

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, August 13, 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.: 15-028
- Applicant: Chris & Christine Rinehart
- Owner: Chris & Christine Rinehart
- Location: 132 N. Cassingham Rd.
- Request: The applicant is seeking a variance from Bexley Code Section 1256.04, which indicates "No spaces or aisles shall be located in the required front yard in an R-6 District", to allow the existing non-conforming driveway and parking space to be replaced.

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.

Mailed by 07-30-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION 2015

(V) Application Number: 2015028

1. Address: **132 N. Cassingham Rd, Bexley** Zoning District: _____ Architectural Review for:

____ Addition x **Alteration: Replacement of existing driveway**

____ New Structure (_____)

____ Demolition of a Principal Structure _____ Demolition of Garage

2. Variance For:

____ Principal Structure _____ Garage _____ Fence x **Other: Driveway**

3. Variance To:

____ Front Yard Setback x **Side Yard Setback** _____ Rear Yard Setback _____ lot coverage

4. **Conditional Use For: Periodic parking** _____ Home Occupation _____ sq.' / height of structure

5. Is variance less than five feet from property line x **yes** _____ no Yes requires Chief Building Official review.

6. OWNER: **Christopher and Christine Rinehart** Phone #Chris: **614-581-6871** Christine: **614-937-7841**

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

7. Applicant: **Chris and Christine Rinehart** E-mail: **chris@bonfirered.com**,
crinehart@gahannacounseling.com Phone #: **614-937-7841, 614-581-6871**

Address: **132 N. Cassingham Rd, Bexley, OH 43209**

8. Brief Description of Request and/or Variance: **Replacement of the current driveway and walkway. The new driveway and walkway will be made with with concrete bricks (see photo).**

9. **Valuation of Project:** Cost of the new driveway, \$8,800

• **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** C. Rinehart / **DATE** 6/30/15

Fee: based on valuation	\$ <u>100.⁰⁰</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>100.⁰⁰</u>

****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: 132 N. Cassingham Rd, Bexley Zoning District _____

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

Existing Residence (foot print) 1,408 sq ft Garage 528 sq ft

Existing Building Height _____ one-story ___ x ___ two-story

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

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

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ 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 _____

Contractor/Builder _____

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED: Replacement of the current driveway and walkway with new concrete bricks.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED: The driveway is currently 1 foot away from the property line and 10.5 feet away from the neighbor's driveway. The driveway already existed when we purchased the home. The neighbors have stated that they are comfortable with the driveway being replaced without additional barrier or landscaping. We offered both options to them when discussing the renovation. The materials used will reduce future disruption of the neighbors, as it will not require noisy or intrusive maintenance. We have committed to the Fetter family that we will replant any grass that is damaged in the construction.

We are a 2-car home and regularly park in our garage that has entrance from the back alley. No cars will be permanently parked in the front. The driveway will be used for friends and family when they visit as well as ease in loading or unloading into the car and house occasionally.

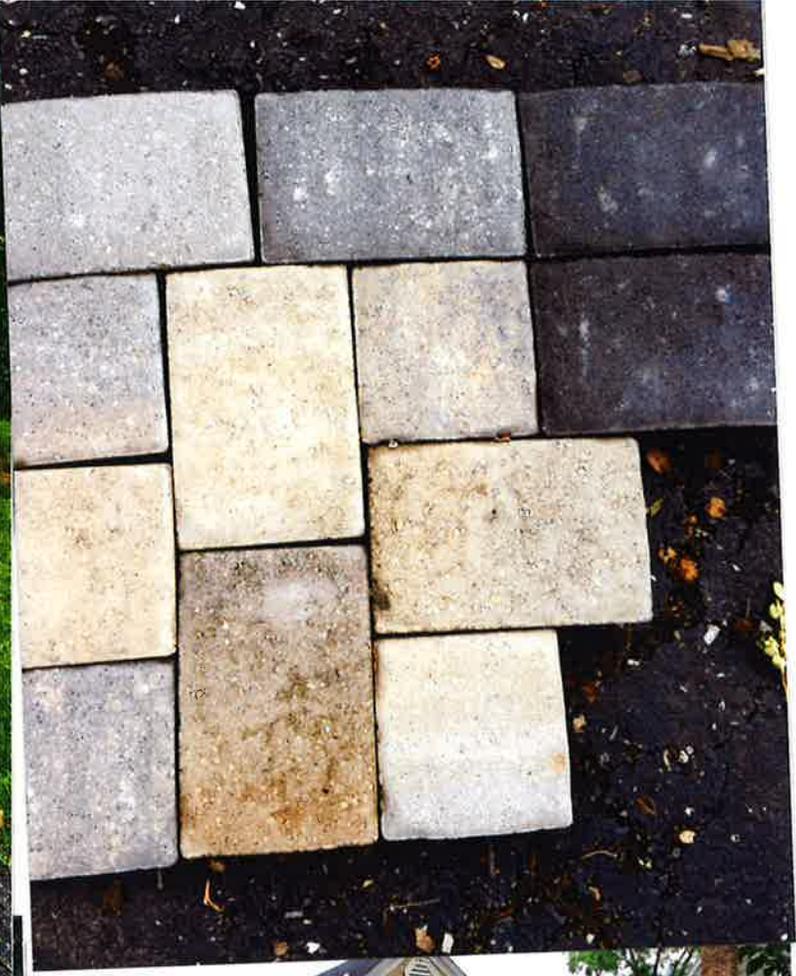
Along with the driveway replacement, we will also be replacing the sidewalk and driveway approach.

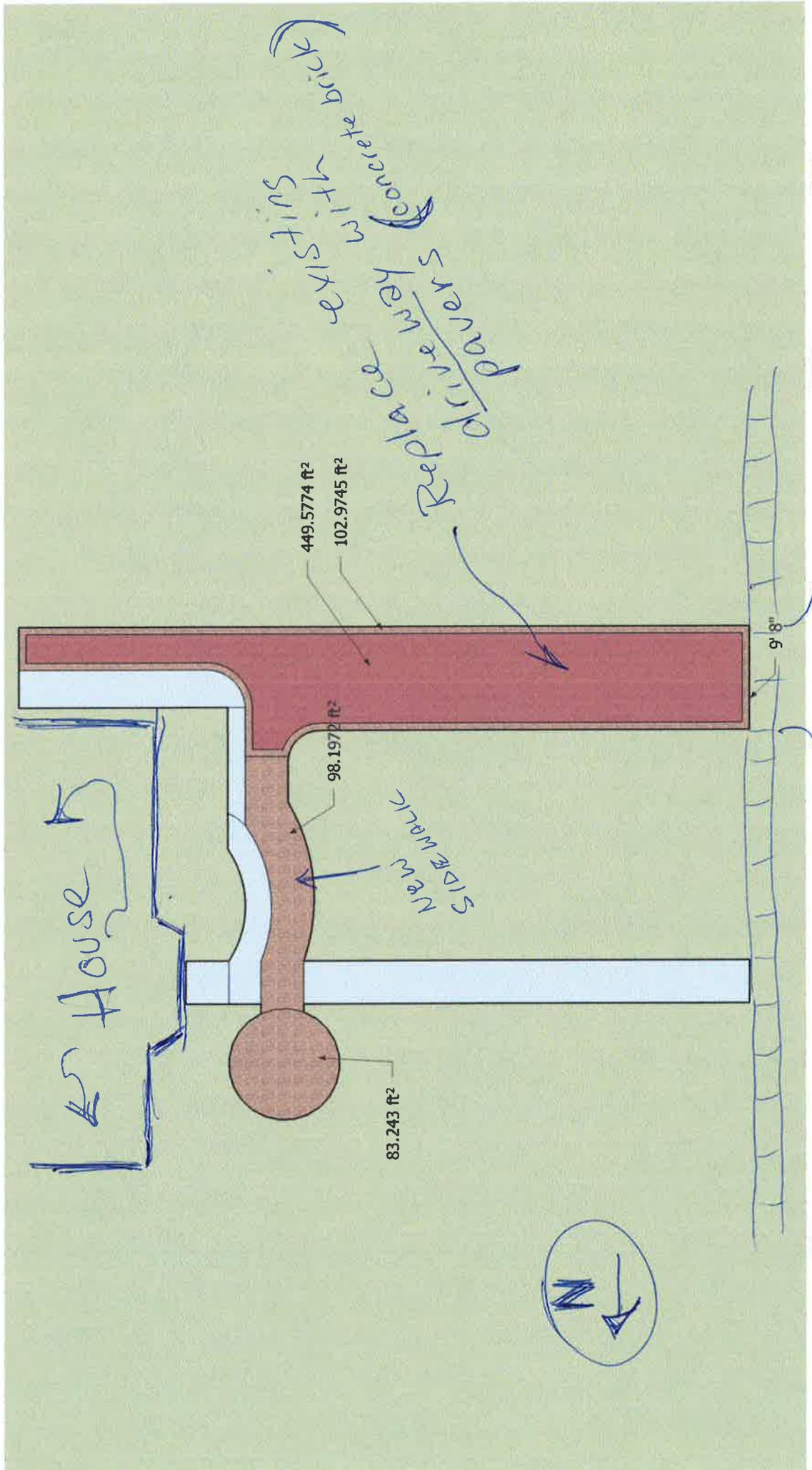
Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

• ROOFING House Only / Garage Only / House & Garage

1. Existing Roof Type:

 ___ Slate ___ Clay Tile ___ Wood Shake ___ Standard 3-Tab Asphalt





N Cassingham Rd.