

### ARB-24-53

(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. ( You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Status: Active

Submitted On: 12/9/2024





### Primary Location

755 VERNON RD  
Bexley, OH 43209

### Owner

Nathan & Rachel Laing  
Vernon 755 Bexley, Oh 43209

### Applicant

 Brenda Parker  
 614-586-5514  
 brenda.parker@cbusarch.com  
 930 Northwest Blvd  
Columbus, Ohio 43212

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## A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

### Brief Project Description :

Two story addition over full basement at the rear and new detached garage.

Please click all below that apply to your project

#### Architecture Review

#### Complete Demolition/ New Build

#### Front porch

#### Corner Lot

#### Rear yard addition

#### Side yard addition

#### Sign Review

#### Commercial Project

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## A.1: Applicant / Agent Information

### Applicant Name\*

Brenda Parker

### Applicant Address

930 Northwest Blvd

### Applicant Email\*

brenda.parker@cbusarch.com

### Applicant Phone\*

614-586-5514

Property Owner Name\*

Nathan & Rachel Laing

Property Owner phone

If owner will not be present for review hearing, you must submit a permission to represent signed by the current owner.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)\*

01/09/2025

Applicant (or representative of the project) must be present at the appropriate hearings

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

400000

Architectural Review\*



Variance Review - Fill out a BZAP Application instead. ?

Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

\*Please refer to Bexley codified ordinances section 244 for the fees schedule

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## B: Project Worksheet: Property Information

Zoning type ?

Single Family Residential

Other Classification

Zoning Classification ?

R-6 (35% Building and 60% Overall)

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## B: Project Worksheet: Lot Info

Lot Width (ft) ?

40

Lot Depth (ft) ?

134

Total Area of lot (SF) 

5387

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
846	440
Removing (SF)	Type of Structure
150	Addition
Proposed New Primary Structure or Residence (SF)	Total Square Footage
–	848

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## B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
–	–
New Structure Type	Ridge Height
Detached Garage	17'-10"
Proposed New Structure (SF)	Is there a 2nd Floor
576	Yes
2nd Floor SF and gross volume	Total of all garage and accessory structures (SF)
242	576
Total building lot coverage (SF)	Total building lot coverage (% of lot)
1864	35
Is this replacing an existing garage and/or accessory structure?	
No	

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
544	–

Existing Private Sidewalk (SF)

41

Proposed Additional Hardscape (SF)

769

Total Hardscape (SF)

851

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2715

Total overall lot coverage (% of lot)

50

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## C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

Existing Roof Type (Please Note: slate, clay tile or wood shake require supporting information for Board Review)

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Match existing

New Roof Style and Color

Match existing

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## C.1 Architectural Review Worksheet: Windows

Windows



Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Marvin Essential

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## C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

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Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

Full Light

Proposed Door Color

Bronze

## C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Cedar

Proposed New Door Trim

Synthetic wood

Existing Window Trim

Wood

Proposed New Window Trim

Synthetic wood

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

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

Exterior Wall Finishes



Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Mix of wood & vinyl lap siding

Proposed Finishes

Other

Other Proposed Finishes

Proposed Finishes Manufacturer, Style, Color


HardiLap siding


By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.\*



## 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

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

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### Attachments






	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> REQUIRED 2024.1209 755 Vernon ARB Drawings.pdf Uploaded by Brenda Parker on Dec 9, 2024 at 7:32 PM
	<b>Photographs (required)</b> REQUIRED 755 Vernon Photographs.pdf Uploaded by Brenda Parker on Dec 9, 2024 at 7:41 PM
	<b>Site Plan</b> REQUIRED 2024.1209 755 Vernon ARB Drawings.pdf Uploaded by Brenda Parker on Dec 9, 2024 at 7:33 PM

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### Record Activity

Brenda Parker started a draft Record	12/09/2024 at 7:17 pm
Brenda Parker added file 2024.1209 755 Vernon ARB Drawings.pdf	12/09/2024 at 7:32 pm
Brenda Parker added file 2024.1209 755 Vernon ARB Drawings.pdf	12/09/2024 at 7:33 pm
Brenda Parker added file 755 Vernon Photographs.pdf	12/09/2024 at 7:41 pm
Brenda Parker submitted Record ARB-24-53	12/09/2024 at 7:41 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-24-53	12/09/2024 at 7:41 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-24-53	12/09/2024 at 7:41 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-24-53	12/09/2024 at 7:41 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-24-53	12/09/2024 at 7:41 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-24-53	12/09/2024 at 7:41 pm
OpenGov system completed payment step Payment on Record ARB-24-53	12/09/2024 at 7:43 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	12/9/2024, 7:41:45 PM	12/9/2024, 7:43:27 PM	Brenda Parker	-	Completed
 Zoning Officer	12/9/2024, 7:41:45 PM	-	Matt Klingler	-	Active
 Design Planning Consultant	12/9/2024, 7:41:45 PM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive