

**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 11, 2016, 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.: 16-067
- Applicant: Erik Maxwell/ Nicholson Builders
- Owner: Chris & Mary Gardner
- Location: 197 S. Cassingham Road
- Request: The applicant is seeking architectural review and approval to allow a 25sq' addition to the north side of the principal structure.

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 07-28-16



**PALL**

**BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW  
2015 APPLICATION**

Case Number: # 16-067V

Address: 197 South Cassingham Rd. Zoning District: R6

X **Architectural Review for:**

- Addition       Alteration       New Structure (\_\_\_\_\_)
- Demolition of a Principal Structure       Demolition of Garage

**Variance For:**

- Principal Structure     Garage     Fence     Other: \_\_\_\_\_

**Variance To:**

- Front Yard Setback     Side Yard Setback     Rear Yard Setback     lot coverage

**Conditional Use For:**  Home Occupation     sq.' /  height of structure  
Other: \_\_\_\_\_

\*Is variance less than five feet from property line?  yes  no    Yes requires Chief Building Official review.

Owner of property: Chris and Mary Gardner Phone # 614-231-9383 or Cell # \_\_\_\_\_

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

Applicant Name: Erik Maxwell/Nicholson Builders E-mail erik@nicholsonbuilders.com Phone # 614-846-7388  
Cell# \_\_\_\_\_

Address 6525 Busch Blvd City: Columbus, State: Ohio Zip 43229.

Brief Description of Request and/or Variance small 25 sf 1 story addition to kitchen. to tie in and resemble existing single story.

Valuation of Project \$ 92,150.71

- **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.  
\$50.00 – Re-submittal fee
- **VARIANCE REQUEST Additional FEES:**  
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• **SIGNATURE** [Signature] /DATE 7/14/16.

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

**\*\*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 197 S. Cassingham Rd. Zoning District R6.

Lot Width \_\_\_\_\_ ft Depth \_\_\_\_\_ ft Total Area \_\_\_\_\_ sq ft

Existing Residence (foot print) \_\_\_\_\_ sq ft Garage \_\_\_\_\_ sq ft

Existing Building Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

**Proposed Addition** (foot print) 25 sq ft \_\_\_\_\_ Height X 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 provide 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 Nicholson Builders / Erih Maxwell.

Contractor/Builder Nicholson Builders.

Preliminary Review by Staff \_\_\_\_\_ Review by Board \_\_\_\_\_

• **DESCRIPTION OF CHANGES PROPOSED** \_\_\_\_\_

• **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: to match existing Architectural Shingles

3. New Roofing Type, Style & Color: " " " "

• **WINDOWS** - *no changes or additions to 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: \_\_\_\_\_
- New Window Style, Material & Color: \_\_\_\_\_

• **DOORS** - *no changes or additions to existing 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 _____
( )	( )	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: *to match existing.* \_\_\_\_\_

4. Proposed NEW Window Trim: \_\_\_\_\_

5. Trim: Color(s): \_\_\_\_\_

**\*\* Do the proposed changes affect the overhangs? \_\_\_\_\_**

• **DECKS** - no changes or additions.

**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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**Results**

Click rows to view property details

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<input type="checkbox"/>	Alt ID	Site Address	Owner 1	Owner 2
<input type="checkbox"/>	... 020-000916-00	2625 POWELL AV	CARLETON JAY	CARLETON CHRISTINA
<input type="checkbox"/>	... 020-000929-00	190 S CASSINGHAM RD	O RIORDAN SEAN M	O RIORDAN CRISTIN H
<input type="checkbox"/>	... 020-000917-00	196 S CASSINGHAM RD	MERRILL MEGAN M	
<input type="checkbox"/>	... 020-003688-00	204 S CASSINGHAM RD	CABILING DAVID	ALDEN EMILY
<input type="checkbox"/>	... 020-003026-00	210 S CASSINGHAM RD	FARRELL NICOLE L	
<input type="checkbox"/>	... 020-004165-00	216 S CASSINGHAM RD	SHANK BARRY L	SPEER SHARI R
<input type="checkbox"/>	... 020-002643-00	222 S CASSINGHAM RD	VERDUN VINCENE	
<input type="checkbox"/>	... 020-002644-00	226 S CASSINGHAM RD	IRVIN MARLENE A TR	
<input type="checkbox"/>	... 020-002857-00	223 S CASSINGHAM RD	EVELAND WILLIAM P JR	NATHANSON AMY I
<input type="checkbox"/>	... 020-001852-00	217 S CASSINGHAM RD	RAUCK CHARLES R	
<input type="checkbox"/>	... 020-000238-00	211 S CASSINGHAM RD	FREEMAN CHRISTINA ANNE	ROWLAND
<input type="checkbox"/>	... 020-003050-00	205 S CASSINGHAM RD	BERLAN MICHAEL D	BERLAN ELISE D
<input type="checkbox"/>	... 020-000930-00	197 S CASSINGHAM RD	GARDNER CHRISTOPHER M	GARDNER MARY M
<input type="checkbox"/>	... 020-001937-00	187 S CASSINGHAM RD	MARTIN RICHARD C	MARTIN KIMARIE C
<input type="checkbox"/>	... 020-001245-00	2595 POWELL AV	TURIEL KATHE L	
<input type="checkbox"/>	... 020-000899-00	174 S ARDMORE RD	DRESSEL DANIEL J	DRESSEL KIMBERLY
<input type="checkbox"/>	... 020-000900-00	180 S ARDMORE RD	KABBES MARK DAVID TR	KABBES DOLORES ANN TR
<input type="checkbox"/>	... 020-001913-00	184 S ARDMORE RD	STINZIANO MICHAEL P TR	STINZIANO LISA TR, STINZ...
<input type="checkbox"/>	... 020-001914-00	190 S ARDMORE RD	KNOTT PATRICK TR	
<input type="checkbox"/>	... 020-003001-00	196 S ARDMORE RD	MEEKER JASON D	LYDY-MEEKER MARGARET
<input type="checkbox"/>	... 020-004217-00	204 S ARDMORE RD	HOWARD TED R TR	EAGLESON FREEMAN T III
<input type="checkbox"/>	... 020-004376-00	210 S ARDMORE RD	SECKEL GREGORY J	
<input type="checkbox"/>	... 020-002798-00	216 S ARDMORE RD	KAY WC TR	KAY JULIA H TR
<input type="checkbox"/>	... 020-000898-00	160 S ARDMORE RD	OBRIEN SARAH H	EAPEN MATHEW
<input type="checkbox"/>	... 020-000843-00	171 S CASSINGHAM RD	SCHER KIMBERLY M	

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### Current Parcel List

#### Results

Click rows to view property details

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<input type="checkbox"/>	▲ Alt ID	Site Address	Owner 1	Owner 2
<input type="checkbox"/>	... 020-002902-00	168 S CASSINGHAM RD	ROSEN RICKI W	ROSEN SANFORD

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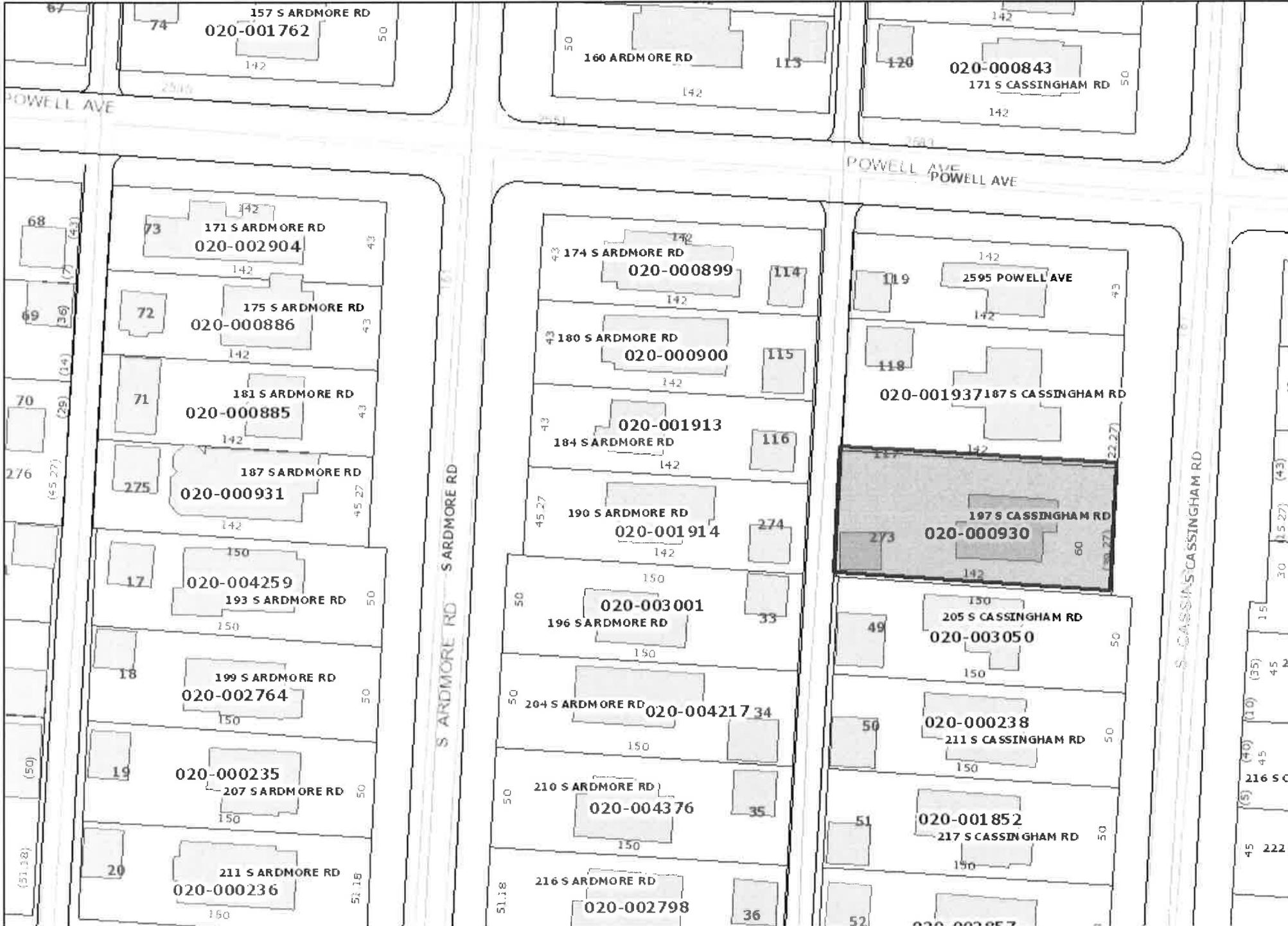
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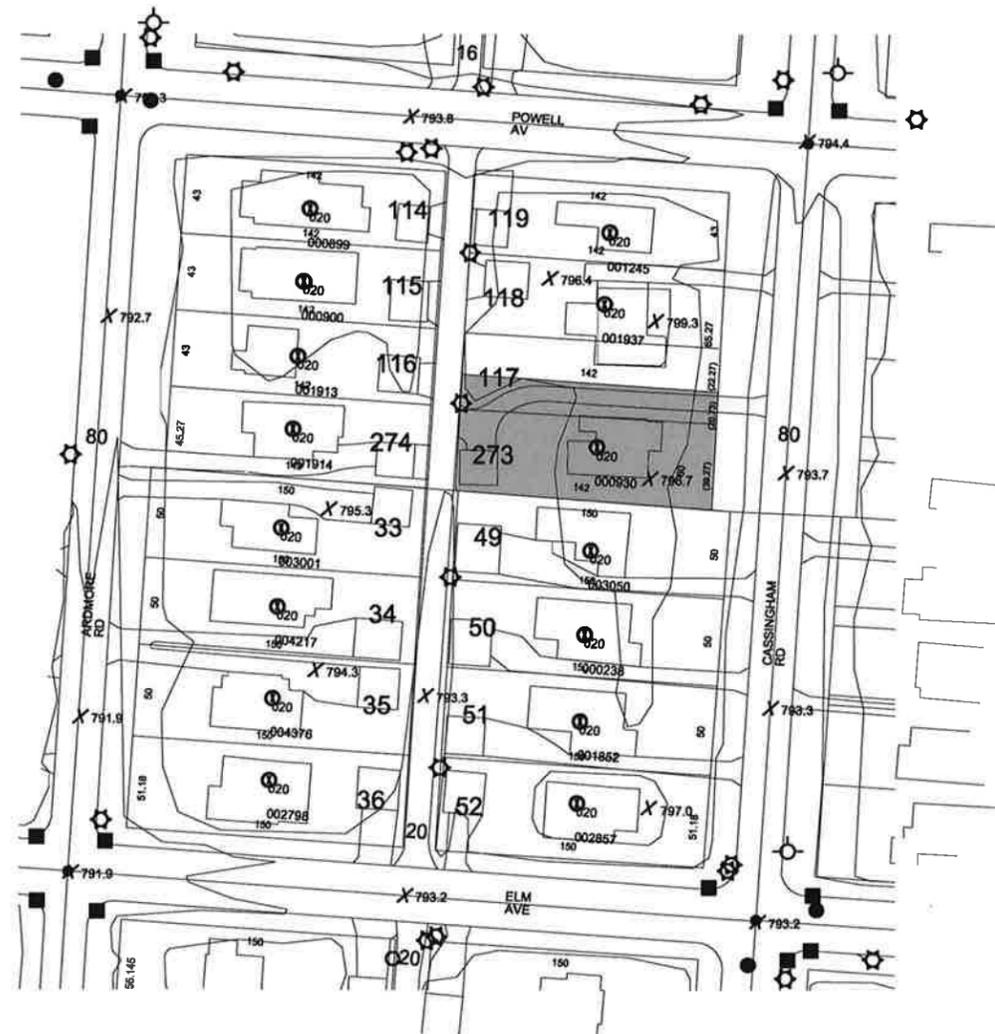






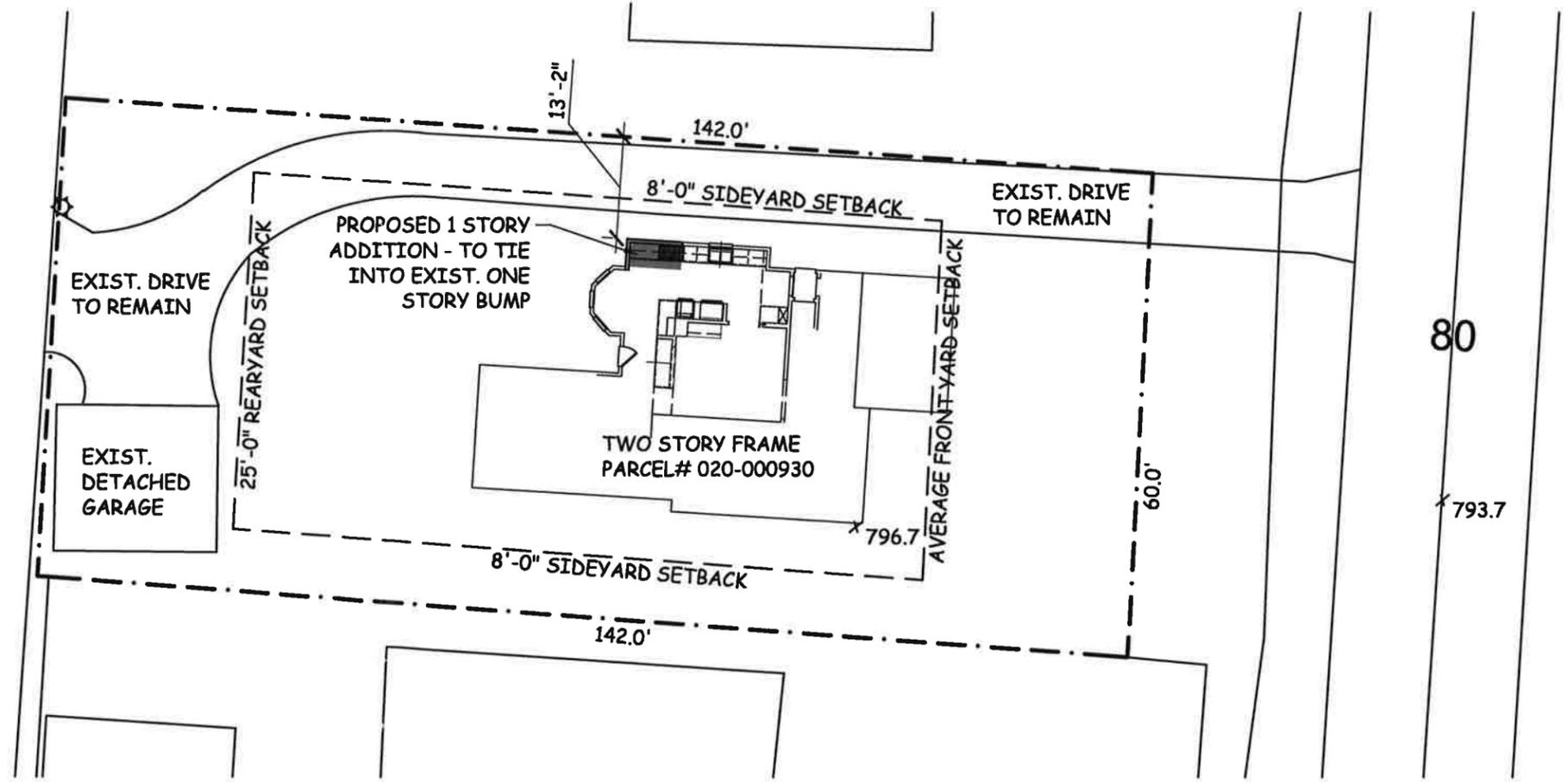






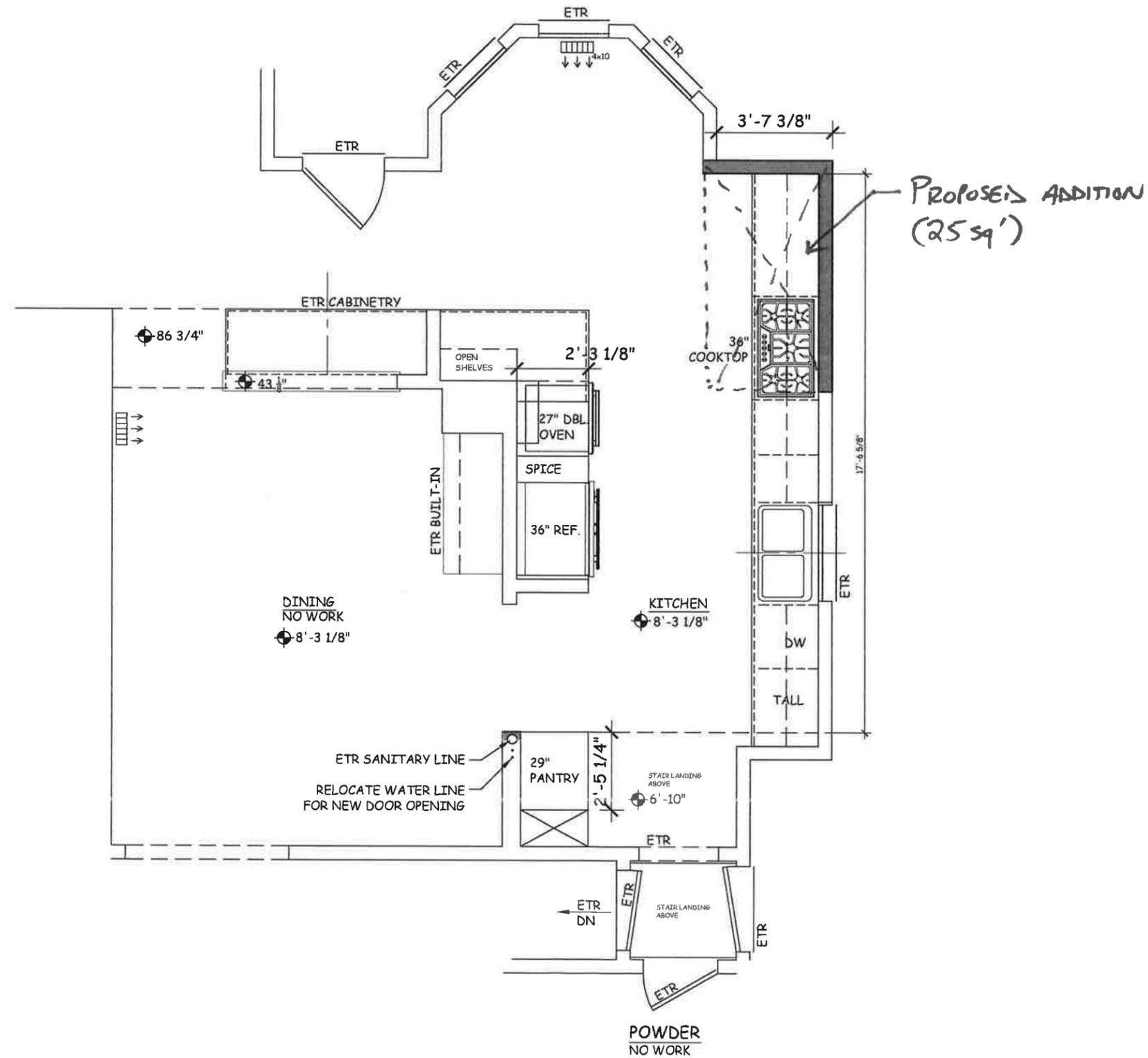
VICINITY MAP  
N.T.S.

ZONED: R-6 HIGH DENSITY	
SITE: .196 ACRES (8,520 SQ.FT.)	
MAX BUILDING COVER (35%):	2,982 SQ.FT.
PROPOSED BUILDING COVER (23%):	1,998 SQ.FT.
OVERALL DEVELOPMENT COVER (60%):	5,112 SQ.FT.
PROPOSED DEVELOPMENT COVER (46%):	3,948 SQ.FT.
EXISTING HOUSE:	3,227 SQ.FT.
PROPOSED ADDITION:	25 SQ.FT.

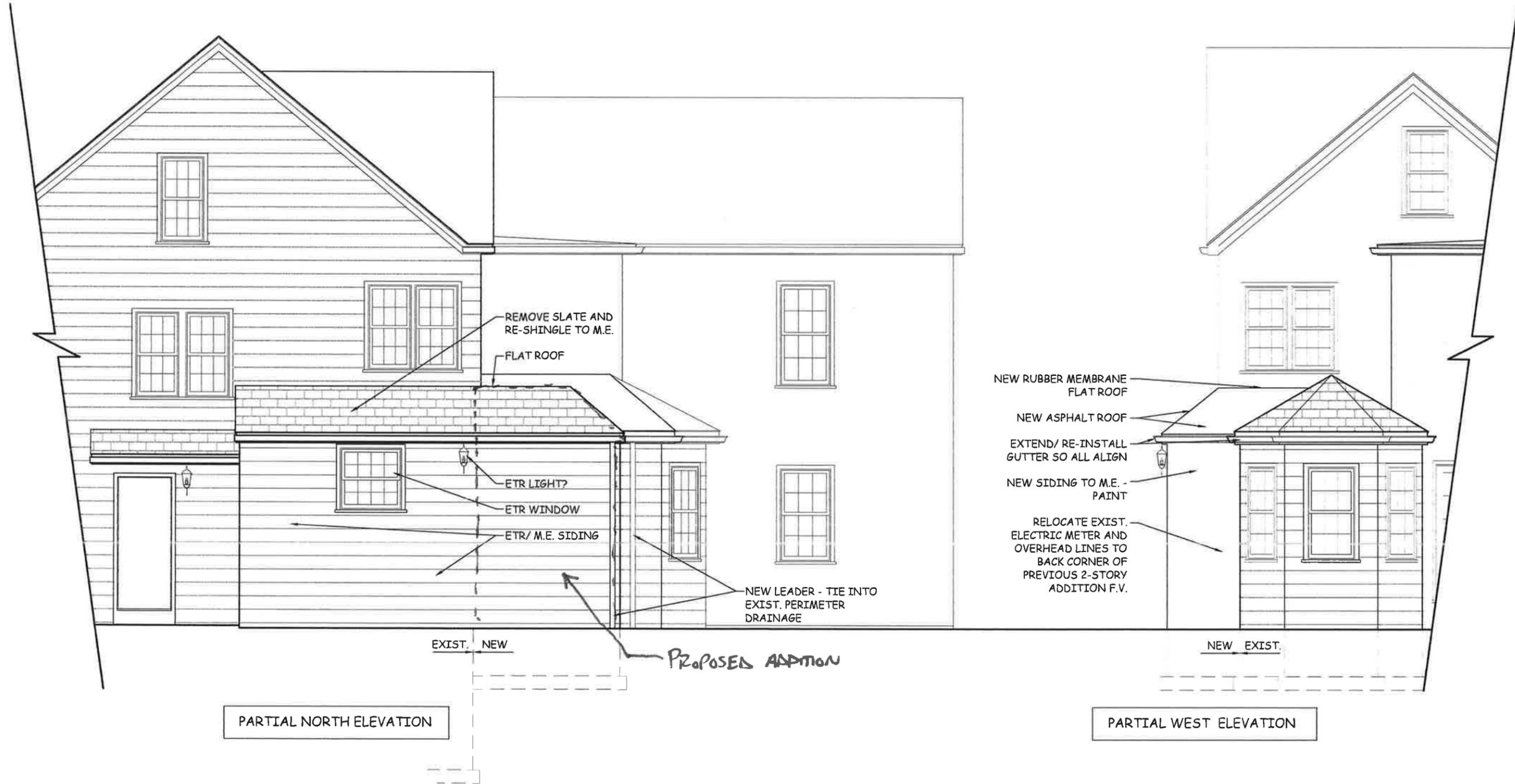


SITE PLAN  
SCALE - 1" = 20'-0"

**GARDNER RESIDENCE**  
197 S. CASSINGHAM RD.  
DATE - 07-21-16

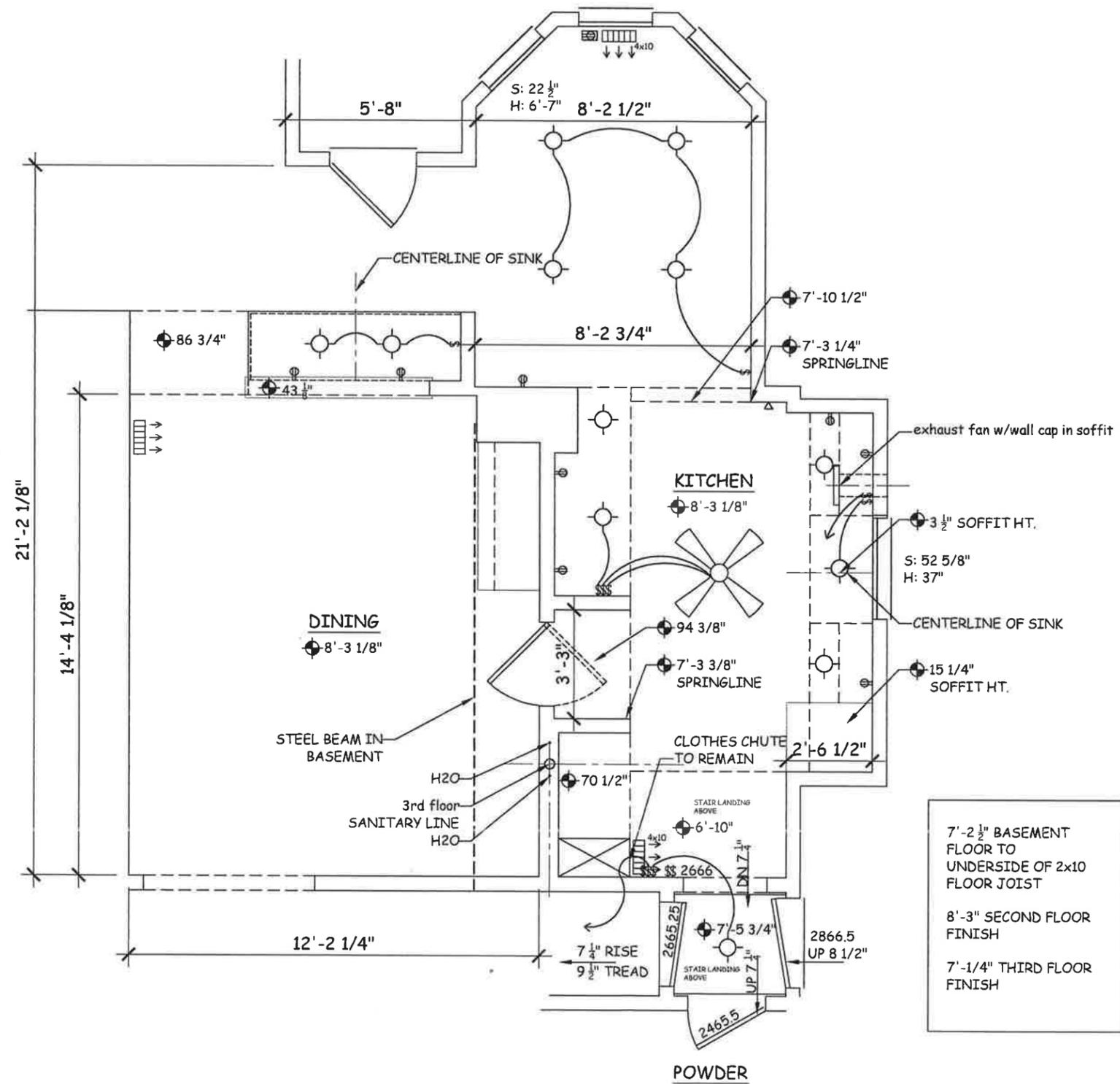


CONCEPTUAL 1ST FLOOR PLAN  
 SCALE - 1/4" = 1'-0"



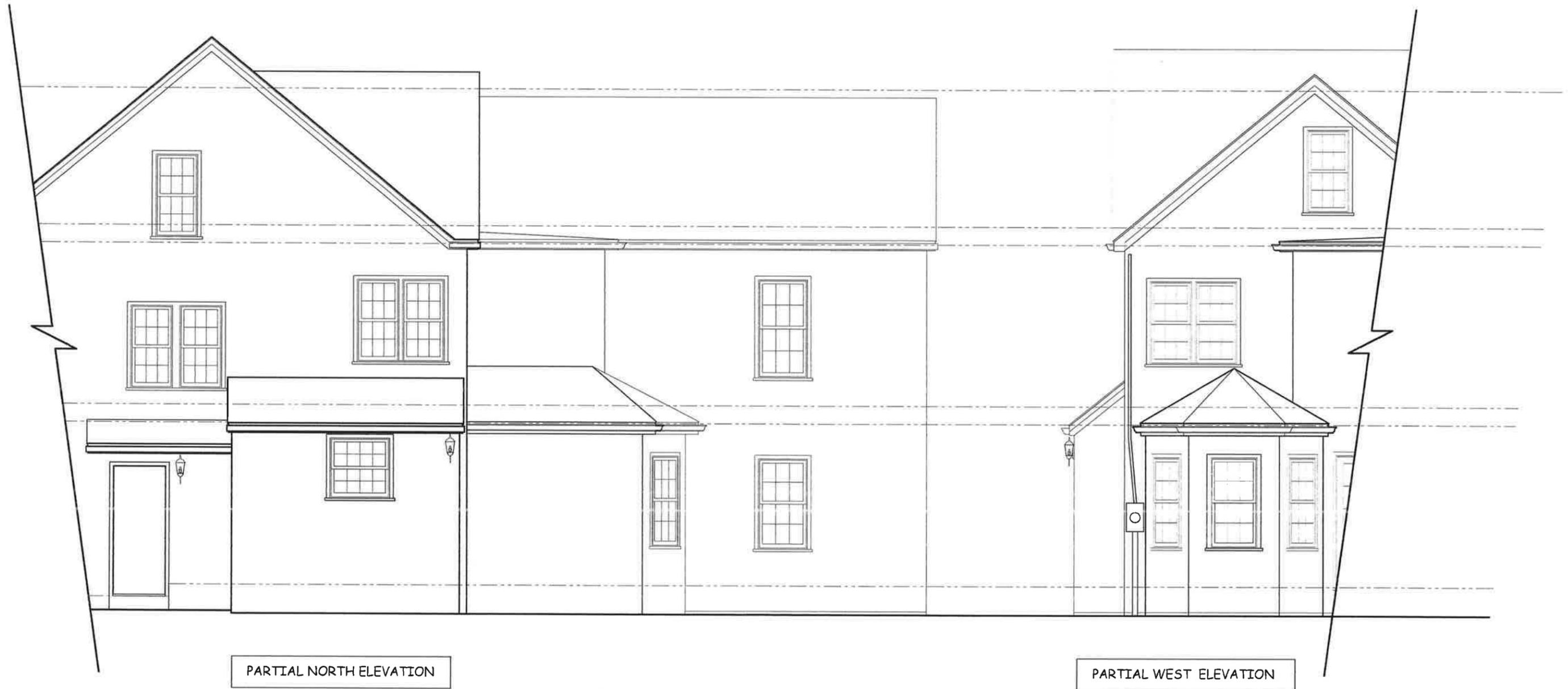
PARTIAL NORTH ELEVATION

PARTIAL WEST ELEVATION



7'-2 1/2" BASEMENT FLOOR TO UNDERSIDE OF 2x10 FLOOR JOIST  
 8'-3" SECOND FLOOR FINISH  
 7'-1/4" THIRD FLOOR FINISH

AS-BUILT PARTIAL 1ST FLOOR PLAN  
 SCALE - 1/4" = 1'-0"



PARTIAL NORTH ELEVATION

PARTIAL WEST ELEVATION