

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, March 12, 2015, 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.: 15-02
- Applicant: Brian Zingelmann
- Owner: Diana McDaniel
- Location: 345 S. Cassingham Rd.
- Request: The applicant is seeking architectural review and approval to allow a 1-story addition at the rear of the 2-story principal structure and modifications to the existing deck

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 02-19-15



CITY OF COLUMBUS
BOARD OF ZONING APPEALS and
ARCHITECTURAL REVIEW
APPLICATION

#2015002

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 345 S. CASSINGHAM Zoning District R.6

6. OWNER DIANA MCDANIEL Phone # _____ or Cell # 231-8644

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

7. Applicant BRIAN ZINGELMANN E-mail BZPLANS@AOL.COM Phone # 262-7565 or Cell# _____

Address 261 GARDEN ROAD /City, State, Zip COLUMBUS, OHIO 43214

8. Brief Description of Request and/or Variance 1. STORY FAMILY ROOM ADDITION
TO REAR OF EXISTING 2. STORY HOUSE.
REVISE AND REFORBISH EXISTING WOOD DECK.

9. Valuation of Project \$ 50,000.

• **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** [Signature] /DATE FEB 04 2015

Fee: based on valuation \$ 110.00
 Fee: based on variance \$ _____
 Other \$ _____
TOTAL FEE DUE \$ 110.00

****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)**

Address 345 S. CASSINGHAM Zoning District R16
 Lot Width 57.15 ft Depth 160.0 ft Total Area 9735 sq ft
 Existing Residence (foot print) 1535 sq ft Garage 555 sq ft
 Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 400 sq ft 4 Height one-story _____ two-story

Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 3407 sq ft

Lot to be covered 25.6 % = 2490 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 BRIAN ZINGELMANN, ARCHITECT
 Contractor/Builder JOE SNIDERMAN, S&G BUILDERS

Preliminary Review Final Review

• DESCRIPTION OF CHANGES PROPOSED 1 STORY FAMILY ROOM ADDITION
REFURBISH EXISTING WOOD DECK.

• 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: TO BE DETERMINED
- 3. New Roofing Type, Style & Color: DIMENSIONAL ASPHALT SHINGLE TO MATCH EXISTING.

• 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: SUNRISE

4. New Window Style, Material & Color: BROWN VINYL SASH
FIXED WINDOWS AND HORIZONTAL SLIDING.

• 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 FULL LITE Color OFF-WHITE, TO
WOOD GRAINED. MATCH BACK DOOR

• EXTERIOR WALL FINISHES

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other _____

COLOR AND FINISH TO MATCH
EXISTING STUCCO FINISH.

• EXTERIOR TRIM

1. Existing Door Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: 1x4

2. Existing Window Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: 1x4

3. Proposed NEW Door Trim: BROWN ALUMINUM CLAD 1x4

4. Proposed NEW Window Trim: BROWN ALUMINUM CLAD 1x4 AND 1x6

5. Trim: Color(s): BROWN, TO MATCH EXISTING

** Do the proposed changes affect the overhangs? NEW EAVE AND

6 RAKE TO MATCH
'OLD' ADDITION.

• **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 'VERANDA'
 Other _____ GRAY
4. Proposed Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite 'VERANDA'
 Other _____ GRAY

REUSE EXISTING DECK STRUCTURE,
 REPLACE RAILING AND DECK FLOOR ONLY.

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Property Report

Generated on 01/26/15 at 01:18:27 PM

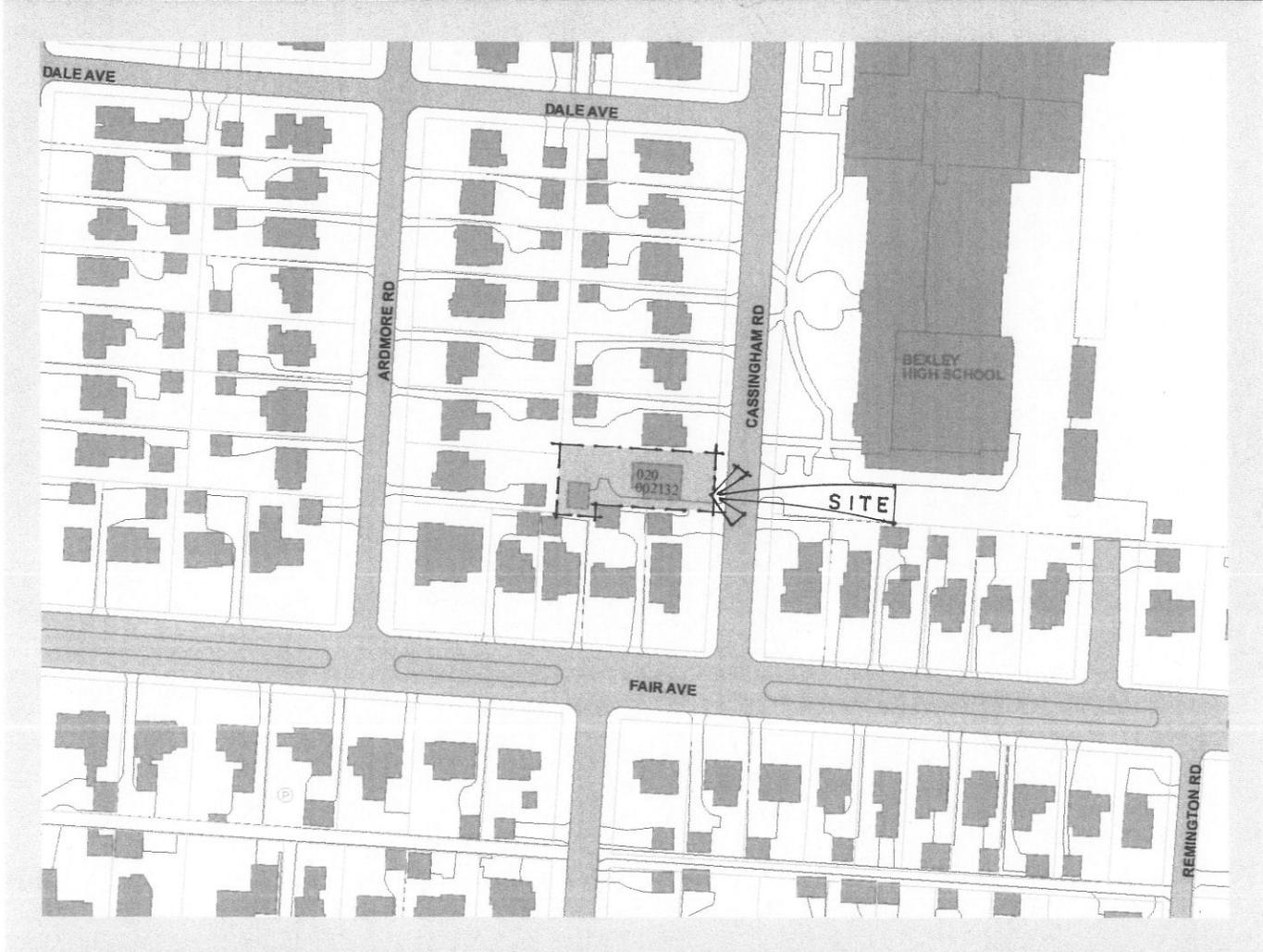
Parcel ID
020-002132-00

Map Routing No
020-L046 -003-00

Card No
1

Location
345 S CASSINGHAM RD

GIS



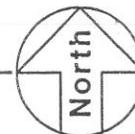
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

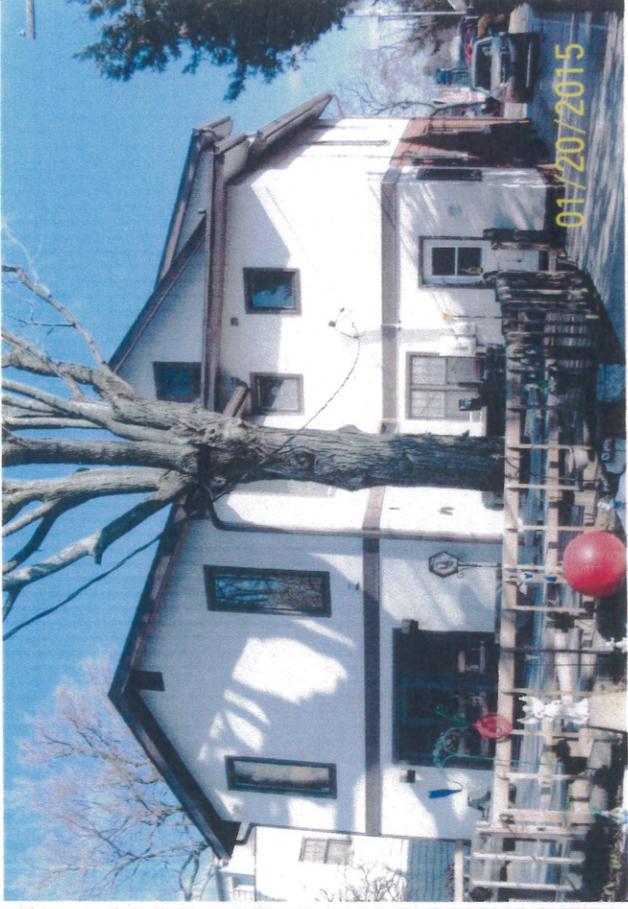
SITE LOCATION MAP

NOT TO SCALE





REAR & RIGHT SIDE



REAR & LEFT SIDE



FRONT & LEFT SIDE



FRONT & RIGHT SIDE

*The McDaniel Residence
Proposed Remodel and Addition
345 South Cassingham Road
Bexley, Ohio 43209*



**Brian Zingelmann
Architect**

261 Garden Road
Columbus, Ohio 43214
(614) 262-7565

REVISIONS		SHEET NO: 1
MARK	DATE	
		DATE DRAWN 2/4/2015
		DATE ISSUED FEB 04 2015

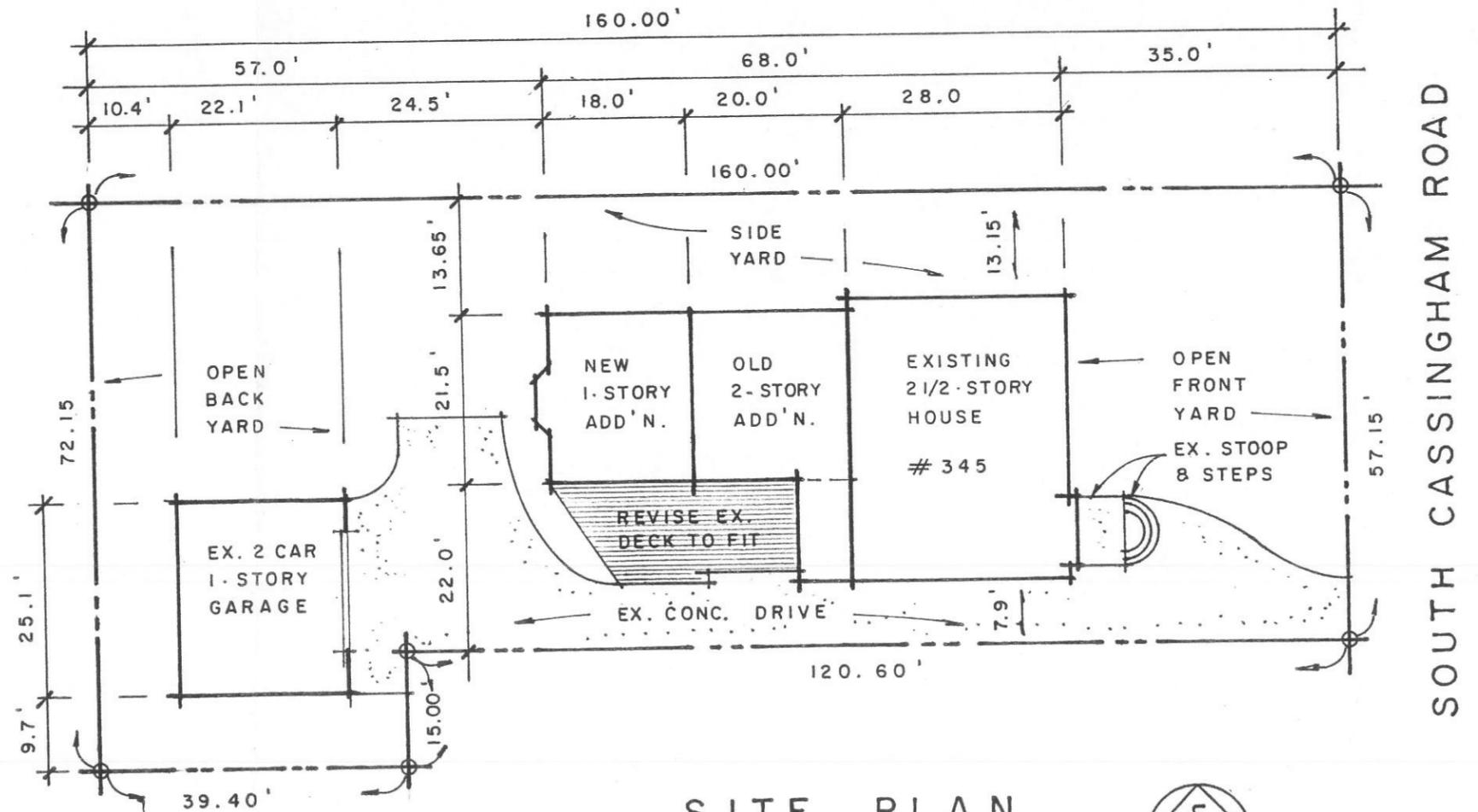
Project Development Notes:

The McDaniel Residence
Proposed remodel and addition
345 South Cassingham Road
Bexley, Ohio 43209

Building areas:	
Existing 2 1/2 story house	1012 sq. ft.
Existing 2 story house	523 sq. ft.
Existing 2 car garage	555 sq. ft.
Proposed 1 story addition	400 sq. ft.
Lot coverage:	2490 sq. ft.

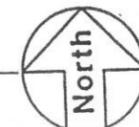
Lot size: 57.15' wide x 160.0' deep
Lot area: 9735 sq. ft.
Lot cover (area): 2490 sq. ft.
Lot cover (%): $2490 \div 9735 = 25.6\% < 35\% = \text{OK}$

Front yard setback:	35.0'	no change
Side yard setback (north):	13.15'	existing
	13.65'	addition
Side yard (south):	7.9'	existing
	22.0'	addition
Rear yard:	57.0'	addition
Distance to garage:	24.5'	addition
Height:	1 story	addition



SITE PLAN

SCALE: 1" = 20'-0"



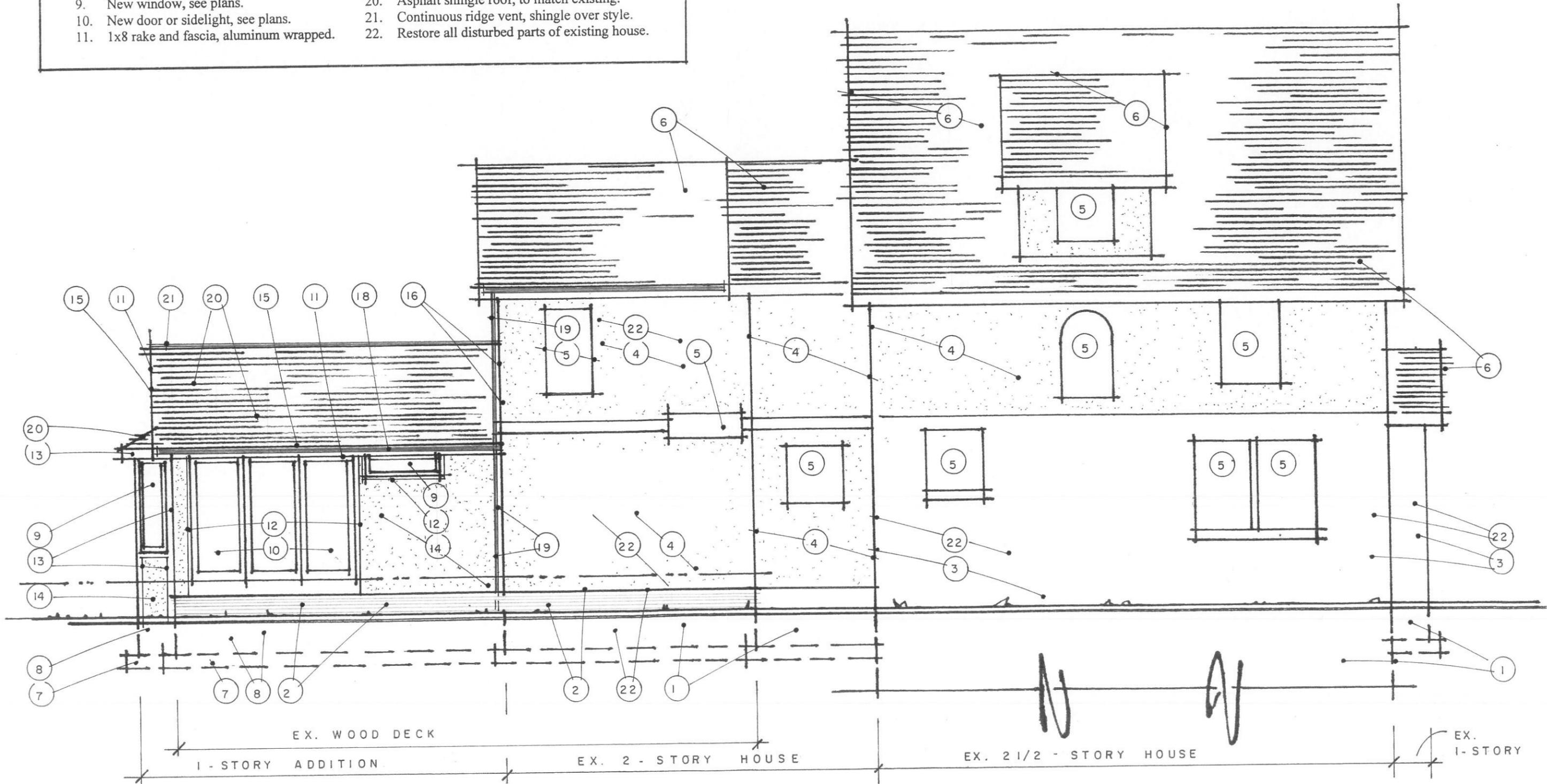
SOUTH CASSINGHAM ROAD

LEFT SIDE ELEVATION (SOUTH)

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

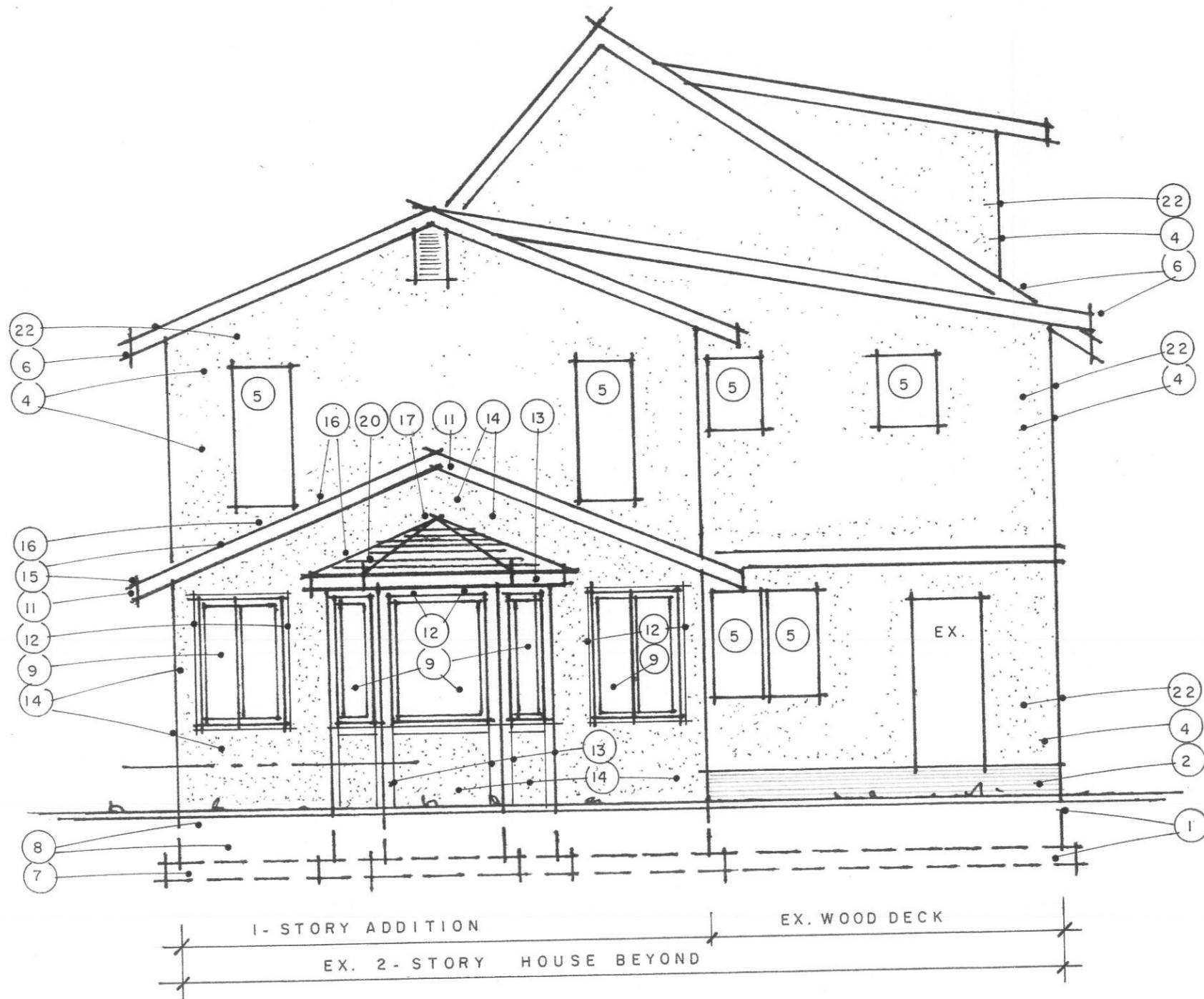
Material Notes:

- | | |
|--|--|
| 1. Existing foundation construction. | 12. 1x4 wood trim, aluminum wrapped. |
| 2. Existing wood deck. | 13. 1x6 wood trim, aluminum wrapped. |
| 3. Existing brick house construction. | 14. New stucco, to match existing. |
| 4. Existing stucco house construction. | 15. Prefinished aluminum drip edge. |
| 5. Existing window, see plans. | 16. Prefinished aluminum step flashing. |
| 6. Existing roof construction. | 17. Prefinished aluminum apron flashing. |
| 7. 8" x 16" concrete footing. | 18. Prefinished aluminum 6" ogee gutter. |
| 8. 8" concrete block foundation wall. | 19. Prefinished aluminum 3" x 4" downspout |
| 9. New window, see plans. | 20. Asphalt shingle roof, to match existing. |
| 10. New door or sidelight, see plans. | 21. Continuous ridge vent, shingle over style. |
| 11. 1x8 rake and fascia, aluminum wrapped. | 22. Restore all disturbed parts of existing house. |



REAR ELEVATION (WEST)

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



Material Notes:

1. Existing foundation construction.
2. Existing wood deck.
3. Existing brick house construction.
4. Existing stucco house construction.
5. Existing window, see plans.
6. Existing roof construction.
7. 8" x 16" concrete footing.
8. 8" concrete block foundation wall.
9. New window, see plans.
10. New door or sidelight, see plans.
11. 1x8 rake and fascia, aluminum wrapped.
12. 1x4 wood trim, aluminum wrapped.
13. 1x6 wood trim, aluminum wrapped.
14. New stucco, to match existing.
15. Prefinished aluminum drip edge.
16. Prefinished aluminum step flashing.
17. Prefinished aluminum apron flashing.
18. Prefinished aluminum 6" ogee gutter.
19. Prefinished aluminum 3" x 4" downspout
20. Asphalt shingle roof, to match existing.
21. Continuous ridge vent, shingle over style.
22. Restore all disturbed parts of existing house.

RIGHT SIDE ELEVATION (NORTH)

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

Material Notes:

- | | |
|--|--|
| 1. Existing foundation construction. | 12. 1x4 wood trim, aluminum wrapped. |
| 2. Existing wood deck. | 13. 1x6 wood trim, aluminum wrapped. |
| 3. Existing brick house construction. | 14. New stucco, to match existing. |
| 4. Existing stucco house construction. | 15. Prefinished aluminum drip edge. |
| 5. Existing window, see plans. | 16. Prefinished aluminum step flashing. |
| 6. Existing roof construction. | 17. Prefinished aluminum apron flashing. |
| 7. 8" x 16" concrete footing. | 18. Prefinished aluminum 6" ogee gutter. |
| 8. 8" concrete block foundation wall. | 19. Prefinished aluminum 3" x 4" downspout |
| 9. New window, see plans. | 20. Asphalt shingle roof, to match existing. |
| 10. New door or sidelight, see plans. | 21. Continuous ridge vent, shingle over style. |
| 11. 1x8 rake and fascia, aluminum wrapped. | 22. Restore all disturbed parts of existing house. |

