



**NOTICE OF PUBLIC MEETING  
CITY OF BEXLEY  
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, August 24th, 2015** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

- a. Application No.: 13-012
- Applicant: Charles Browne
- Owner: Paul Garrett
- Location: 7 Lyonsgatet
- Request: The applicant is seeking Environmental Review and approval for a screen enclosure to be constructed in the same footprint as the existing deck.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed: 08-10-15

2015012

# CITY OF BEXLEY



Review Application for:

- PLANNING COMMISSION
  - CITY COUNCIL
  - TREE & PUBLIC GARDEN COMMISSION
- 2015

APPLICATION TO APPEAR BEFORE:

- CITY COUNCIL     PLANNING COMMISSION    Date: 07/27/15
- TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

- A.  Rezoning     Lot Split     Plat Approval     Special Permit  
 Variance     Conditional Use     Other RESIDENTIAL SCREEN PORCH
- B.  Exterior Design Review to include:     Building Plans     Site Development  
 Signage     Fence     Other \_\_\_\_\_

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 7 LYONS GATE  
NAME OF BUSINESS: \_\_\_\_\_

3. NAME OF APPLICANT: CHARLES D BROWNE  
Address 1248 SPRING BROOK CT. WESTERVILLE, OH 43081  
Telephone Number 614-707-3119    E-mail: chasochas@gmail.com

4. NAME OF OWNER: PAUL GARRETT  
Address 7 LYONS GATE COLUMBUS 23209  
Telephone Number 614-296-3901    E-mail: SANDY/BETH@gmail.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).  
CONSTRUCT A SCREEN ENCLOSURE TO REPLACE AN EXISTING DECK

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).  
N/A





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**(no subject)**

1 message

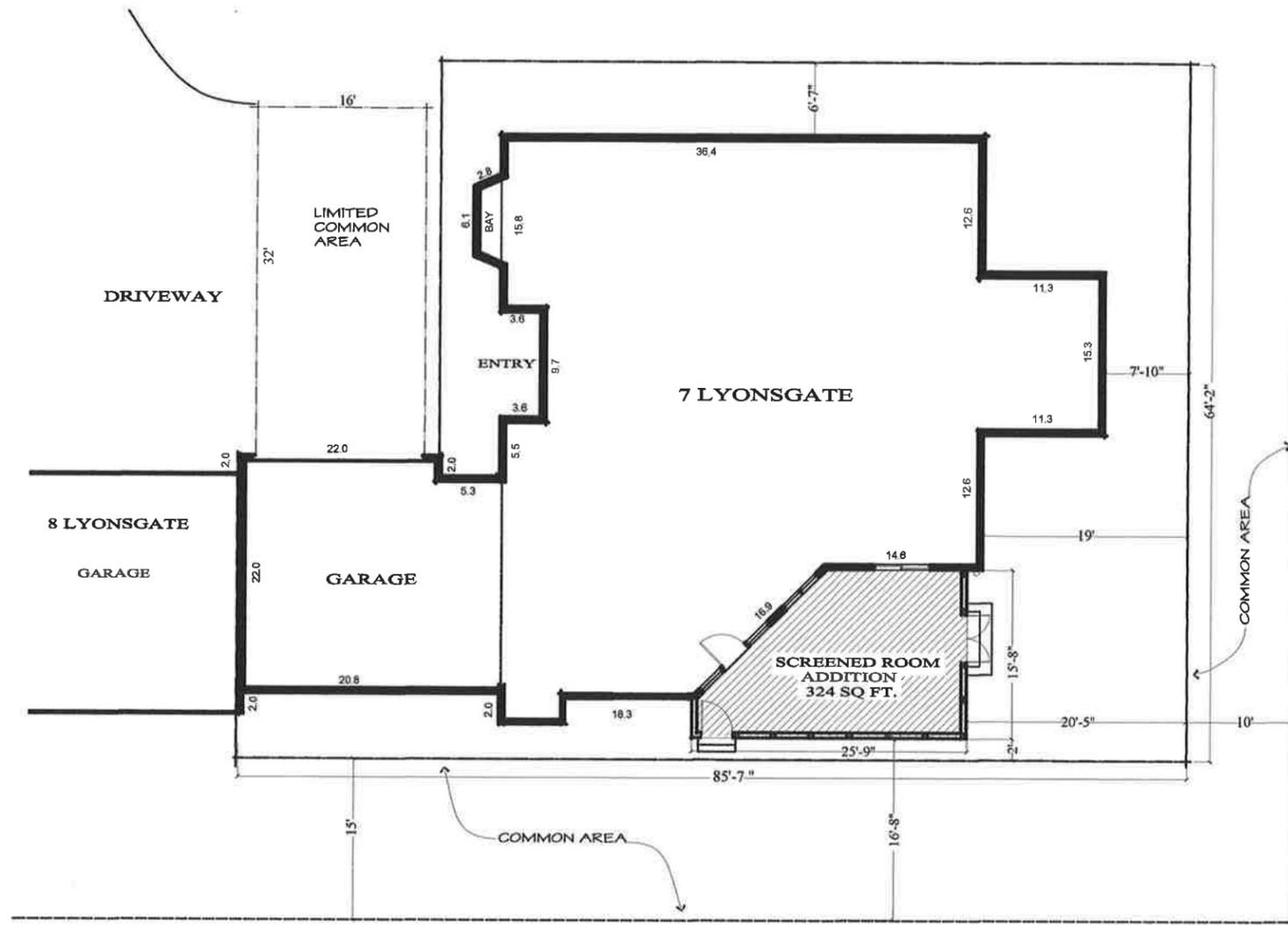
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**null** <paul1228@aol.com>  
To: chasochas@gmail.com

Tue, Jul 28, 2015 at 9:40 AM

To Whom It May Concern:  
For purposes of proposed changes to Lot #7 of the Lyonsgate community Charles Brown of Overbrook Design Group is the representative for Mr. and Mrs. Paul Garrett, homeowners of Lot #7.  
Sincerely,  
Paul Garrett

**A SCREEN ROOM ADDITION TO  
7 LYONSGATE  
COLUMBUS, OH 43209**



**SITE PLAN**

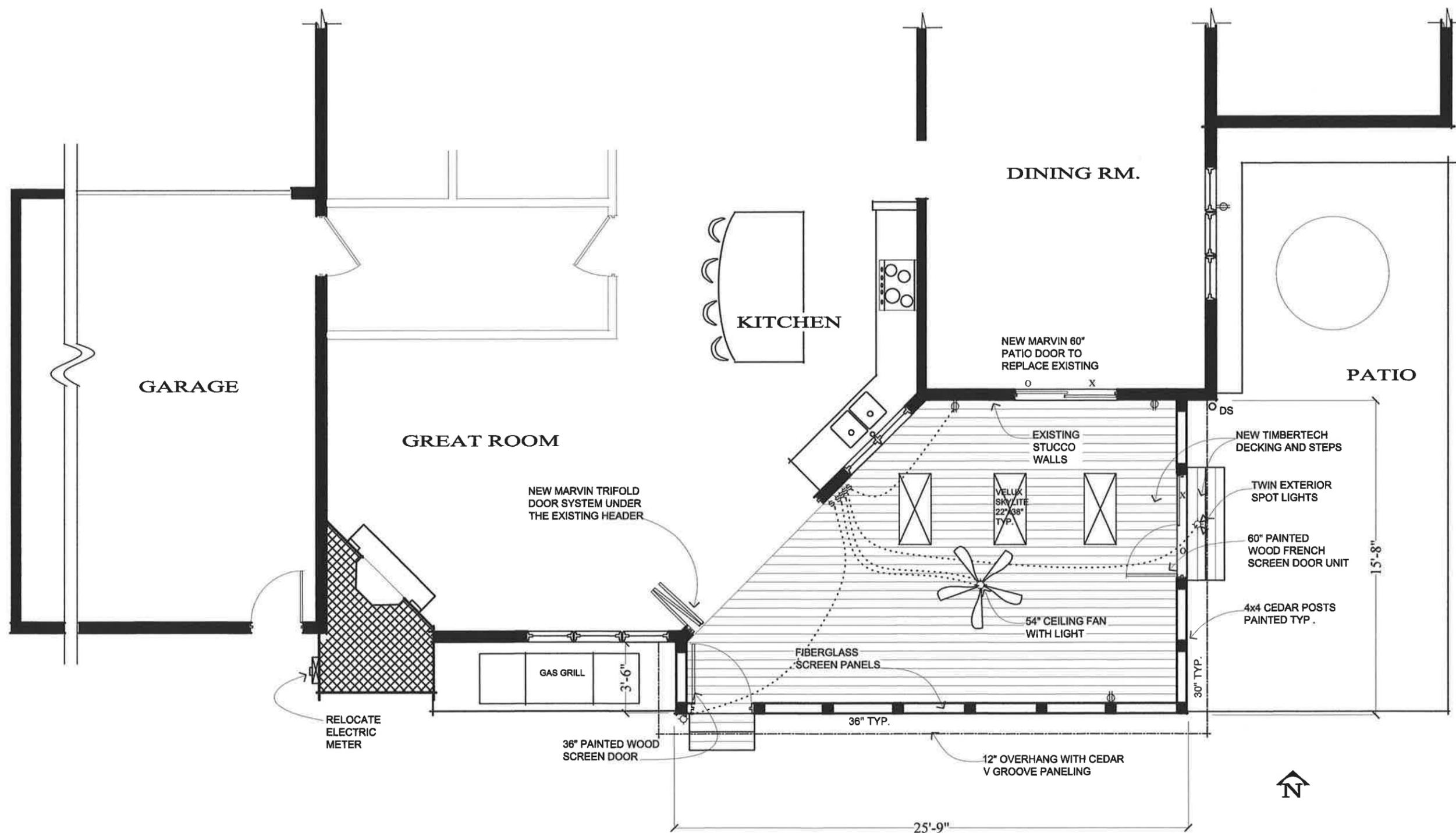
**INDEX TO DRAWINGS:**

- COVER SHEET -  
SITE PLAN- DESIGN CRITERIA
- PG. 1. PROPOSED PLAN  
WITH ELECTRICAL
- PG. 2. EXTERIOR ELEVATIONS
- PG. 3. FOUNDATION AND  
FRAMING PLANS
- PG. 4. BUILDING SECTIONS

**DESIGN CRITERIA:**

1. EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF SHEATHING.
2. INTERIOR DIMENSIONS ARE FROM FACE TO FACE OF FRAMING.
3. ALL INTERIOR PARTITIONS ARE 2x4 (3 1/2") UNLESS OTHERWISE NOTED.
4. DESIGN LOADS  
FOOTINGS: 1500 PSF SOIL BEARING (ASSUMED)  
FLOOR LOAD: 40 PSF  
ROOF SNOW LOAD: 25 PSF  
WIND LOAD: 90 PSF  
FROST DEPTH: 32"  
SEISMIC ZONE: 1
5. LUMBER GRADES  
UNLESS OTHERWISE SPECIFIED ALL WOOD FRAMING SHALL HAVE THE FOLLOWING MINIMUM VALUES:  
SPF #2 E = 1.4  
MICROLAM/GLUELAM -  
TRUSS JOIST OR EQUAL:  
E = 2.0  
Fb = 2800  
Fc = 500  
Fv = 285
6. FASTENING TO FOLLOW CURRENT IRC STANDARDS.
7. PROVIDE 1/2" PLYWOOD BRACING FULL HEIGHT AT INSIDE & OUTSIDE CORNERS  
4"=0" MIN. FIRST AND SECOND FLOOR.
8. ALL LUMBER SHALL BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.
9. ROOF SHEATHING SHALL BE 1/2" SPAN RATED APA W/ EDGE STIFFENERS (H CLIPS) SHALL BE USED ON ROOFS FRAMED @ 24" O.C.
10. CONCRETE SLABS SHALL BE AIR ENTRAINED WITH A VAPOR BARRIER AND A MIN. STRENGTH OF 2500 PSI FOR BASEMENT SLABS AND 3500 PSI FOR GARAGE SLABS.

**NOTE:**  
THIS PLAN IS BASED ON A SURVEY BY MYERS SURVEYING CO. AND THE FRANKLIN COUNTY AUDITORS WEB SITE



**PROPOSED SCREENED PORCH PLAN**

0 5 1 3 5  
 SCALE : 3/16" = 1'-0"

PRELIMINARY	
REVIEW	
BIDDING	
CONSTRUCTION	X
DRAWN BY:	Charles D. Browne

DATE:  
 06-26-2015

SCALE:  
 AS NOTED

SHEET TITLE:  
 PROPOSED PLAN

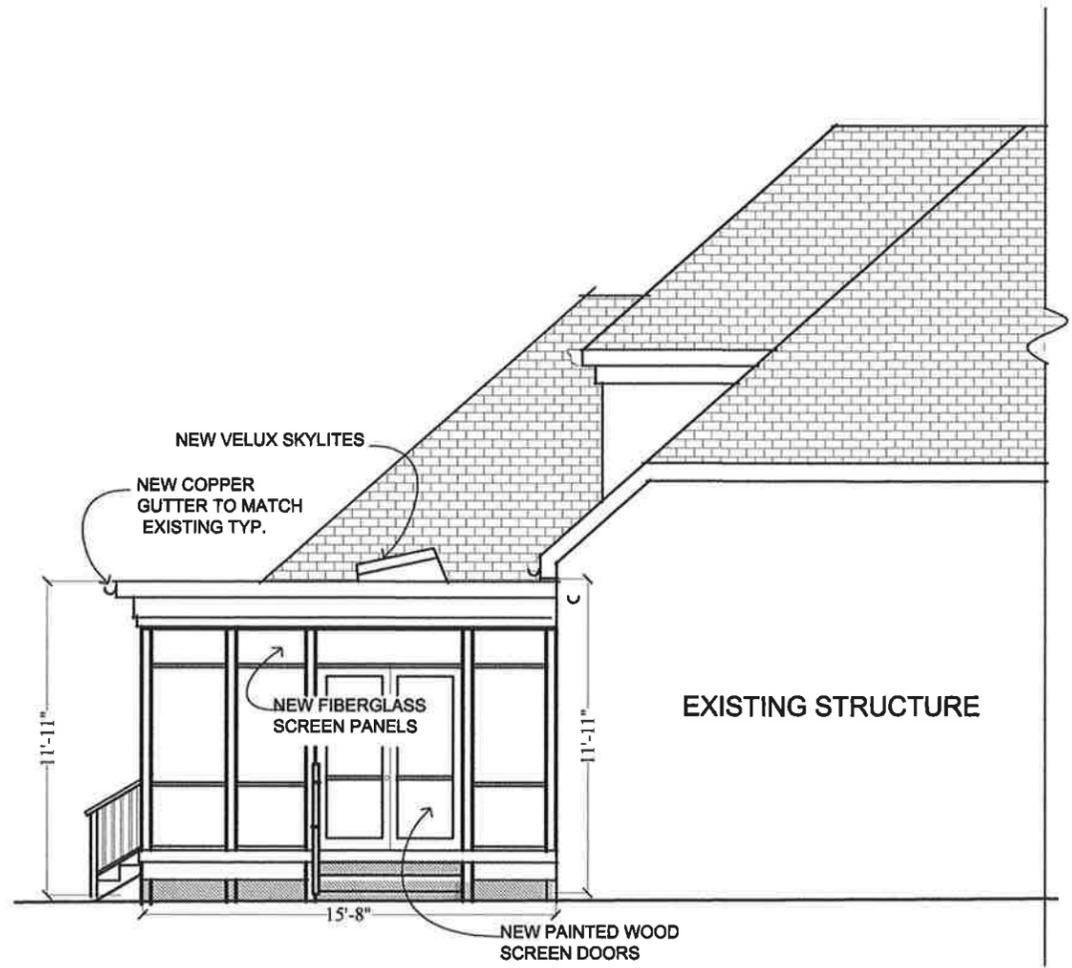
PAGE:  
 1 OF 4

PRELIMINARY	
REVIEW	
BIDDING	
CONSTRUCTION	X
DRAWN BY: Charles D. Browne	

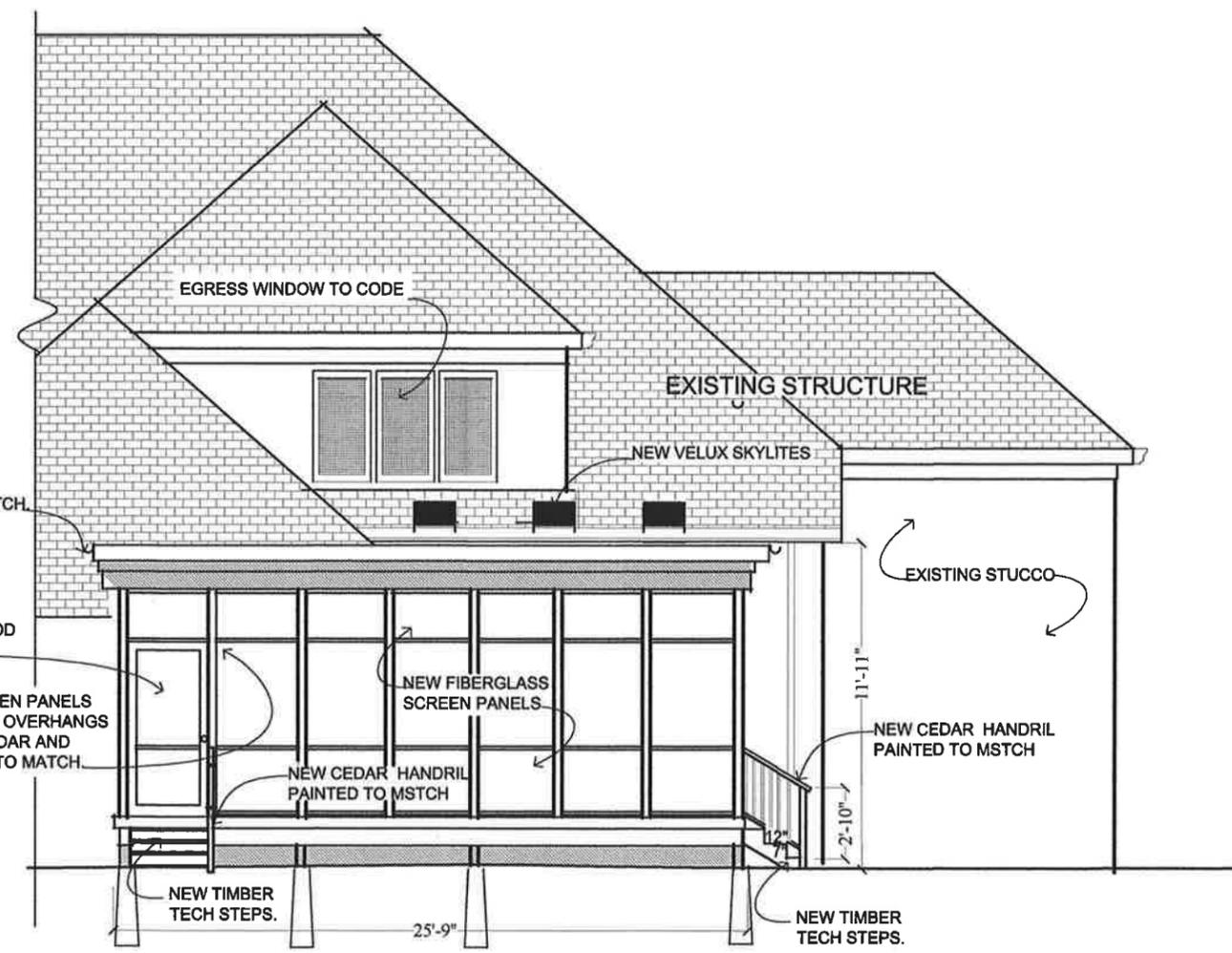
DATE:  
06-06-2015

SCALE:  
AS NOTED  
SHEET TITLE:  
ELEVATIONS

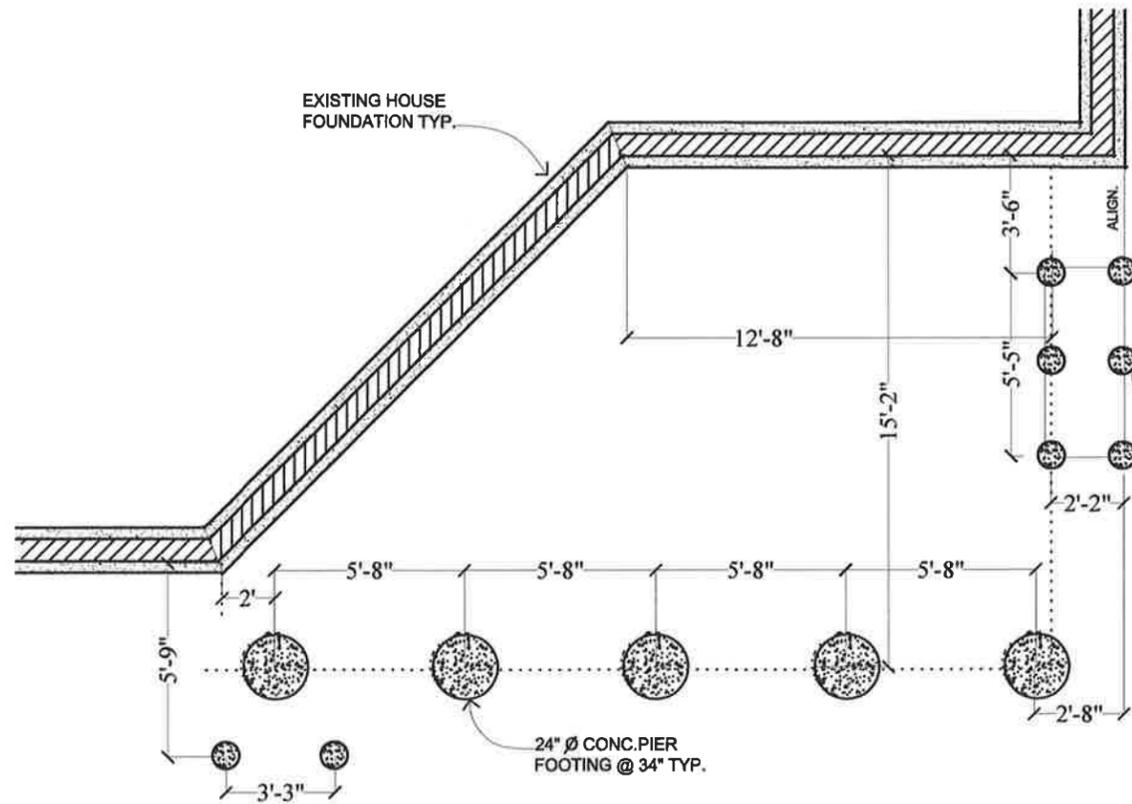
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2 OF 4



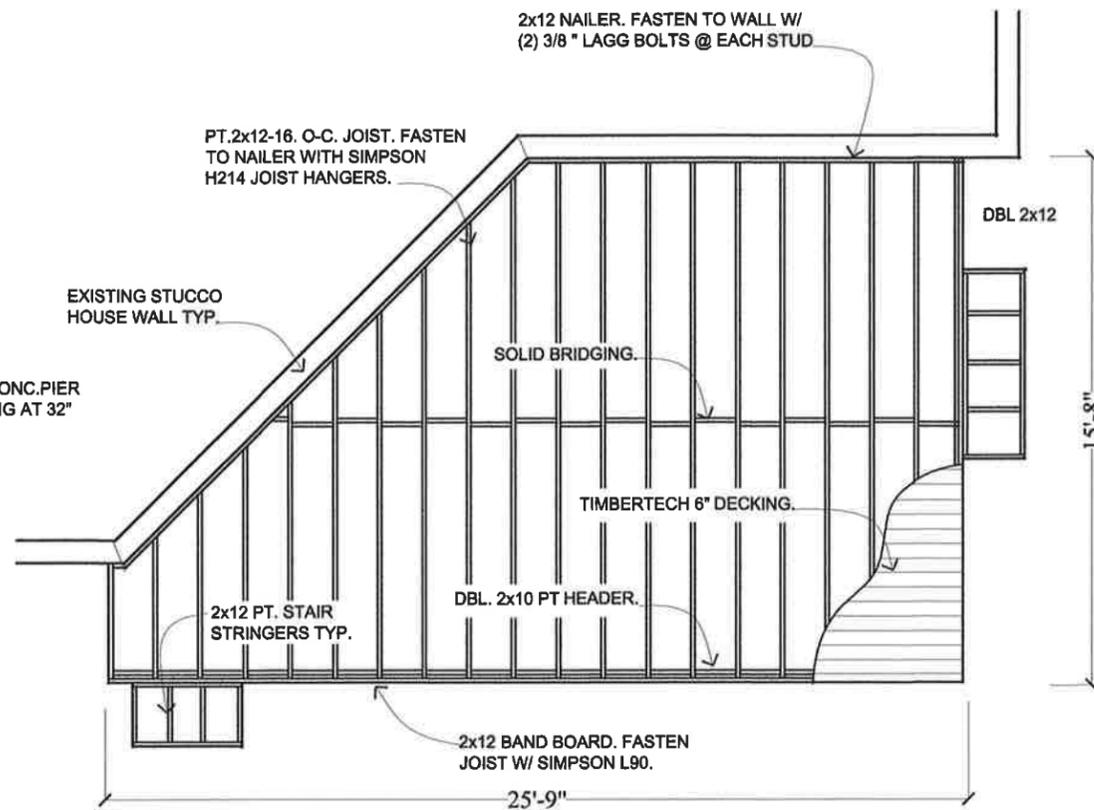
**EAST ELEVATION**



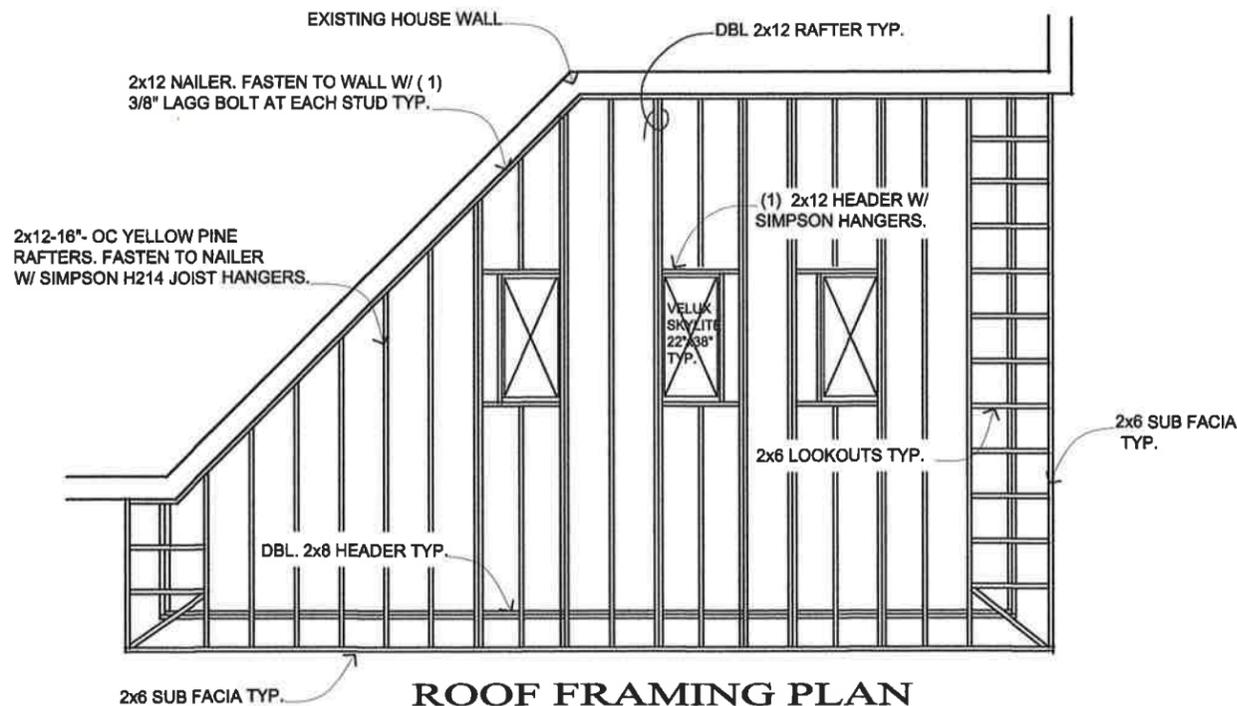
**SOUTH ELEVATION**



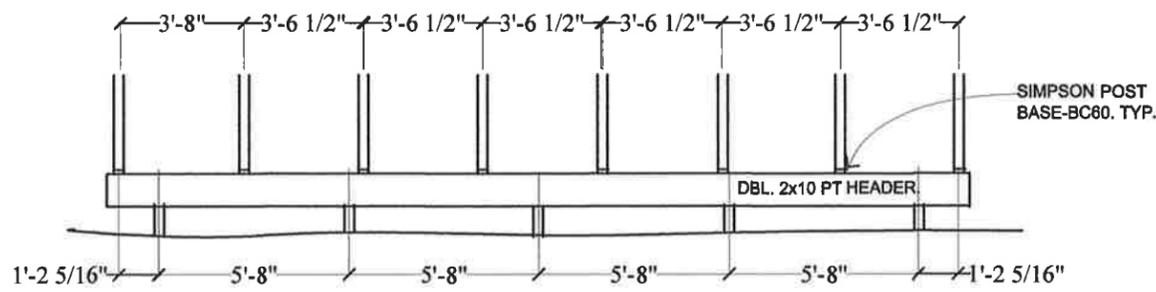
FOUNDATION PLAN



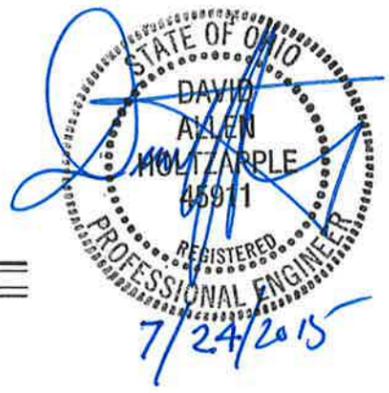
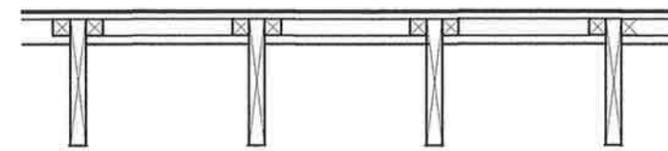
DECK FRAMING PLAN



ROOF FRAMING PLAN



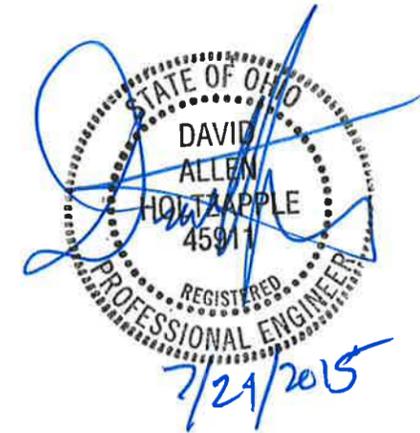
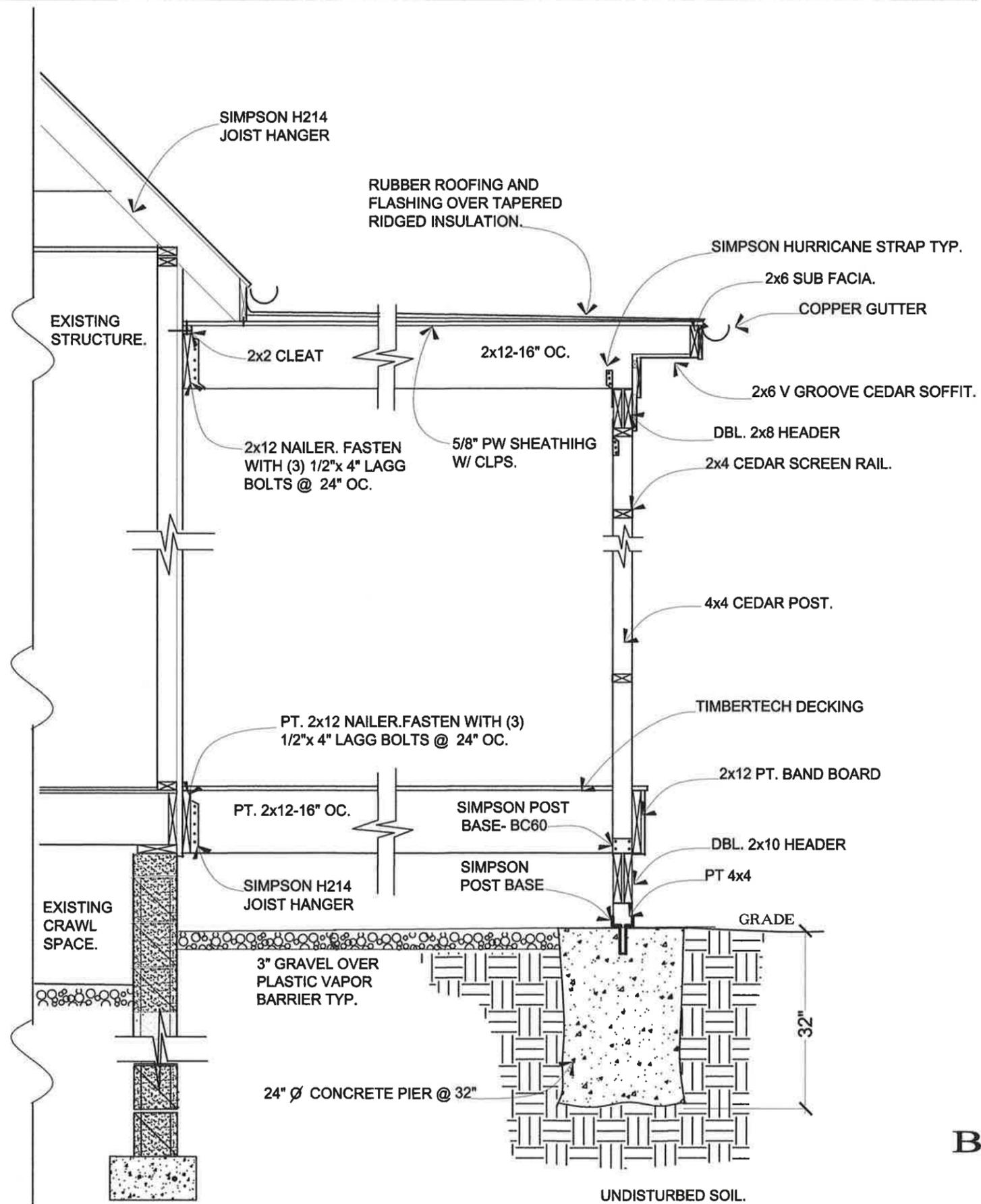
DECK HEADER & POST PARTIAL ELEVATION



**OVERBROOK DESIGN GROUP**  
 CHARLES D. BROWNE  
 814-207-3119  
 1248 SPRING BROOK CT., WESTERVILLE, OH, 43081

**Paul & Sandy Garrett**  
 7 Lyons Gate Columbus OH

PRELIMINARY	REVIEW	BIDDING	CONSTRUCTION	DRAWN BY: Charles D. Browne
DATE: 06-26-2015				
SCALE: AS NOTED				
SHEET TITLE: FOUNDATION & FRAMING PLANS				
PAGE: 3 OF 4				



**BUILDING SECTION**

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PAGE: 4 OF 4				