



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-5

Applicant: Brian Jones

Owner: Jeffrey & Jennifer McCloskey

Location: 209 N. Columbia

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which would attach and enclose the detached garage and add a detached garage.

BZAP: The applicant is seeking architectural review and approval to allow an addition to the rear of the principal structure, which would attach and enclose the existing detached garage and add a new detached garage. The applicant is also seeking a 5'4" variance and 2' variance from Bexley Code Section 1252.09 (R-3) Zoning District, which requires a setback of 12' from the side yard property line, to allow the addition to the rear of the principal structure that will attach to the existing detached garage that is 6'8" from the side property, and an addition that is 10'8" from the side yard property line. The existing garage will be converted to living space.

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: 02-27-2020

**Kathy Rose** <krose@bexley.org>

viewpoint log in

Tom Popoff <tom@thejonesstudio.com>

Wed, Apr 22, 2020 at 11:33 AM

To: Kathy Rose <krose@bexley.org>

Cc: Brian Jones <brian@thejonesstudio.com>, "bmarzich@wowway.com" <bmarzich@wowway.com>

Kathy,

Following up on our conversation, the owners of 209 South Columbia have put the project on hold, so we would like to table the application.

As I understand it, it may remained tabled for a year, if we would like to make it active we will need to notify you in advance of the meeting we would like it heard at. I am guessing it would need to be no later than the normal application deadline.

We understand that after a year it will be removed, and the process would need to restart. So we would need to reactivate it for the March 2021 meeting at the latest under the current recommendation for approval to BZAP.

Also I gather if there are changes to the exterior design massing presented to the ARB, it would need to return to the ARB before going on BZAP?

[Quoted text hidden]

*(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development

BZAP-20-5

Status: Active

Submitted: Feb 13, 2020

Applicant



Brian Jones

(614) 358-3729

brian@thejonesstudio.com

Location

209 S COLUMBIA AV
Bexley, OH 43209

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Add 2 story addition to rear of existing home that will attached to an existing garage. This garage is to be converted to living space making it non conforming as it is located in the side yard setback. Also, adding a one story addition off the back of the new space and a detached garage to the south of the site. The project will also include a rear terrace with pergola and pool.

Architecture Review

true

Demolition

--

Rezoning

--

What requires Major Architectural Review

Entire project

What requires Minor Architectural Review

NA

Major Architectural Review

true

A.1: Attorney / Agent Information

Agent Name

Brian Marzich

Agent Email

bmarzich@wowway.com

Agent Address

--

A.2: Fee Worksheet

Estimated Valuation of Project

800000

Major Architectural Review

true

Variance Review Type

--

Minor Architectural Review

Variance Review

Zoning

Single Family

--

Zoning Review Type

encroaching into required setback

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

--

B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

--

Use Classification

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info**Width (ft)**

100

Depth (ft)

250

Total Area (SF)

25000

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1933

Proposed Addition (SF)

1551

Removing (SF)

--

Type of Structure

addition/converting existing garage

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

3484

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)**

1746

Proposed Addition (SF)

--

New Structure Type

garage

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

1677

Total building lot coverage (SF)

5161

Total building lot coverage (% of lot)

21

Is this replacing an existing garage and/or accessory structure?

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

3006

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

282

Proposed Additional Hardscape (SF)

813

Total Hardscape (SF)

4101

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

9262

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House & Garage

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

--

New Roof Style and Color

Match existing

C.1 Architectural Review Worksheet: Windows**Windows**

--

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

White to match existing

C.1 Architectural Review Worksheet: Doors**Doors**

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Patio doors @ addition

Existing Garage Door Type

Wood

Proposed Door Type

Clad wood`

Proposed Door Color

white

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

Cedar

Proposed New Door Trim

composite

Existing Window Trim

Wood

Proposed New Window Trim

Composite

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes**

true

Existing Finishes

Natural Stone

Existing Finishes Manufacturer, Style, Color

stone and cedar chingle

Proposed Finishes

Natural Stone

Proposed Finishes Manufacturer, Style, Color

thin stone, cedar shingle, fiber cement panels

D: Tree & Public Gardens Commission Worksheet**Type of Landscape Project**

--

Landscape Architect/Designer

--

Architect/Designer Phone

--

Architect/Designer E-mail

--

Project Description

--

I have read and understand the above criteria

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

The project is too include attaching an existing garage and converting it to livable space. This existing garage is built in the side yard setback.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Yes, No. The current location of the garage requires driving behind the house to enter and the accompanying driveway separates the house from the rear yard. The proposed plan allows the have a normal relationship to their backyard by removing this connecting driveway.

2. Is the variance substantial? Please describe.

No. The area requiring a variance is an existing condition. All other work conforms to current zoning code.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

no

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

no

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

No. The current location of the garage requires driving behind the house to enter and the accompanying driveway separates the house from the rear yard. The proposed plan allows the have a normal relationship to their backyard by removing this connecting driveway.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

--

F.1 Fence Variance Worksheet

Lot Type

--

Narrative description of how you plan to meet the pertinent outlined variance criteria

--

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

--

3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

--

4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

--

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

--

7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

--

Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

--

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

The fence and/or wall shall have a minimum of 50% transparency.

--

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

--

Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise.

--

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

--

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

--

Provide a narrative time schedule for the replacement project

--

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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Attachments (3)

pdf **Architectural Details**

Feb 13, 2020

pdf **Photographs**

Feb 13, 2020

pdf **Site Plan**

Feb 13, 2020

Timeline



Payment

Status: Paid February 18th 2020, 9:36 am

Brian Jones February 13th 2020, 3:14:56 pm

I will drop off hard copies and pay fee in person



Zoning Officer

Status: In Progress

Assignee: Kathy Rose



Design Planning Consultant

Status: Pending



Architectural Review Board

Status: Pending



Board of Zoning and Planning

Status: Pending



City Council

Status: Pending



Tree Commission

Status: Pending



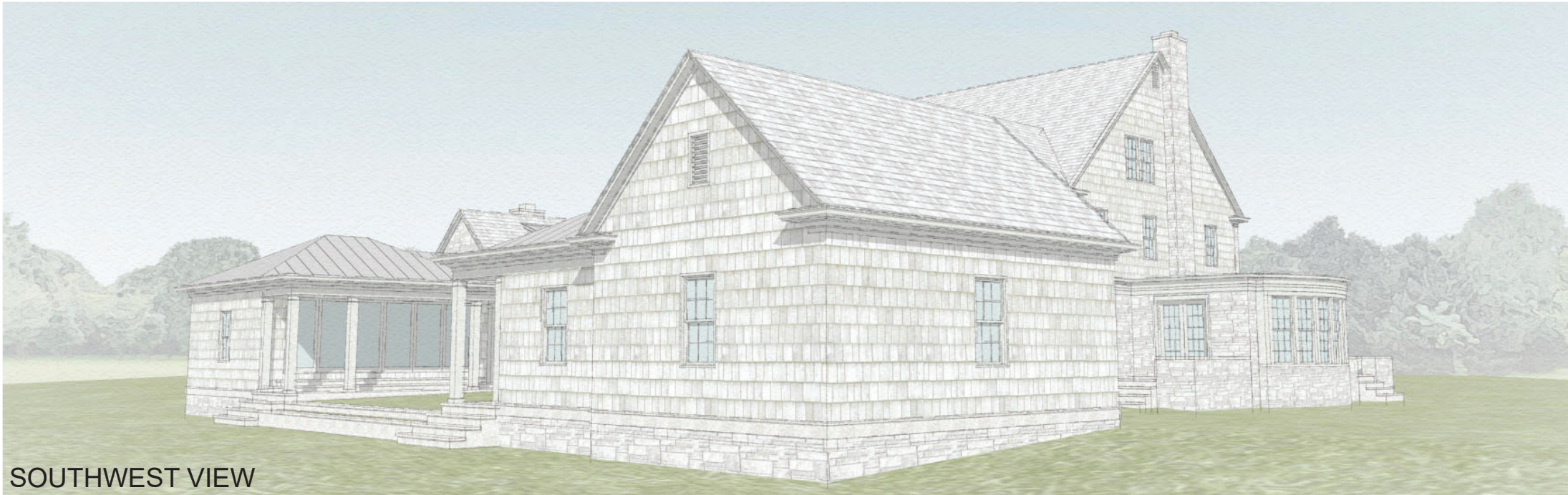
Arborist

Status: Pending

MCCLOSKEY RESIDENCE



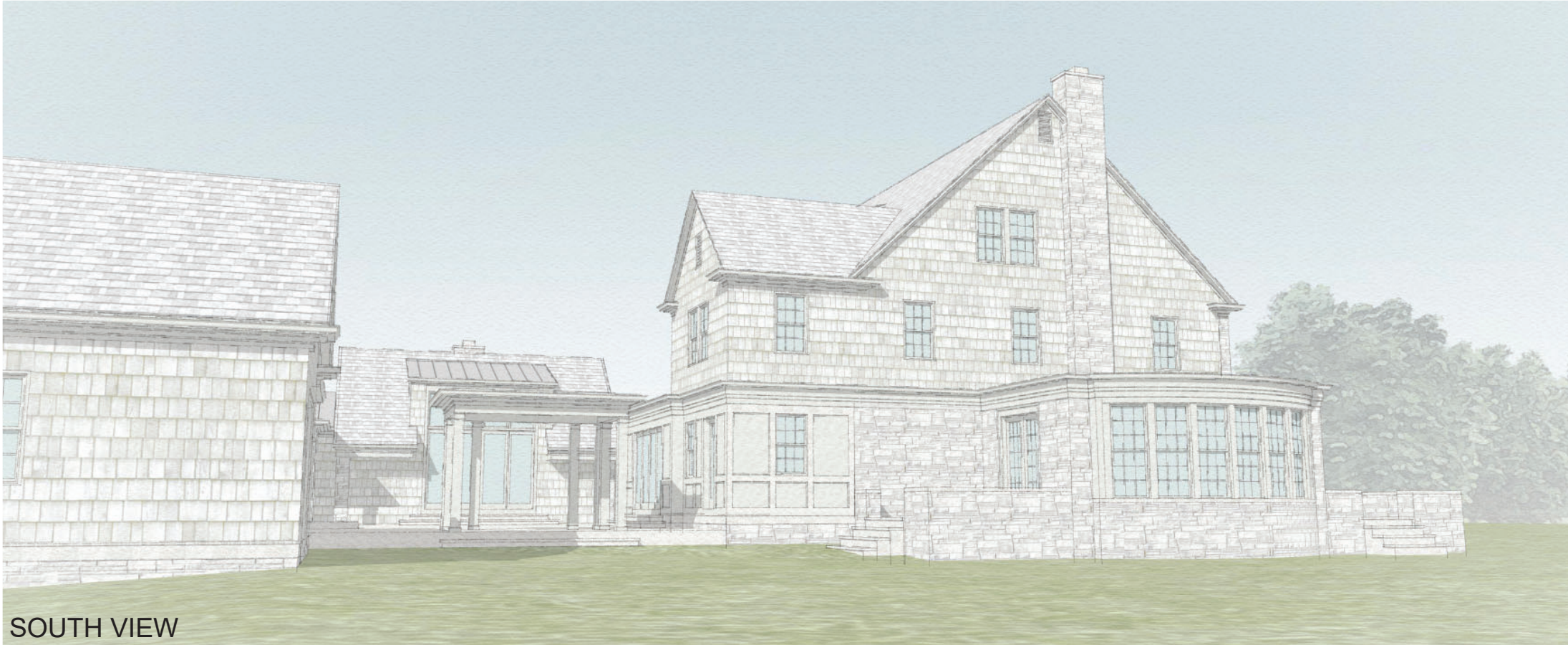
WEST VIEW



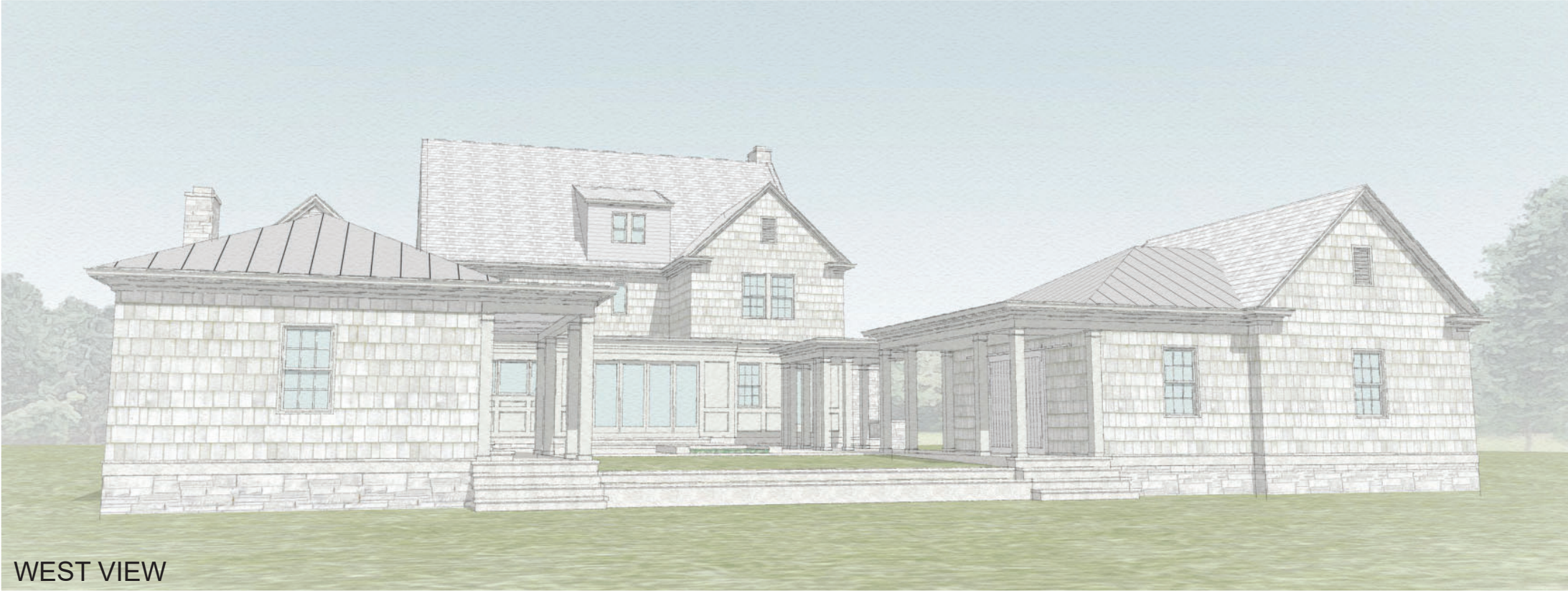
SOUTHWEST VIEW



SOUTH VIEW



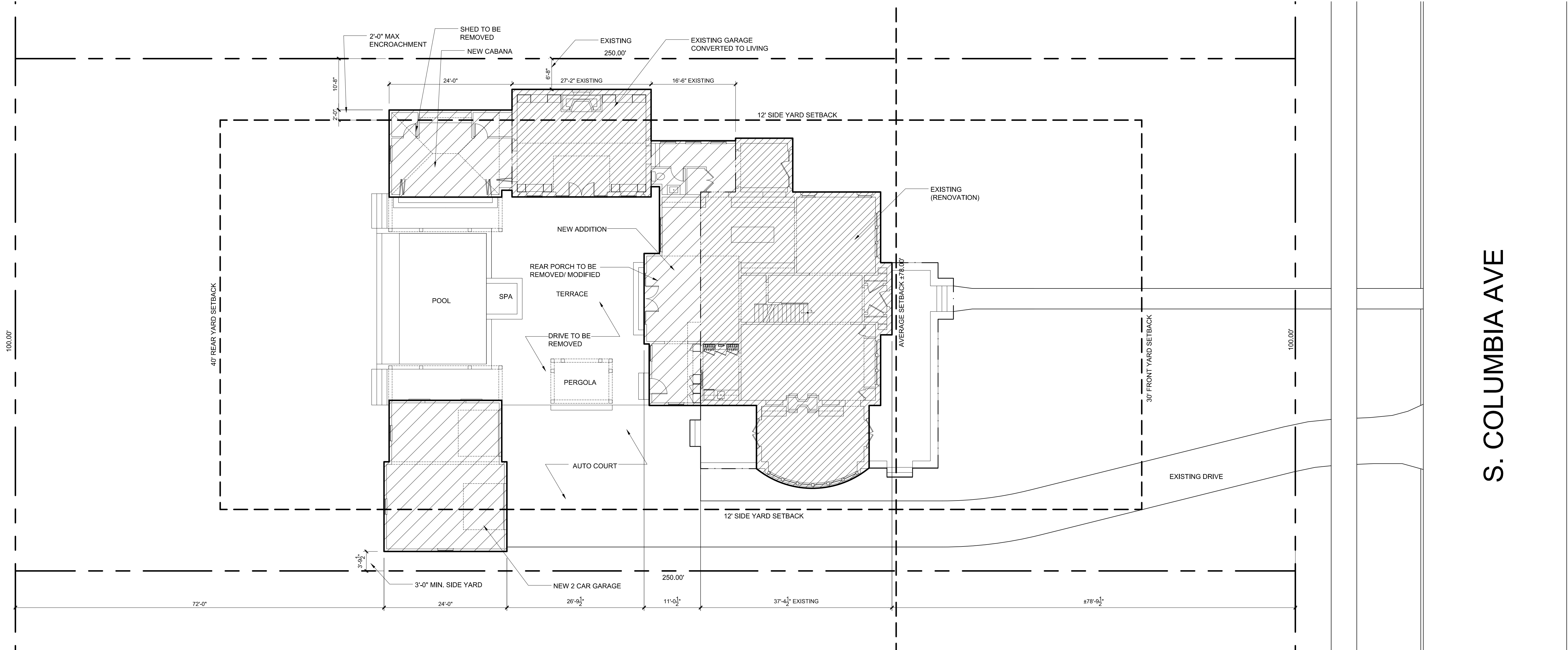
SOUTH VIEW



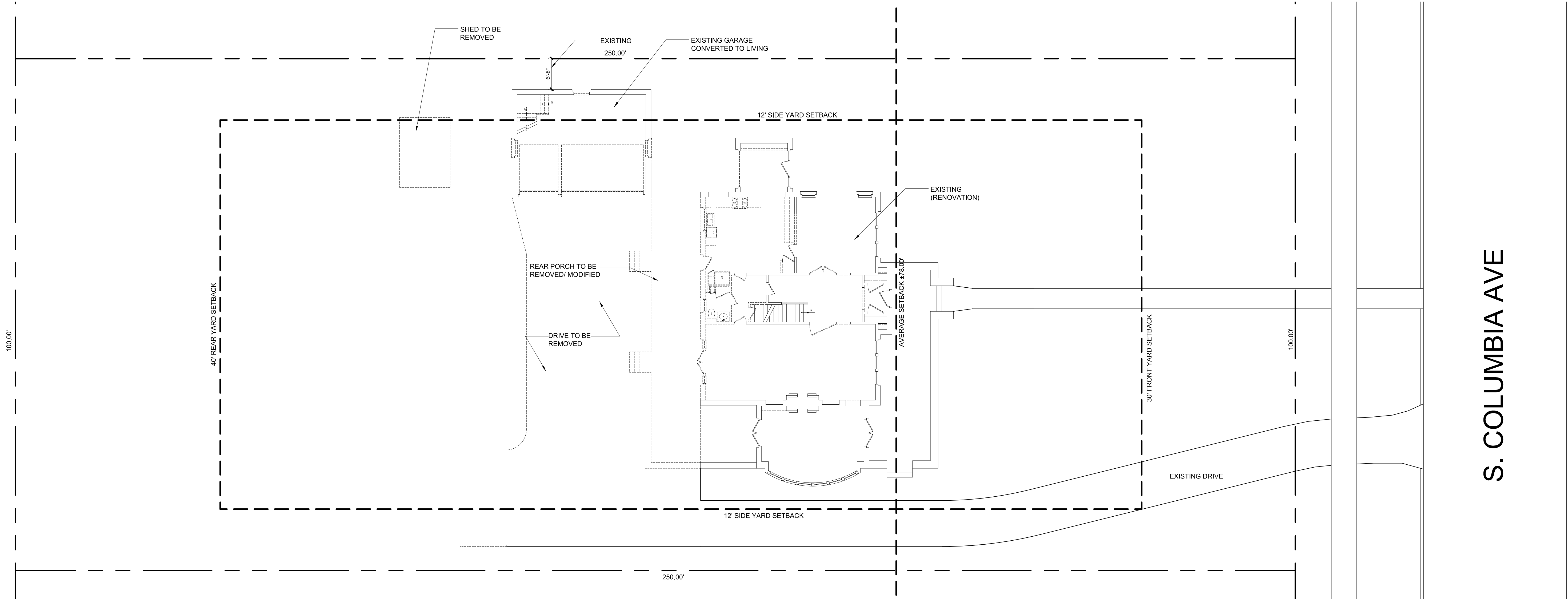
WEST VIEW



NORTHWEST VIEW



PROPOSED ARCHITECTURAL SITE PLAN
Scale : 1" = 10' - 0"



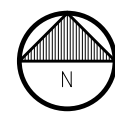
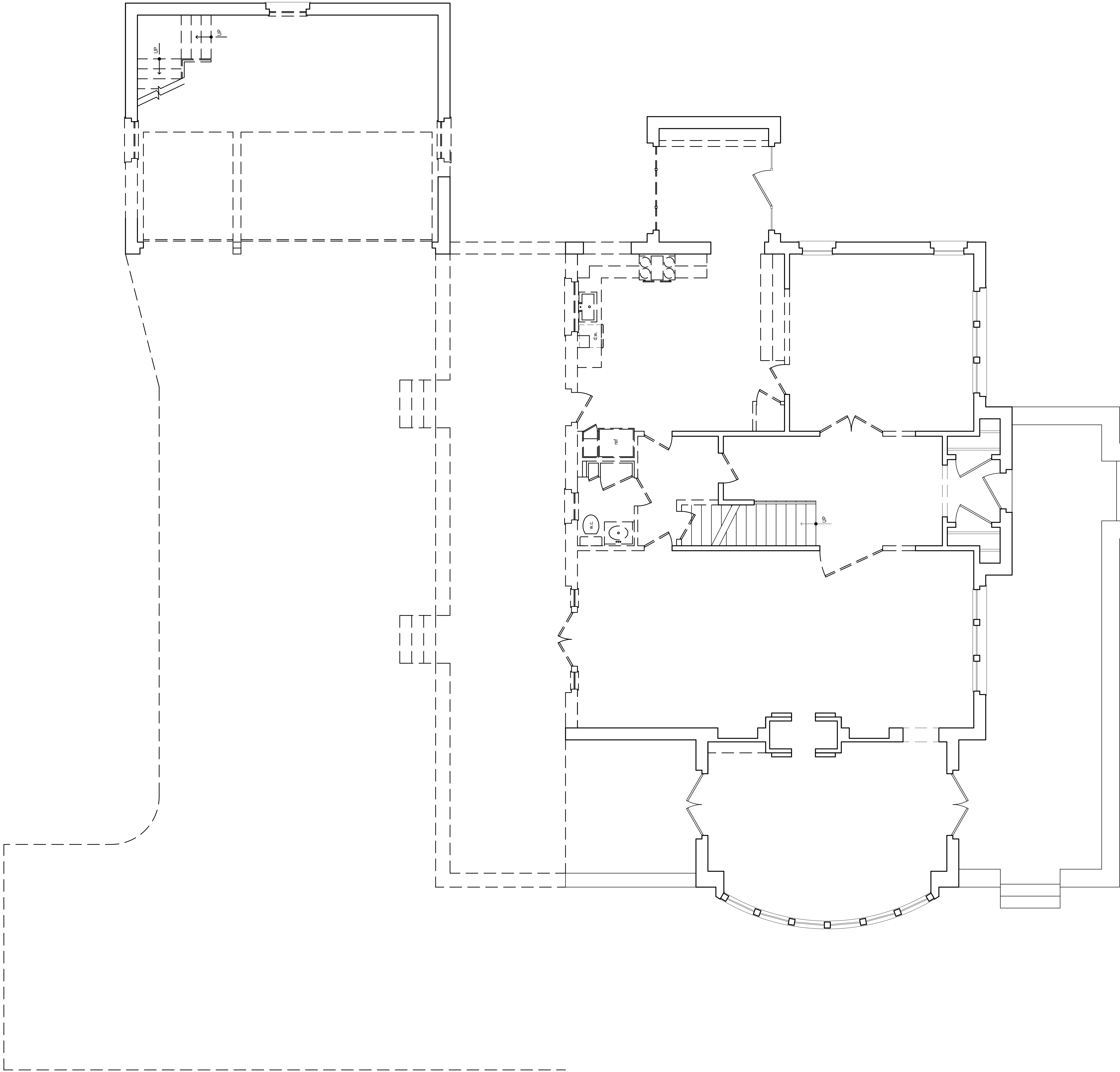
EXISTING CONDITIONS AND DEMOLITION SITE PLAN
Scale : 1" = 10' - 0"



S. COLUMBIA AVE

S. COLUMBIA AVE

REVISIONS	SITE PLANS		MCCLOSKEY RESIDENCE		Boxley, Ohio 43209			
	19059 13 FEBRUARY 2020		209 SOUTH COLUMBIA Ave					
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DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"

REVISIONS

DEMOLITION FIRST FLOOR PLAN

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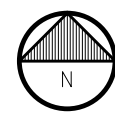
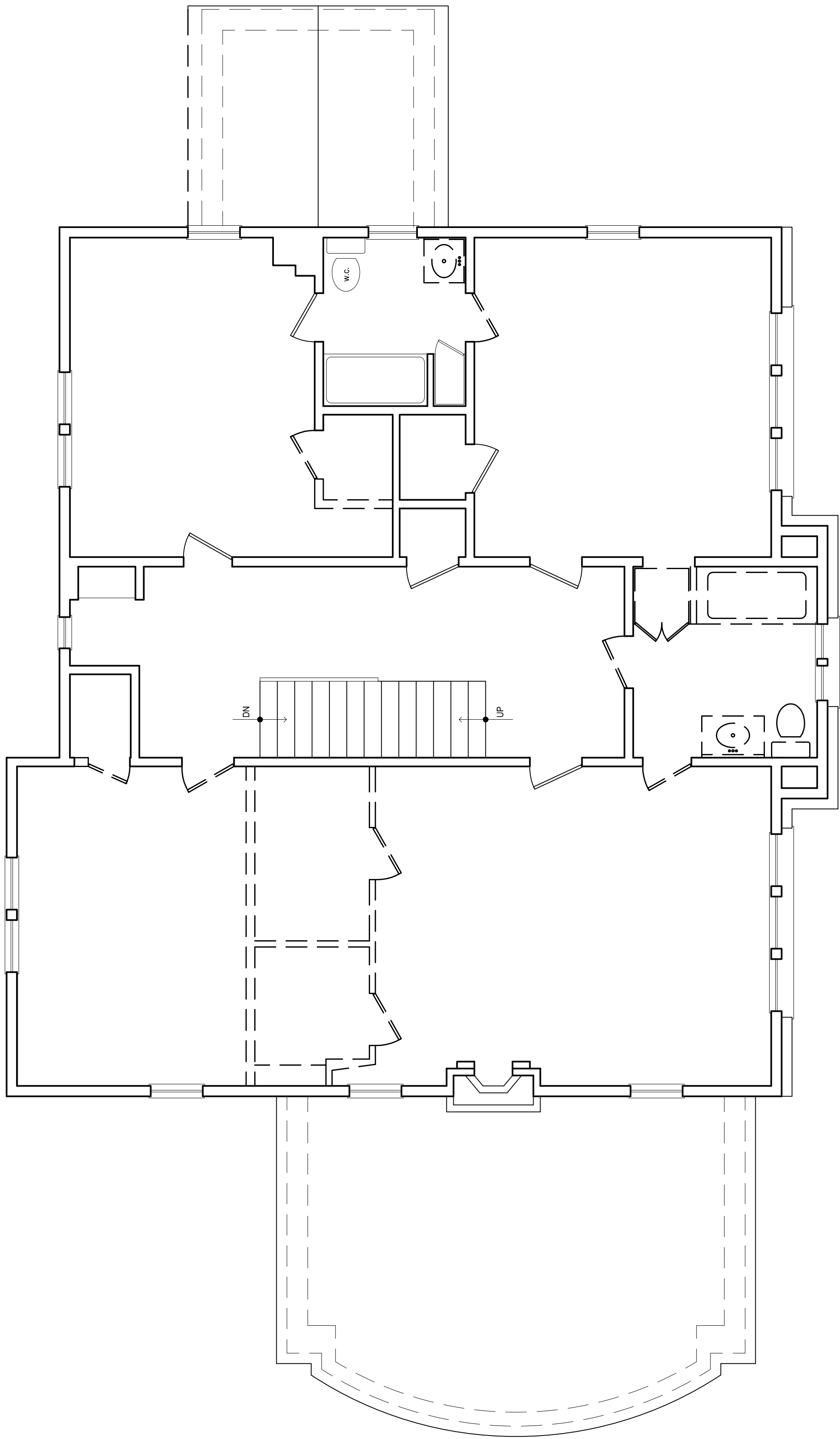
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D1.1



DEMOLITION SECOND FLOOR PLAN
1/4"=1'-0"

REVISIONS

D2.1

DEMOLITION SECOND FLOOR PLAN

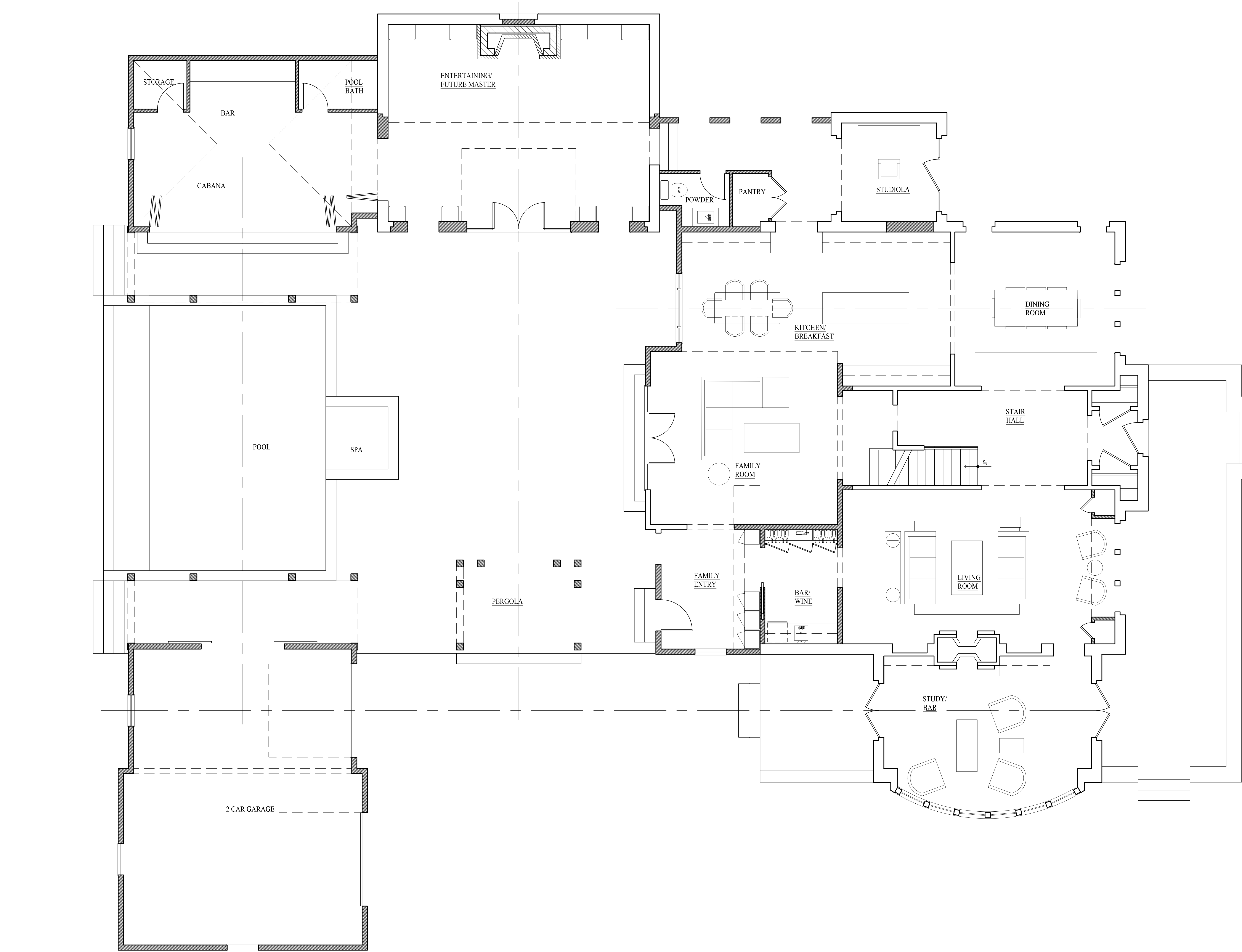
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PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

REVISIONS

PROPOSED FIRST FLOOR PLAN

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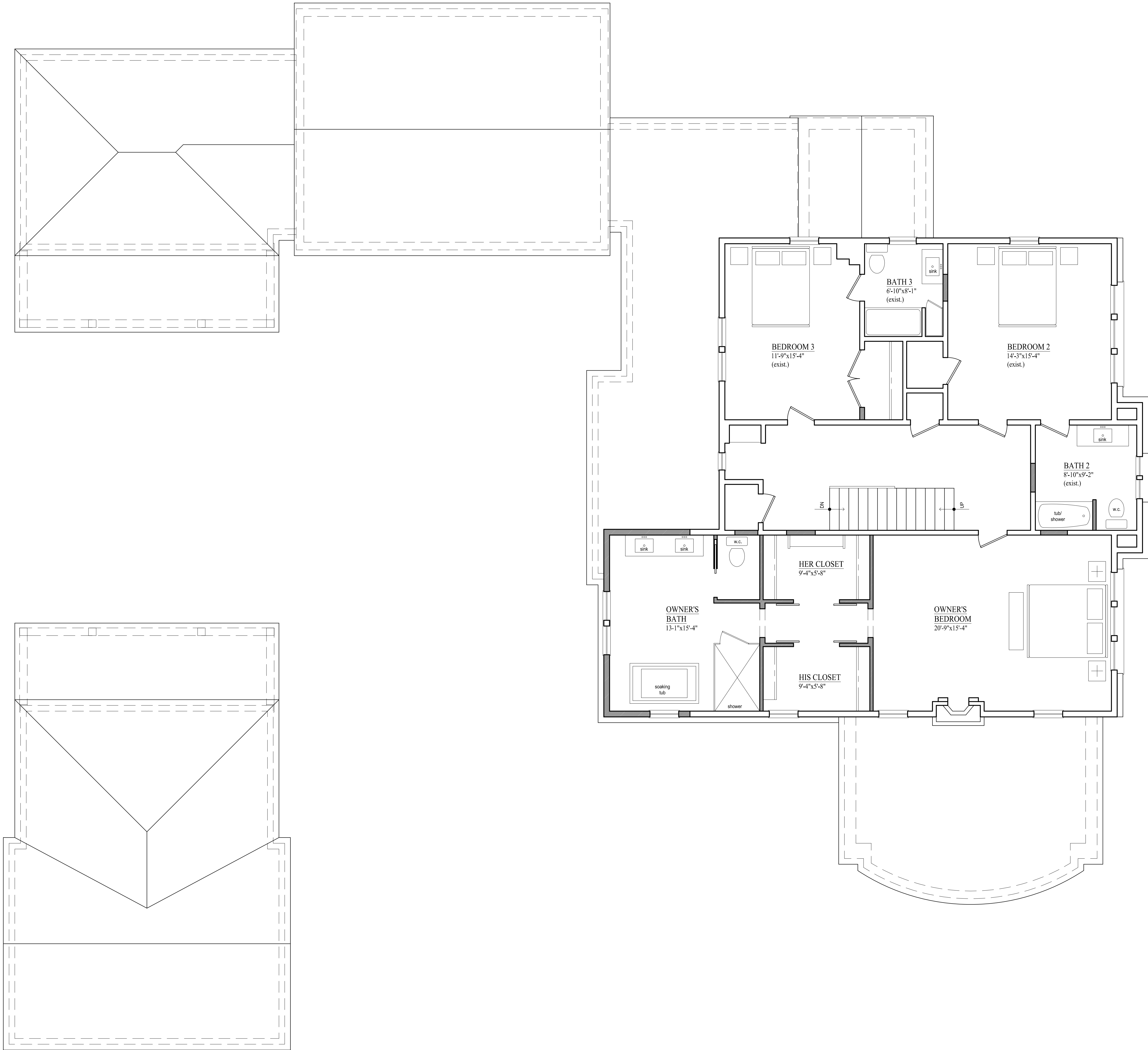
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PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

PROPOSED SECOND FLOOR PLAN

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A2.1

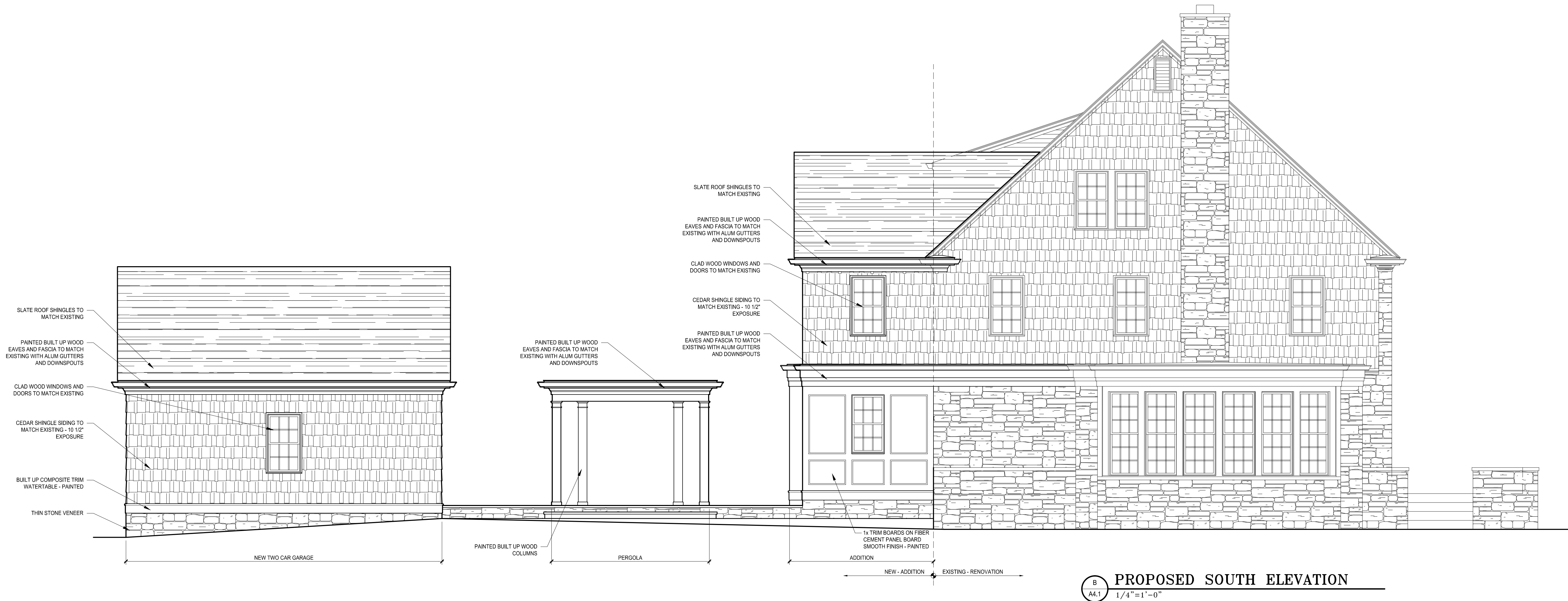
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PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"



EXISTING SOUTH ELEVATION
1/4" = 1' - 0"

EXTERIOR ELEVATIONS

REVISIONS

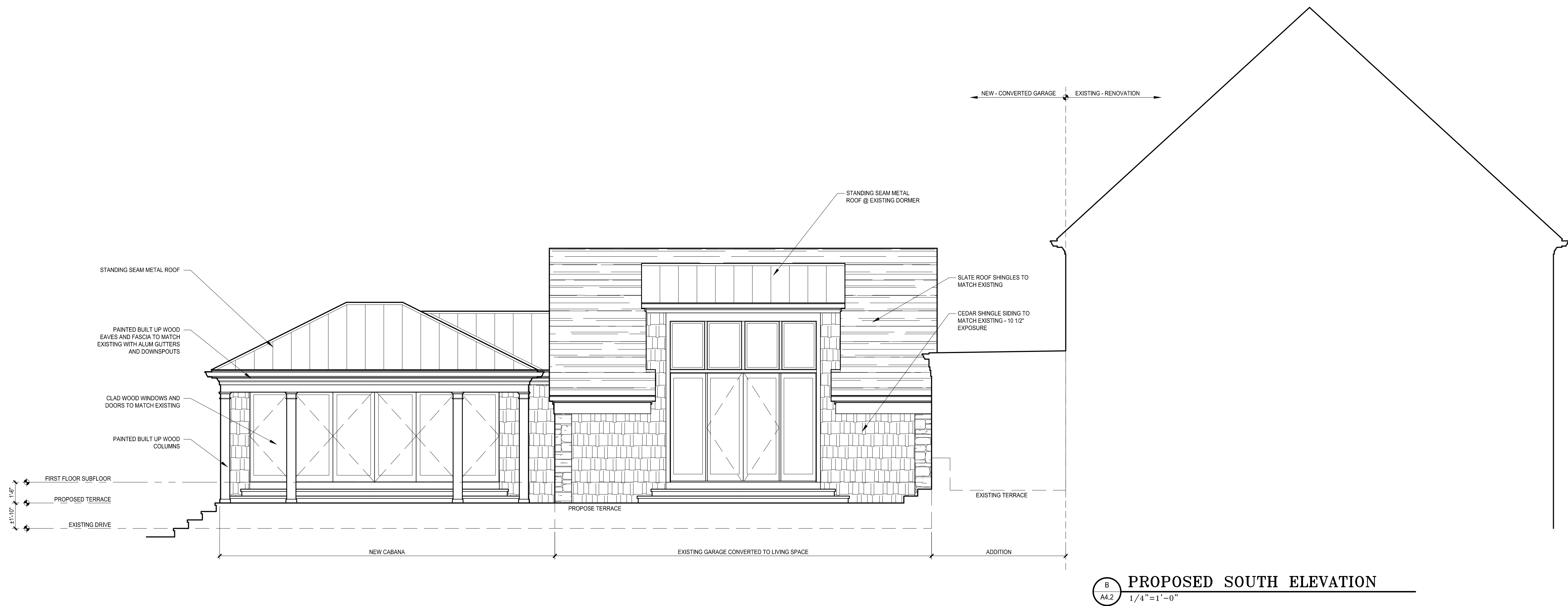
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PROPOSED SOUTH ELEVATION
1/4"=1'-0"



EXISTING SOUTH ELEVATION
1/4"=1'-0"

EXTERIOR ELEVATIONS

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A4.2

MCCLOSKEY RESIDENCE

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A4.2



PROPOSED WEST ELEVATION
1/4" = 1' - 0"



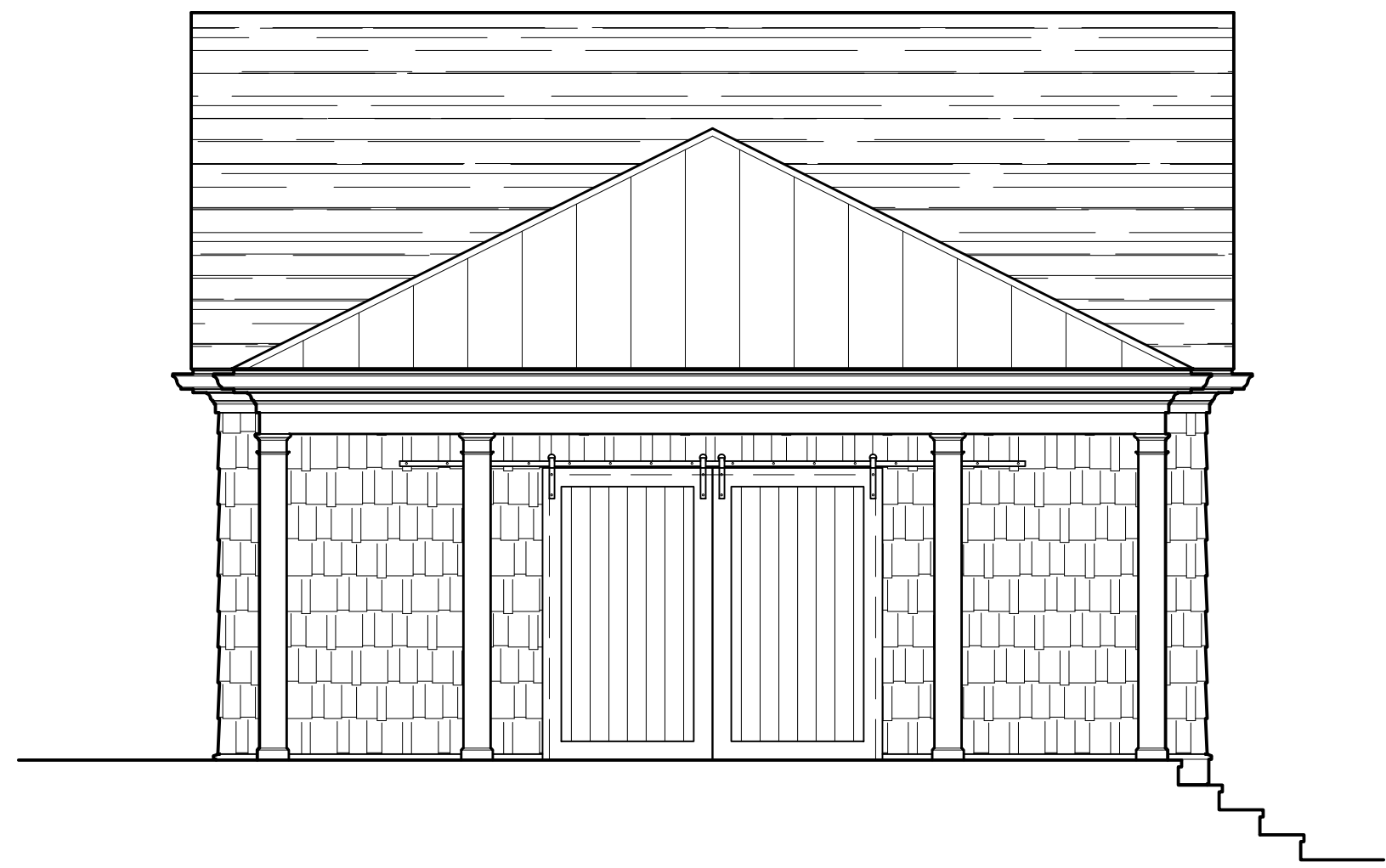
EXISTING WEST ELEVATION
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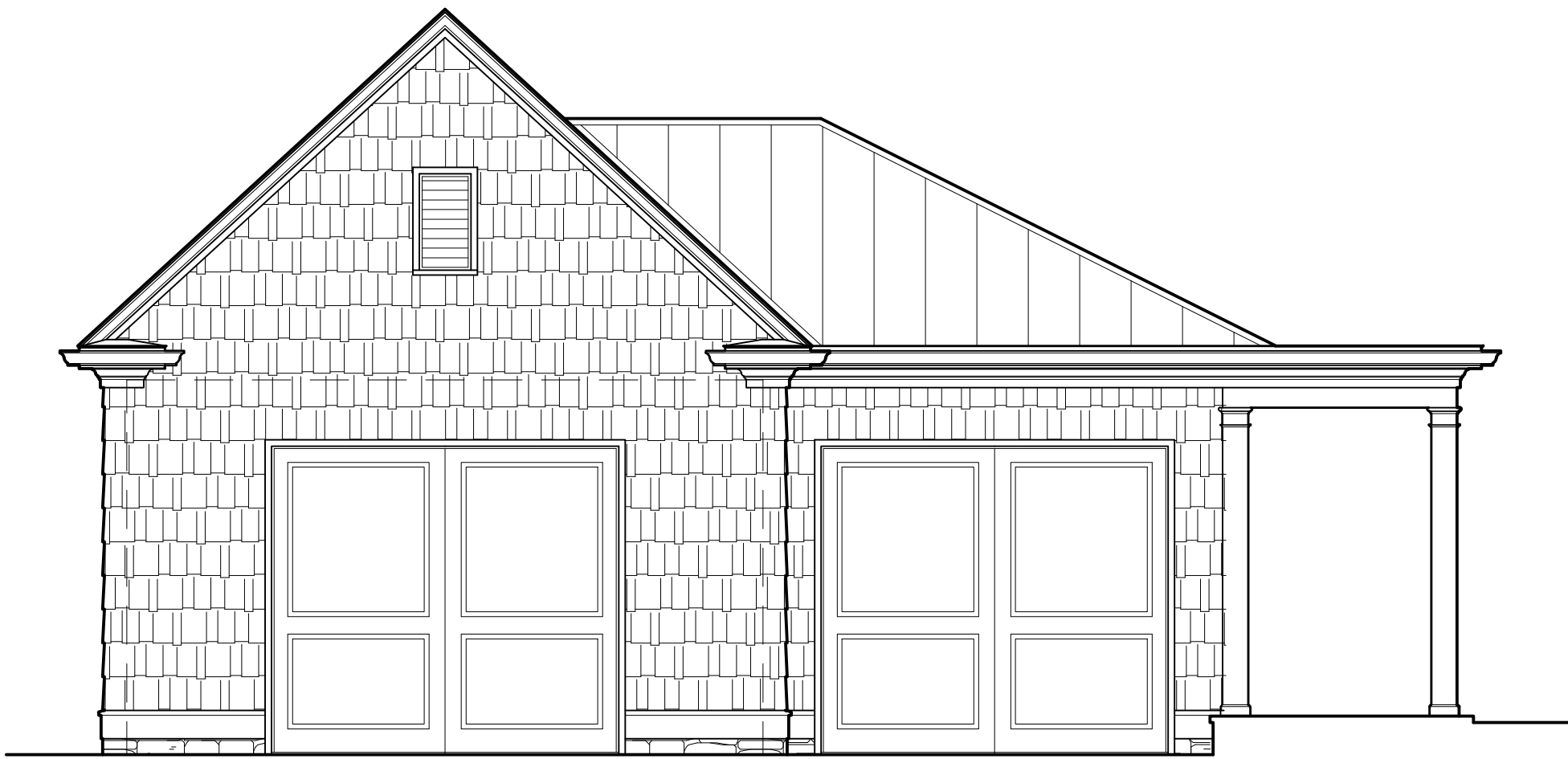
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EXTERIOR ELEVATIONS
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13 FEBRUARY 2020
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A4.3



D
A4.4
GARAGE NORTH ELEVATION
1/4"=1'-0"



C
A4.4
GARAGE EAST ELEVATION
1/4"=1'-0"



B
A4.4
PROPOSED WEST ELEVATION
1/4"=1'-0"



A
A4.4
EXISTING WEST ELEVATION
1/4"=1'-0"

EXTERIOR ELEVATIONS

REVISIONS

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A4.4



PROPOSED NORTH ELEVATION
1/4" = 1' - 0"



EXISTING NORTH ELEVATION
1/4" = 1' - 0"

EXTERIOR ELEVATIONS

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A4.5

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13 FEBRUARY 2020

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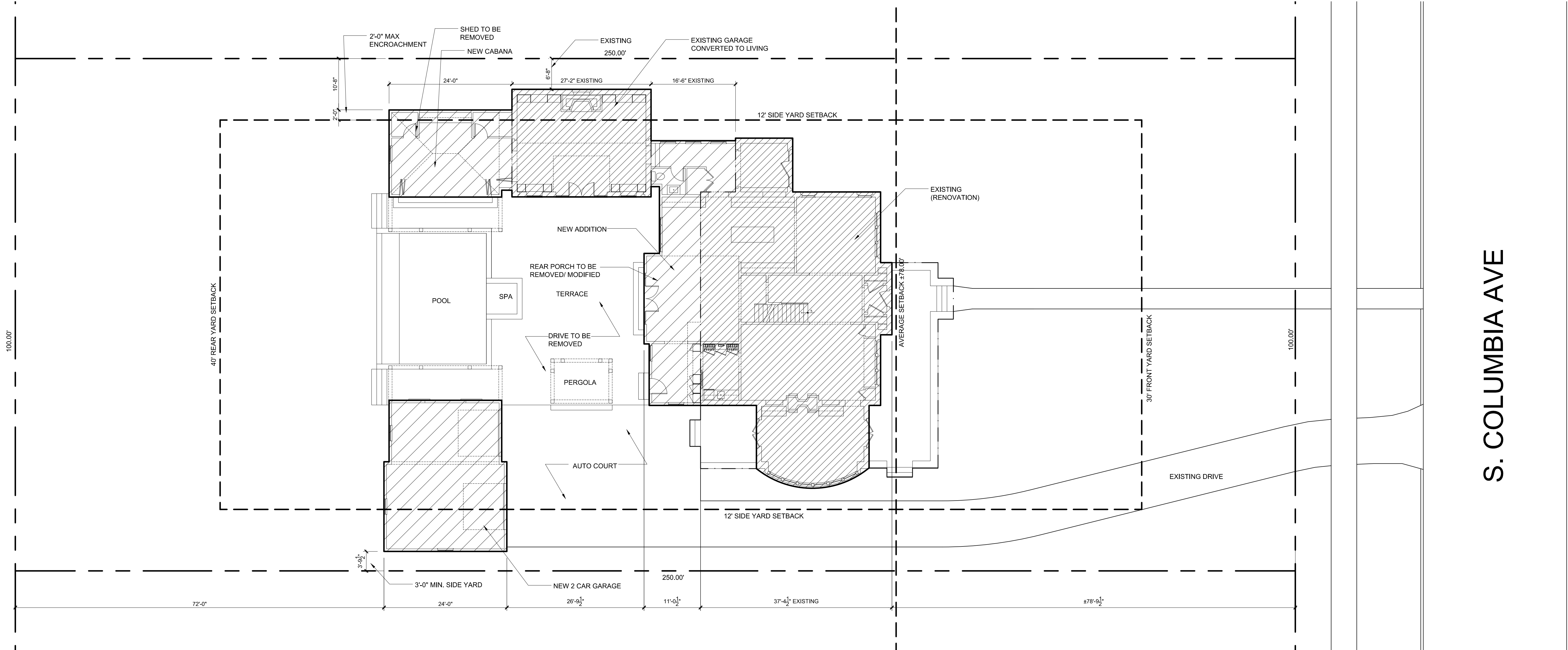


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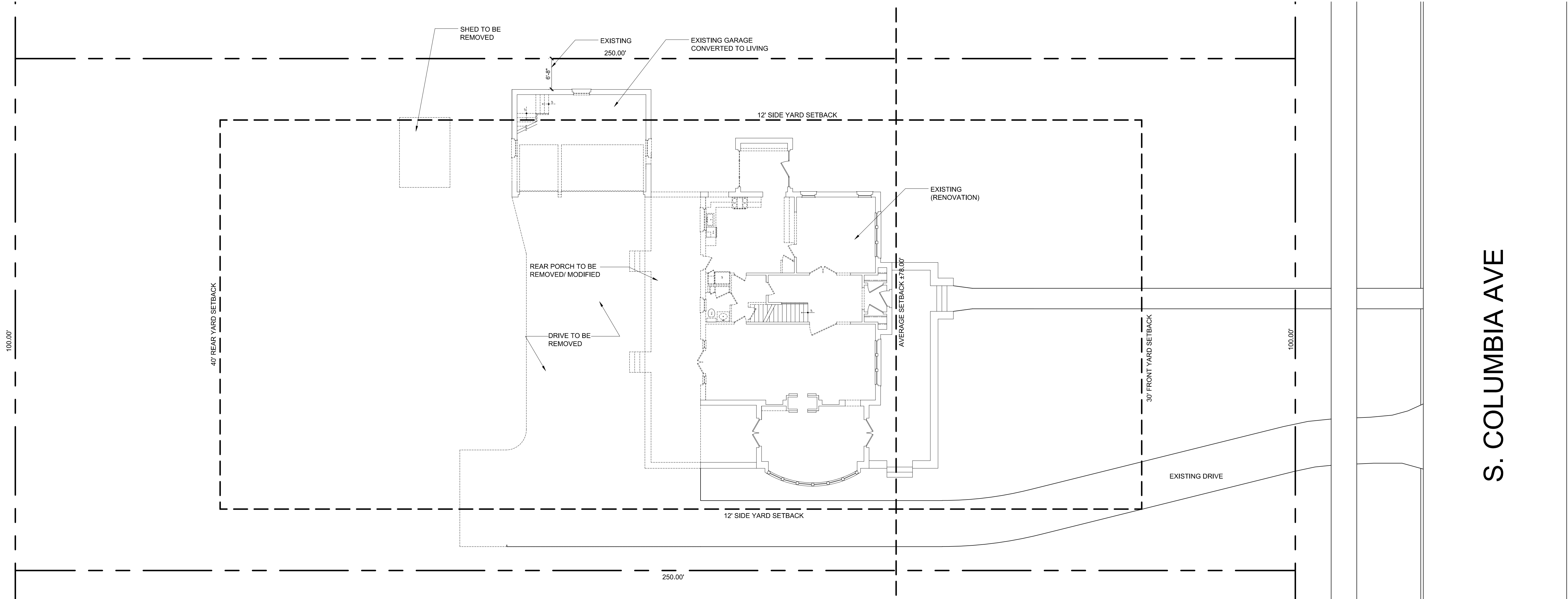
MCCLOSKEY RESIDENCE



JONES



PROPOSED ARCHITECTURAL SITE PLAN
Scale : 1" = 10' - 0"



EXISTING CONDITIONS AND DEMOLITION SITE PLAN
Scale : 1" = 10' - 0"



REVISIONS	SITE PLANS		MCCLOSKEY RESIDENCE		Bexley, Ohio 43209			
	19059 13 FEBRUARY 2020		209 SOUTH COLUMBIA AVE		<div>OWNERSHIP AND USE OF DOCUMENTS</div> <div>DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PROJECTS OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT JONES ARCHITECT, L.</div>			
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