

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, June 12, 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- 017
- Applicant: Margaret Murnen & Ted Wendling
- Owner: Margaret Murnen & Ted Wendling
- Location: 74 S. Cassingham Rd.
- Request: The applicant is seeking architectural review and approval to allow a 3rd floor shed dormer addition, on the rear (east side) of the 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 06-05-2014

Proximity Report Results

1098022/5624694
 The selection distance was 100 feet.
 The selected parcel was 020-000908.

To view a table showing the 17 parcels within the displayed proximity, scroll down.

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

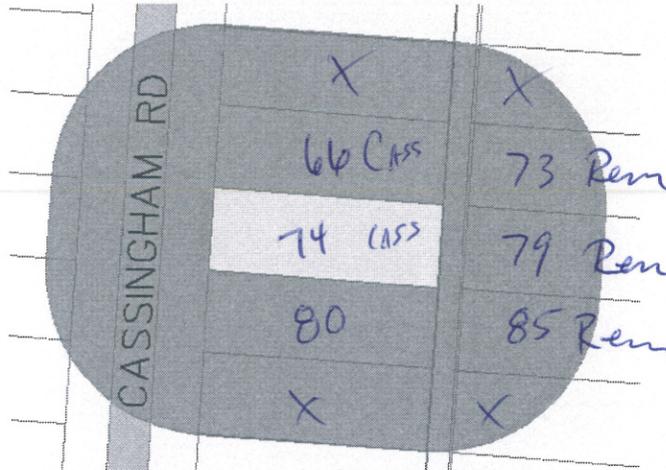


Image Date: Mon Jun 2 10:17:46 2014

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
020-003012	ARENSTEIN JONATHAN & DIANNE K	73 S REMINGTON
020-002372	BINSKY LAWRENCE BINSKY KIMBERLY	75 S CASSINGHAM
020-001847	BLAU EDWARD B II & LAURA S WISE-BLA	57 S CASSINGHAM
020-000909	ECKELBERRY RODGER L @(2)	80 S CASSINGHAM
020-001823	EVANS ROBERT P EVANS KATHLEEN D	63 CASSINGHAM
020-002108	FLANIGAN KEVIN M FLANIGAN CAROLINE	67 S REMINGTON
020-000923	HASELEY JOHN M	85 S REMINGTON
020-001957	HUSA MATTHEW R HUSA RUCHIKA DUTTA	92 S CASSINGHAM
020-000903	LAKE JACK B LAKE JO ANN	81 CASSINGHAM
020-004361	LESSARD JASON E BROWN ANNE B	69 CASSINGHAM
020-000831	LEVIN MICHAEL LEVIN MICHELLE	66 CASSINGHAM
020-002030	MORIARTY MICHAEL E & PATRICIA J	79 S REMINGTON
020-000922	PFAU CAROL A TR	93 S REMINGTON
020-000910	POWERS BRUCE F POWERS SUSAN M	86 S CASSINGHAM
020-000906	RAJCZYK GAIL S	54 S CASSINGHAM
020-000907	ROMANELLO G MICHAEL & JUDITH K	60 CASSINGHAM
020-000908	WENDLING ALEXANDER R MURNEN MARGARE	74 S CASSINGHAM





CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014 017

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 74 S. CASSINGHAM RD. Zoning District RG

6. OWNER MARGARET MURNEN
TED WENDLING Phone # 832-1768 or Cell # _____

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

7. Applicant MARGARET MURNEN E-mail TED.WENDLING@GMAIL.COM Phone # 832-1768 or Cell# _____

Address 74 S. CASSINGHAM /City, State, Zip BEXLEY, OH 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW FOR THIRD FLOOR (DORMER) ADDITION

9. Valuation of Project \$ 60,000.00

• 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 Margaret Murnen /DATE 5/21/14

Fee: based on valuation \$ 115.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 115.00

**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 74 S. CASSINGHAM RD. Zoning District R-6

Lot Width 50 ft Depth 142 ft Total Area 7100 sq ft

Existing Residence (foot print) 1336 sq ft Garage 544 sq ft

Existing Building Height _____ one-story 32' two-story

Proposed Addition (foot print) 0 sq ft FOOTPRINT & LOT COVERAGE TO REMAIN UNCHANGED Height _____ one-story _____ two-story

Proposed Garage N/A sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 26.5 % = 1880 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 DEAN A. WENZ ARCHITECTS, INC. (239-6868)

Contractor/Builder GARY FORTEUS (989-0863)

Preliminary Review _____

Final Review _____

• DESCRIPTION OF CHANGES PROPOSED THE ADDITION OF A NEW BATH TO THE THIRD FLOOR BEDROOM

• 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

- 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: RE-USE SALVAGED SLATE FROM EXISTING ROOF

• **WINDOWS**

- Existing Window Style:
 - Casement Double Hung ___ Horizontal Sliding ___ Awning
 - ___ Fixed ___ Exterior Storm ___ Other: _____
- Existing Window Materials:
 - Wood ___ Vinyl ___ Vinyl Clad Wood ___ Aluminum Clad Wood
 - ___ Aluminum ___ Metal ___ Other: _____
- New Window Manufacturer: PELLA OR MARVIN
- New Window Style, Material & Color: CASEMENT & DOUBLE HUNG - COLOR TO MATCH EXISTING - WOOD FRAME & SASH

• **DOORS** N/A

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

- Entrance Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
 ___ Sidelights ___ Transom Window
 - Garage Door Type ___ Wood ___ Insulated Metal ___ Fiberglass
 - Door Finish ___ Stained ___ Painted
- Proposed Door Type N/A /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM**

- Existing Door Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile ___ Other: _____
- Existing Window Trim:
 - ___ Cedar ___ Redwood Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - ___ Standard lumber Profile ___ Other: _____
- Proposed NEW Door Trim: _____
- Proposed NEW Window Trim: PAINTED WOOD BRICK MOLD
- Trim: Color(s): TO MATCH EXISTING

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING:

N/A

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:

N/A

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: _____

THE WENDLING RESIDENCE

74 SOUTH CASSINGHAM ROAD

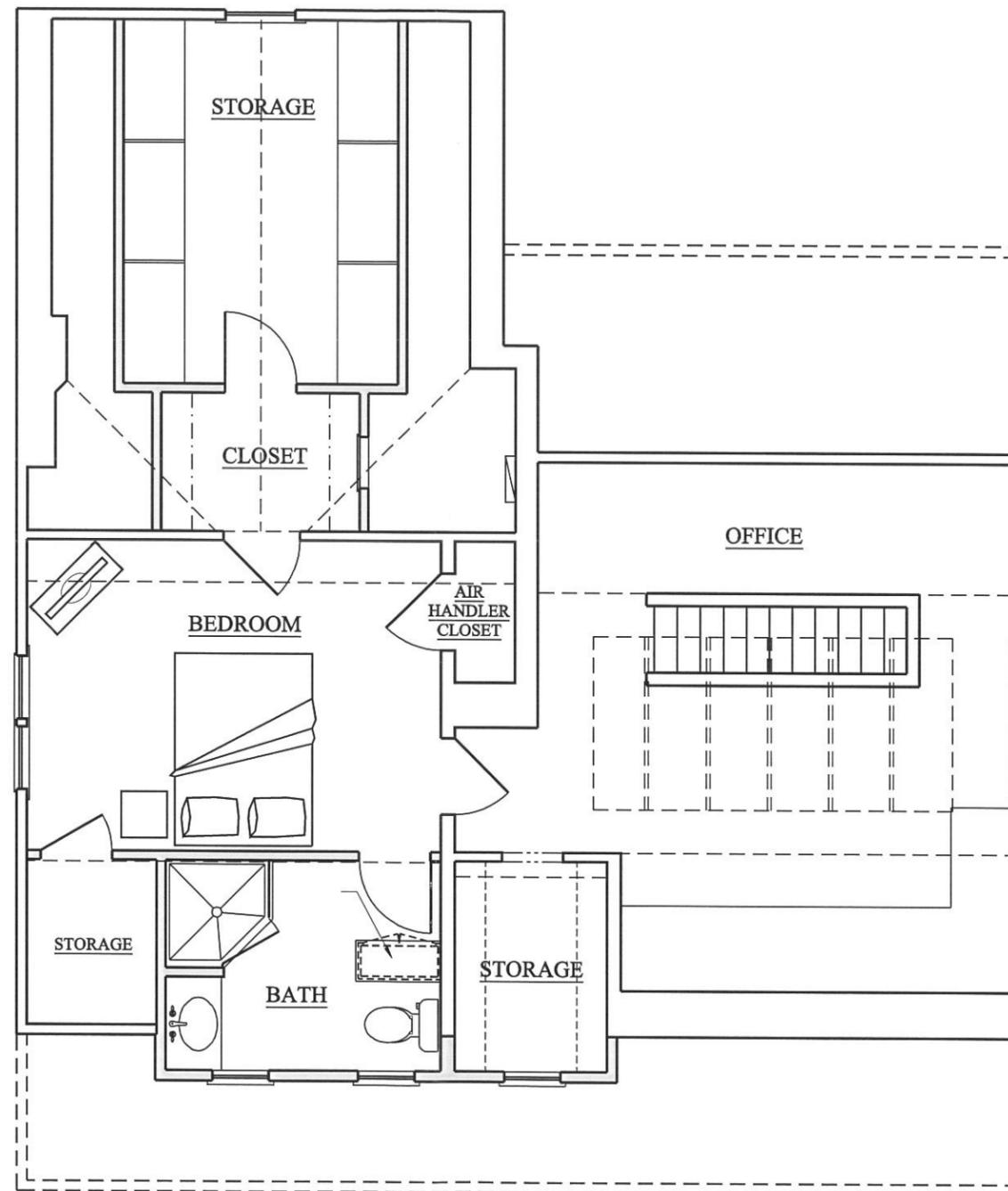
DEAN A. WENZ

ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

The Wendling Residence

74 S. Cassingham Road



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

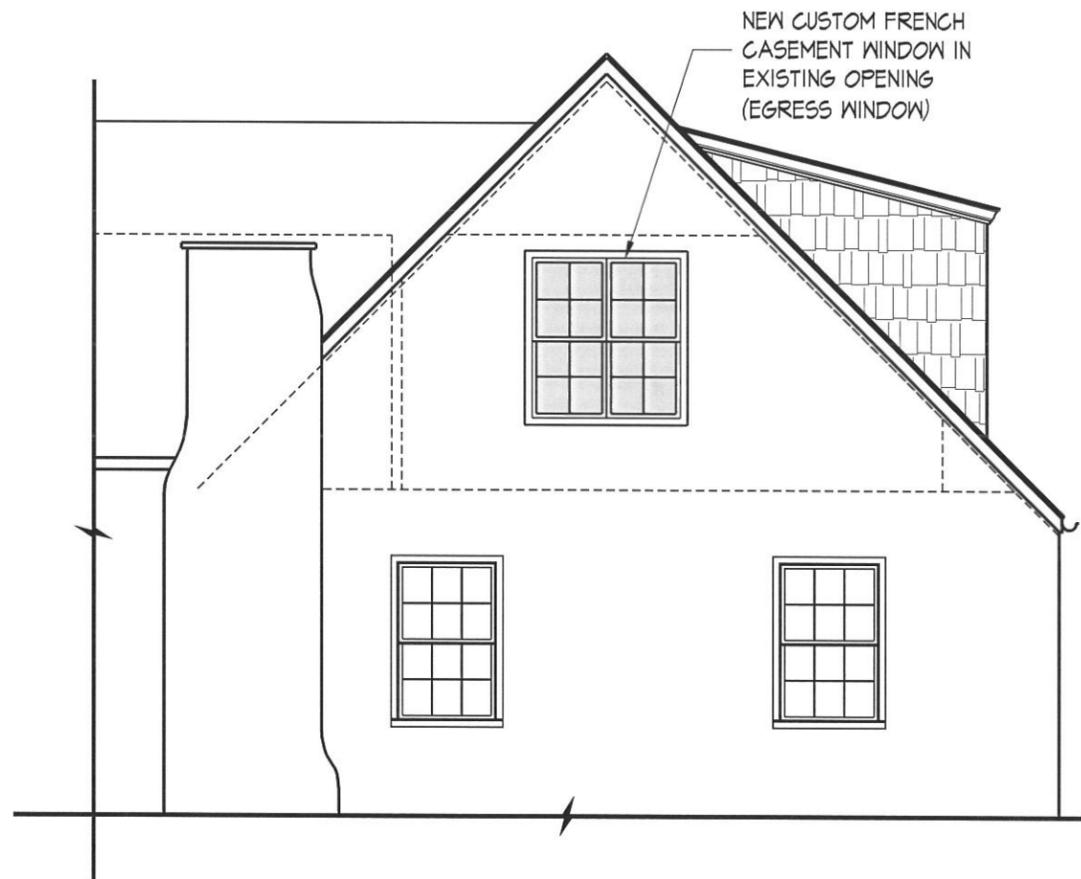


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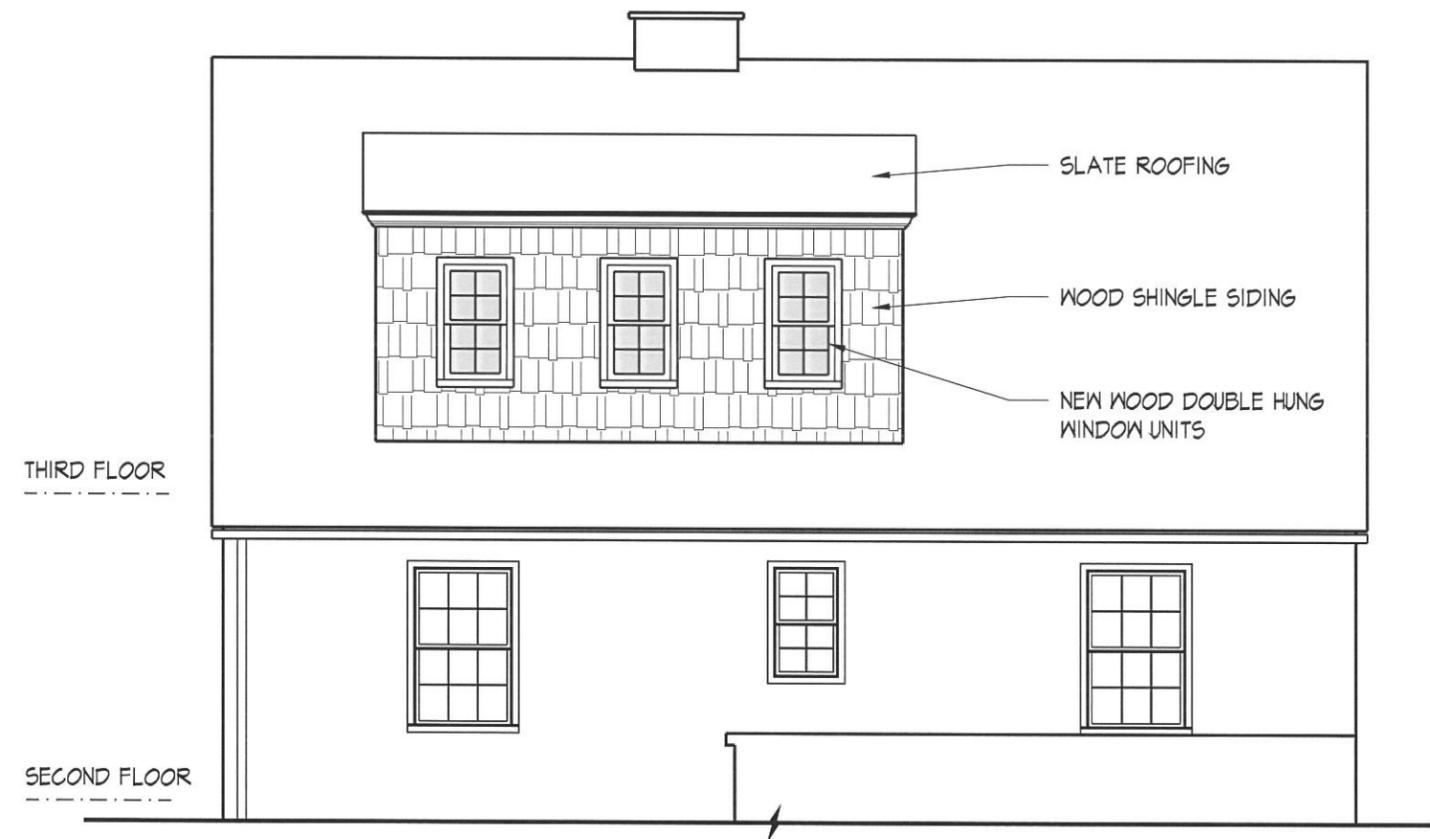
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The Wendling Residence
74 S. Cassingham Road



PARTIAL SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



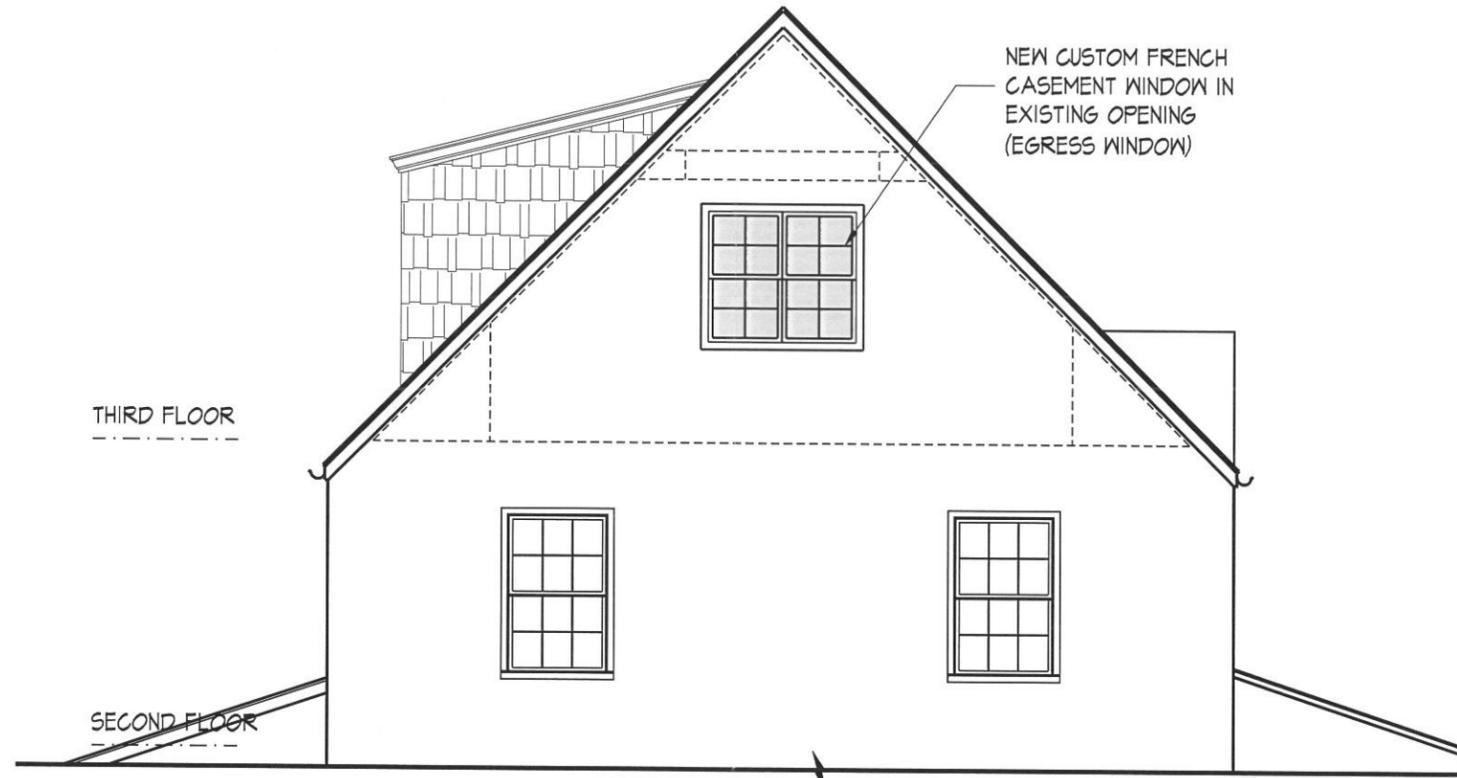
PARTIAL EAST (REAR) ELEVATION
SCALE: 3/16" = 1'-0"

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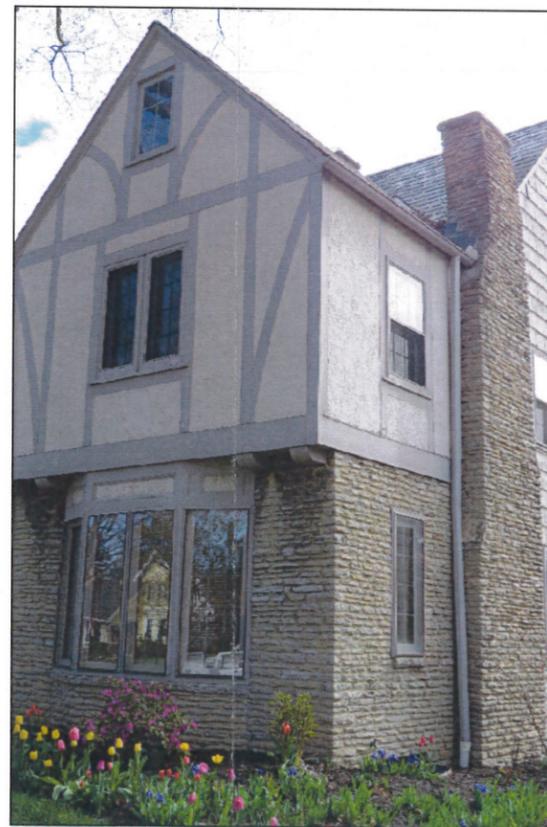


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EXISTING EXTERIOR PHOTOS

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