



City of Bexley

**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 23.5' 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 600sq'. 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 04-30-15

Mayor Ben Kessler

City Council:
Richard Sharp, President
Lori Ann Feibel
Steve Keyes
Anne Lewis
Tim Madison
Mark Masser
Deneese Owen

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

614.559.4200

www.bexley.org



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015013

1. **Architectural Review for:**

Addition Alteration New Structure (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 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** Nathan Sampson /DATE 4.23.15

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 50.00

****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 two-story

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

Proposed Garage 600 sq.ft. 23'-6" Height _____ one-story _____ two-story one-and-half story

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 29.5 % = 2096 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

• 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:

Slate _____ Clay Tile _____ Wood Shake _____ Standard 3-Tab Asphalt
HOUSE Shingle

Architectural Dimensional Shingles _____ EPDM (rubber) Roofing _____ Metal
GARAGE

2. New Shingle Manufacturer: MATCH EXISTING

3. New Roofing Type, Style & Color: 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: 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 Wood Insulated Metal Fiberglass
 Sidelights Transom Window
2. Garage Door Type Wood Insulated Metal Fiberglass
3. Door Finish Stained Painted

Proposed Door Type WOOD /Style SEE EXT. ELEVS. Color PAINTED

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(x)	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
(x)	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	(x)	Other <u>COMPOSITE SIDING</u> <u>JAMES HARDIE, MATCH EXISTING COLOR</u>

• **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: 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 RESIDENTIAL 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 40.1% of the footprint of the principal use or structure

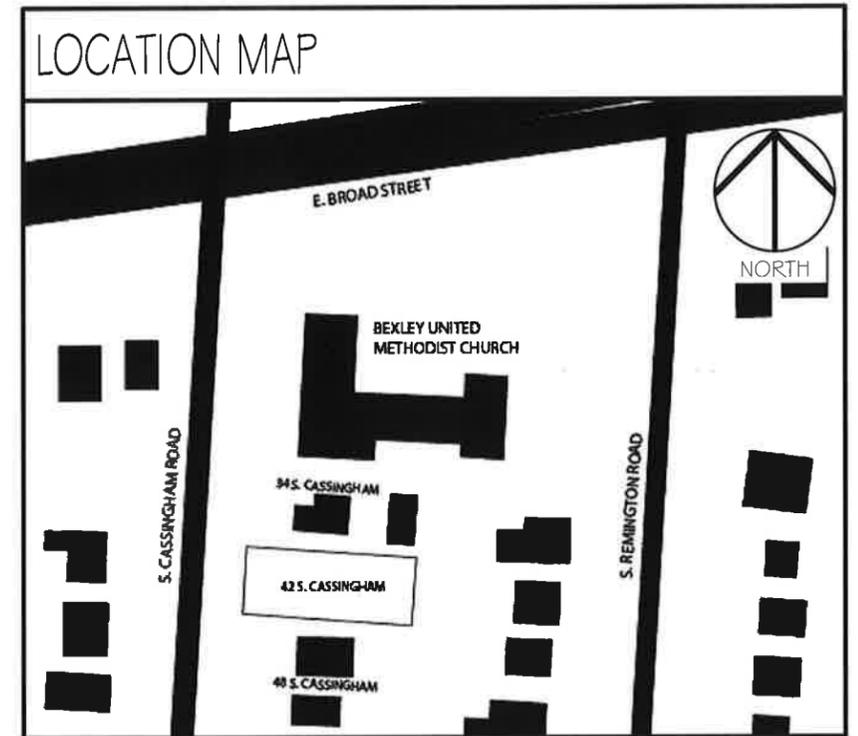
(c) To permit the height of an accessory structure* to be increased from one story in height to one and a half stories in height.

*This is not a dwelling unit.

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



GARAGE PERSPECTIVE



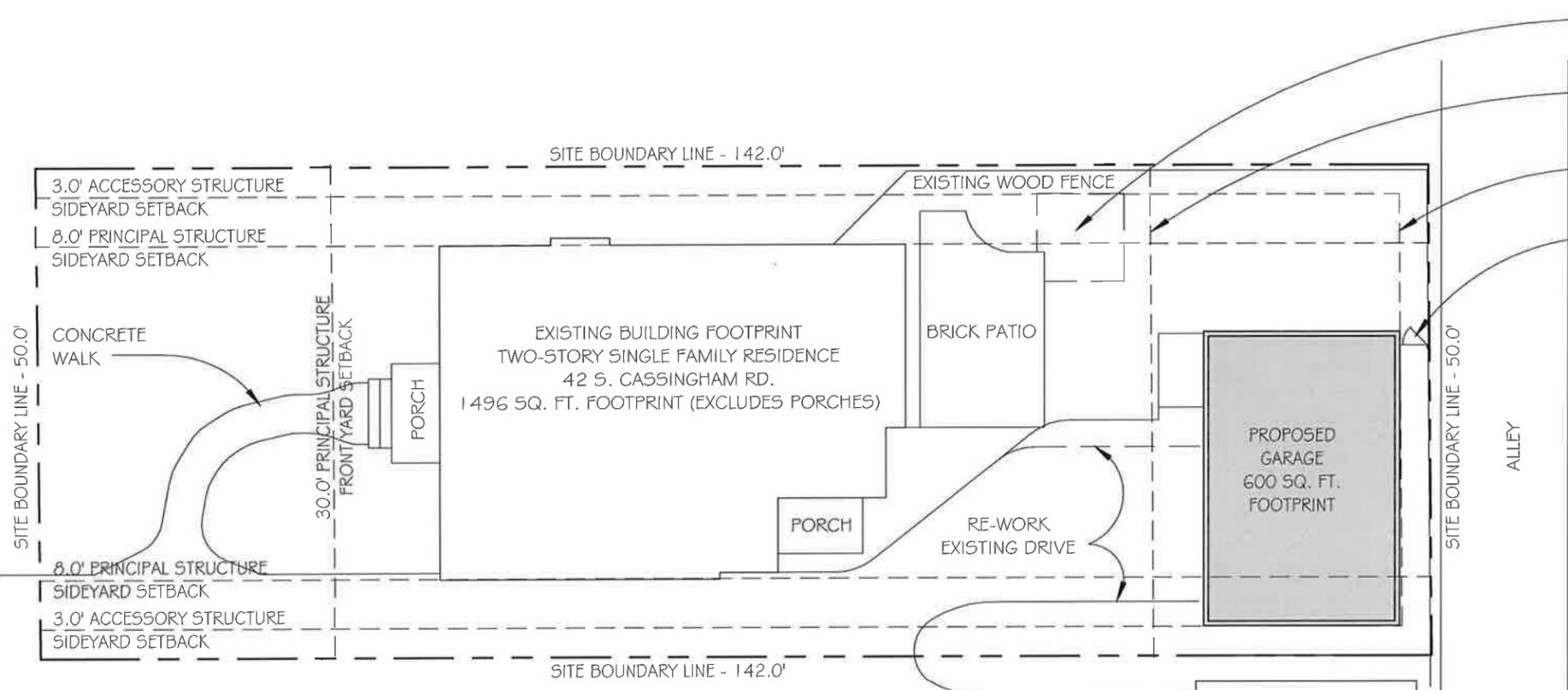
SCHEMATIC DESIGN DRAWINGS FOR

KELLER GARAGE
42 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

BZA SUBMISSION 3.12.2015 rev.4.23.2015

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SOUTH CASSINGHAM ROAD



BRICK PATIO TO BE REMOVED
 28.4' PRINCIPAL STRUCTURE REAR YARD SETBACK
 3.0' ACCESSORY STRUCTURE REAR YARD SETBACK
 NEW GATE

ZONING INFORMATION

PARCEL ID: 020-002814-00
 EXISTING ZONING: R-6, HIGH DENSITY SINGLE FAMILY
 PROPOSED ZONING: R-6, HIGH DENSITY SINGLE FAMILY (NO CHANGE)
 VARIANCES REQUESTED:
 1 260.11
 (a) PERMIT THE FOOTPRINT OF AN ACCESSORY STRUCTURE TO BE INCREASED FROM 35% TO 40.1% 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:	600 SQ. FT.	8.5%
PROPOSED SITE COVERAGE:	2,096 SQ. FT.	29.5%
PERMITTED SITE COVERAGE:	2,485 SQ. FT.	35.0%

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



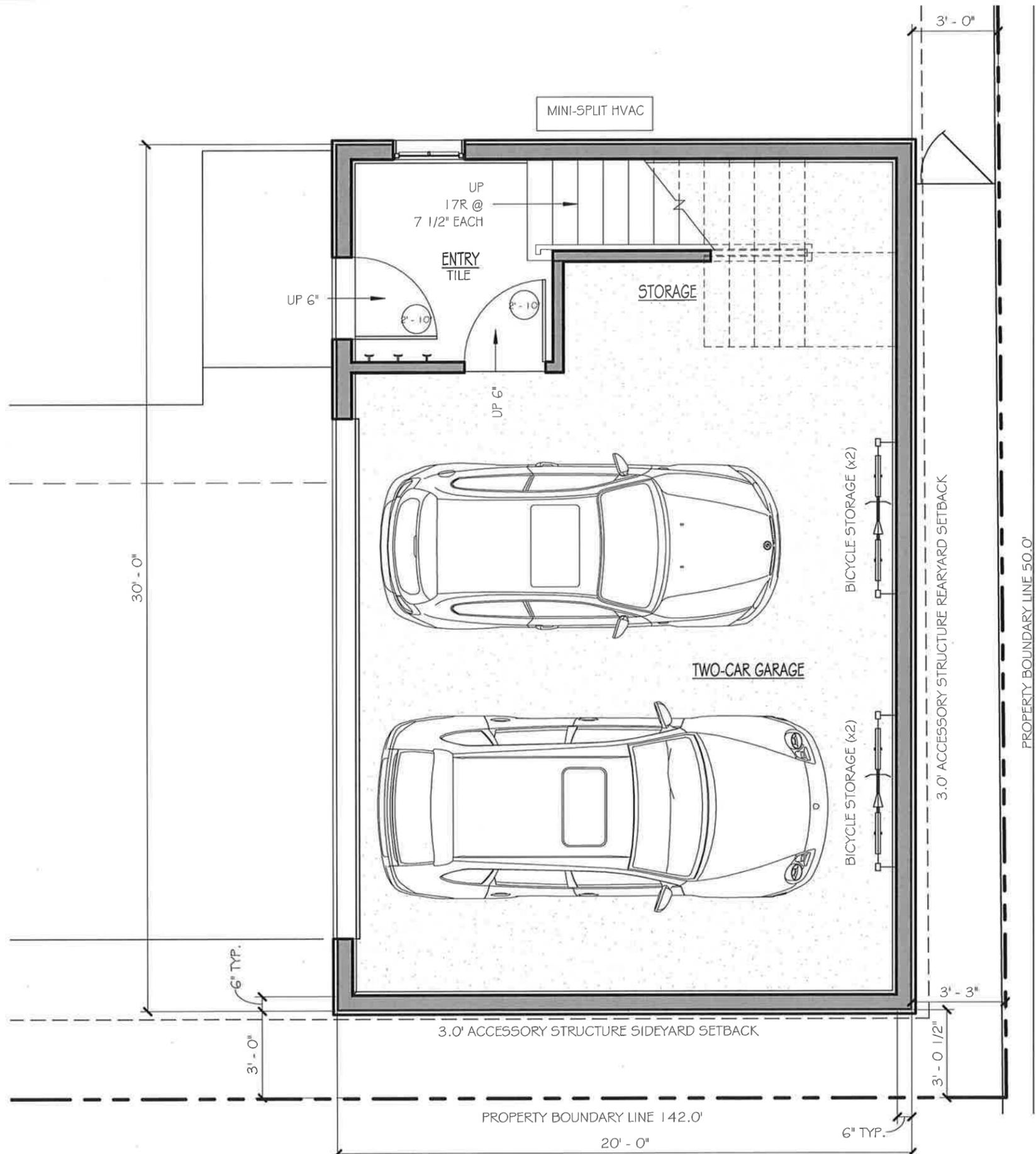
VARIANCE CALCULATIONS

EXISTING GARAGE FOOTPRINT:	412 SQ. FT.
PERCENTAGE OF FOOTPRINT OF PRINCIPAL USE:	27.5%
PROPOSED (1 1/2 STORY) GARAGE:	600 SQ. FT.
PERCENTAGE OF FOOTPRINT OF PRINCIPAL USE:	40.1%

SCHEMATIC DESIGN DRAWINGS FOR

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FIRST FLOOR PLAN

1/4" = 1'-0"

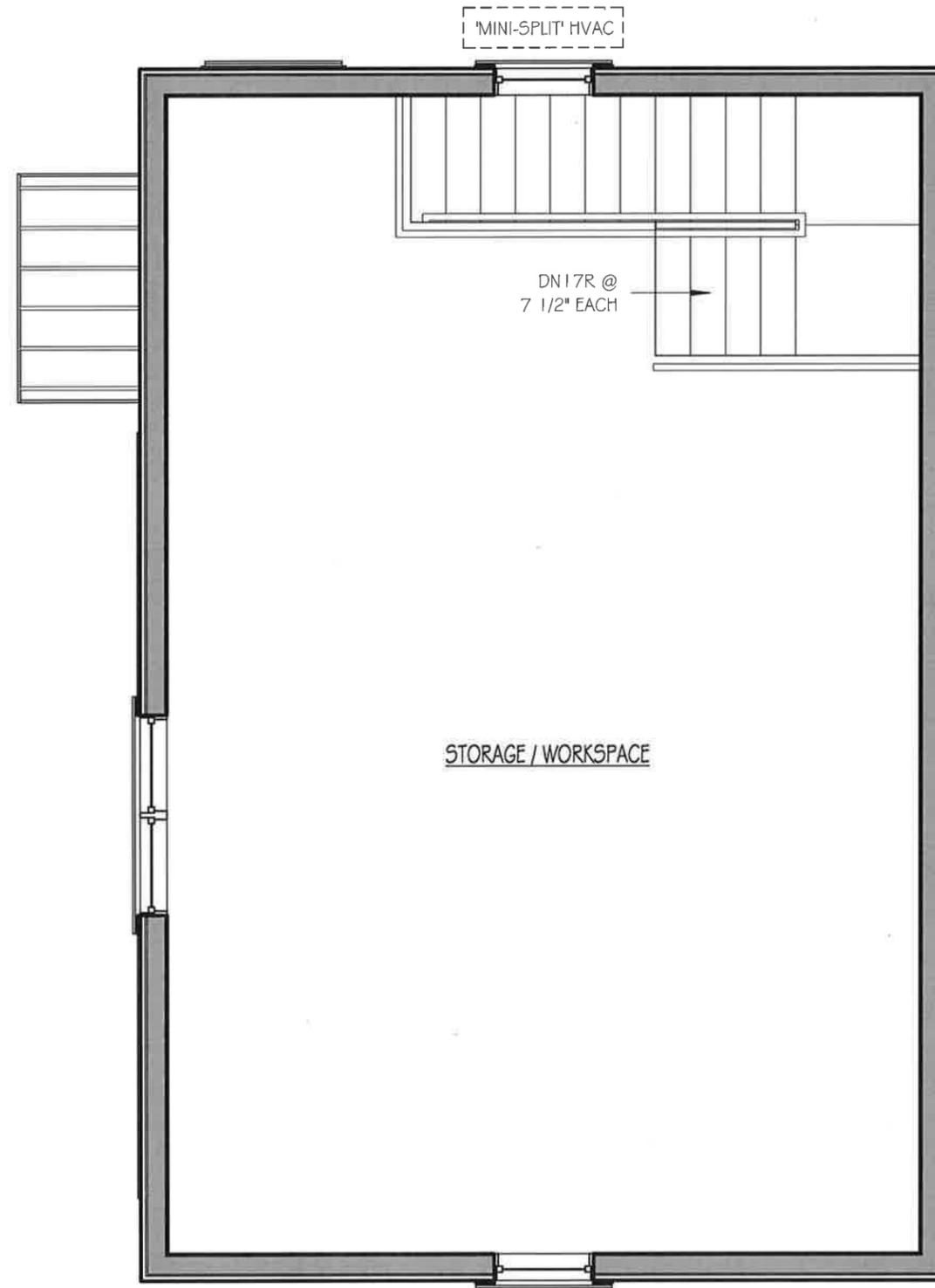


SCHEMATIC DESIGN DRAWINGS FOR

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SECOND FLOOR PLAN

1/4" = 1'-0"



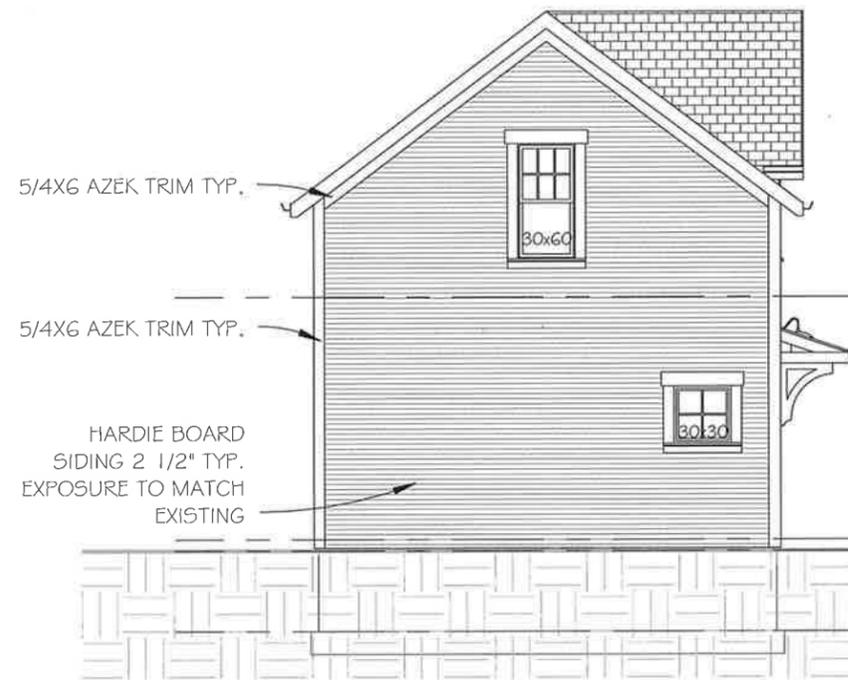
NORTH

SCHEMATIC DESIGN DRAWINGS FOR

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

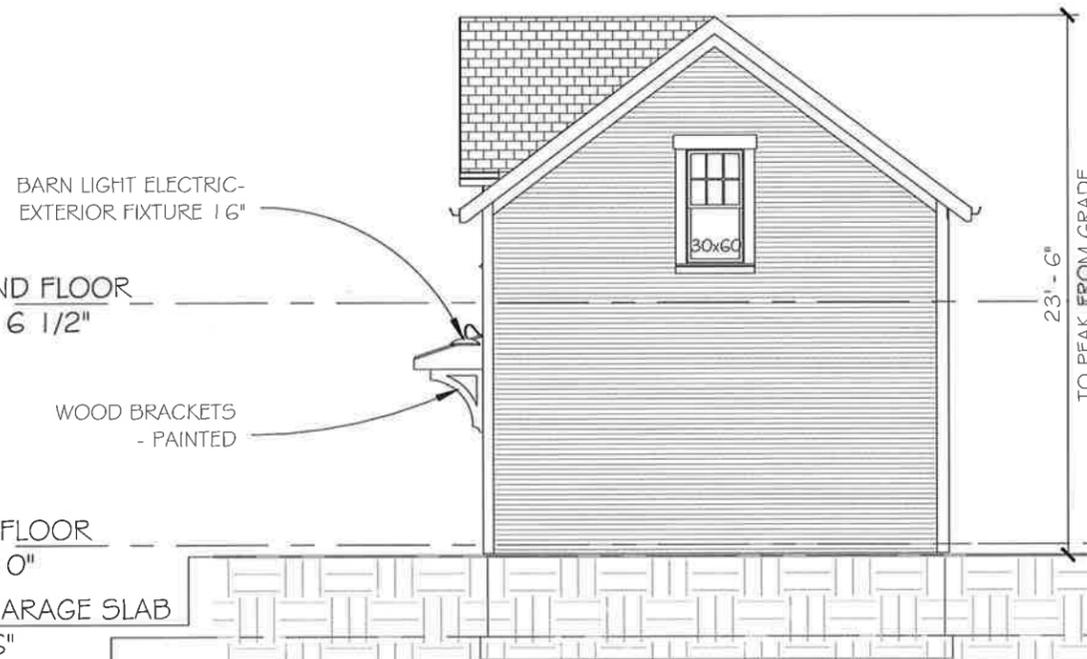
- DIMENSIONAL ASPHALT SHINGLE ROOF, TYP.
- BARN LIGHT ELECTRIC-EXTERIOR FIXTURE 16"
- PRE-FINISHED STANDING SEAM METAL ROOF
- 5/6X8 AZEK TRIM TYP.
- WOOD BRACKETS - PAINTED
- HALF-LITE WOOD DOOR - PAINTED



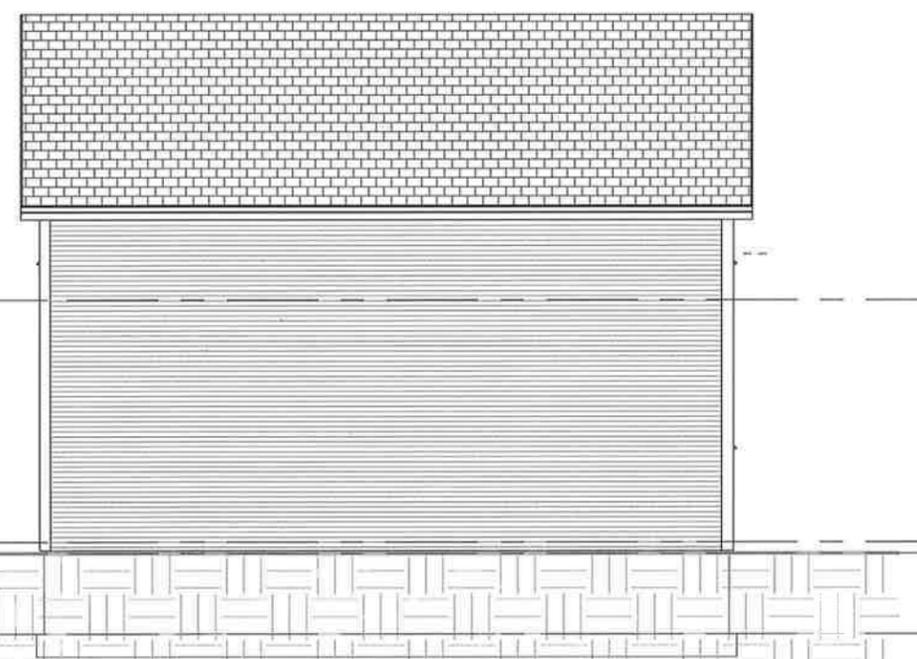
FRONT (West) ELEVATION
 1/8" = 1'-0"

- PELLA ARCHITECT SERIES WINDOWS TYP. WOOD INTERIOR, ALUM. CLAD EXTERIOR
- OGEE GUTTER TO MATCH EXISTING ON HOUSE AS CLOSE AS POSSIBLE TYP.

- SECOND FLOOR 110' - 6 1/2"
- FIRST FLOOR 100' - 0"
- T.O. GARAGE SLAB 99' - 6"
- T.O. FOOTING 96' - 0"



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



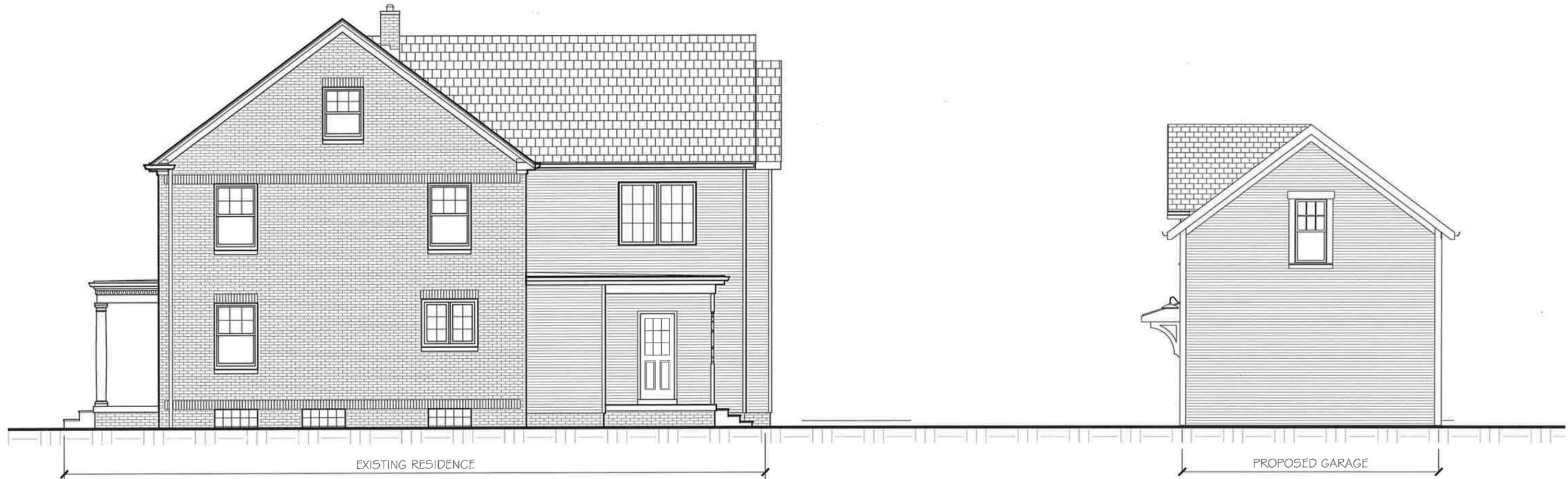
REAR (East) ELEVATION
 1/8" = 1'-0"

- SECOND FLOOR 110' - 6 1/2"
- FIRST FLOOR 100' - 0"
- T.O. GARAGE SLAB 99' - 6"
- T.O. FOOTING 96' - 0"

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MAIN HOUSE TO GARAGE ELEVATION

1/8" = 1'-0"

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