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- 024
Applicant: Scott Hoover
Owner: Scott & Sandi Hoover
Location: 137 S. Cassingham Rd.
Request: The applicant is seeking architectural review and approval to allow a 16' x 16' patio cover attached to the south side of the existing detached garage. The applicant is also seeking a variance from Bexley Code Section 1260.11(a), which limits accessory garages to 35% of the footprint of the principal structure, to allow the 256sq' patio cover addition to the existing 528sq' detached.

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

#20140241

Application Number_____

1. **Architectural Review for:**

_____Addition _____Alteration ✓ New Structure (Patio Cover attached to garage

_____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 South side of Garage near rear of property Zoning District_____

6. OWNER Scott + Sandi Hoover Phone # 561-5652 or Cell #_____

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

7. Applicant Scott Hoover E-mail shoover@wideopenwest.com Phone # 561-5652 or Cell#_____

Address 1375. Cassingham /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance Installing permanent patio cover on South side of garage near rear of property. Patio cover will be white to match home color and is made of aluminum and acrylic panels.

9. **Valuation of Project** $ 9,600 –

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 6/20/14

Fee: based on valuation $_____
$_____
$_____
$_____

B2A

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it needs the services of an independent expert (example: architect, landscape architect; neer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and id by the Applicant in addition to the review filing fees. (Ord. 54-11)

#3
JULY

- **LOT INFORMATION**

Address 137 Cassingham Rd Zoning District _____

Lot Width 50 ft Depth 142 ft 35% Total Area 7,100 sq ft

Existing Residence (foot print) ~~1,118~~ sq ft 310 458 Garage 580 sq ft

Existing Building Height _____ one-story ✓ two-story

Proposed Addition (foot print) ~~416~~ 256 sq ft 9' Height ✓ one-story _____ two-story

Proposed Garage 528 sq.ft. _____ Height ___ one-story ___ two-story GAR 784

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 29 % = 2094 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 Natural Light Patio Covers, Inc.

Contractor/Builder Vickers Construction

Preliminary Review _____ Final Review _____

- DESCRIPTION OF CHANGES PROPOSED Addition to garage - permanent Patio Cover. Engineer stamped for State of Ohio

- 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** (Attached to) / ☐ **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: White aluminum Structure w/ White Acrylic panels

- **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_____

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	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 RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - -

Date of Review_____Approved By_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

_____

_____

_____

_____

Natural Light
PATIO COVERS

Toll Free 1.877.707.7427 Fax 1.877.258.7977
info@naturallightpatiocovers.com • www.naturallightpatiocovers.com

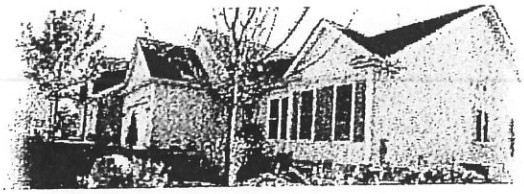
Name: Scott + Sandi Hoover Date: 14 / 06 / 06
Address: 137 S. Cassingham City: Bexley State: OH Zip Code: 43209
Phone: (home) (cell) (614) 561-5652 (bus.)
Email address: shoover@wideopenwest.com Snow load: 20 Zone: 1

QTY	DESCRIPTION	PRICE	TOTAL
	Cover: ☑ Classic ☐ Cathedral (width 16' length 16')	$8,616.65	$8,616.65
	☑ 2' panels ☐ 4' panels ☐ exact size (width 197.61" length 192")	$ extra	$
	• Acrylic: ☑ Heat Stop Cool Blue ☐	$ extra	$
	• Finish: ☑ white ☐ cream ☐ sandalwood ☐ brown ☐ black ☐ custom: ral#	$ extra	$
	• Gutters: ☑ High profile ☐ Low profile	$ extra	$
	• Downspouts: 1 gutter drops 1 10' pipe lengths 5 elbows	$ Inc extra	$
	• Beams: ☑ aluminum (1 included) qty: 1 ☐ steel qty:	$ Inc ea.	$
+2	• Posts: ☑ standard aluminum 90" long ☐ steel qty: x " long	$ Inc extra	$
	☐ custom size ☐ 4" sq. ☐ 6" sq. Length: ☐ 96" ☐ 120"	$	$
2	• Piers: ☑ required ☐ Mount on: ☑ pier ☐ deck ☐ slab	$ 250 ea.	$ 500 —
ft	• Custom Flashing: ☐ "x" ☐ N/A	$ extra	$
	• Special Cuts: ☐ Yes (ie. around chimney, etc.) ☐ N/A	$	$
	Other: Screw in T-Bar Caps	200 —	$ 200 — (500) ★
	Notes:	SUBTOTAL	$8,816.65
	Gables: ☑ Left or Front ☑ Right or Rear ☑ Lite White or ☐	$ 800 extra	$ 800 —
	Wave: ☐ Smooth ☐ Textured ☐ Prismatic Installation	$	$
	• Acrylic: ☐ Heat Stop Cool Blue ☐ Other:		
	• Number of sheets: 8' long	$	$
	12' long	$	$
	16' long	$	$
	• Boxes of Calottes	$	$
ft	• Corrugated Foam Closure linear feet	$	$
	RF System: ☐ Low slope ☐ Standard	$	$
	☐ Maximum panels: width ' length '	$	$
	☐ Exact Measurements: width " length " ☐ Shop cut		
	• Acrylic: ☐ Heat Stop Cool Blue ☐ Other:	SUBTOTAL	$
	Permits - customer is responsible for permits ☑ Hold Order for Permit	included	included
	☐ Discussed with the customer, but no permit requested ☐ Wet-stamped: $	$ extra	$
	☑ State certified and highlighted engineers guide $		
	☐ Site specific sealed drawings $	**SUBTOTAL**	$9,616.65
	☐ Site specific sealed drawings with calculations $	(%) Tax	$ —
		TOTAL	$9,616.65
		DEPOSIT	$2,900 —
		BALANCE DUE	$6,716.65

Notes:
Sales Consultant: Kevin Waugh Referral from: DH+GS
Customer Signature: Expected install date / /
☐ Yes ☐ No • Initials I grant NLPC permission to email updates to the above email address
H.S.T. #: ☐ **Deposit Received:** Payment type: Initial

★ Home Show/Open House Discount

Clarence E. Mingo, II
Franklin County Auditor



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On-Line Tools

MAP(GIS)

Parcel ID	Map Routing Number	Owner	Location
020-000853-00	020-N023 -088-00	HOOVER SCOTT R TR, HOOVER SANDRA K TR Click owner name for additional records	137 S

Parcel Info

Summary
Property Profile
Land
Building
Improvements
Interactive Map
MAP(GIS)
Sketch
Note
Transfer History
R Status
UD Status
Sales Activity
Rentals
Tax/Payment Info
Current Levy Info
Assessment Payoff
Distribution
Rental Contact
Property Reports
Recorder's Office Document Search
Sex Offender Inquiry
Pay Real Estate Taxes Here

Zoom IN OUT

Move

Current Map: 408' x 300'

Click to view map using:

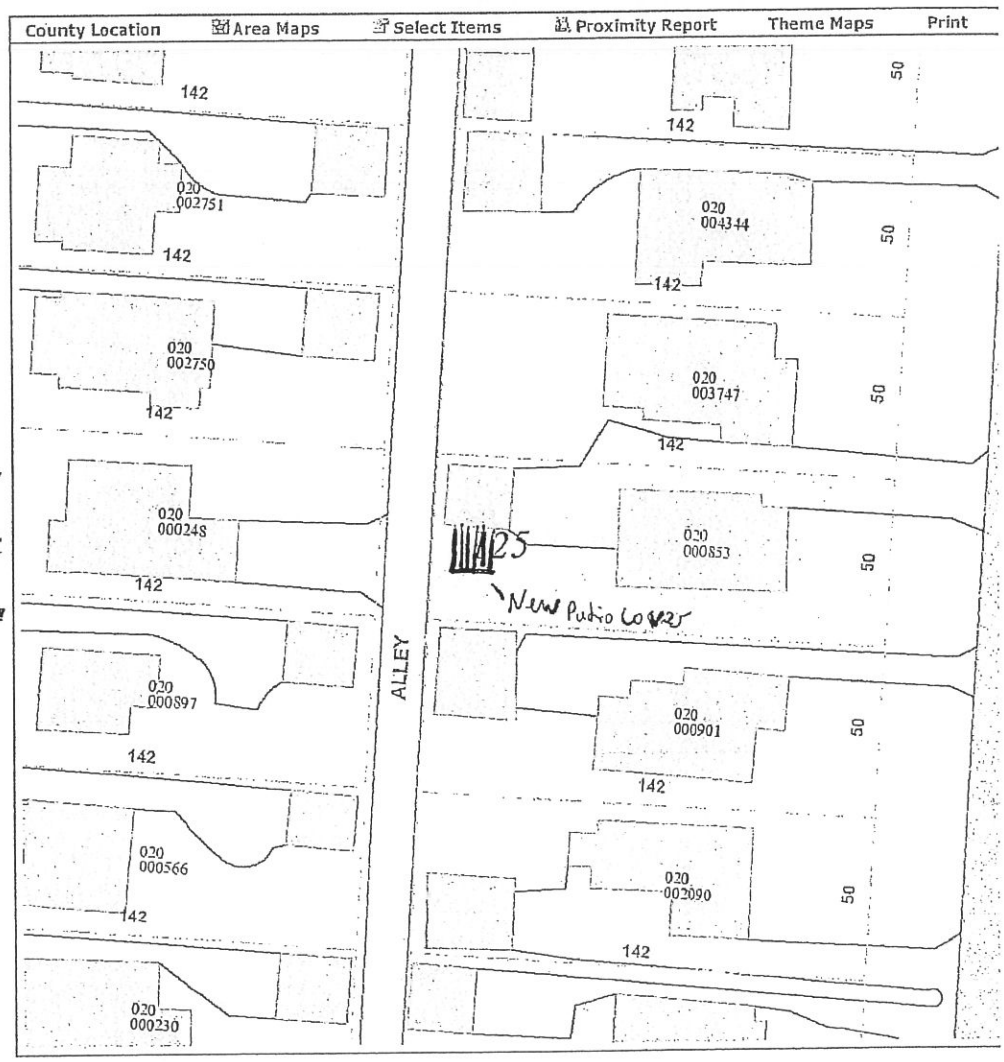
Google

YAHOO!

bing

powered by MetaMAP

County Location | Area Maps | Select Items | Proximity Report | Theme Maps | Print



Data updated on:
14-06-19 06:26:43

 131 S. Cassingham Rd.

Proximity Report Results

6928710/7601317
The selection distance was **200 feet.**
The selected parcel was **020-000853.**

To view a table showing the **28 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

Scott & Sandi Hoover

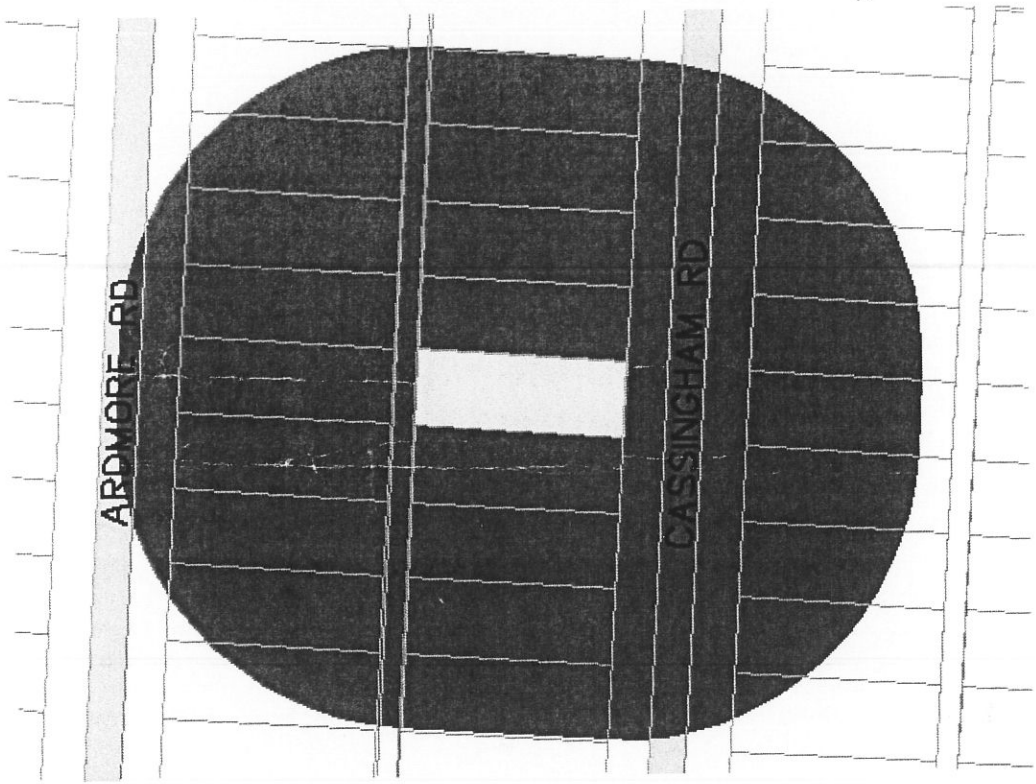


Image Date: Wed Jun 25 14:51:36 2014

Proximity Parcels

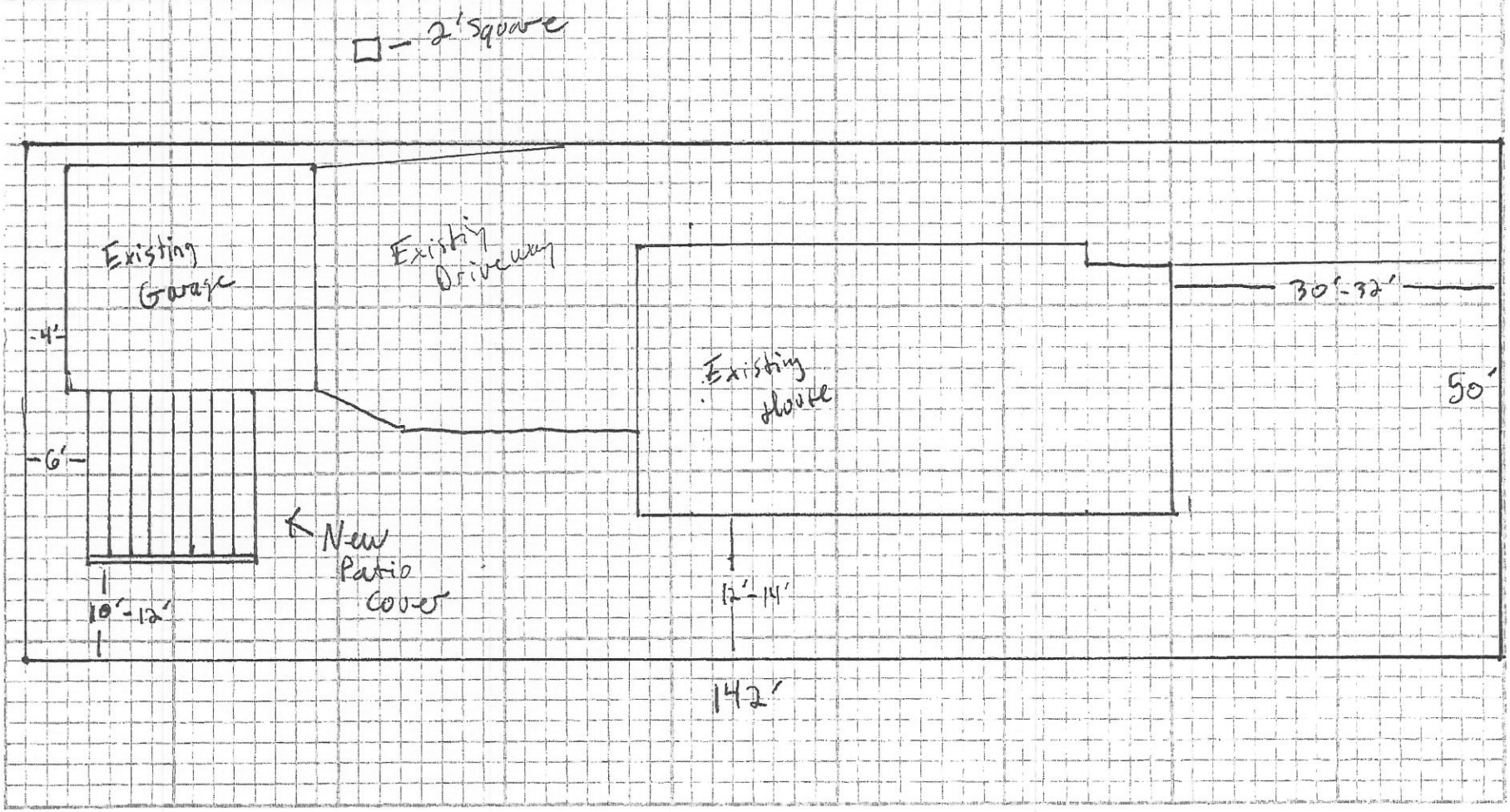
Hint: To copy this report to another program:
1. Hold down the left mouse buttton over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-000897	134 ARDMORE LLC	134 S ARDMORE RD
020-002853	BECKETT CYNTHIA S TR	110 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
020-000912	EARNEST TAWN THUONG NHAN TR	134 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
020-002750	KELLY DOUGLAS P SINOWAY LINDA	122 S ARDMORE RD
020-000248	KISER JEFF D & MARTHA S	128 S ARDMORE RD
020-003747	KNAUER JOHN E	129 S CASSINGHAM RD
020-002751	KRAUS DIANE T	116 S ARDMORE RD
020-001845	LARRIMER RICHARD F LARRIMER LORI A	103 S CASSINGHAM RD
020-002782	MCINTYRE WILLIAM G & BARBARA F R BE	115 S CASSINGHAM RD
020-002815	MOSES JAY H MOSES BETHANY	120 S CASSINGHAM RD
020-004344	MYERS ELIZABETH W	123 S CASSINGHAM RD
020-002890	NAKASAKO DAVID J SUETT ALISON M	114 S CASSINGHAM RD
020-000230	PARK MARGARET E	148 S ARDMORE RD
020-002379	PETERS FRANK D & CASSIE L	111 S CASSINGHAM RD

Hoover Site Plan

137 Cassingham Rd.

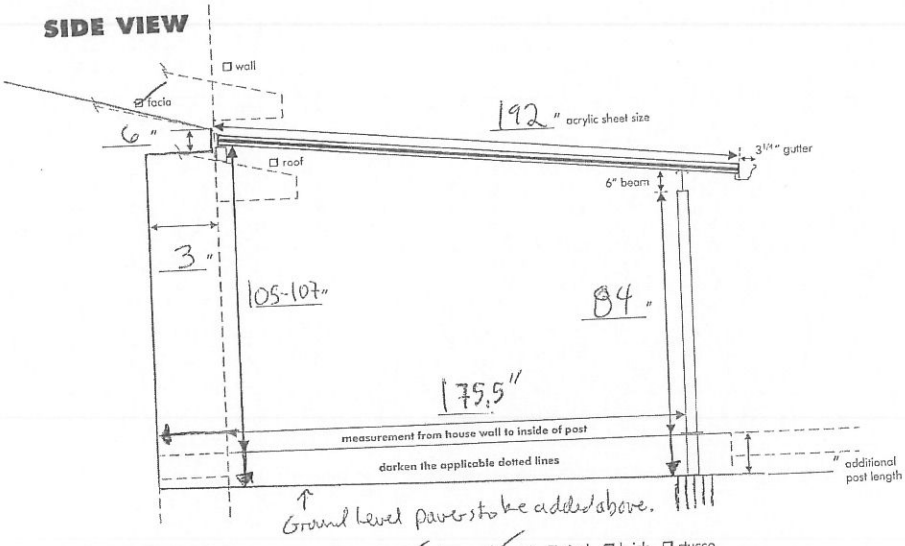


Natural Light
PATIO COVERS

Customer Name: Scott & Sandi Hoover

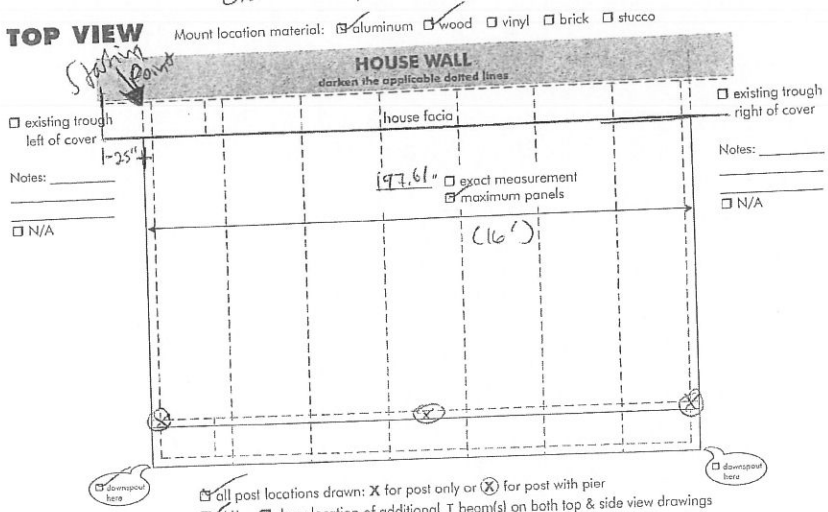
Photos: ☑ Yes ☐ No

SIDE VIEW



TOP VIEW

Mount location material: ☑ aluminum ☑ wood ☐ vinyl ☐ brick ☐ stucco



☑ all post locations drawn: X for post only or (X) for post with pier

☑ N/A ☐ draw location of additional I beam(s) on both top & side view drawings

☑ N/A ☐ draw for all doors: location, swing & opening direction

☐ Cover position: Start approx 25" from rear of garage

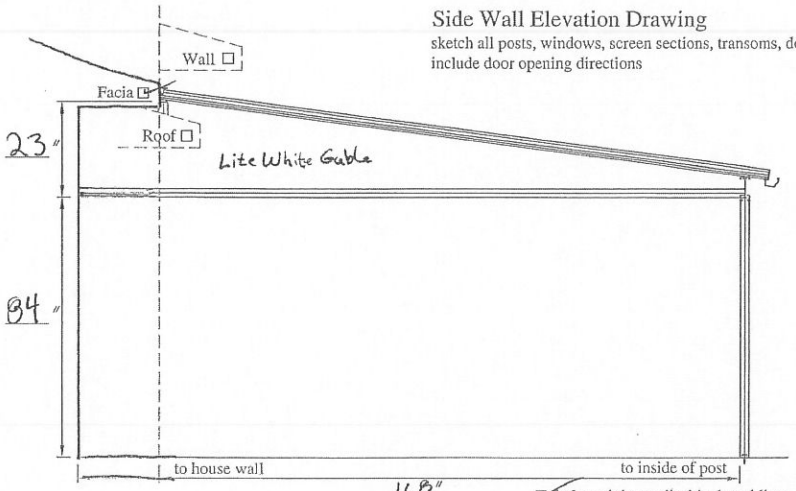
Notes:

Natural Light
PATIO COVERS

Customer Name: Scott & Sandie Hoover

Side Wall Elevation Drawing

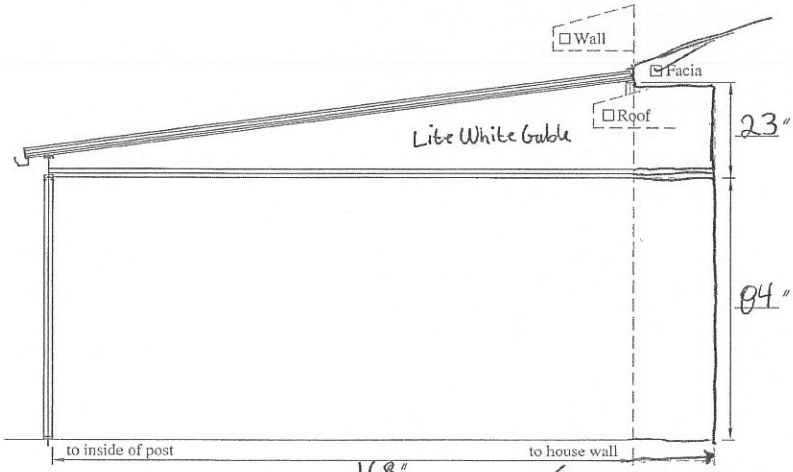
sketch all posts, windows, screen sections, transoms, doors
include door opening directions



☑ darkened the applicable dotted lines

Left Elevation

Deck Slope: FROM house to end of enclosure _____"
Direction: ☐ Down ☐ Up ☑ N/A



☑ darkened the applicable dotted lines

Right Elevation

Deck Slope: FROM house to end of enclosure _____"
Direction: ☐ Down ☐ Up ☑ N/A

Clarence E. Mingo, II
Franklin County Auditor

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On-Line Tools

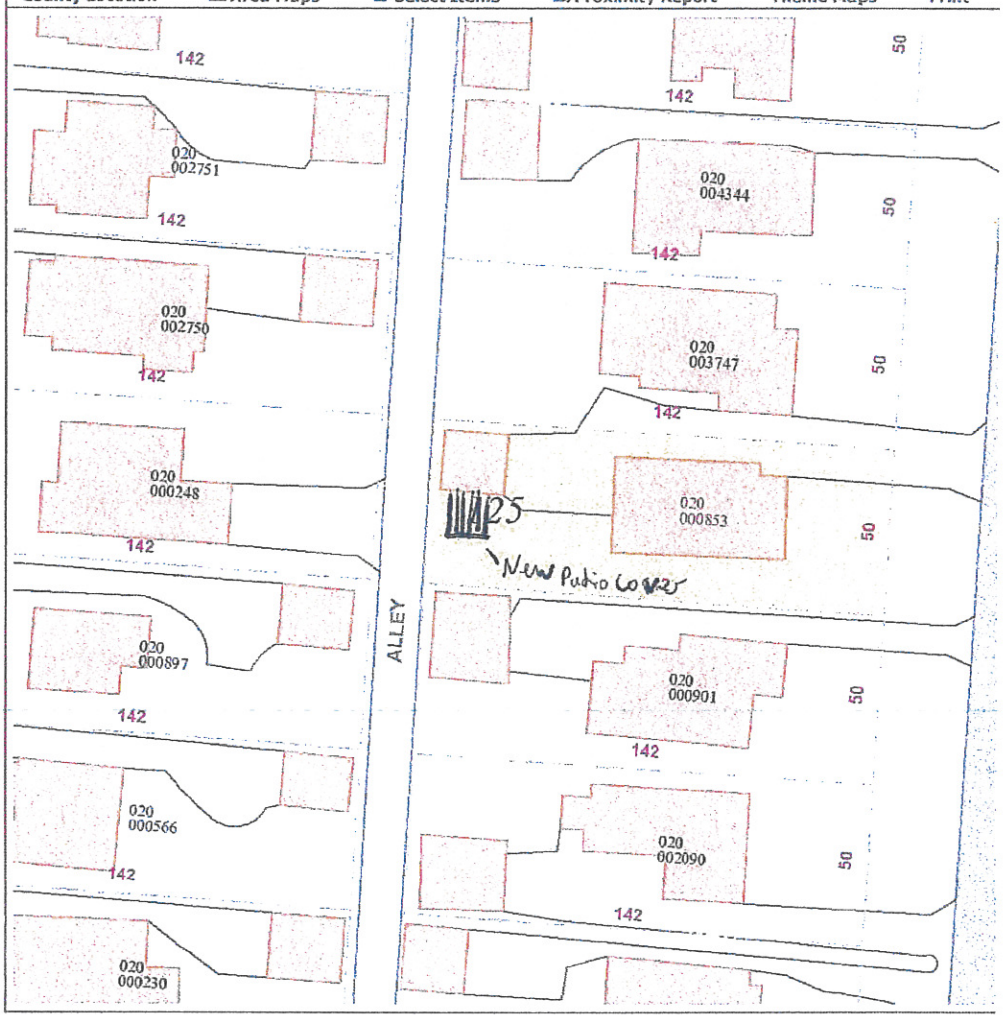
MAP(GIS)

Parcel ID	Map Routing Number	Owner	Location
020-000853-00	020-N023 -088-00	HOOVER SCOTT R TR, HOOVER SANDRA K TR Click owner name for additional records	137 S (

Parcel Info
Summary
Property Profile
Building
Improvements
Interactive Map
MAP(GIS)
Sketch
Photo
Transfer History
R Status
UV Status
Tax Sales Activity
Tax Rentals
Tax/Payment Info
Payment Levy Info
Assessment Payoff
Tax Distribution
Rental Contact
Property Reports
Recorder's Office Document Search
Area Sex Offender Inquiry
Pay Real Estate Taxes Here

Zoom IN OUT
Move
Current Map: 408' x 300'
Click to view map using:
Google
YAHOO!
bing

County Location | Area Maps | Select Items | Proximity Report | Theme Maps | Print



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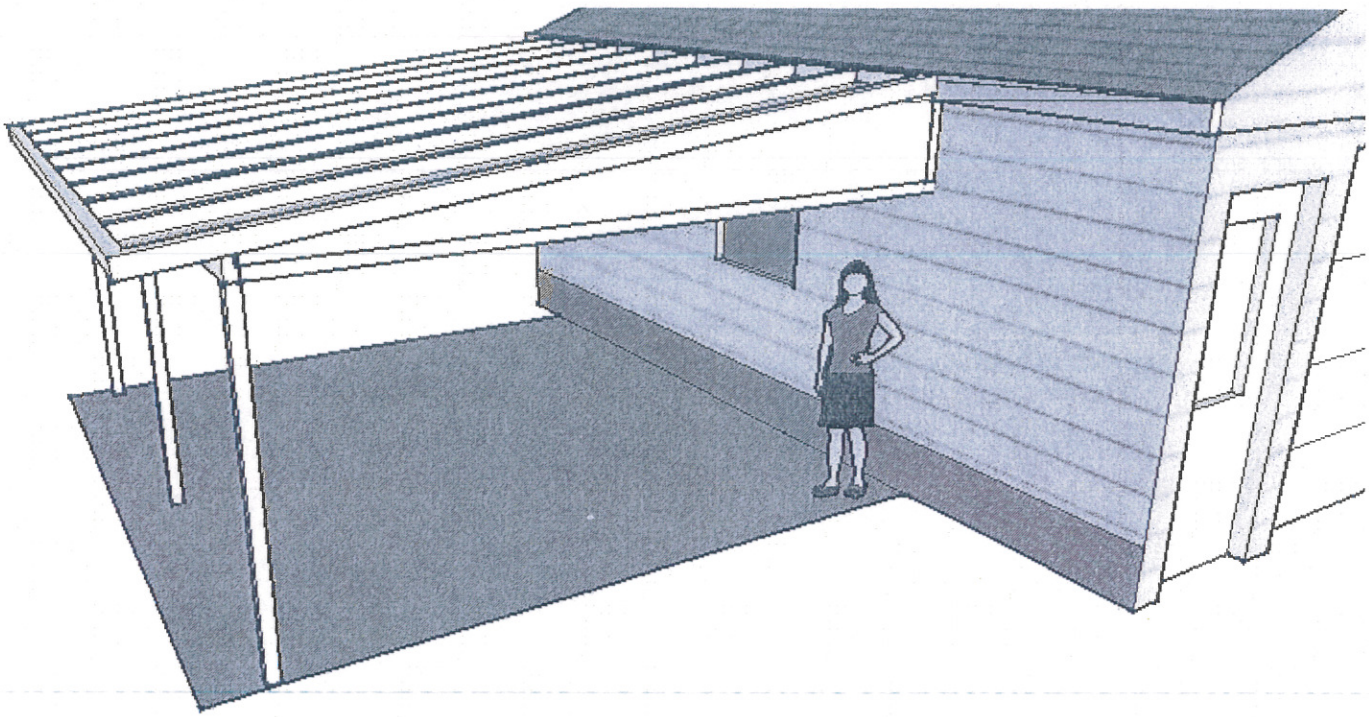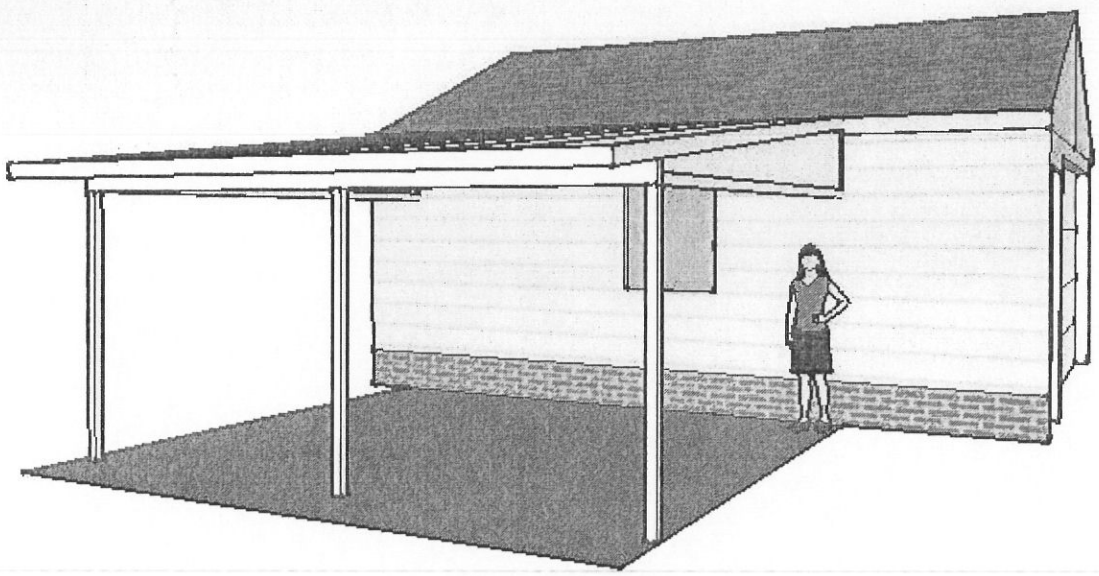
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