

**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.: 15-029
- Applicant: Katie Tipton
- Owner: Katie Tipton
- Location: 988 S. Cassingham Rd.
- Request: The applicant is seeking architectural review and approval, to allow a second floor addition in place of the existing shed dormer located over the open front porch.

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

Application Number 2015029

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 988 S. Cassingham

Zoning District R-6

6. OWNER Katie Tipton

Phone # 614-670-5764 or Cell # 302-750-9792

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

7. Applicant Katie Tipton E-mail lagoniks@yachoo.com Phone # \_\_\_\_\_ or Cell# 302-750-9792

Address 988 S Cassingham /City, State, Zip Bexley, OH, 43209

8. Brief Description of Request and/or Variance Alteration to existing structure to add master bathroom to master bedroom.

9. Valuation of Project \$ 20,000

• **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 7/10/2015

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

**\*\*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 988 S. Cassingham Rd. Zoning District R-6  
 Lot Width 50 ft Depth 135 ft Total Area 6,750 sq ft  
 Existing Residence (foot print) 953 sq ft Garage \_\_\_\_\_ sq ft  
 Existing Building Height \_\_\_\_\_ one-story 31' 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 35 % = 2,363 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 Alteration to existing structure to add master bathroom to master bedroom.

• 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: \_\_\_\_\_

3. New Roofing Type, Style & Color: Match existing

• **WINDOWS**

- Existing Window Style:
  - Casement       Double Hung       Horizontal Sliding       Awning
  - Fixed       Exterior Storm       Other: \_\_\_\_\_
- Existing Window Materials:
  - Wood       Vinyl       Vinyl Clad Wood       Aluminum Clad Wood
  - Aluminum       Metal       Other: \_\_\_\_\_
- New Window Manufacturer: Rosati Windows
- New Window Style, Material & Color: Casement, Vinyl, White

• **DOORS**

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

- Entrance Door Type       Wood       Insulated Metal       Fiberglass  
     Sidelights       Transom Window
  - Garage Door Type       Wood       Insulated Metal       Fiberglass
  - Door Finish       Stained       Painted
- Proposed Door Type \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM**

- Existing Door Trim:
  - Cedar       Redwood       Pine       Vinyl
  - Wood composite       Aluminum Clad       Molding
  - Standard lumber Profile       Other: \_\_\_\_\_
- Existing Window Trim:
  - Cedar       Redwood       Pine       Vinyl
  - Wood composite       Aluminum Clad       Molding
  - Standard lumber Profile       Other: \_\_\_\_\_
- Proposed NEW Door Trim: \_\_\_\_\_
- Proposed NEW Window Trim: Match existing
- Trim: Color(s): White / Red

\*\* 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: \_\_\_\_\_

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# PERRY ASSOCIATES, INC.

## CONSULTING ENGINEERS AND SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

CERTIFY TO: **ALL OHIO TITLE AGENCY AND HEARTLAND MORTGAGE CORP.**

OWNER: **JOHN & KATHRIN CHRISTOPH**  
BUYER: REFINANCE  
ADDRESS: 988 SOUTH CASSINGHAM ROAD  
BEXLEY, OHIO 43209

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF BEXLEY, BEING KNOWN AS LOT #24  
OF LIVINGSTON HEIGHTS ADDITION  
PLAT BOOK 17, PAGE 118

0 10 20

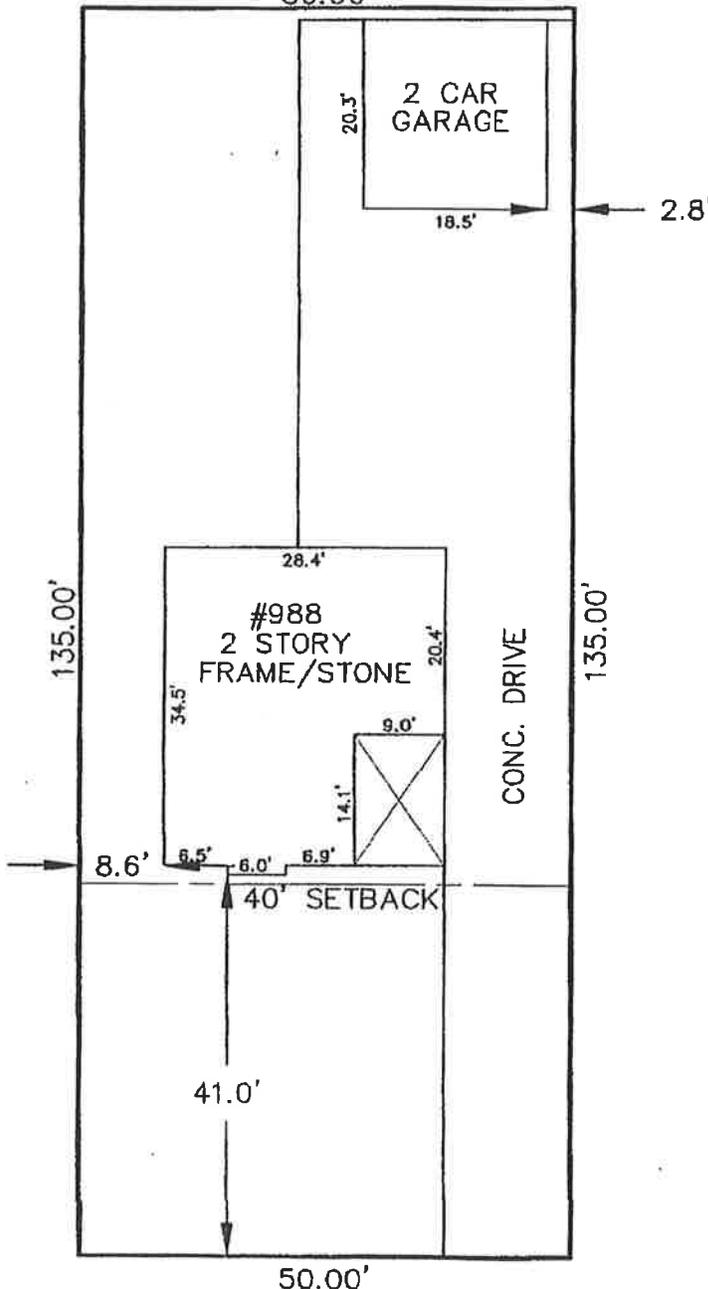
INVOICE NO. 0111029

CLIENT FILE NO. 01635



GRAPHIC SCALE IN FEET

ALLEY 16'  
50.00'



CASSINGHAM AVENUE 50'



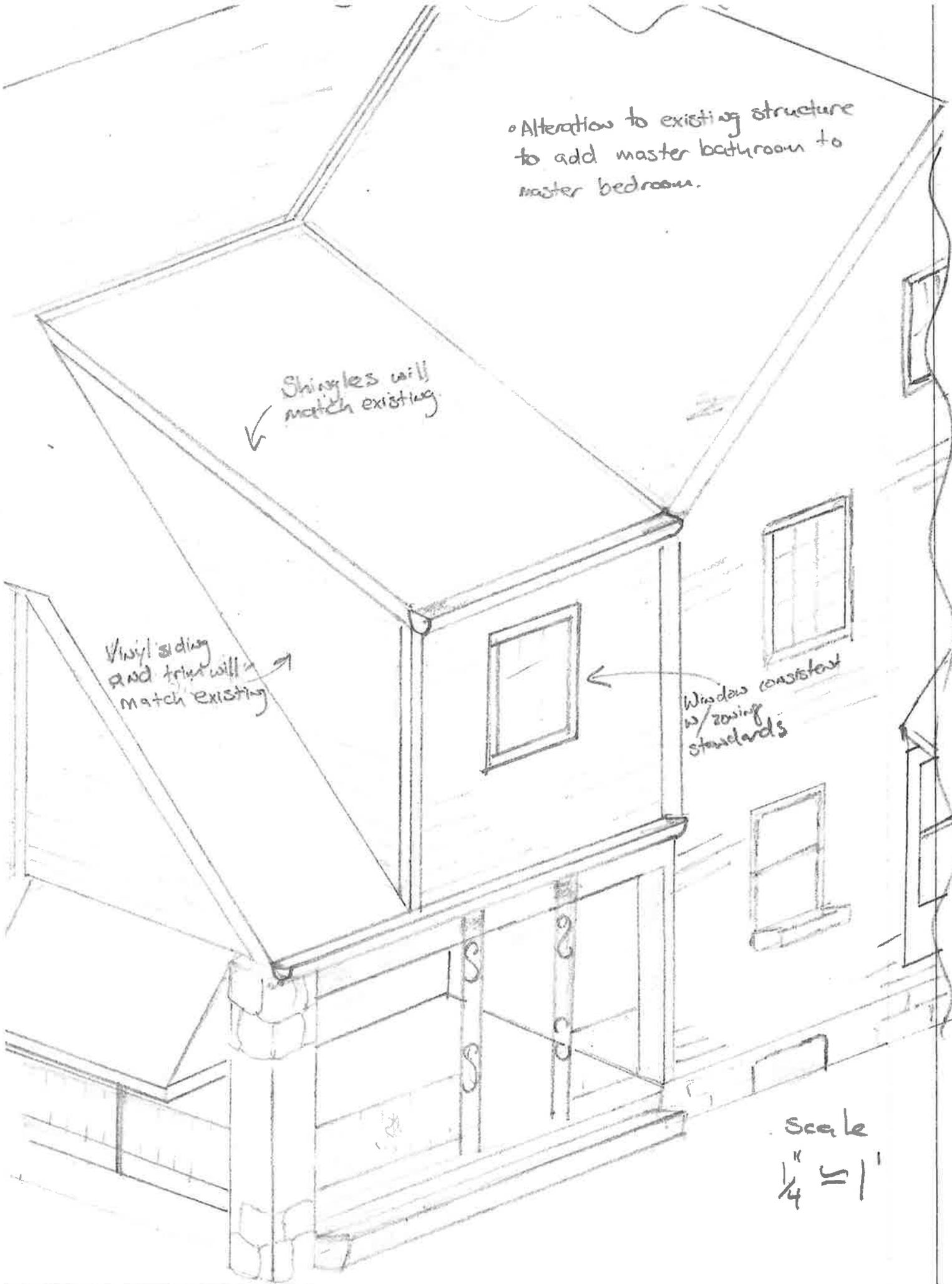
• Alteration to existing structure to add master bathroom to master bedroom.

Shingles will match existing

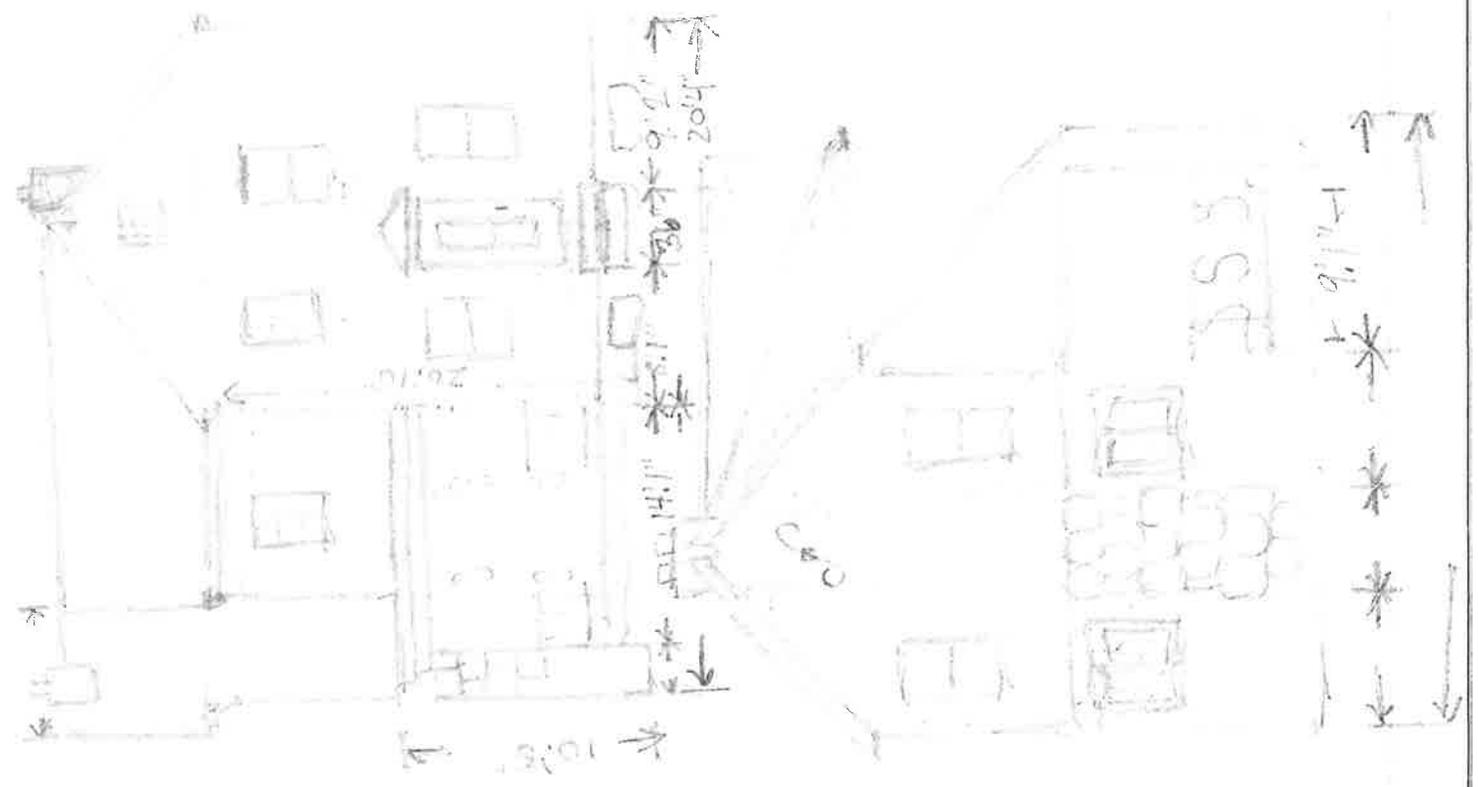
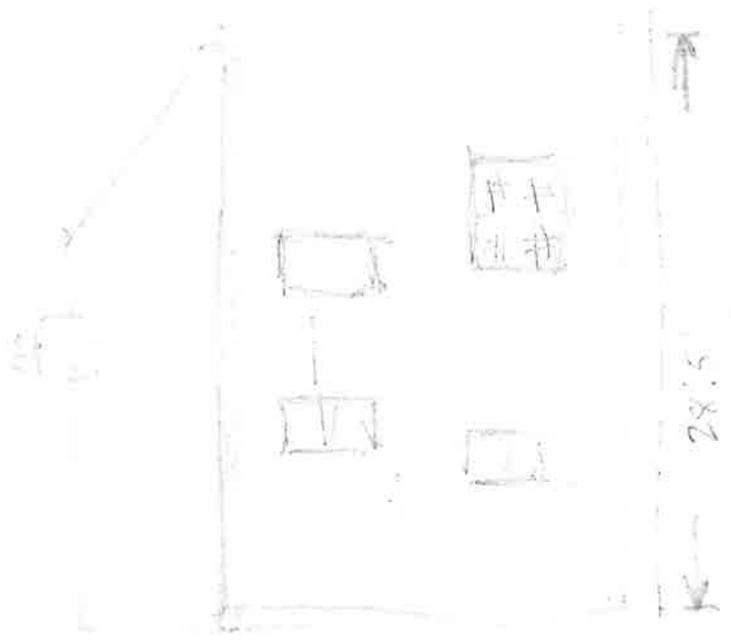
Vinyl siding and trim will match existing

Windows consistent w/ zoning standards

Scale  
1/4" = 1'







Front view  
Street view  
West



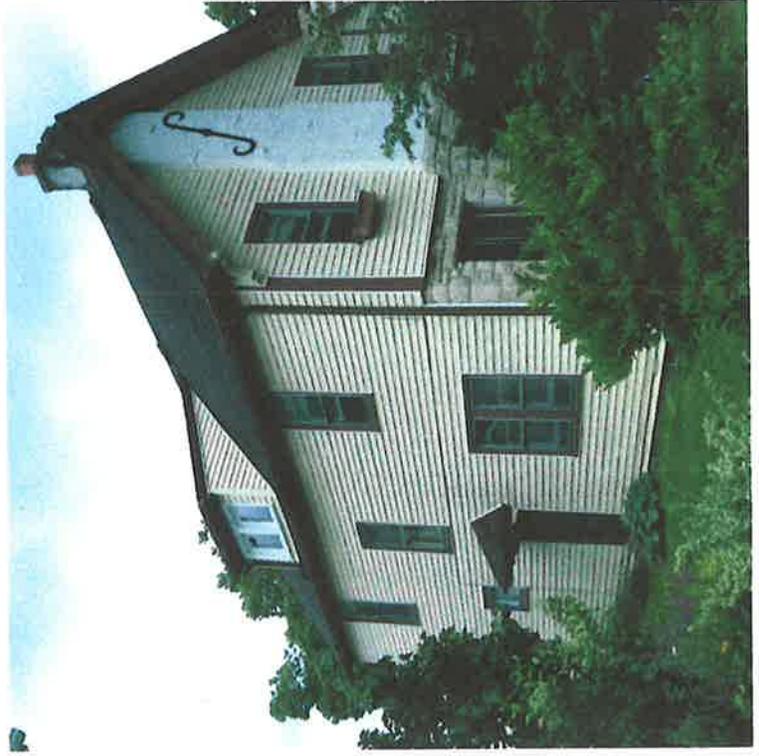
South side

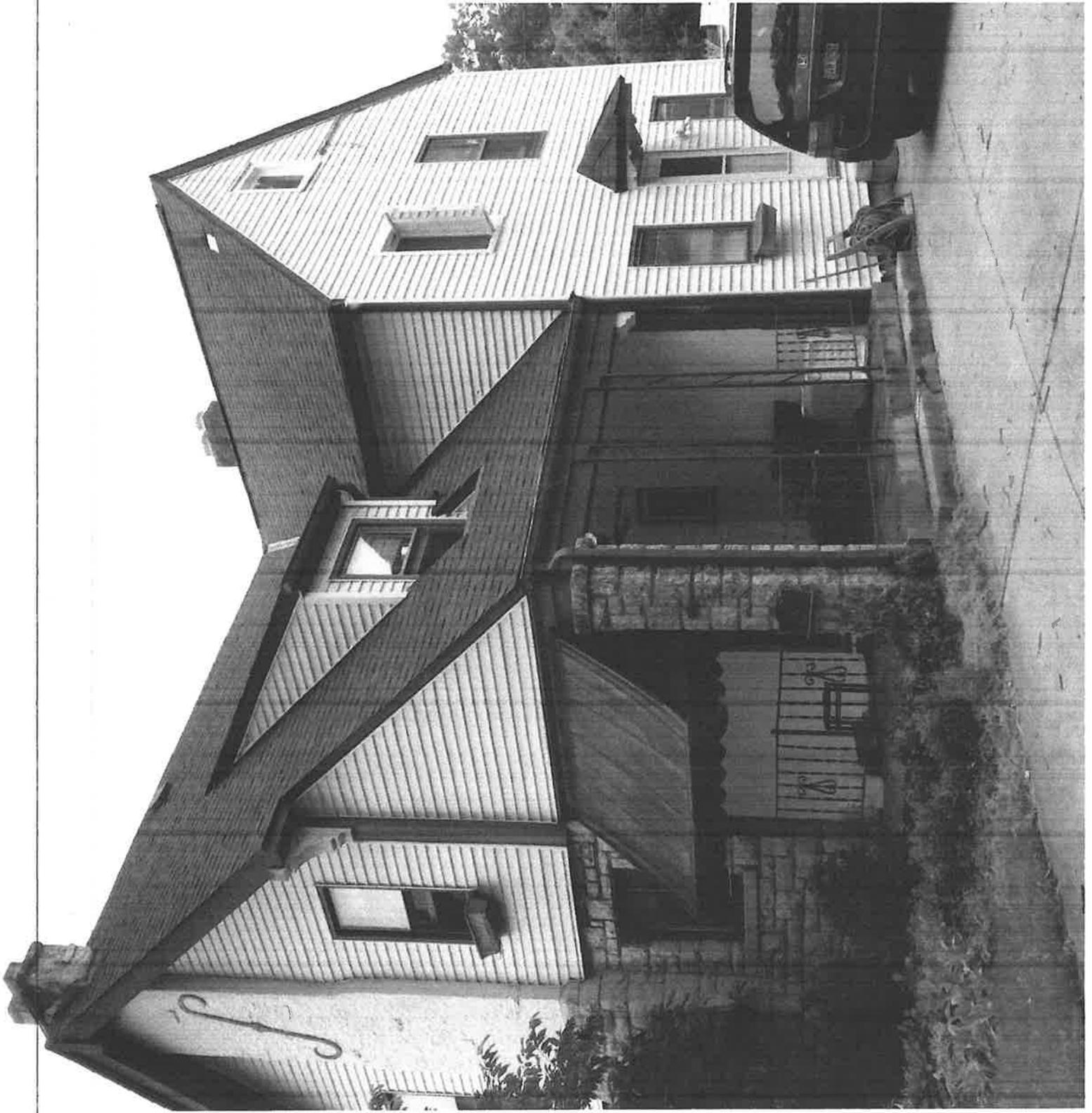


Back Alley View  
East



North side







020-003421-00 03/29/2010



**CITY OF BEXLEY**  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

Permit Date: 07/13/2015                      APPLICATION NUMBER : 2015029 V

Address: 988 CASSINGHAM RD S

Scope of Work: ARCHITECTURAL REVIEW  
Project: ADD MASTER BATH/MASTER BEDROOM

Owner:            TIPTON JEFFREY                      JEFFREY TIPTON  
                     988 CASSINGHAM RD S  
  
                     BEXLEY, OH 43209

Telephone:

Applicant:  
                     988 CASSINGHAM RD S  
                     BEXLEY OH 43209

Telephone:

An application to request review upon payment of a fee of \$ \$95.00 is hereby granted.

Receipt number: 2016158

K. Roy / A.S.                      7-13-15  
Zoning Officer                      Date

=   =   =   =   =   =   =   =   =   =   =   =   =

Date of Review Meeting: \_\_\_\_\_ Action: \_\_\_ Approved \_\_\_ Denied

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**ParcelID: 020-003421-00**  
**TIPTON KATHERINE S**

**Map-Rt: 020-N012L -060-00**  
**988 CASSINGHAM RD**

973 S CASSINGHAM RD  
Address or Intersection

020-003407  
979 S CASSINGHAM RD  
149.62

987 S CASSINGHAM RD  
020-003406  
149.42

995 S CASSINGHAM RD  
020-003405  
149.22

1000 S CASSINGHAM RD  
020-003404  
149.02

984 S CASSINGHAM RD  
22  
135

988 S CASSINGHAM RD  
020-003421  
24  
135

996 S CASSINGHAM RD  
020-003422  
25  
135

1002 S CASSINGHAM RD  
020-003423  
26  
135

S CASSINGHAM RD

981 MONTROSE AVE  
020-003437  
131.59

987 MONTROSE AVE  
020-003436  
131.53

995 MONTROSE AVE  
020-003435  
131.48

1001 MONTROSE AVE  
020-003434  
131.42

020-003433  
36

UNNAMED ALY

Record Navigator

1 of 1

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