

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, October 8, 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.: 15-043
Applicant: Pete Foster
Owner: Mrs. Kelley Lewis
Location: 684 S. Cassingham
Request: The applicant is seeking architectural review and approval to allow 1 story additions to the rear (east side) of the existing residence.

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 09-24-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015043

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For: N/A

Principal Structure Garage Fence Other

3. Variance To: N/A

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

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

5. LOCATION 684 SOUTH CASSINGHAM Zoning District R.6

6. OWNER MRS. KELLEY LEWIS Phone # _____ or Cell # 614.600.2043

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

7. Applicant PETE FOSTER E-mail petefastball@aol.com Phone # _____ or Cell # 614.778.4701
RESIDENTIAL DESIGN, LLC
Address 685 MONTROSE AVE /City, State, Zip BEXLEY, OHIO 43209

8. Brief Description of Request and/or Variance NEW (1) STORY ADDITION TO THE EAST ELEVATION OF THE EXISTING (1) STORY RESIDENCE.

9. Valuation of Project \$ 45,000.00

• 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 9.4.2015

Fee: based on valuation \$ 107.50
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 107.50

****Be advised, if the Board 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.**

• LOT INFORMATION

Address 684 SOUTH CASSINGHAM Zoning District R.6

Lot Width 40 ft Depth 135 ft Total Area 5400 sq ft

Existing Residence (foot print) 1180 sq ft Garage 360 sq ft

Existing Building Height one-story two-story

Proposed Addition (foot print) 230.6 sq ft one-story two-story

N/A Proposed Garage _____ sq.ft. one-story two-story

Permitted Lot Coverage 35 % = 1890 sq ft

Lot to be covered 27 % = 1446.6 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 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 PETE FOSTER - PETE FOSTER RESIDENTIAL DESIGN, LLC

Contractor/Builder UNDECIDED

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED NEW ONE STORY ADDITION TO THE EAST OF THE EXISTING ONE STORY RESIDENCE

• 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: CERTAINTEED

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: MARVIN
4. New Window Style, Material & Color: ALUMINUM CLAD TO 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 ALUMINUM CLAD / Style FULL GLASS Color MATCH EXISTING

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
()	()	Brick
()	()	Mortar
()	()	Stucco
()	()	Wood Shingle
<input checked="" type="checkbox"/>	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	<input checked="" type="checkbox"/>	Other: <u>JAMES HARDI SIDING - 8" EXPOSURE</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: MATCH EXISTING

4. Proposed NEW Window Trim: MATCH EXISTING

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 N/A

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: _____

legal1

address2

693 MONTROSE AVE
668 S CASSINGHAM RD
673 MONTROSE AVE
710 S CASSINGHAM RD
699 MONTROSE AVE
678 S CASSINGHAM RD
679 MONTROSE AVE
655 S CASSINGHAM RD
661 CASSINGHAM RD
658 S CASSINGHAM RD
694 S CASSINGHAM RD
697 S CASSINGHAM RD
691 S CASSINGHAM RD
681 S CASSINGHAM RD
687 S CASSINGHAM RD
665 S CASSINGHAM RD
705 MONTROSE AV
684 S CASSINGHAM RD
688 S CASSINGHAM RD
675 S CASSINGHAM RD
671 S CASSINGHAM RD
709 S CASSINGHAM RD
717 MONTROSE AVE
685 MONTROSE AVE
663 MONTROSE AV
689 MONTROSE AVE
672 S CASSINGHAM
669 MONTROSE AVE
662 S CASSINGHAM RD
698 S CASSINGHAM

684 S. Cassingham