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, April 9, 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- 013
Applicant: Nathan Sampton of BSD Architects
Owner: Nathan & Tara Keller
Location: 42 S. Cassingham Rd.
Request: The applicant is seeking architectural review and approval for a 1 ½ story detached garage that is 24'11"in height. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits detached garages to the greater of 35% of the footprint of the principal structure or 576sq', to allow the detached garage to be 726sq'. The applicant is also seeking a special permit in accordance with Bexley Code Section 1260.11(c), to allow a 2nd floor space in the detached garage.

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 03-26-15

CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 201503

1. **Architectural Review for**:

   _____Addition _____Alteration __X__New Structure (__GARAGE__)

   _____Demolition of a Principal Structure __X__Demolition of Garage

2. **Variance For**:

   _____Principal Structure __X__Garage _____Fence _____ Other

3. **Variance To**:

   _____Front Yard Setback _____Side Yard Setback _____Rear Yard Setback ____ lot coverage

4. Conditional Use For:_____ _____Home Occupation __X__ sq.' / height of structure

5. LOCATION__42 S. CASSINGHAM ROAD_____ Zoning District__R-6__

6. OWNER__NATHAN & TARA KELLER_____ Phone #_____ or Cell #_____

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

7. Applicant NATHAN SAMPSON E-mail NSAMPSON@BSDARCHITECTS.COM Phone # 614-464-1933 or Cell#_____

   Address 990 W. THIRD AVE. /City, State, Zip COLUMBUS, OHIO 43212

8. Brief Description of Request and/or Variance__SEE ATTACHED, SEE EXHIBIT B.__

9. **Valuation of Project** $__60,000__

- **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**_____/**DATE** 3.12.15

Fee: based on valuation $ 85
Fee: based on variance $ 90
_____**Other** $ 0
TOTAL FEE DUE $ 175.00

****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 42 S. CASSINGHAM ROAD Zoning District R-6

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

Existing Residence (foot print) 1496 sq ft Garage 412 sq ft

Existing Building Height _____ one-story X two-story

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

Proposed Garage 726 sq.ft. 24'-11" Height ___ one-story ___ two-story X one-and-half story

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 31.3 % = 2222 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 BEHAL SAMPSON DIETZ (NATHAN SAMPSON)

Contractor/Builder BEHAL SAMPSON DIETZ (JIM DIETZ)

Preliminary Review _____ Final Review X

- DESCRIPTION OF CHANGES PROPOSED SEE ATTACHED, EXHIBIT A

- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

SEE ATTACHED, EXHIBIT A

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:
     X Slate (HOUSE) ___ Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt Shingle
     X Architectural Dimensional Shingles (GARAGE) ___ EPDM (rubber) Roofing ___ Metal
  2. New Shingle Manufacturer: MATCH EXISTING
  3. New Roofing Type, Style & Color: MATCH EXISTING

- **WINDOWS**
  1. Existing Window Style:
     _X_Casement _X_Double Hung ____Horizontal Sliding ____Awning
     ___ Fixed _____Exterior Storm ____Other:_____
  2. Existing Window Materials:
     ___Wood ___Vinyl ____Vinyl Clad Wood _X_Aluminum Clad Wood
     ___Aluminum ___Metal ___ Other:_____
  3. New Window Manufacturer:_PELLA ARCHITECT SERIES_____
  4. New Window Style, Material & Color:_MATCH EXISTING_____

- **DOORS**

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

  1. Entrance Door Type _X_Wood ___Insulated Metal ___Fiberglass
     _X_Sidelights ___Transom Window
  2. Garage Door Type ___Wood _X_Insulated Metal ___Fiberglass
  3. Door Finish ___Stained _X_Painted

  Proposed Door Type_WOOD_____/Style_SEE EXT. ELEVS._Color_PAINTED_____

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	_____
( )	( )	Cultured Stone	_____
(X)	( )	Brick	_____
( )	( )	Mortar	_____
( )	( )	Stucco	_____
( )	( )	Wood Shingle	_____
( )	( )	Wood Siding	_____
(X)	( )	Vinyl Siding	_____
( )	( )	Aluminum Siding	_____
( )	(X)	Other_COMPOSITE SIDING	JAMES HARDIE, MATCH EXISTING COLOR

- **EXTERIOR TRIM**
  1. Existing Door Trim:
     ____Cedar ____Redwood _X_Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____
  2. Existing Window Trim:
     ____Cedar ____Redwood _X_Pine ____Vinyl
     ____Wood composite ____Aluminum Clad ____Molding
     _____ Standard lumber Profile ____Other:_____
  3. Proposed NEW Door Trim:_COMPOSITE TRIM, AZEK BUILDING PRODUCTS_____
  4. Proposed NEW Window Trim:_COMPOSITE TRIM, AZEK BUILDING PRODUCTS_____
  5. Trim: Color(s):_MATCH EXISTING_____

**** Do the proposed changes affect the overhangs?**_NO_____

- **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:_____

_____

_____

_____

_____

EXHIBIT A

Board of Zoning Adjustment Application

42 S. Cassingham, Bexley, OH 43209

Our proposal is to remove the existing detached garage and construct a new detached garage with a half-story level above for storage and home workspace. The proposed lot coverage remains less than the permitted maximum lot coverage of 35% as outlined in the Bexley Zoning Code.

The rear and side yard setbacks for the existing garage will be maintained for the location of the new garage and are compliant with the Bexley Zoning Code for the permitted encroachment into yards and the minimum distance to property lines. The expanded footprint of the new garage will accommodate the stair to half-story above the vehicular parking area.

The existing driveway width and location will be maintained from the road and widened at the exterior wall of the garage to align with the new double garage door location.

The proposed garage is designed to match the existing addition at the rear of the original home as close as possible.

EXHIBIT B

Variance Request
to the
City of Bexley Planning and Zoning Code

for

42 S. Cassingham, Bexley, OH 43209

1260.11 Accessory Uses and Structures

(a) To permit the footprint of an accessory structure to be increased from 35% to 48.5% of the footprint of the principal use or structure

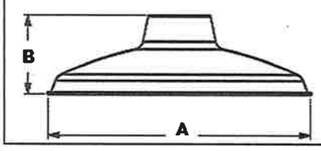
(c) To permit the height of an accessory structure* to be increased from one story in height to one and a half stories in height.

*This is not a dwelling unit.

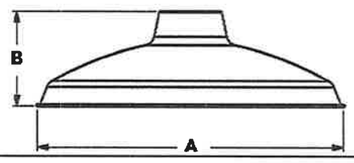
Item #	Diameter (A)	Height (B)
YDM12-PC	12"	3 ½"
YDM14-PC	14"	4 ¼"
YDM16-PC	16"	5"

SHALLOW BOWL SHADE COLLECTION: **The Maritime**

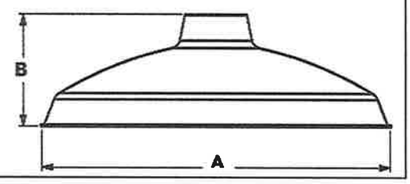
YDM12-PC



YDM14-PC



YDM16-PC



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
C- Cord Hung **S-** Stem Mount **G-** Goose-Neck **F-** Flush Mount **CN-** Chain Hung	**YDM12-PC** **YDM14-PC** **YDM16-PC**	*Powder Coat:* **100-**Black **200-**White **300-**Dark Green **600-**Bronze **605-** Rust *Other:* **975-** Galvanized *For additional colors, see color chart*	*Cord:* Standard [1]: **SBK** Black **SWH** White Cotton [2]: **CRZ** Red Chevron **CGM** Grey **CBK** Black Cotton Twists [2]: **TBR** Brown **TBK** Black **TPT** Putty *Stem:* **ST** _____ ^Specify stem model *Gooseneck:* **G** _____ ^Specify gooseneck model *Flush Mount:* **FM** *Chain Hung [3]:* **CN** Standard length is 3 ft. *For additional mounting options and details, see mounting option chart*	Standard Finish for ALL Mounting is: Same as fixture // Leave Code Blank **OR** *Cord:* Canopy color: **100-** Black **200-**White *Stem and Gooseneck :* **100-** Black **200-** White **975-** Galvanized **980-** Brushed Aluminum *Chain :* Chain & Canopy color: **100-** Black **200-** White **975-** Galvanized *For additional colors, see color chart*	**CGG-** Cast Guard and Glass [4] **WGG-** Wire Guard and Glass [4] **TGG-** Heavy Duty Cast Guard and Glass [4] **WC-**Wire Cage **HSC-**Hang Straight Canopy **HDSM-** Heavy Duty Stem Mount Canopy **HDBP-** Heavy Duty Backing Plate	Standard Finish for Accessories is: Same as fixture // Leave Code Blank **OR** *Powder Coat:* **100-**Black **400-**Barn Red **975-**Galvanized *For additional colors, see color chart* *Vapor Proof Glass [4]:* **CLR-** Clear **FST-** Frosted **RIB-** Ribbed *For additional glass options, see guard and glass chart*	200 Watt maximum GU-24 Bi-Pin (Max 23 watt per socket)		120V
BLE-C	*YDM16-PC*	*100*	*SBK*		*CGG*	*100-FST*			

ORDER SPECIFICS

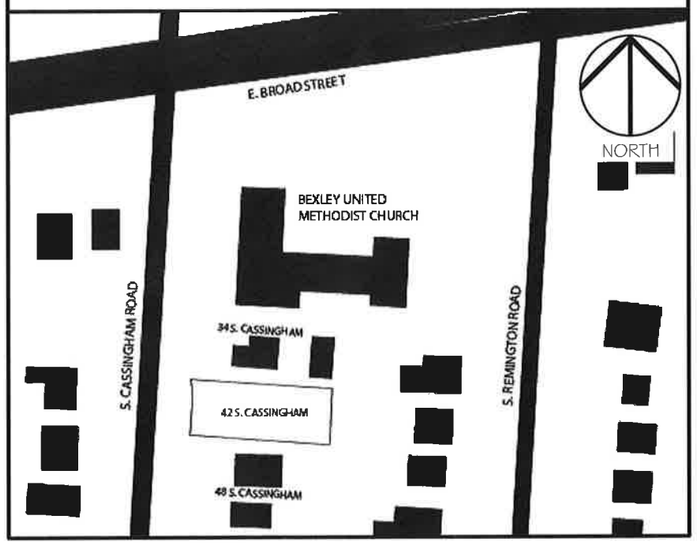
BLE-	-PC								

Notes:
[1] Suitable for Damp locations. Standard length 8 feet. [2] Suitable for Dry locations Only (Not CSA listed). Standard length 6 feet. [3] Standard length is 3ft. **Additional lengths available on Cord, Stem & Chain*
[4] Guard/Glass options reduce wattage to 100W & GU-24 Bi-Pin to 18W. **Suitable for Wet Location (except when cord mounted)**

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

GARAGE PERSPECTIVE

LOCATION MAP



SCHEMATIC DESIGN DRAWINGS FOR

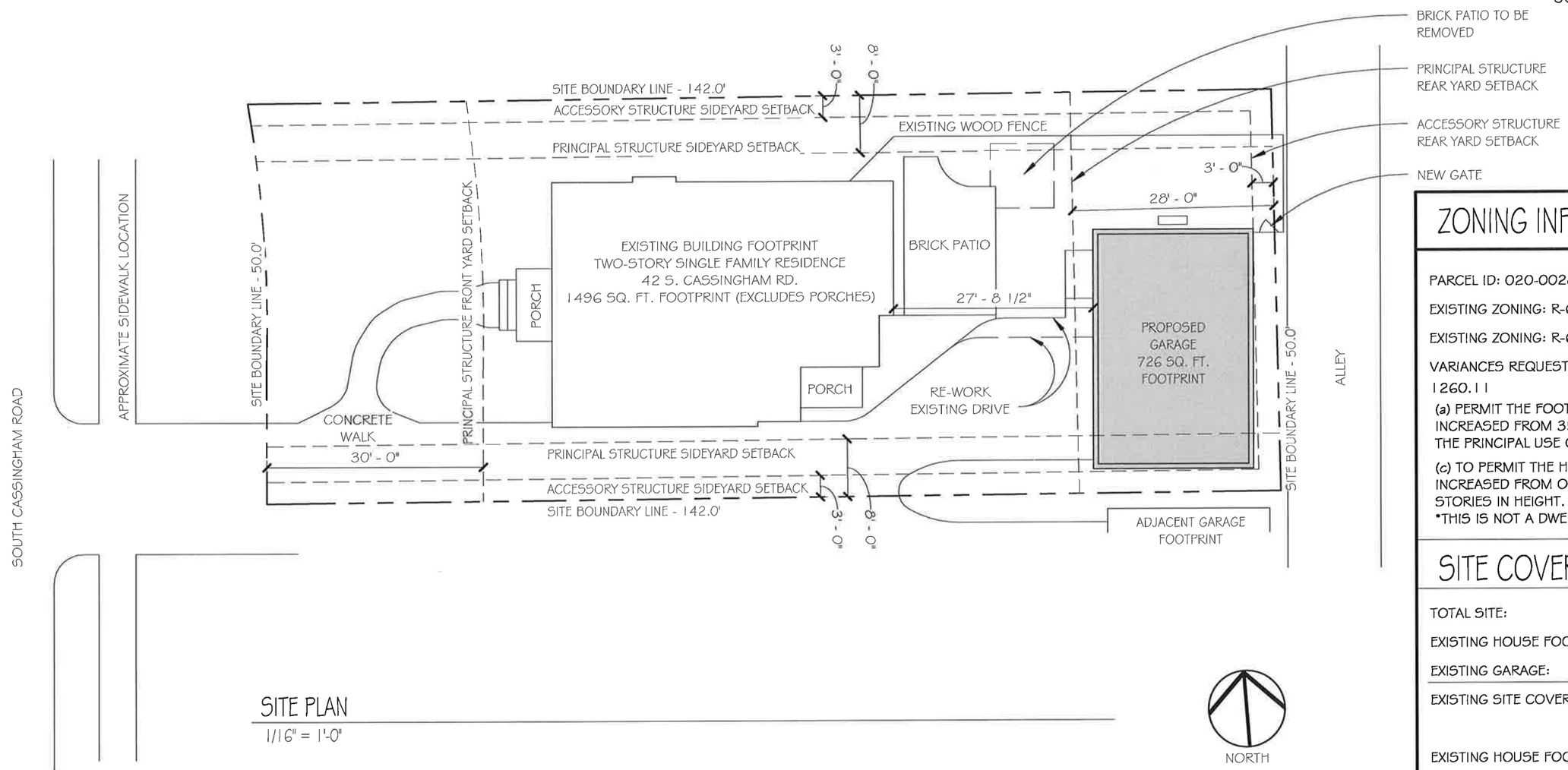
KELLER GARAGE

42 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

BZA SUBMISSION 3.12.2015

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



SITE PLAN
1/16" = 1'-0"

ZONING INFORMATION

PARCEL ID: 020-002814-00

EXISTING ZONING: R-6, HIGH DENSITY SINGLE FAMILY

EXISTING ZONING: R-6, HIGH DENSITY SINGLE FAMILY (NO CHANGE)

VARIANCES REQUESTED:

1260.11

(a) PERMIT THE FOOTPRINT OF AN ACCESSORY STRUCTURE TO BE INCREASED FROM 35% TO 48.5% OF THE FOOTPRINT OF THE PRINCIPAL USE OR STRUCTURE.

(c) TO PERMIT THE HEIGHT OF AN ACCESSORY STRUCTURE * TO BE INCREASED FROM ONE STORY IN HEIGHT TO ONE AND A HALF STORIES IN HEIGHT.

*THIS IS NOT A DWELLING UNIT

SITE COVERAGE CALCULATIONS

TOTAL SITE:	7,100 SQ. FT.	100%
EXISTING HOUSE FOOTPRINT:	1,496 SQ. FT.	21.0%
EXISTING GARAGE:	412 SQ. FT.	5.8%
EXISTING SITE COVERAGE:	1,908 SQ. FT.	**26.8%**
EXISTING HOUSE FOOTPRINT:	1,496 SQ. FT.	21.0%
PROPOSED (1 1/2 STORY) GARAGE:	726 SQ. FT.	10.2%
PROPOSED SITE COVERAGE:	2,222 SQ. FT.	**31.3%**
PERMITTED SITE COVERAGE:	2,485 SQ. FT.	**35.0%**

VARIANCE CALCULATIONS

EXISTING GARAGE FOOTPRINT:	412 SQ. FT.
PERCENTAGE OF FOOTPRINT OF PRINCIPAL USE:	**27.5%**
PROPOSED (1 1/2 STORY) GARAGE:	726 SQ. FT.
PERCENTAGE OF FOOTPRINT OF PRINCIPAL USE:	**48.5%**

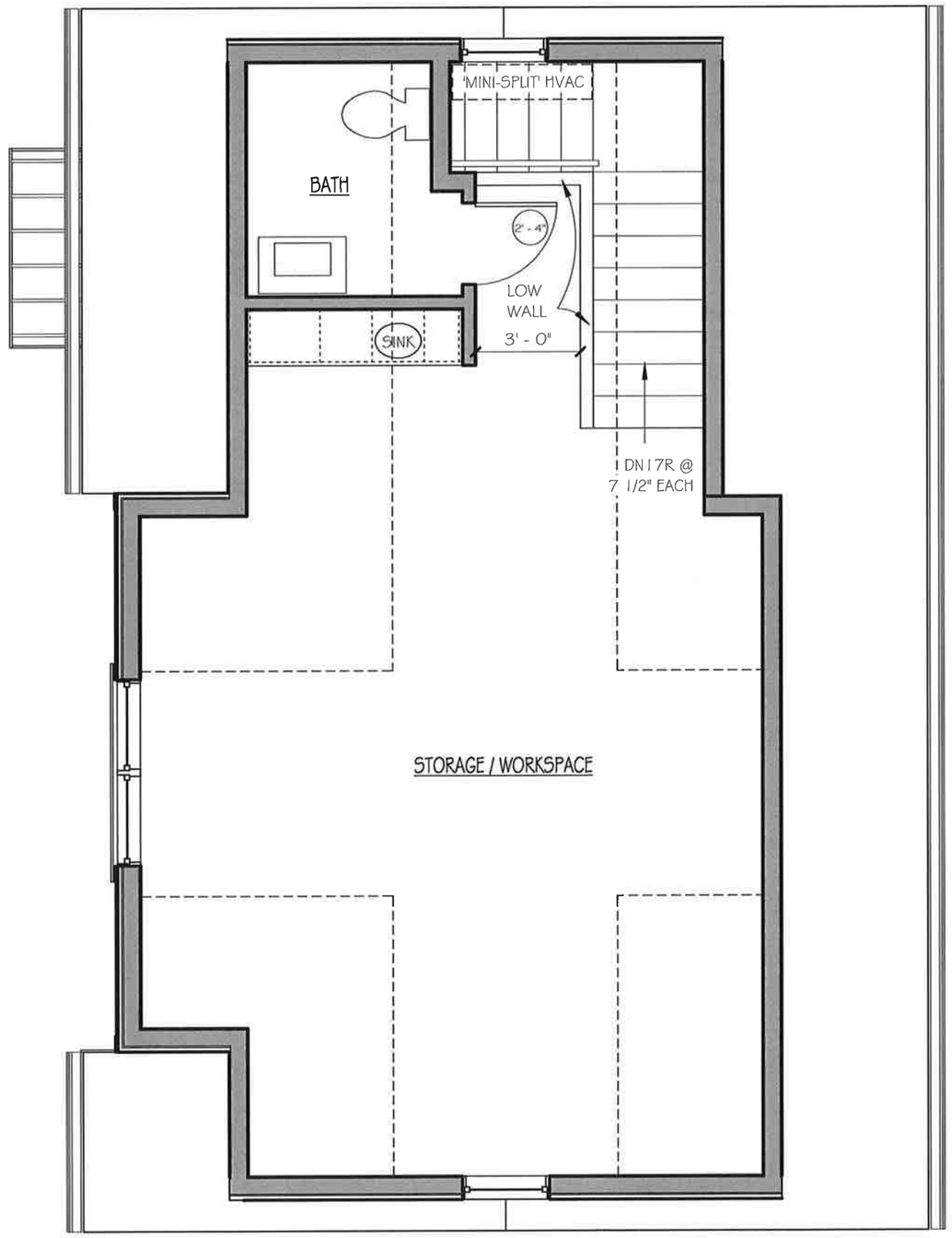
SCHEMATIC DESIGN DRAWINGS FOR

KELLER GARAGE

42 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

BZA SUBMISSION 3.12.2015

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

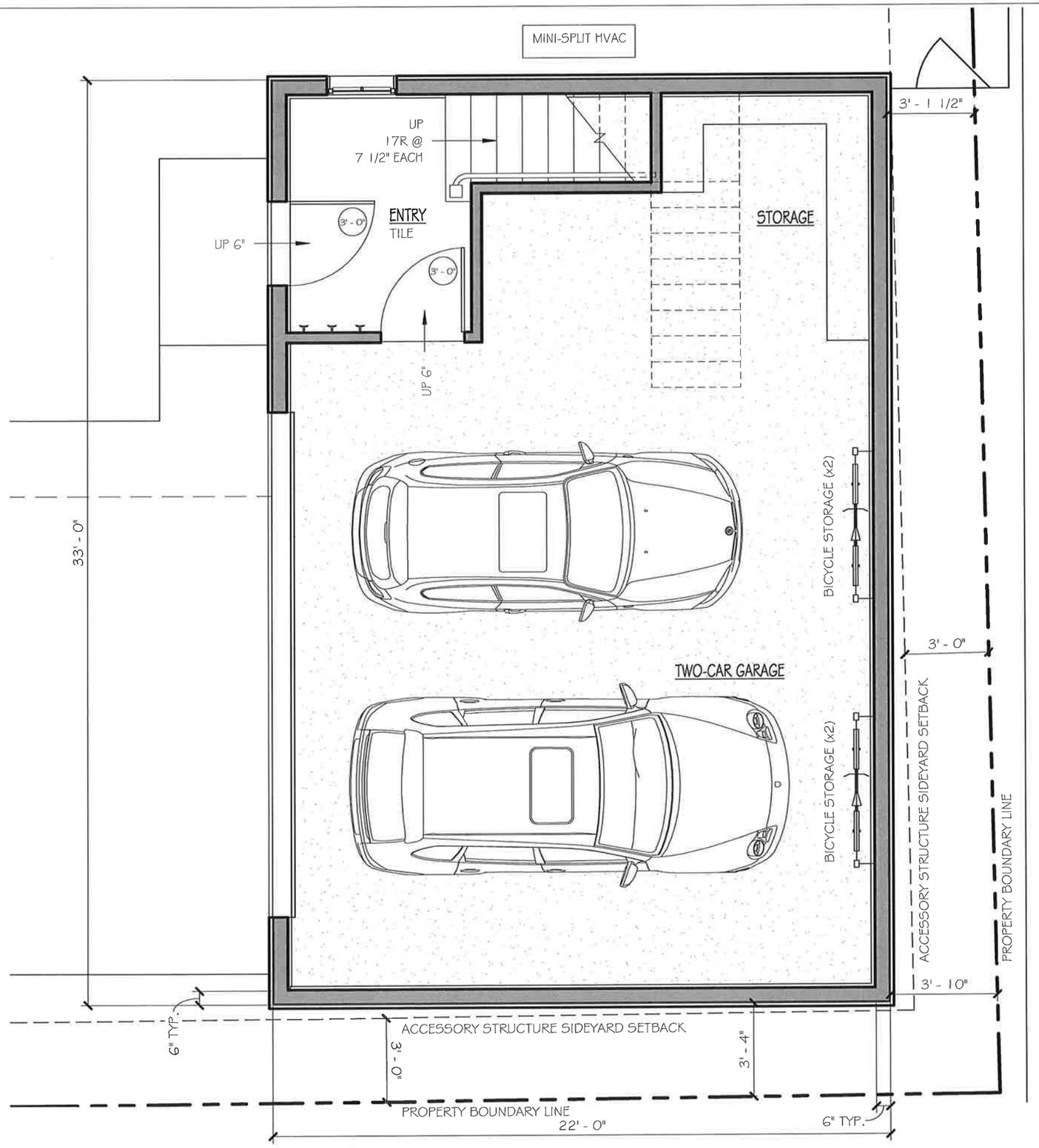


SECOND FLOOR PLAN
1/4" = 1'-0"

NORTH

SCHEMATIC DESIGN DRAWINGS FOR

KELLER GARAGE
42 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209
BZA SUBMISSION 3.12.2015



FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.

COLUMBUS, OHIO 43212

SCHEMATIC DESIGN DRAWINGS FOR

KELLER GARAGE

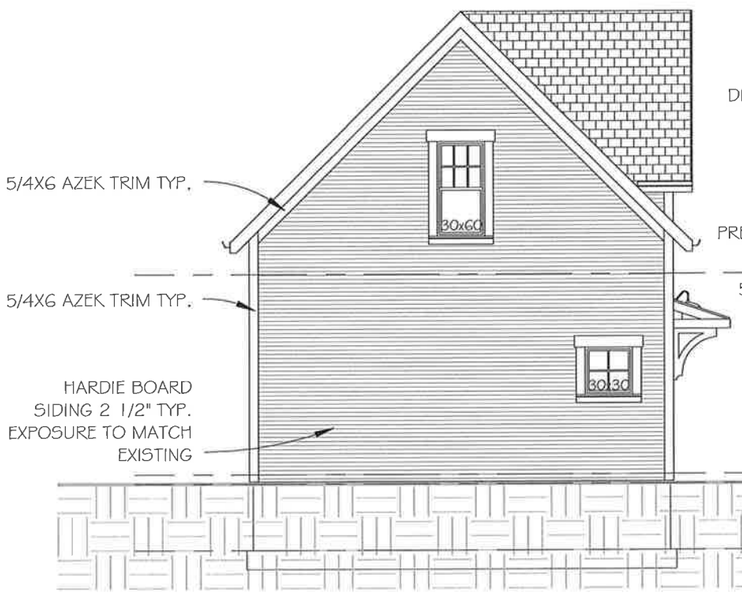
42 SOUTH CASSINGHAM ROAD

BEXLEY, OHIO 43209

BZA SUBMISSION 3.12.2015

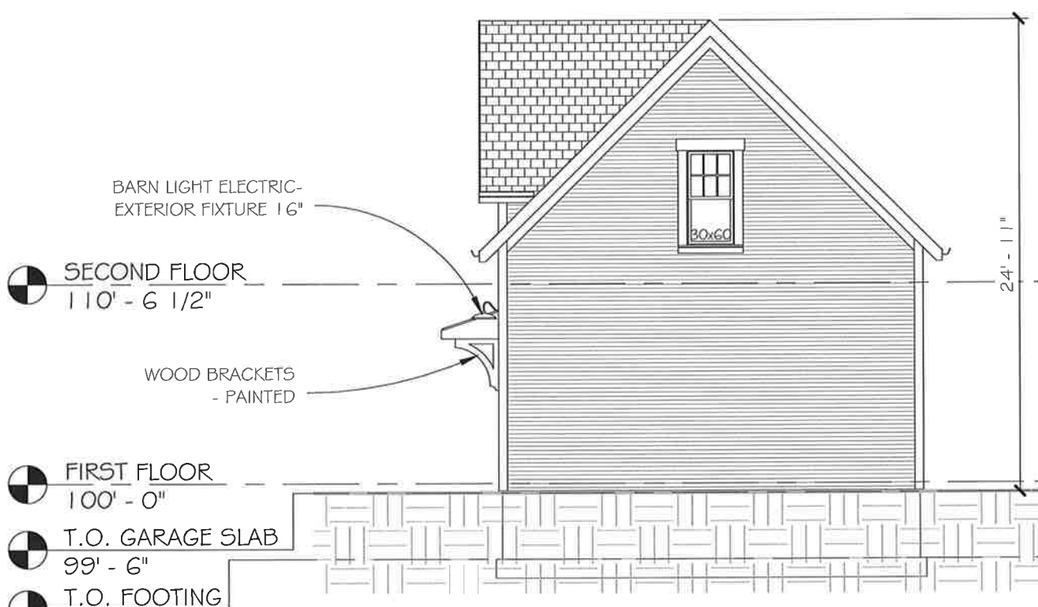
BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

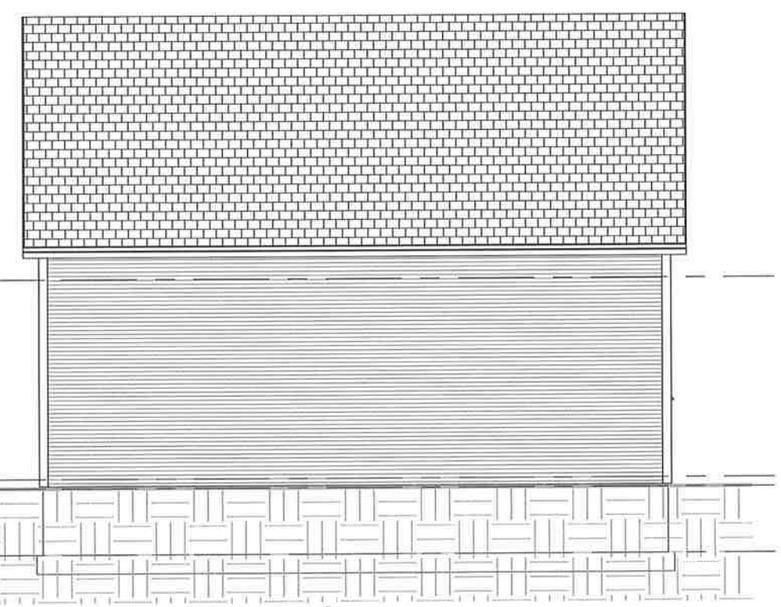


SIDE (North) ELEVATION
1/8" = 1'-0"

FRONT (West) ELEVATION
1/8" = 1'-0"



SIDE (South) ELEVATION
1/8" = 1'-0"



REAR (East) ELEVATION
1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR

KELLER GARAGE

42 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

BZA SUBMISSION 3.12.2015

EXISTING GARAGE
-TO BE DEMOLISHED

EXISTING HOUSE