

**NOTICE OF PUBLIC MEETING  
CITY OF BEXLEY  
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Special Public Meeting on the following application on **Monday, August 25<sup>th</sup>, 2012 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 12-011  
APPLICANT: Daniel Morgan – Behal Sampson Dietz  
OWNER: Barry & Denise Blank  
LOCATION: 14 Lyonsgate

**REQUEST:**           **The applicant is seeking a recommendation to Bexley City Council for changes to Unit No. 14 in the Lyonsgate subdivision. The changes include an increase in the building footprint and an increase in proposed 1<sup>st</sup> and 2<sup>nd</sup> floor square footage of the unit and the elevations.**

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

\*If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.\*

Mailed by: 08.12.14



7. What is the valuation on the project? LOT VALUE \$171,000

10. SIGN INFORMATION

- A. TYPE:  Monument  Window  Free Standing "A" frame  
 Projecting  Awning  Wall  Banner
- B. SIZE ND Sq. Ft.  Ft. Horizontal  Ft. Vertical
- C. Sign Wording: \_\_\_\_\_
- D. What is the linear width of your tenant space? \_\_\_\_\_

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. **Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.**

**Be advised, if the Commission decides it needs the services of an independent expert (e.g., 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 thereof shall be paid by the Applicant in addition to the above filing fees.**

APPLICANT: [Signature] DATE: 8.4.2014  
(Signature)

Fee Due: \$ \_\_\_\_\_

Planning Commission Review Date: \_\_\_\_\_

Staff Review Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

City Council Ordinance reading schedule for: \_\_\_\_\_ as follows:  
(Address)

Ordinance No. \_\_\_\_\_

1<sup>st</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Subcommittee: \_\_\_\_\_

2<sup>nd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-committee: \_\_\_\_\_

3<sup>rd</sup> Reading Date: \_\_\_\_\_ Time: \_\_\_\_\_ ( ) Sub-Committee: \_\_\_\_\_

Results: ( ) Approved ( ) Tabled ( ) Denied Date: \_\_\_\_\_

**FEES: Payment of applicable fees:**

_____ Requests for amendment to previously approved PUR or PUC plans	<b>\$300.00</b>
_____ Split of lot or existing parcel.	<b>\$250.00</b>
_____ Replatting or new plat.	<b>\$250.00</b>
_____ Rezoning: 1 acre (or part thereof) <b>\$250.00</b> each additional acre (or part thereof) additional <b>\$60.00</b>	<b>total = \$ _____</b>
_____ Sign Review and Environmental Review are based on the value of project:	
<u>Valuation of Project</u>	<u>Fee</u>
_____ \$0 - \$5,000	<b>\$100.00</b>
_____ \$5,001 - \$25,000	<b>\$200.00</b>
_____ \$25,001 - \$75,000	<b>\$250.00</b>
_____ \$75,001- \$200,000	<b>\$350.00</b>
_____ \$200,001 - \$750,000	<b>\$600.00</b>
_____ Over \$750,001	<b>\$1,000.00</b>
_____ Variance,	
_____ Fences and walls:	<b>\$65.00</b>
_____ Special Permit, Conditional Uses and All others:	<b>\$90.00</b>

**(Re-submittal fee \$50)**

**Fee: Due: \$ \_\_\_\_\_**

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

**Appeals Procedures**

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

**\*NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

**Proximity Report Results**

4258422/6193236

The selection distance was **250 feet**.The selected parcel was **020-004652**.To view a table showing the **28 parcels** within the displayed proximity, scroll down.[Get Report](#)[Print Window](#)[Back to Proximity Report](#)

14 Lyonsgate  
Bexley, OH  
43209

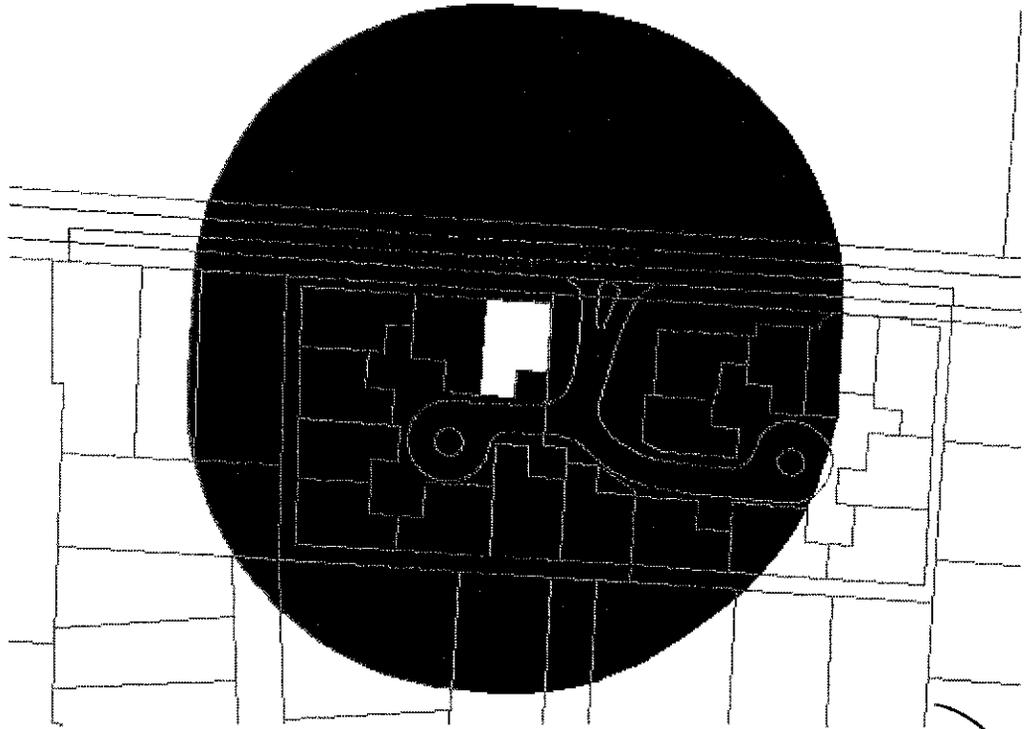


Image Date: Mon Aug 11 11:08:51 2014

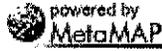
(15 total)

**Proximity Parcels****Hint:** To copy this report to another program:

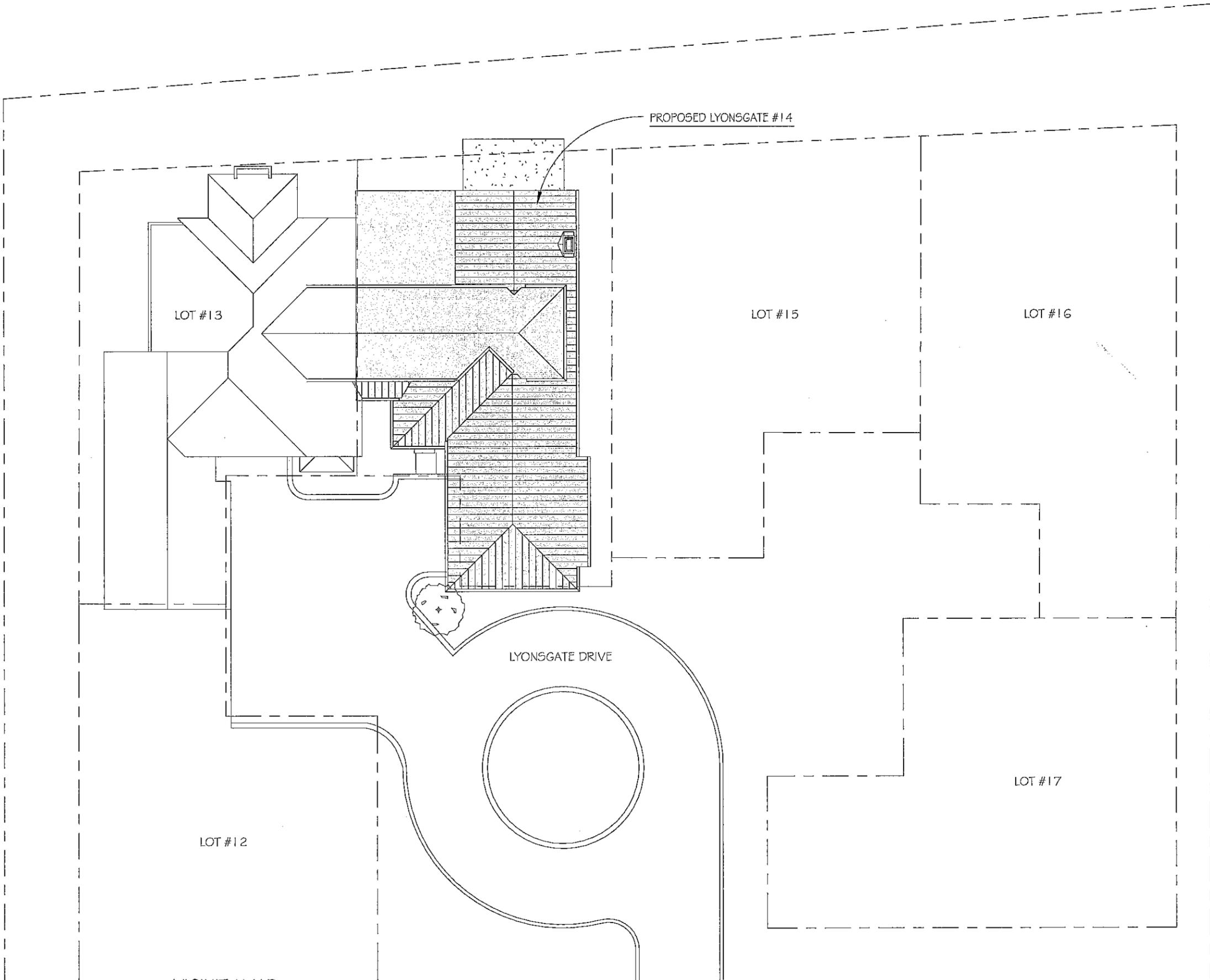
1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-004652	ARSHI SHALA ARSHI TAYMOOR	18 LYONSGATE
020-000110	CITY OF BEXLEY	<del>165 N PARKVIEW</del>
020-004848	CLIFTON TRACE ASSOCIATES INC	<del>CLIFTON</del>
020-001740	CLIMER STEVEN A	2125 CLIFTON
020-004648	ELM AND DREXEL LLC	<del>LYONSGATE</del>
020-004646	GAREL JUDY R TR	12 LYONSGATE
020-004857	KUSPAN JOSEPH F STEINHOFF DORRI J	<del>CLIFTON</del>
020-004637	LEWIN ELAINE S TR TUCKERMAN CONSTAN	4 00004 LYONSGATE
020-004634	LYONSGATE HOLDING CO LLC	<del>LYONSGATE</del>
020-004849	LYONSGATE OWNERS ASSN	<del>LYONSGATE</del>
020-004850	LYONSGATE OWNERS ASSN	<del>LYONSGATE</del>
020-004635	MADISON CARRIE L MADISON ANDREW D	<del>LYONSGATE</del>
020-004647	MENDEL SANDRA A TR	13 LYONSGATE
020-004645	MIZRACHI MOSHE & JUDITH M	00011 LYONSGATE
020-004641	POLLACK ELLEN SIEGEL TR	00008 LYONSGATE
020-004396	PORTER ANNE H PORTER WILLIAM G	16 SESSIONS
020-004651	ROSEN MARK ROSEN ROSANNE	15 LYONSGATE
020-004650	SCHOTTENSTEIN DAVID B	14 LYONSGATE
020-001737	SCHOTTENSTEIN WILLIAM J	18 SESSIONS
020-004409	SESSIONS VILLAGE	<del>SESSIONS</del>
020-004649	SOLOMON SANFORD J SOLOMON NANETTE	<del>LYONSGATE</del>

020-004636	TUCKERMAN CONNIE TR	<del>LYONSGATE</del>
020-004404	VUJEVICH STEVE C II	26 SESSIONS
020-004398	WESTWATER HUGH N TR	20 SESSIONS
020-004425	WESTWATER HUGH N TR	<del>SESSIONS</del>
020-004402	WOLFE KATHERINE I	24 SESSIONS
020-004644	WORLY BRETT L GUR TAMAR L	<del>LYONSGATE</del>
020-004642	WORLY BRETT L GUR TAMAR L	9 LYONSGATE



BEHAL SAMPSON DIETZ  
990 WEST THIRD AVE.  
COLUMBUS, OHIO 43212



VICINITY MAP  
1" = 20'-0"

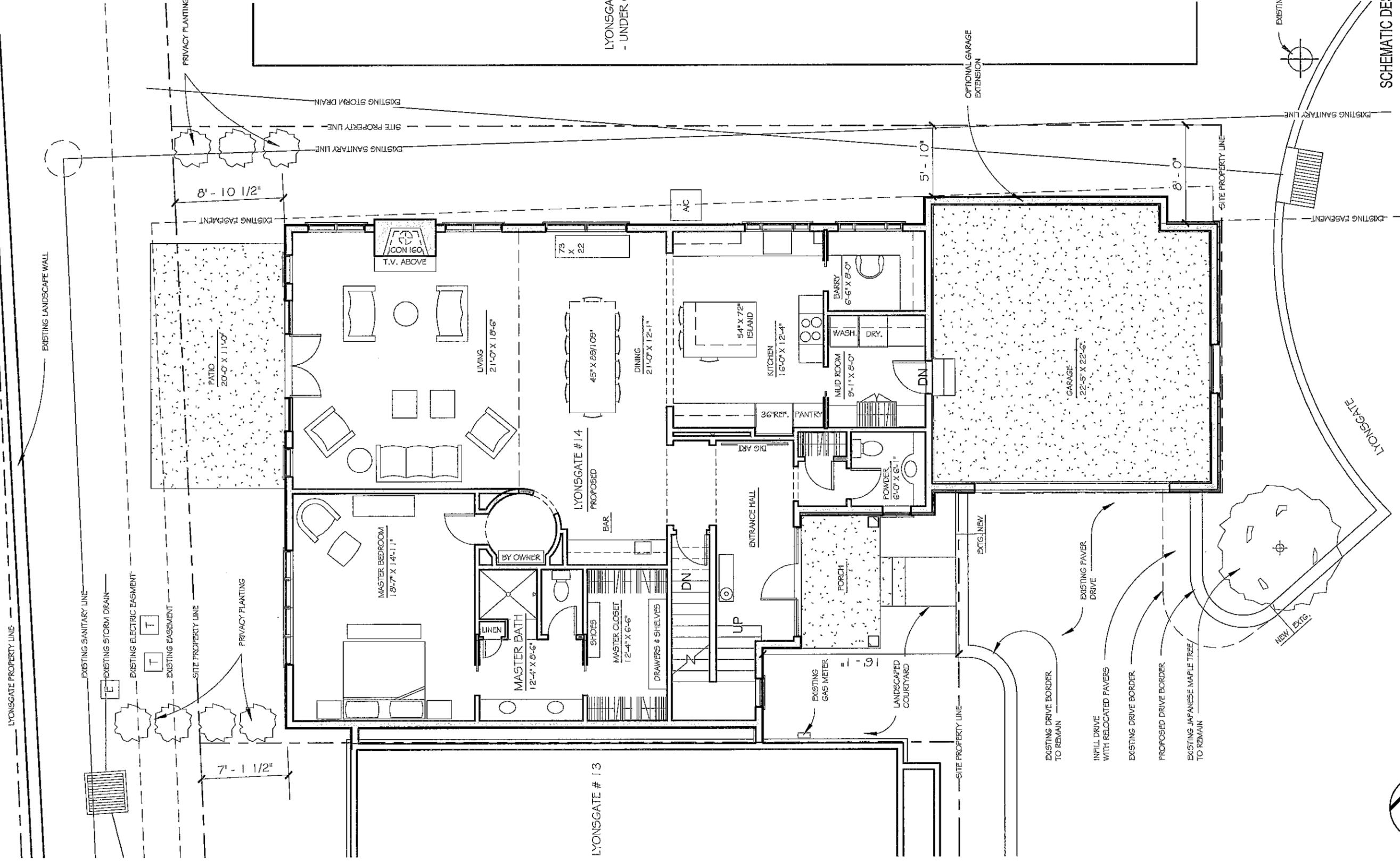
CLIFTON AVENUE

SCHEMATIC DESIGN DRAWINGS FOR  
**BLANK RESIDENCE**  
#14 LYONSGATE BEXLEY, OHIO

08.04.2014

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.  
COLUMBUS, OHIO 43212



SCHEMATIC DESIGN DRAWINGS FOR  
**BLANK RESIDENCE**  
#14 LYONSGATE BEXLEY, OHIO

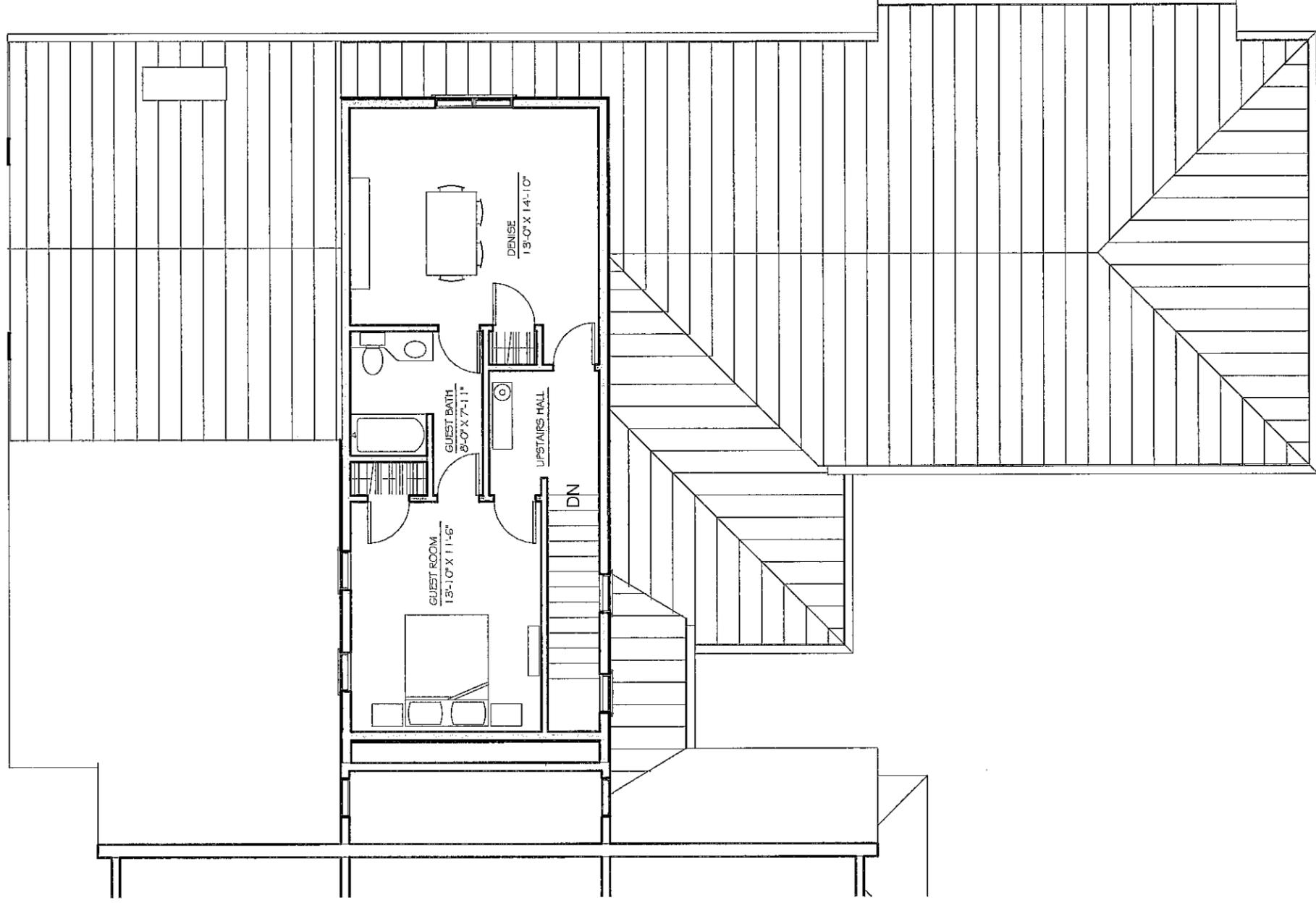
08.04.2014

FIRST FLOOR - SITE PLAN  
1/8" = 1'-0"



BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.  
COLUMBUS, OHIO 43212



SECOND FLOOR PLAN

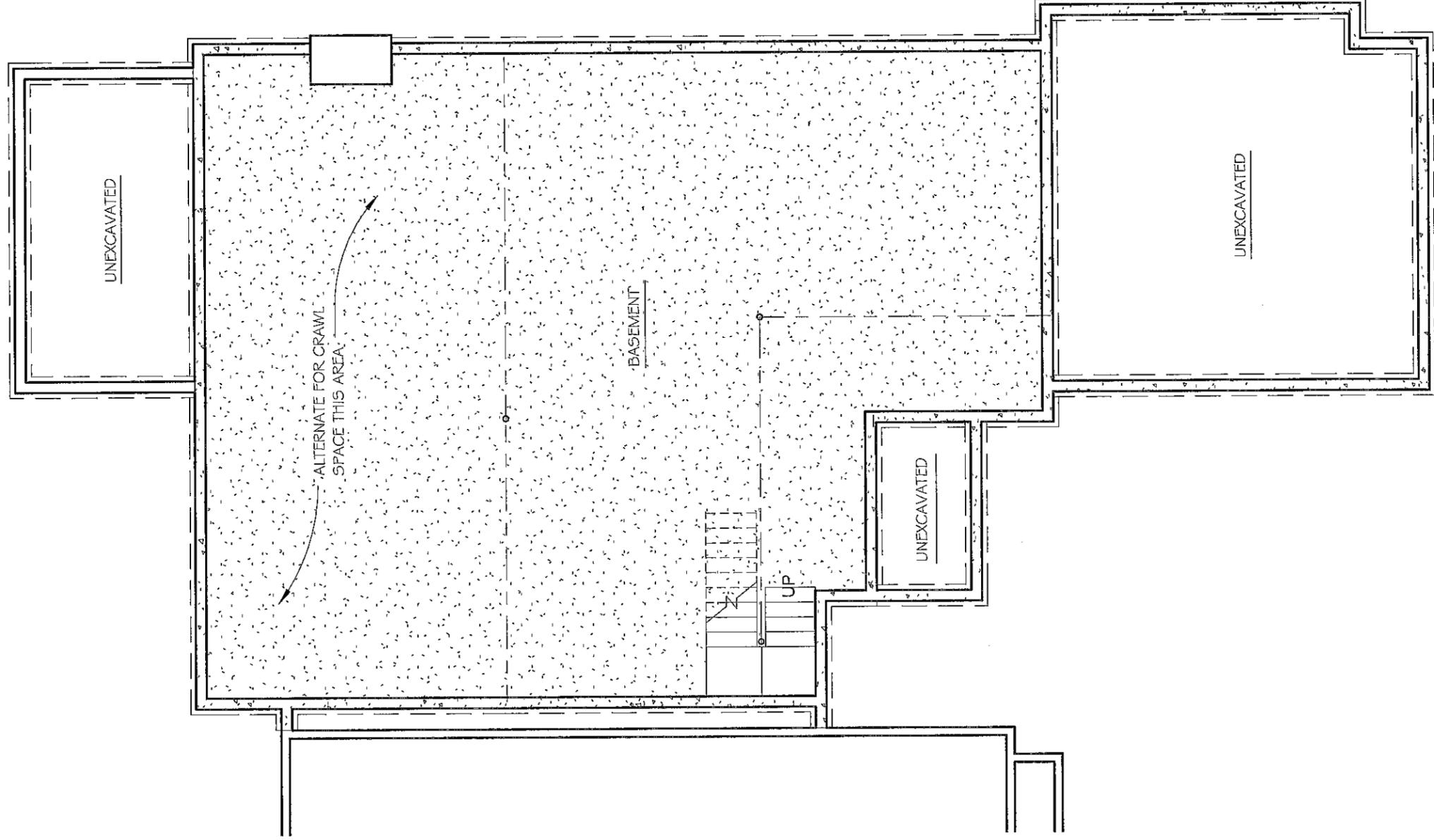
1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR  
**BLANK RESIDENCE**  
#14 LYONSGATE BEXLEY, OHIO

08.04.2014

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.  
COLUMBUS, OHIO 43212



BASEMENT FLOOR PLAN

1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR  
**BLANK RESIDENCE**  
#14 LYONSGATE BEXLEY, OHIO

08.04.2014

BEHAL SAMPSON DIETZ  
 990 WEST THIRD AVE.  
 COLUMBUS, OHIO 43212



PAINTED 1X TRIM BOARD TYPICAL  
 STUCCO - COLOR TO MATCH LYONSGATE #13 AS CLOSE AS POSSIBLE  
 CULTURED STONE VENEER TO MATCH EXISTING STONE TREATMENT ON LYONSGATE #13

LYONSGATE #13 BEYOND  
 SLATE ROOF TO MATCH LYONSGATE #13 AS CLOSE AS POSSIBLE  
 LYONSGATE #13 CHIMNEY BEYOND  
 STANDING SEAM METAL ROOF  
 STUCCO CHIMNEY - COLOR TO MATCH LYONSGATE #13 AS CLOSE AS POSSIBLE  
 GUTTERS TO MATCH EXISTING ON LYONSGATE #13 AS CLOSE AS POSSIBLE  
 PAINTED 1X FASCIA BOARD  
 MARVIN INTEGRITY SERIES CASEMENT WINDOWS TYPICAL  
 EXISTING LYONSGATE WALL  
 STACKED STONE RETAINING WALL

SIDE ELEVATION

1/8" = 1'-0"



EXISTING WINDOW IN LYONSGATE #13 NEIGHBORING RESIDENCE  
 PROPOSED SHED ROOF EAVE TO ALIGN TO EXISTING ROOF OF LYONSGATE #13

STUCCO - COLOR TO MATCH LYONSGATE #13 AS CLOSE AS POSSIBLE

LYONSGATE #13 LYONSGATE #14  
 SLATE ROOF TO MATCH LYONSGATE #13 AS CLOSE AS POSSIBLE  
 PREFINISHED ALUMINUM K-STYLE GUTTERS TO MATCH LYONSGATE #13 AS CLOSE AS POSSIBLE  
 STANDING SEAM METAL ROOF  
 PRE-FINISHED ALUMINUM HALF-ROUND GUTTERS  
 EXISTING LYONSGATE WALL BEYOND  
 CULTURED STONE VENEER TO MATCH EXISTING STONE TREATMENT ON LYONSGATE #13  
 MARVIN INTEGRITY SERIES WINDOW W/ REMOVABLE GRIDS

SCHEMATIC DESIGN DRAWINGS FOR

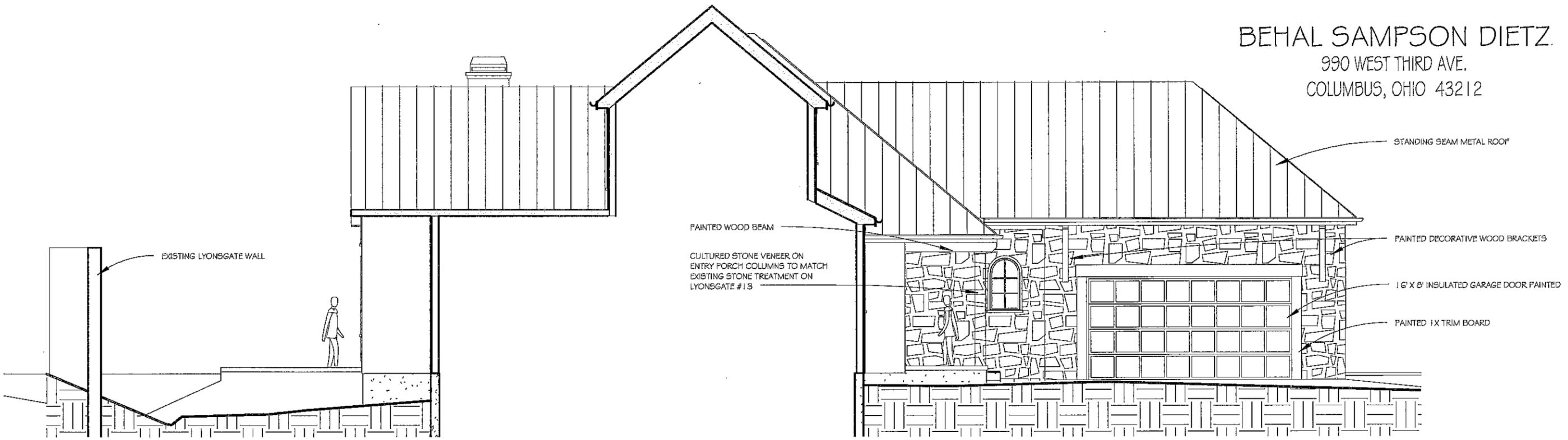
BLANK RESIDENCE  
 #14 LYONSGATE BEXLEY, OHIO

FRONT ELEVATION

1/8" = 1'-0"

08.04.2014

BEHAL SAMPSON DIETZ  
 990 WEST THIRD AVE.  
 COLUMBUS, OHIO 43212



CONNECTOR ELEVATION  
 1/8" = 1'-0"



REAR ELEVATION  
 1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR  
**BLANK RESIDENCE**  
 #14 LYONSGATE BEXLEY, OHIO