section 1252.03(d), to allow the principal structure to be 6.9' from the new west side property line of Lot 35.

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 04-03-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014004 V

1. Architectural Review for: N/A

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 161 S. Cassidy Zoning District R-6

6. OWNER Todd Thompson Phone # _____ or Cell # 404-693-1526

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

7. Applicant Todd Thompson E-mail sailingtodd@gmail.com Phone # _____ or Cell# 404-693-1526

Address 161 S. Cassidy ~~_____~~ City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance Reinstatement of lots of record. Existing home will require a variance in the side yard of approximately 13".

9. Valuation of Project \$ 0

- 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 Todd Thompson /DATE 3.13.14

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

**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 161 S. Cassidy Zoning District R-6

Lot Width _____ ft Depth _____ 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 N/A

Contractor/Builder N/A

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED ~~will~~ No changes will be made to the existing structure.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Denial of variance would deny owner use of existing lot of record, and would deprive owner of significant value of the property.

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: _____

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: 4-10-14

Conditions / Stipulations: _____

Proximity Report Results

1408080/8605956

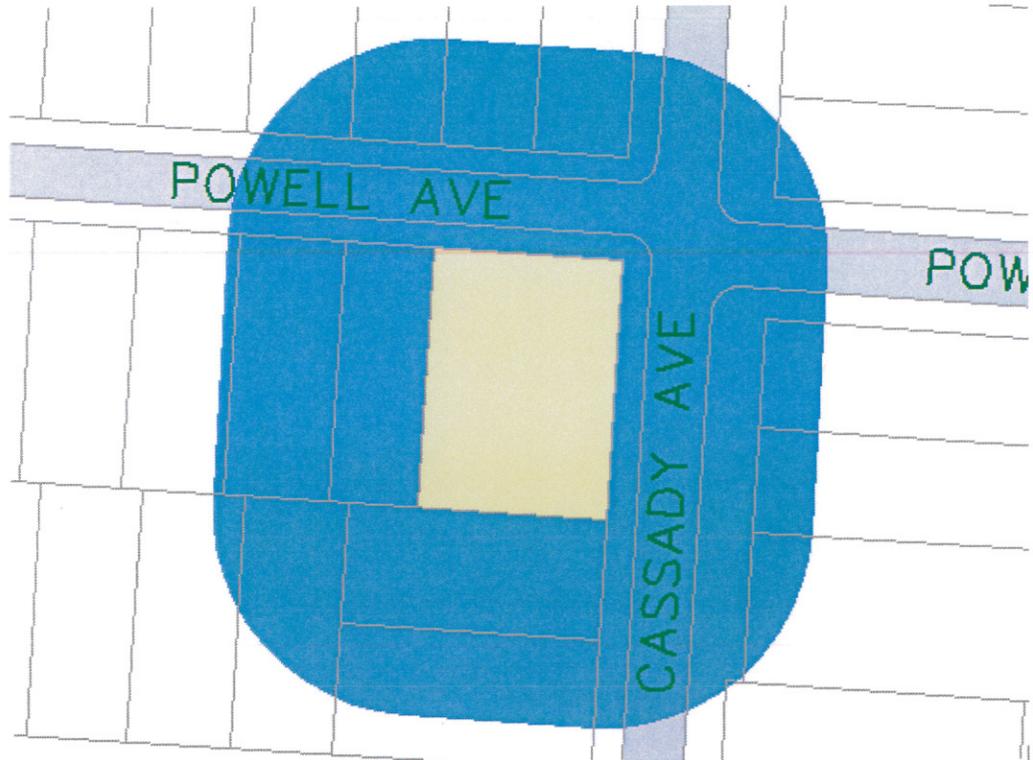
The selection distance was **100 feet**.The selected parcel was **020-002683**.To view a table showing the [17 parcels](#) within the displayed proximity, scroll down.[Get Report](#)[Print Window](#)[Back to Proximity Report](#)

Image Date: Wed Apr 2 12:25:31 2014

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
020-003641	BALDWIN JEFFREY L BALDWIN SHANNON F	02474 SENECA PARK
020-002222	FLOWER STEPHEN C & NANCY H SIMUNIC	186 S CASSADY
020-003742	GAWLIK JASON GAWLIK KATE	141 CASSADY
020-001257	KRANTZ DEBORAH S	2487 POWELL
020-001876	KUTSAY VITALIY A CUBONOVA PETRA	180 S CASSADY
020-002911	LAKE MARY D TR	2494 POWELL
020-003687	LAMBERT DAVID R	170 S CASSADY
020-002370	LOWE STACEY LOWE KYLE	2482 POWELL
020-003642	MUST DAVID B MUST JAMIE M W	02480 SENECA PARK
020-000884	NEWMAN NEAL P & RAYNA B	150 S CASSADY
020-003683	PIERCE JAMES T PIERCE KAREN L	2481 POWELL
020-003644	PRATT LINDA TR HARRIMAN JEFFREY G T	02492 SENECA PARK
020-002371	ROBEANO JEFFREY M ROBEANO NICOLE M	2488 POWELL
020-002683	THOMPSON TODD THOMPSON COLLEEN	161 CASSADY
020-001258	TOWLE RICHARD H TOWLE DEIDRE	2493 POWELL
020-003643	WAINER GEORGE D & BARBARA S	175 S CASSADY
020-002060	WALTERS RICHARD A HARRISON ANDREW K	164 S CASSADY

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Boundary Survey prepared for and certified to:

Todd and Colleen Thompson

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lots 34 and 35 Bullitt Park Place No. 2, Plat Book 7 Page 423

Applicant: Todd and Colleen Thompson

Posted Address: 161 S. Cassady Avenue, Bexley, Ohio



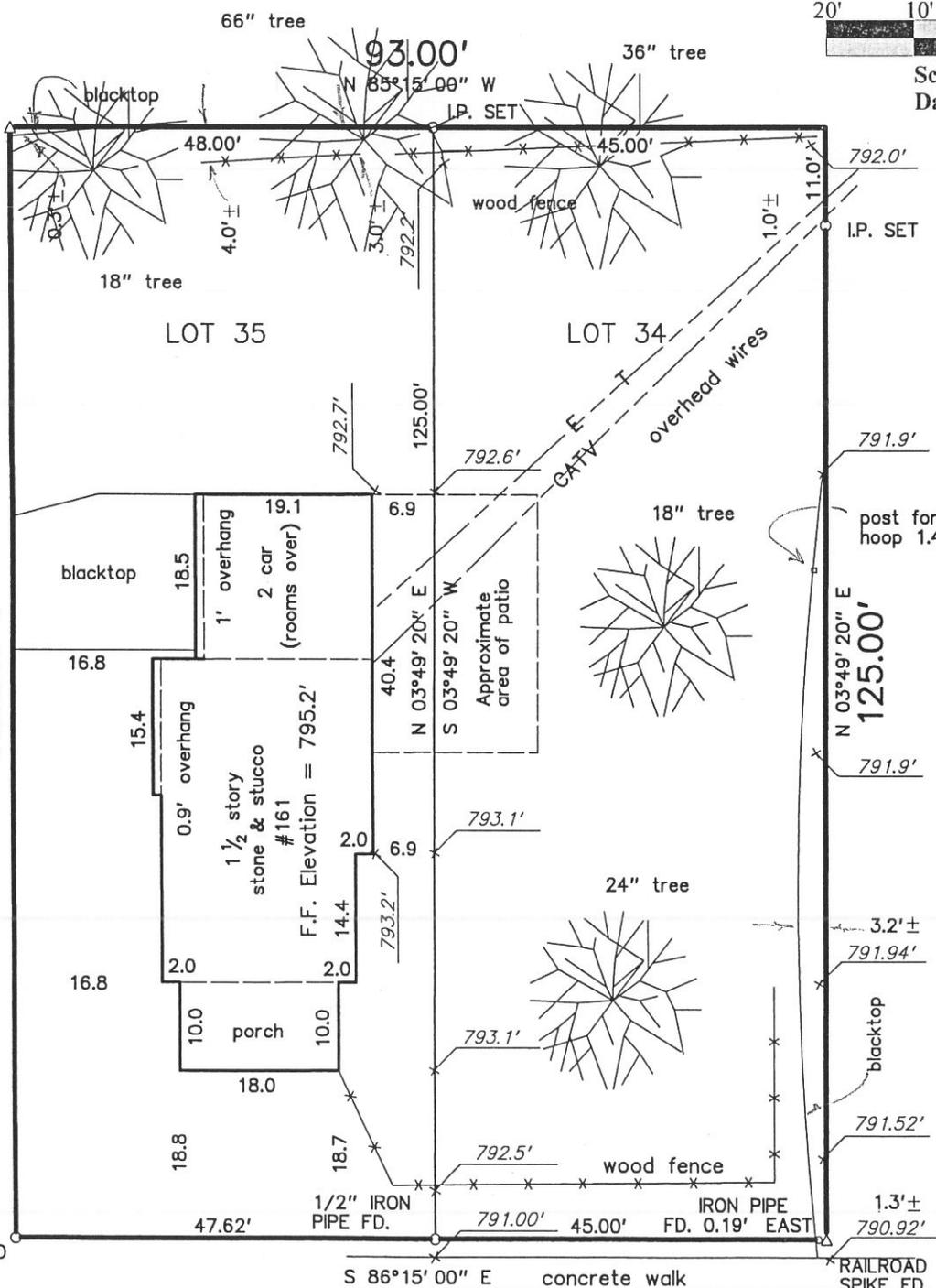
Scale 1" = 20'

Date: 02/26/2014



S. CASSADY AVENUE 70'

125.00'
S 03°38' 53" W



3/4" SOLID PIN FD.

S 86°15' 00" E concrete walk

92.62'

water valve

curb

RAILROAD SPIKE FD.

Site Benchmark
West edge of M.H.
T/C 790.62'
(per Sanitary Plans)
(Adjust to NAVD88)

POWELL AVENUE 50'

