

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, July 10, 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- 022
- Applicant: Dean A. Wenz Architects, Inc.
- Owner: Ashley Sanders & Michael Sutor
- Location: 147 S. Cassingham Rd.
- Request: The applicant is seeking architectural review and approval to allow 3 porch additions as follows: one on the front (east), one on the east side and one on the rear (west side) of the principal structure. The applicant is also proposing to add two dormers on the front of the home and modify some existing windows.

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 07-03-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

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 147 S. CASSINGHAM RD. Zoning District R-6

6. OWNER ASHLEY SANDERS & MICHAEL SUDR Phone # _____ or Cell # (336) 705-0533
** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant DEAN A. WENZ ARCHITECTS, INC. E-mail DWENZ@WENZ-ARCHITECTS.COM Phone # 239-6868 or Cell# _____
Address 2463 E. MAIN /City, State, Zip BEXLEY OH 43209

8. Brief Description of Request and/or Variance ARCHITECTURAL REVIEW OF NEW EXTERIOR MATERIALS, DORMERS AND PORCHES

9. Valuation of Project \$ 70,000.

• 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 Dean A. Wenz /DATE 6/19/2014

Fee: based on valuation	\$ <u>120.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>120.00</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 147 S. CASSINGHAM Zoning District R-6
Lot Width 50 ft Depth 142 ft Total Area 7100 sq ft
Existing Residence (foot print) 1245 sq ft Garage 545 sq ft
Existing Building Height 28'-8" one-story two-story

Proposed Addition (foot print) 417 sq ft 13' Height one-story two-story
(PORCHES ONLY)
Proposed Garage N/A sq.ft. Height one-story two-story
Permitted Lot Coverage 35 % = 2485 sq ft
Lot to be covered 23.4 % = 1662 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.
Contractor/Builder TO BE DETERMINED
Preliminary Review Final Review

• DESCRIPTION OF CHANGES PROPOSED PORCH ADDITIONS, SIDING AND WINDOW CHANGES & FORMER ADDITION

• 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: CERTAINTED

3. New Roofing Type, Style & Color: LANDMARK PRO, DIMENSIONAL PEWTER

• **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: MARVIN OR PELLA

4. New Window Style, Material & Color: ALUMINUM CLAD WOOD, DOUBLE HUNG, WHITE

• **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 FIBERGLASS /Style SEE ELEV. Color DARK ACCENT TO BE SELECTED

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM**

1. Existing Door Trim:

Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding AND
 Standard lumber Profile Other: PAINTED WOOD

2. Existing Window Trim:

Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: _____

3. Proposed NEW Door Trim: 5/4x4 FIBER-CEMENT

4. Proposed NEW Window Trim: 5/4x4 FIBER-CEMENT

5. Trim: Color(s): WHITE

** Do the proposed changes affect the overhangs? YES, RAKES & EAVES EXTENDED

• **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 CONCRETE SLAB
4. Proposed Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
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: _____

June 18, 2014

City of Bexley
Department of Development
2242 East Main Street
Bexley, Ohio 43209

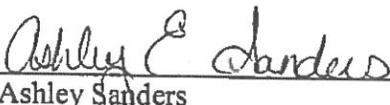
Re: The Sanders - Sutor Residence
147 S Cassingham Road
Bexley, Ohio 43209

To whom it may concern:

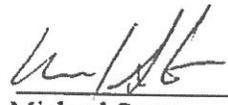
As the Owners of the property at the address listed above, we hereby authorize Dean A. Wenz Architects, Inc. to act as our agent with regard to the following actions:

1. Make application to the Bexley, Board of Zoning Appeals for architectural review, and any variances relevant to the additions and renovations project I plan for my property.
2. Represent us at the public hearing for that same application.

Signed,



Ashley Sanders



Michael Sutor

Proximity Report Results

4112548/758361

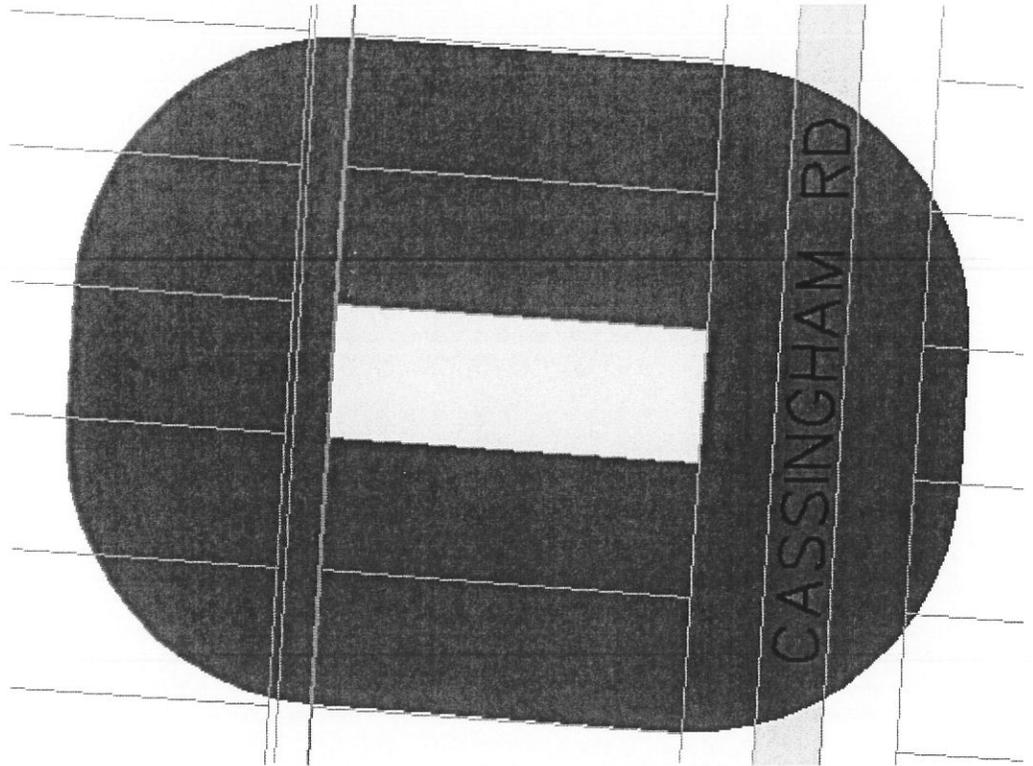
The selection distance was **100 feet**.The selected parcel was **020-002090**.To view a table showing the **15 parcels** within the displayed proximity, scroll down. [Get Report](#) [Print Window](#) [Back to Proximity Report](#)

Image Date: Wed Jun 25 14:31:06 2014

Ashley Sanders &
Michael Sutor

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
020-000897	134 ARDMORE LLC	134 S ARDMORE RD
020-002398	COLLITON MICHAEL J COLLITON LAURA	161 S CASSINGHAM RD
020-000901	DUFFEE ERIC D DUFFEE NORI L	143 CASSINGHAM RD
020-000915	FOURNIER JODY S FOURNIER DEBORAH E	164 S CASSINGHAM RD
020-000579	GLASSER SHANE O GLASSER AMY M	158 S CASSINGHAM RD
020-000913	HESFORD WENDY S CARIELLO MATTHEW M	140 S CASSINGHAM RD
020-000566	HESS JOHN E & NIKKI A GENOOZIS	142 S ARDMORE RD
020-000853	HOOVER SCOTT R TR HOOVER SANDRA K T	137 CASSINGHAM RD
020-000248	KISER JEFF D & MARTHA S	128 S ARDMORE RD
020-000230	PARK MARGARET E	148 S ARDMORE RD
020-002906	SHAPIRO ROBERT A & SHEILA	146 S CASSINGHAM RD
020-001551	STAS ALLEN L	155 S CASSINGHAM RD
020-002090	SUTOR MICHAEL S SANDERS ASHLEY E	147 CASSINGHAM RD
020-000914	TURKEL RICKEY M TR	150 S CASSINGHAM RD
020-000231	YOAKUM JOSHUA C @(2)	154 S ARDMORE RD



THE SANDERS-SUTOR RESIDENCE

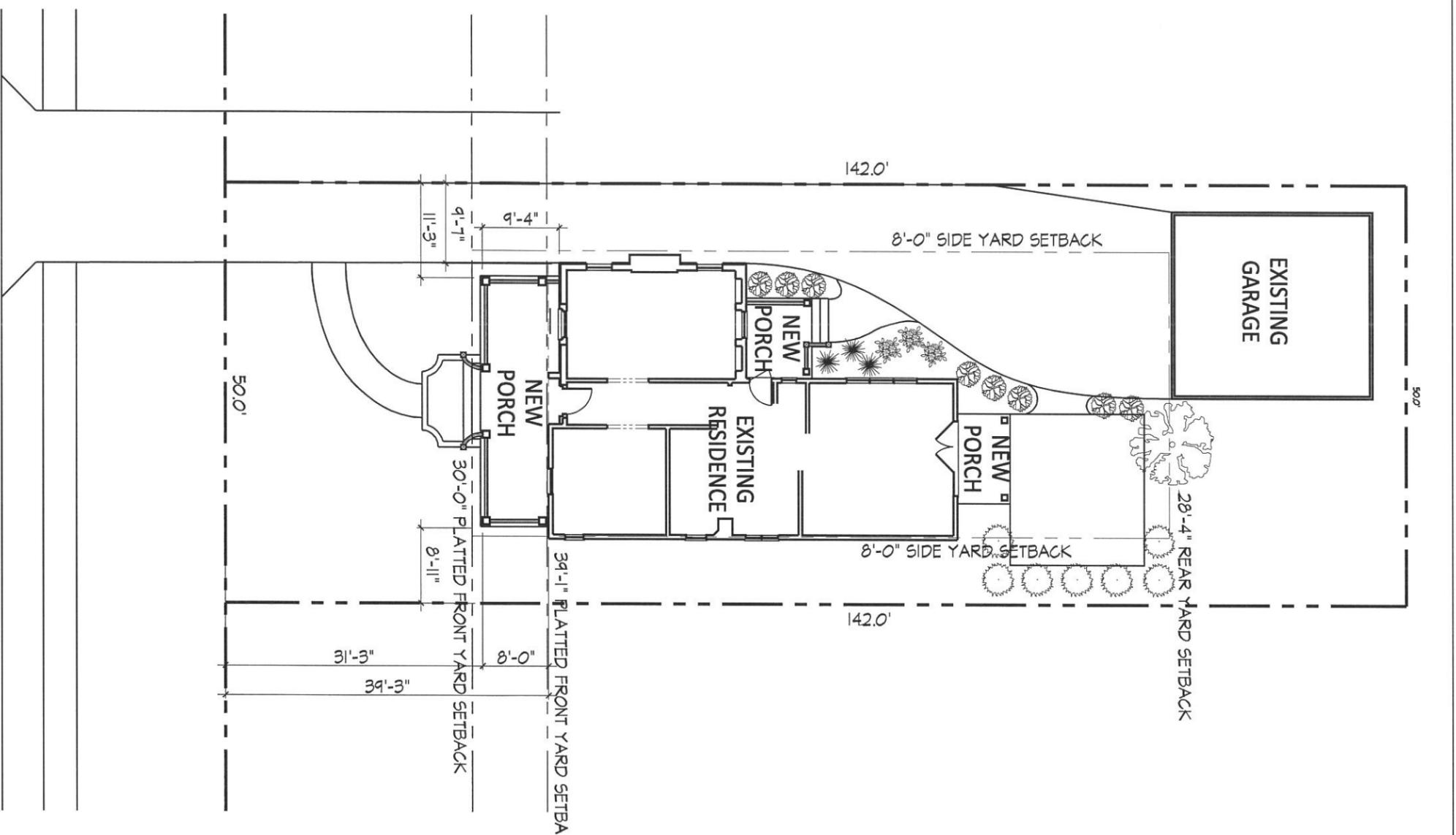
147 S CASSINGHAM ROAD

DEAN A. WENZ

A R C H I T E C T S

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

The Sanders-Sutor Residence
147 S. Cassingham Road



Site Plan
Scale: 1/16" = 1'-0"

DEAN A. WENZ

ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

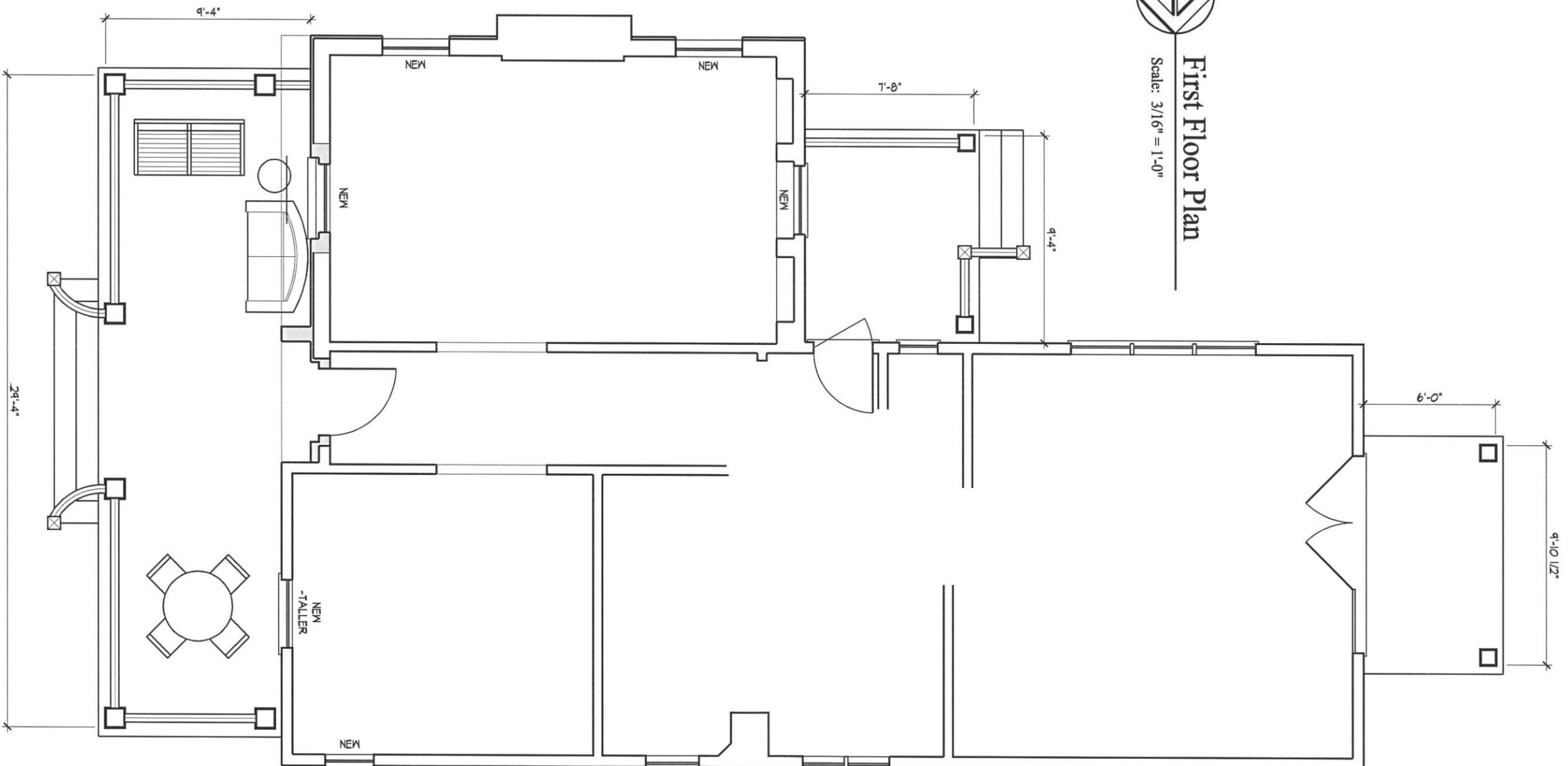
Fax (614) 239-9868

The Sanders-Sutor Residence
147 S. Cassingham Road



First Floor Plan

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



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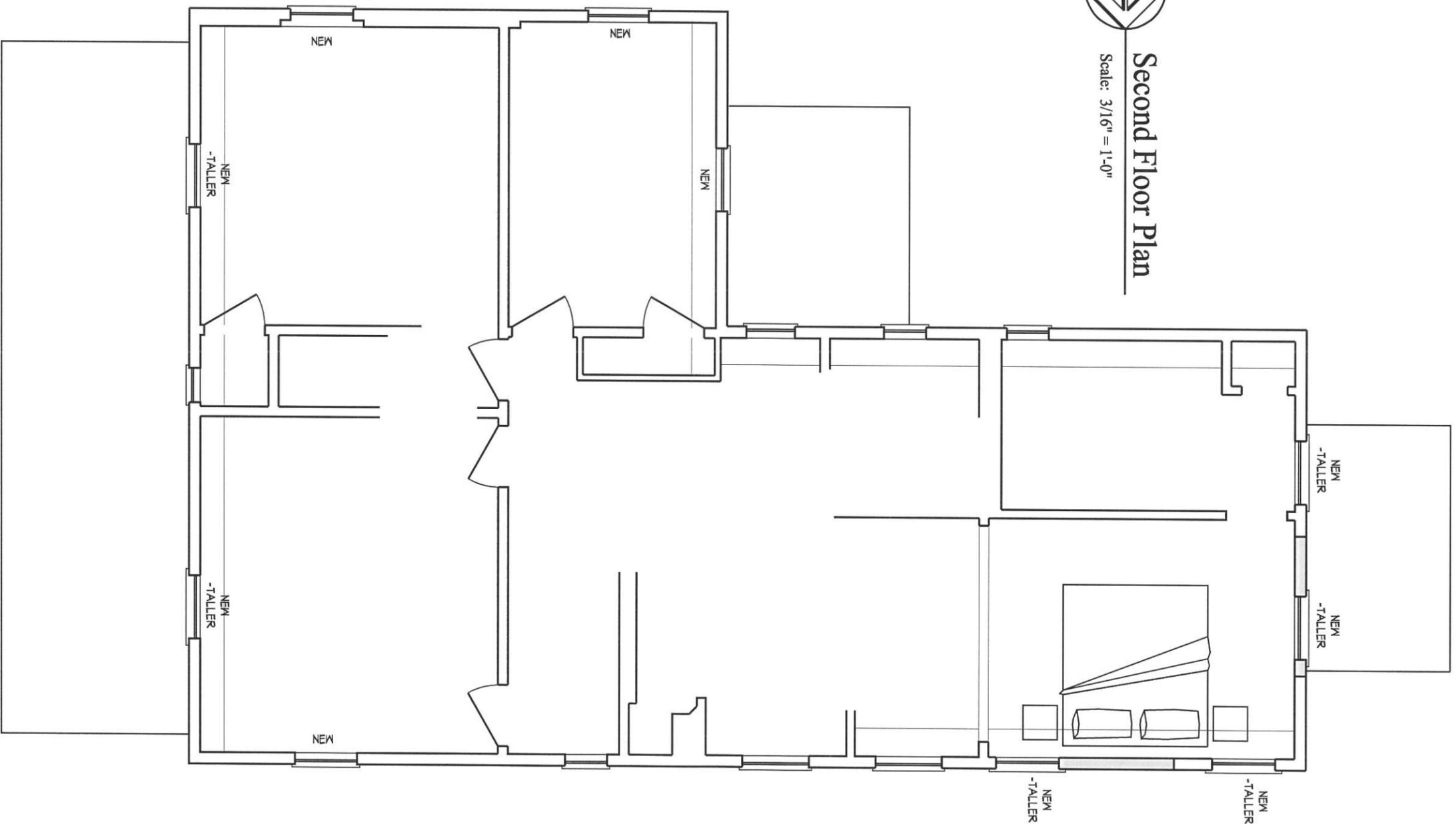
Fax (614) 239-9868

The Sanders-Sutor Residence
147 S. Cassingham Road



Second Floor Plan

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



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The Sanders-Sutor Residence
147 S. Cassingham Road



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

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The Sanders-Sutor Residence

147 S. Cassingham Road



NORTH ELEVATION

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

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The Sanders-Sutor Residence

147 S. Cassingham Road



WEST ELEVATION

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

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The Sanders-Sutor Residence

147 S. Cassingham Road



SOUTH ELEVATION

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

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The Sanders-Sutor Residence
147 S. Cassingham Road



EXISTING EXTERIOR PHOTOS

DEAN A. WENZ

ARCHITECTS

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