



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, January 10, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 053 A
Applicant: Andrew & Stacy Dorr
Owner: Andrew & Stacy Dorr
Location: 192 S. Cassady Ave.
ARB Request: [The applicant is seeking architectural review and approval, to allow a one-story room on the south side of the principal structure to be converted to enclosed 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: 12-27-2018

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review Special Permit

Property & Project Information:

Property Address: 192 S Cassady

Brief Project Description: Repurpose of a porch that contains an existing new roof, house foundation and access door to the main house structure into living space.

Applicant Information:

Applicant Name: Andrew and Stacey Dorr

Applicant Address: 192 S Cassady, Bexley, OH 43209

Applicant Email & Phone: andydorr@hotmail.com 614.237.0407

Property Owner Information:

Owner Name: Andrew and Stacey Dorr

Owner Address: 192 S Cassady, Bexley, OH 43209

Owner Email & Phone: andydorr@hotmail.com 614.237.0407

Attorney/Agent Information:

Agent Name: John Daft

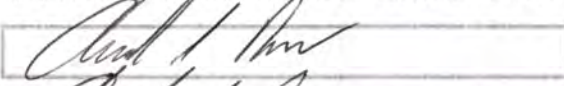
Agent Address: 2492 Seneen Park Pl, Bexley, OH 43209

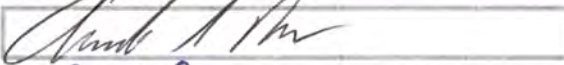
Agent Email & Phone: jdaftcarpentry@yahoo.com 614-557-4814


- Completed Worksheets: Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:  Date: 12/7/18

Owner Signature:  Date: 12/7/18

Agent Signature:  Date: 12/7/18

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ **28,000.00**

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation	\$	<input type="text"/>
- \$5.00 for each additional \$10,000 valuation.	\$	<input type="text"/>

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation	\$	90.00
- \$5.00 for each additional \$10,000 valuation	\$	5.00
- \$600.00 cap	\$	<input type="text"/>
- \$50.00 resubmittal fee	\$	<input type="text"/>

Variance Review

Single Family:	\$100.00	\$	<input type="text"/>
Commercial Property:	\$100.00	\$	<input type="text"/>
Fences or Special Permits:	\$65.00	\$	<input type="text"/>
All others:	\$90.00	\$	<input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$	<input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$	<input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$	<input type="text"/>
Split of lot or existing parcel:	\$250.00	\$	<input type="text"/>
Replatting or new plat:	\$250.00	\$	<input type="text"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	\$	<input type="text"/>
\$0 to \$5,000	\$100.00	\$	<input type="text"/>
\$5,001 to \$25,000	\$200.00	\$	<input type="text"/>
\$25,001 to \$75,000	\$250.00	\$	<input type="text"/>
\$75,001 to \$200,000	\$600.00	\$	<input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$	<input type="text"/>
Over \$750,000	\$350.00	\$	<input type="text"/>
Fences and walls:	\$65.00	\$	<input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$	<input type="text"/>
Re-submittal Fee:	\$50.00	\$	<input type="text"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$	<input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$	<input type="text"/>

Fee Total: \$ 95.00

Project Worksheet

Residential Commercial

Property Address: 192 S Cassady

Zoning District: R-6

- R-1 (25% Building & 40% Overall)
- R-6 (35% Building & 60% Overall)
- R-2 (25% Building & 50% Overall)
- R-12 (35% Building & 70% Overall)
- R-3 (25% Building & 50% Overall)
- Other:

* Overall coverage includes hardscape

Lot Info: Width (ft.): 50 Depth (ft.): 150 Total Area (SF): 7,500

Primary Structure Info:

Existing Footprint (SF): 688

Proposed Addition (SF):

Removing (SF): (Type of Structure): Frame

Proposed new primary structure or residence (SF):

Total Square Footage: 688

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF): 660 New Structure Type:

Proposed Addition (SF): Ridge Height:

Proposed New Structure (SF): Is there a 2nd floor? Yes No

Total of all garage and accessory structures (SF): 660 2nd Floor SF:

Total building lot coverage (SF): 1,348 = 18 % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals: Total overall lot coverage (SF): = % of lot

Applicant Initial: JCO

Internal Use: Staff Review Date: Meets Zoning ARB Only Variance or Modifications Needed

Staff Comments:

Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

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 or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	<input type="text" value="Bay Panels"/> <input type="text" value="Fiber Cement / PVC Paint to Match"/>

Staff Confirmation (to be completed by Residential Design Consultant:

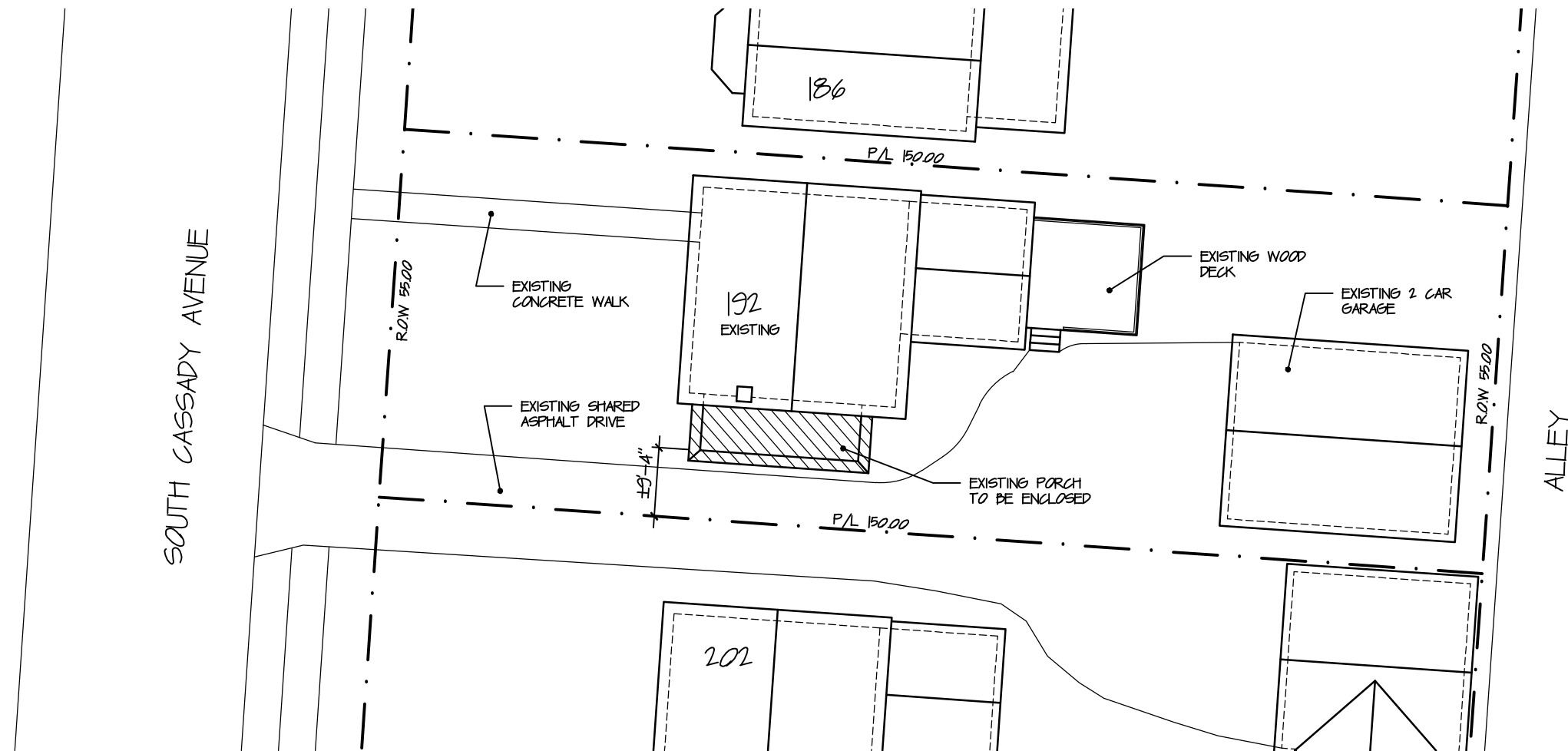
Date of Review:

Approved By:


To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

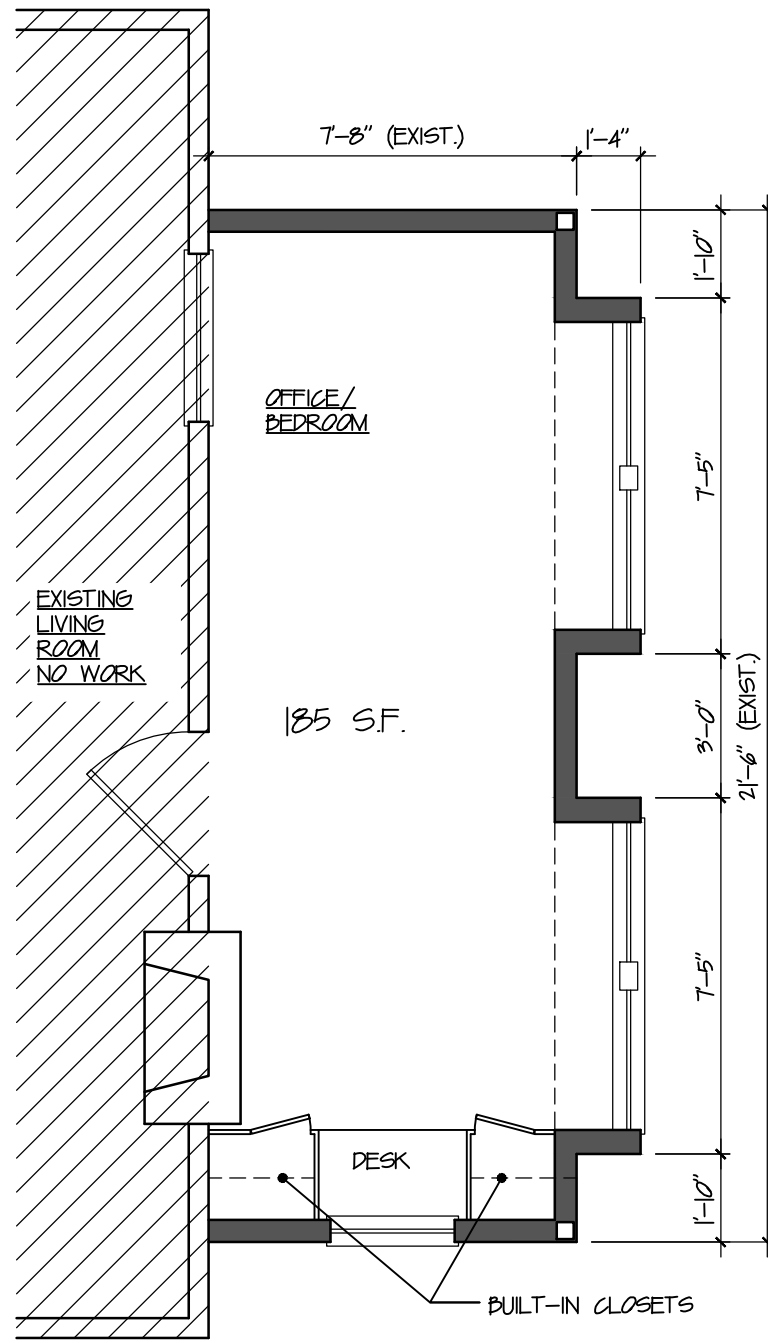


SCALE - 1"=20'-0"

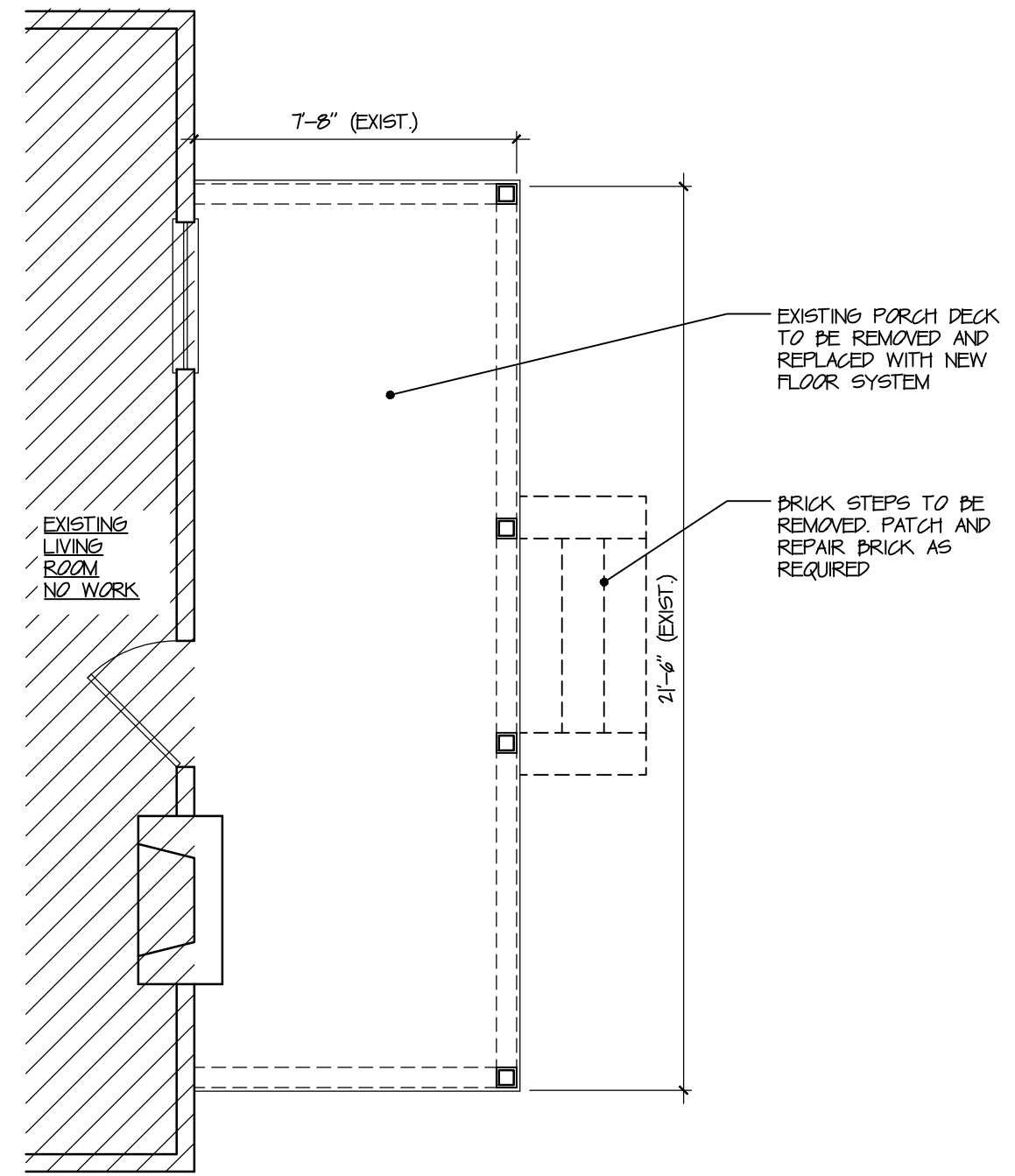


N





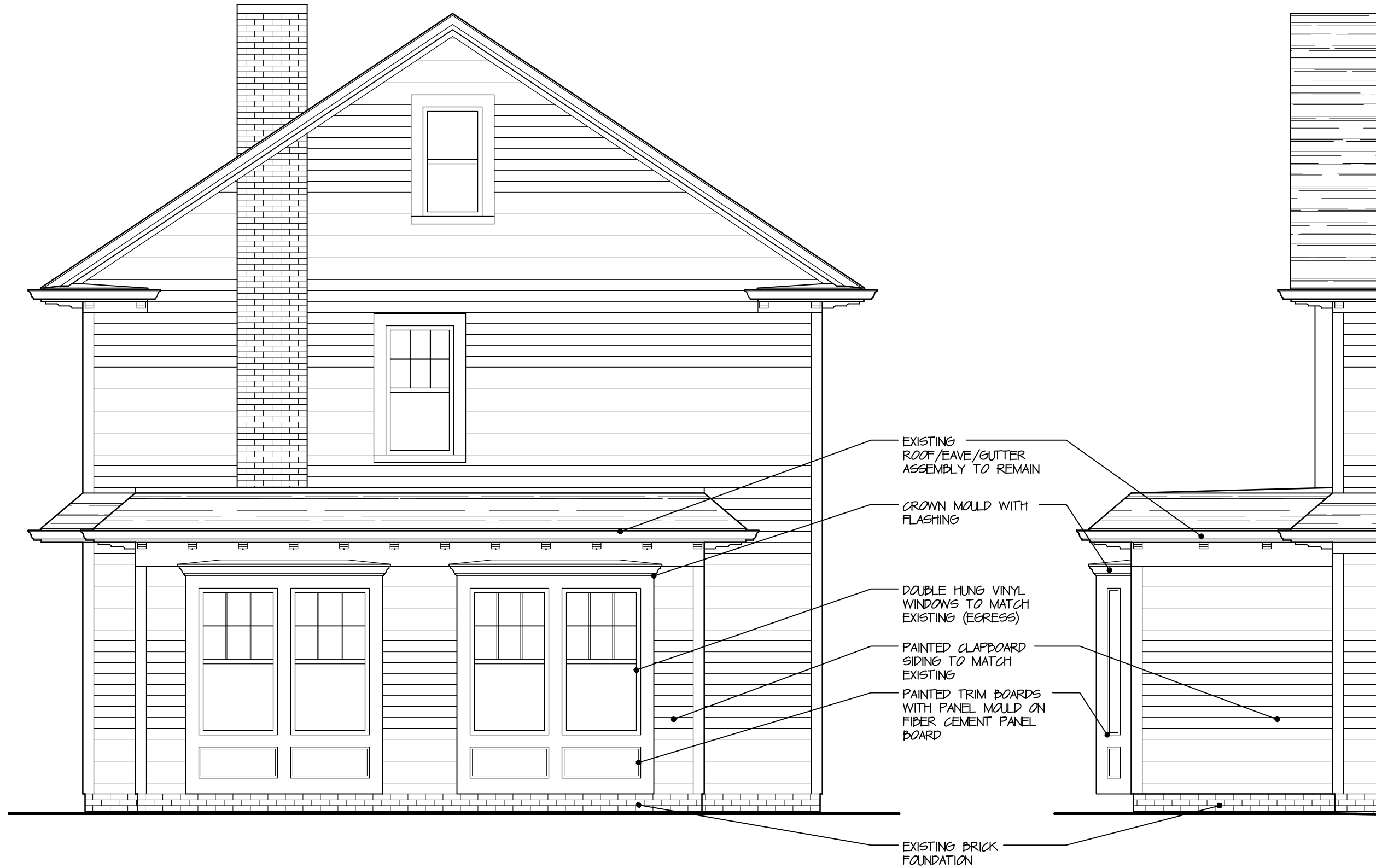
PROPOSED FLOOR PLAN
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EXISTING FLOOR PLAN
SCALE - 1/4"=1'-0"



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



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

EAST ELEVATION
SCALE - 1/4"=1'-0"