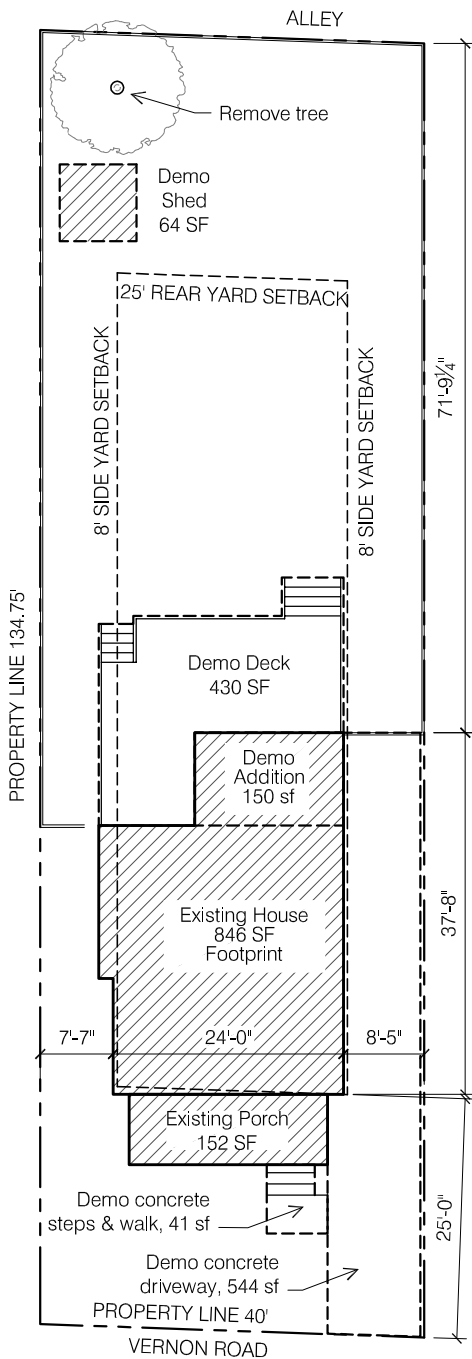


Latest edition



SITE PLAN - EXISTING

Zoning: Bexley R6
 Lot Area = 5,387 sf

Allowable Building Coverage (1,885 sf) 35%

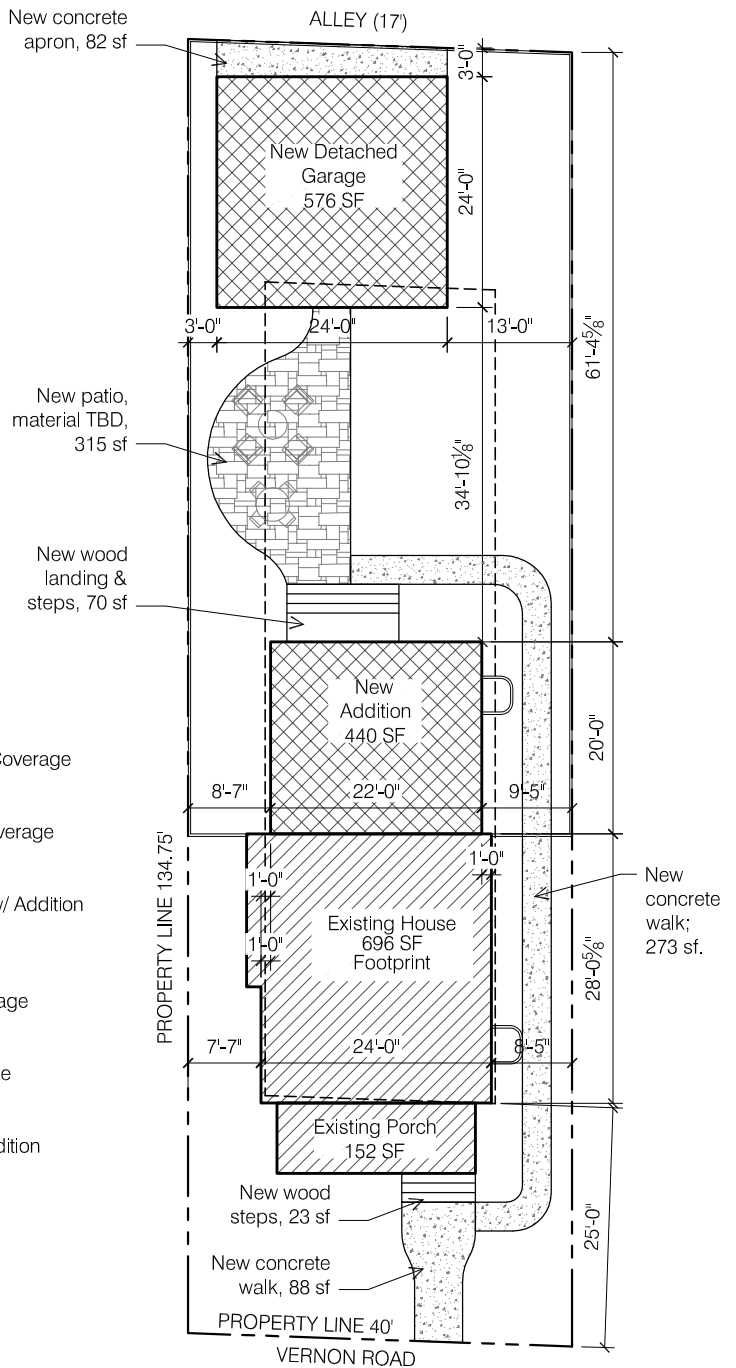
Existing Building Coverage (1,062 sf) 20%

Building Coverage w/ Addition (1,864 sf) 35%

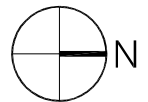
Allowable Lot Coverage (3,232 sf) 60%

Existing Lot Coverage (2,077 sf) 39%

Lot Coverage w/ Addition (2,715 sf) 50%



SITE PLAN - W/ ADDITION



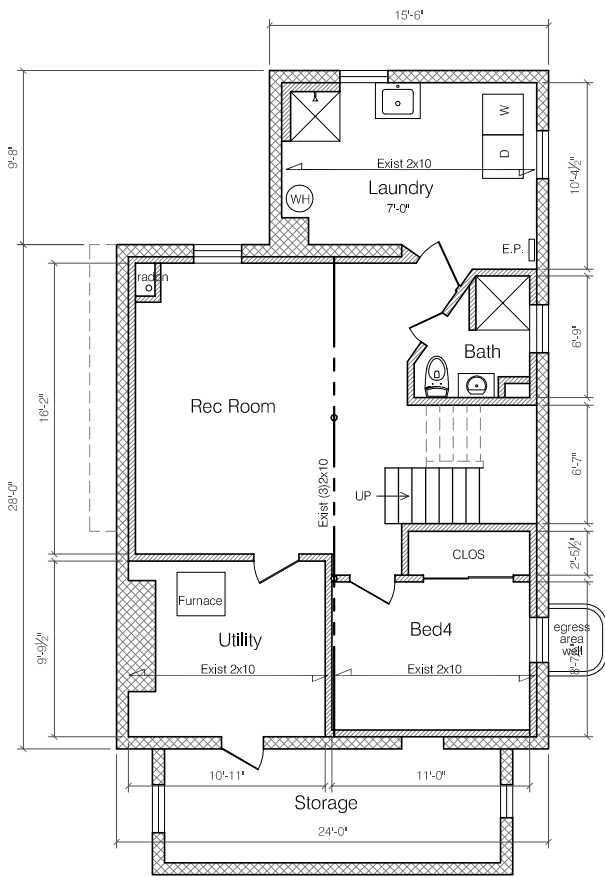
SITE PLANS

Scale: 1"=20'

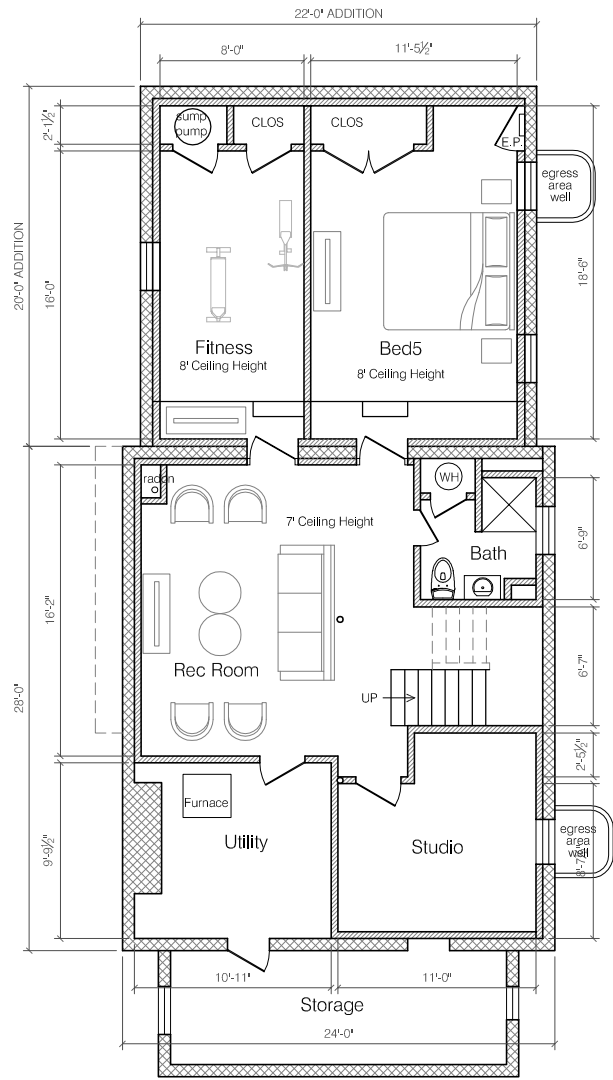
755 Vernon Road

January 21, 2025

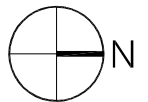
Latest edition



BASEMENT - EXISTING



BASEMENT - PROPOSED



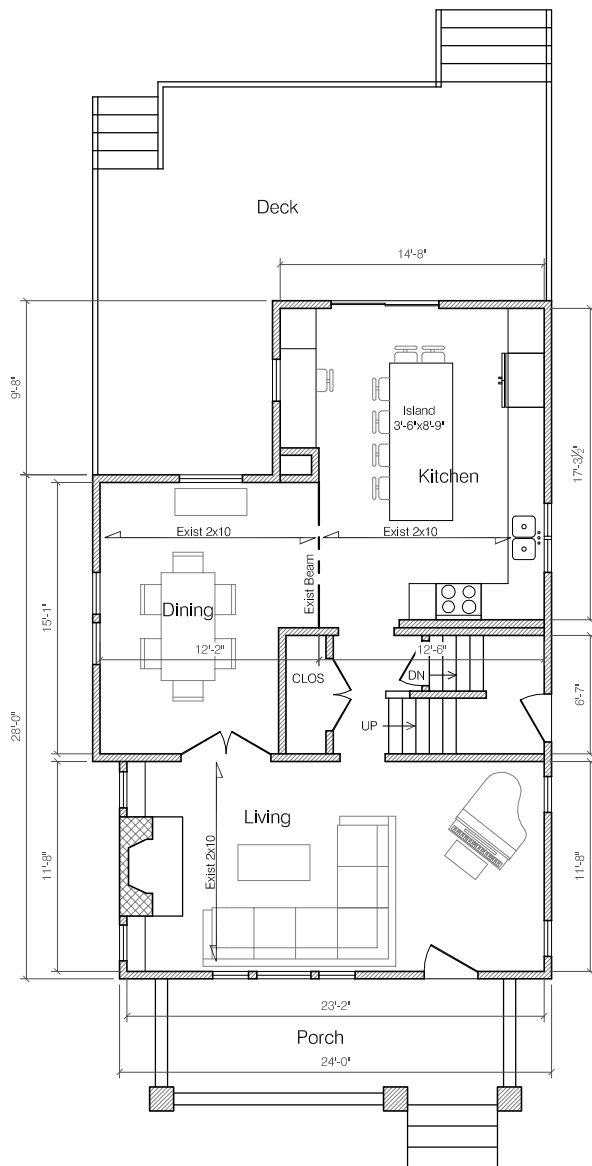
BASEMENT PLANS

Scale: 3/32" = 1'-0"

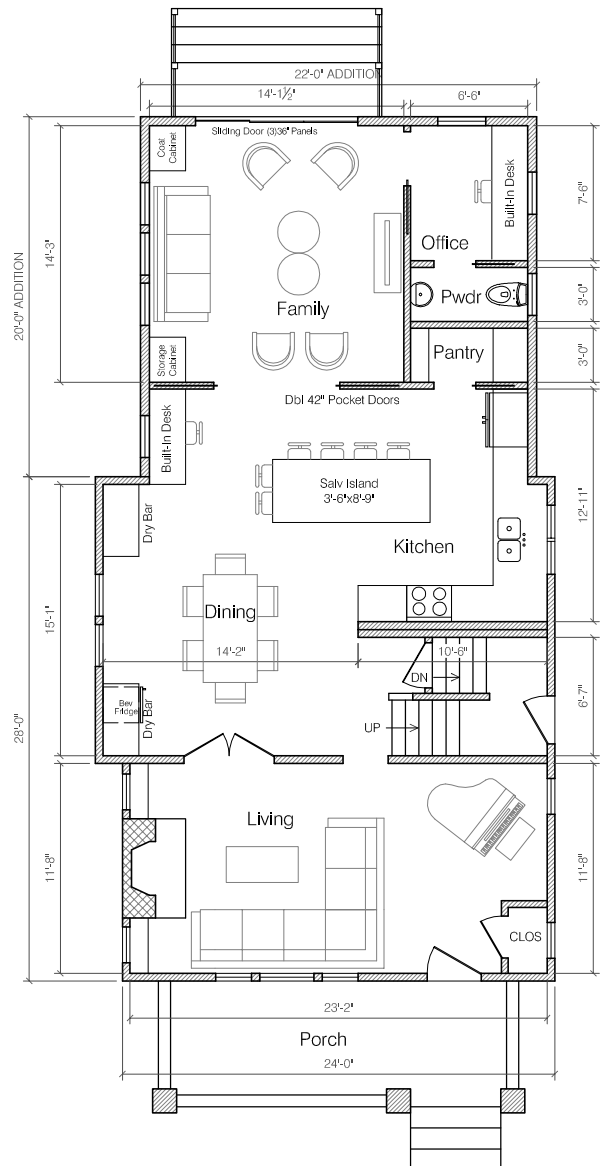
755 Vernon Road

January 21, 2025

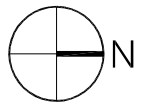
Latest edition



FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED



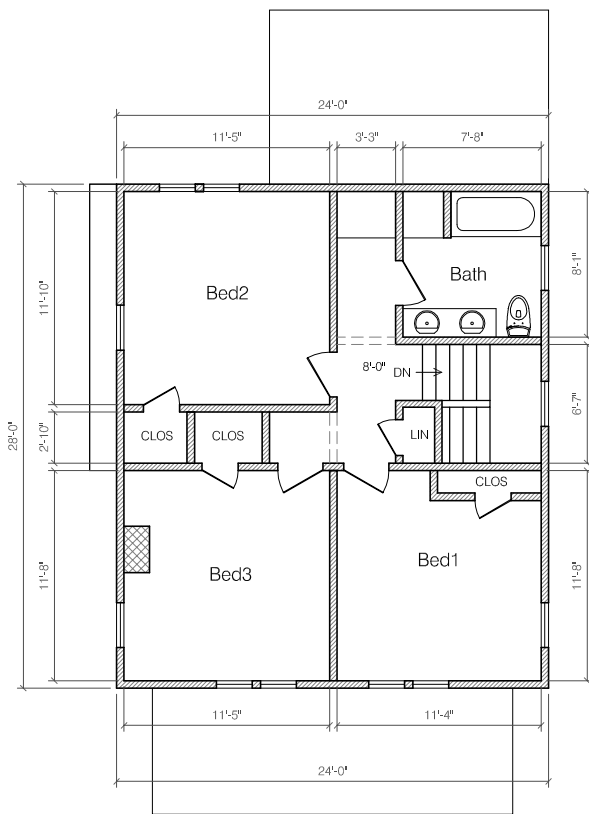
FIRST FLOOR PLANS

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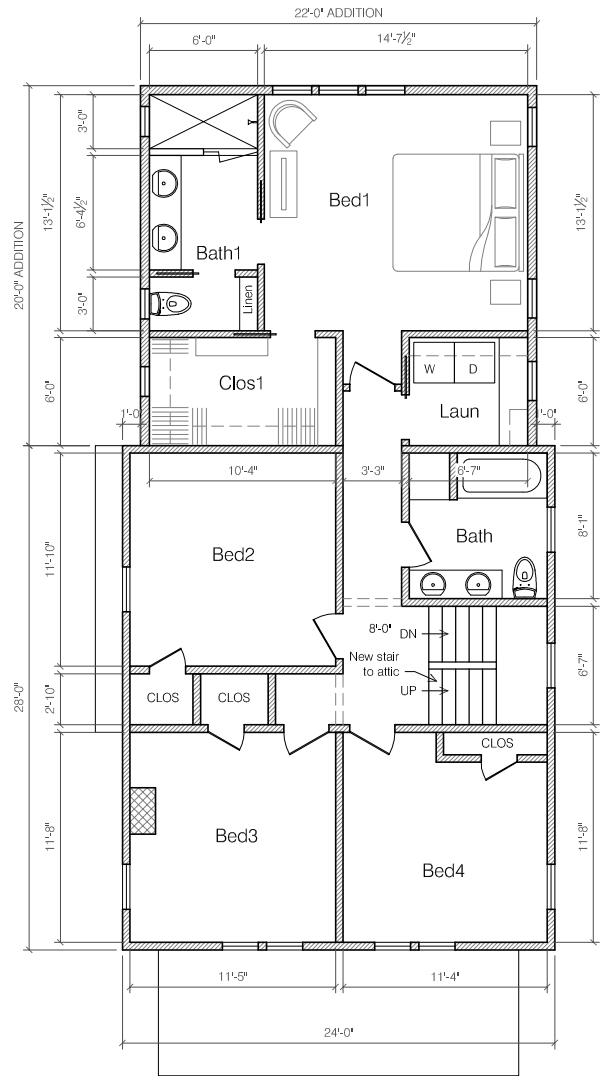
755 Vernon Road

January 21, 2025

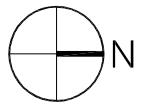
Latest edition



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED



SECOND FLOOR PLANS

Scale: 3/32" = 1'-0"

755 Vernon Road

January 21, 2025

EXTERIOR MATERIAL NOTES

SIDING (All existing siding to be replaced):
Fiber cement board lap siding, 5" exposure.

SIDING AT PORCH GABLE & BAY:
Fiber cement panel siding w/ Windsor 1x4 trim & layered 1x12 at beam.

TRIM:
Corner Trim: Windsor 5/4" x 4"
Casing: Windsor 5/4" x 4" w/ 1" backband & historic sill
Gable Fascia: Aluminum-wrapped 1x12.
Eave Fascia: Aluminum-wrapped 1x8.

ROOFING (Addition & Garage):
Asphalt shingle roofing to match existing house.

SOFFIT:
Aluminum soffit system w/ hidden venting.

GUTTERS:
5" Aluminum ogee gutter & 3" downspouts. Utilize existing underground storm piping.

WINDOWS:
New windows to be Marvin Essential fiberglass windows.

DOOR AT HOUSE:
Marvin fiberglass patio door.

DOOR AT GARAGE:
Therma-Tru Fiberglass Craftsman 2-Panel, flush-glazed, 6-light design.

REAR LANDING/STAIRS:
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Guardrails: Timbertech Radiance Rail.
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REAR OVERHANG: Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides. Paulownia bead board ceiling.



EAST ELEVATION - EXISTING



EAST ELEVATION - NEW WORK

Latest edition

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SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

755 Vernon Road

January 21, 2025

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WEST ELEVATION - EXISTING



WEST ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES

SIDING (All existing siding to be replaced):
Fiber cement board lap siding, 5" exposure.

SIDING AT PORCH GABLE & BAY:
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TRIM:
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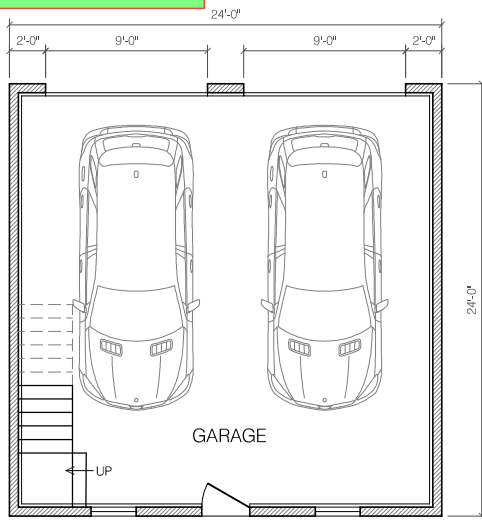


SOUTH ELEVATION - EXISTING

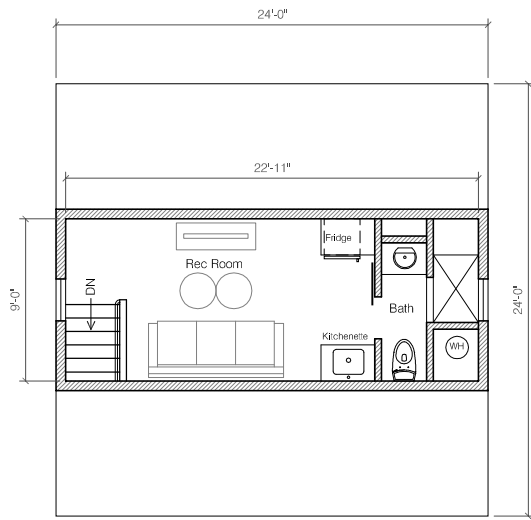


SOUTH ELEVATION - NEW WORK

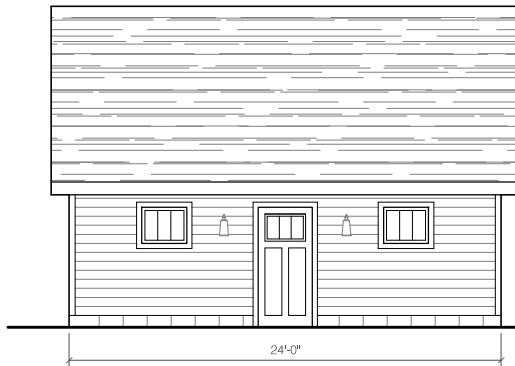
Latest edition



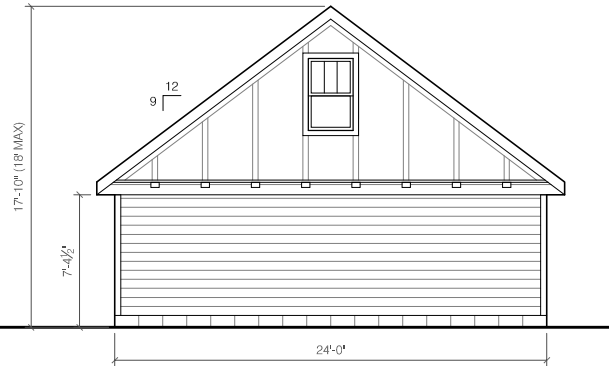
GARAGE FIRST FLOOR



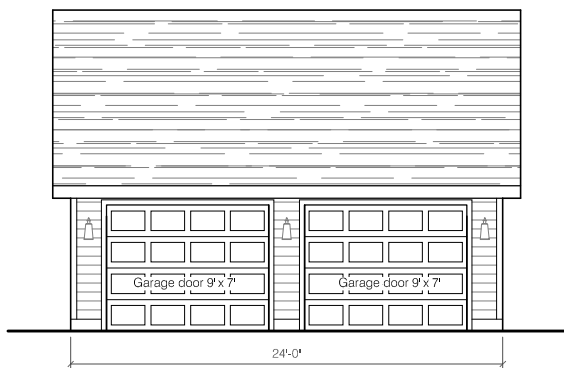
GARAGE SECOND FLOOR



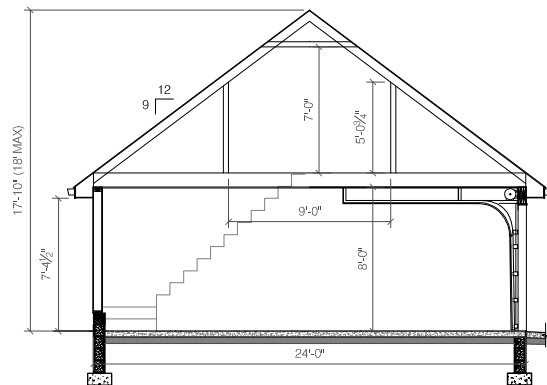
GARAGE EAST ELEVATION



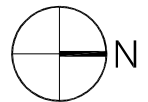
GARAGE NORTH & SOUTH ELEVATION



GARAGE WEST ELEVATION



GARAGE SECTION



DETACHED GARAGE

Scale: 3/32" = 1'-0"

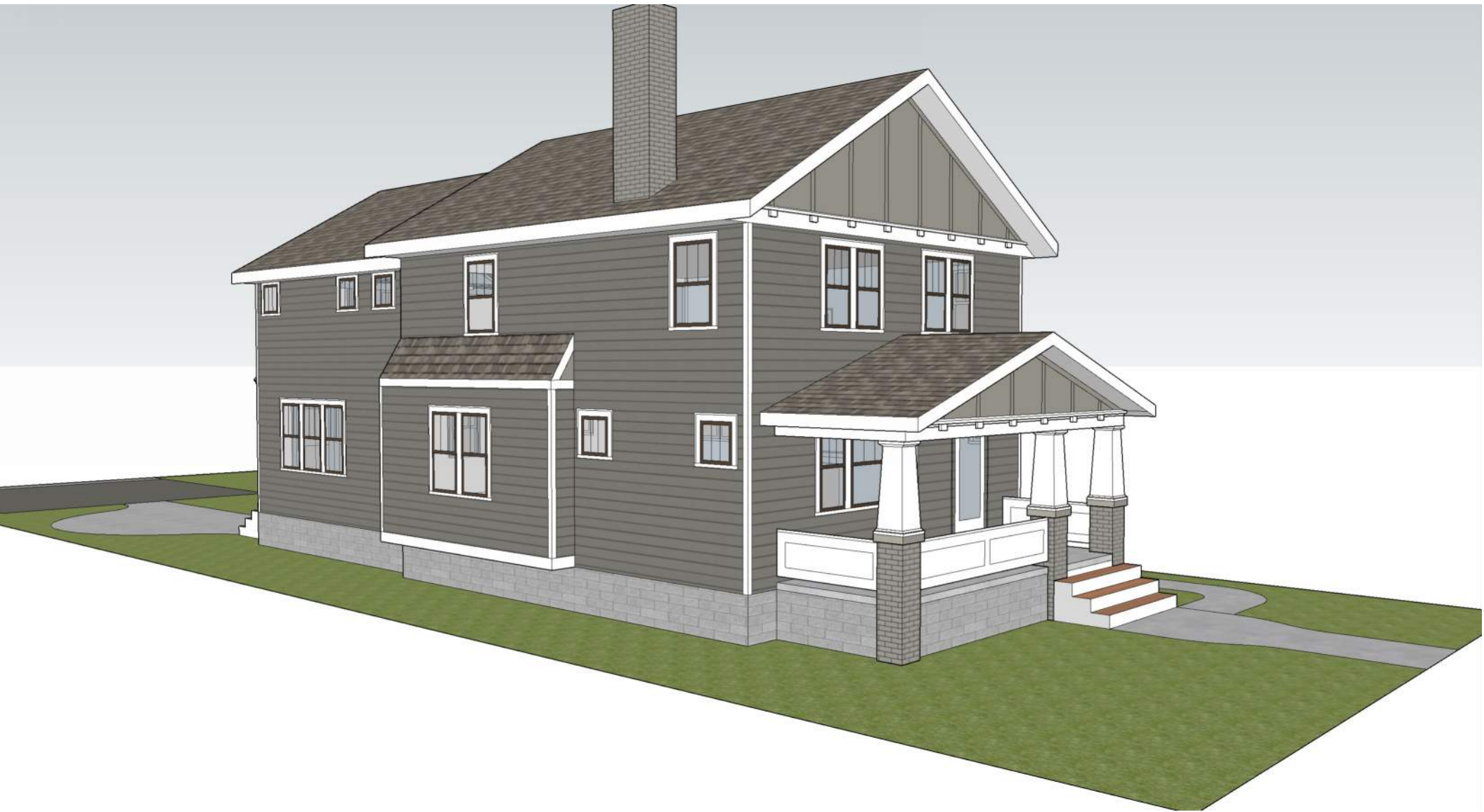
755 Vernon Road

January 21, 2025

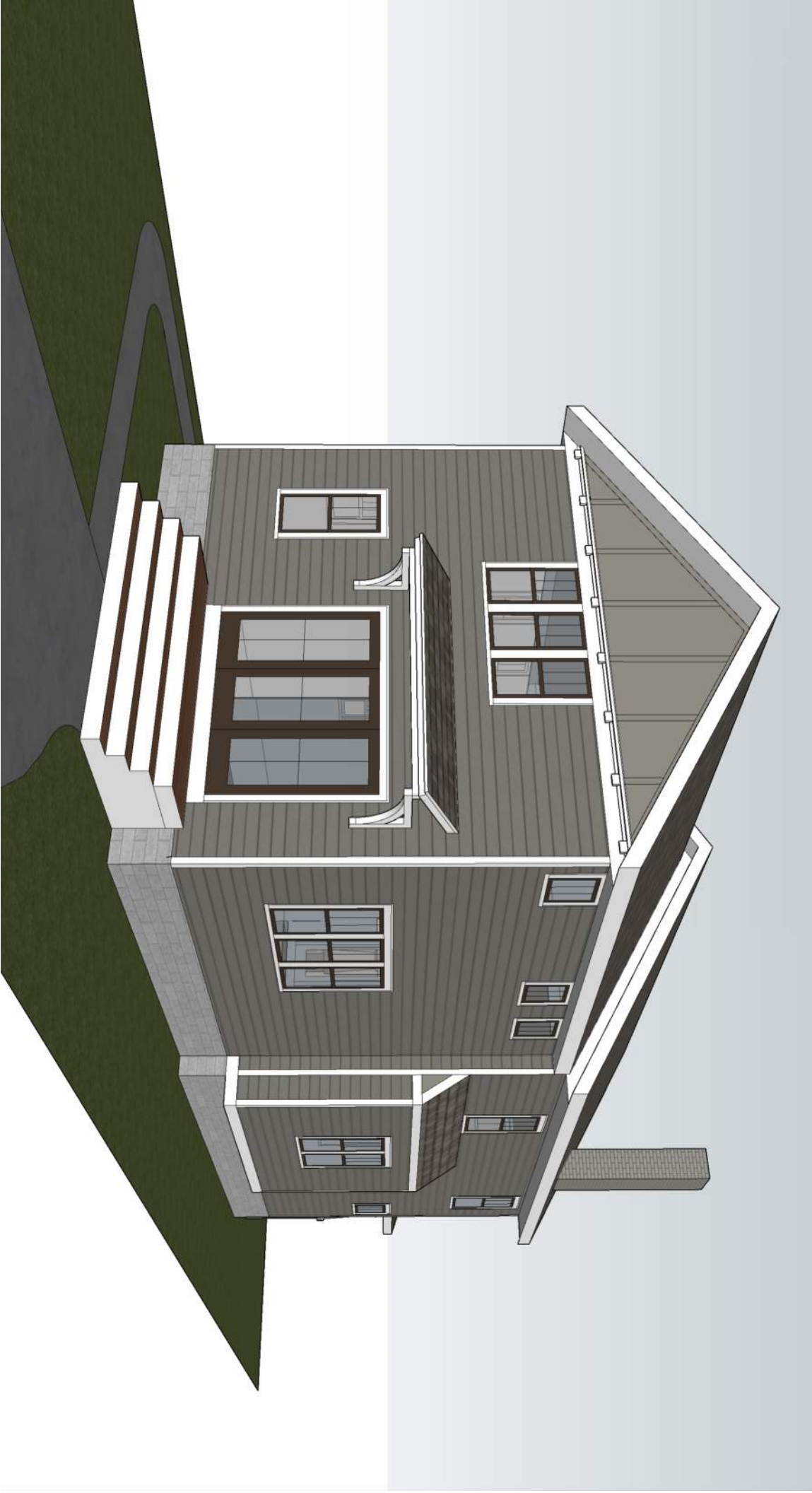
Latest edition



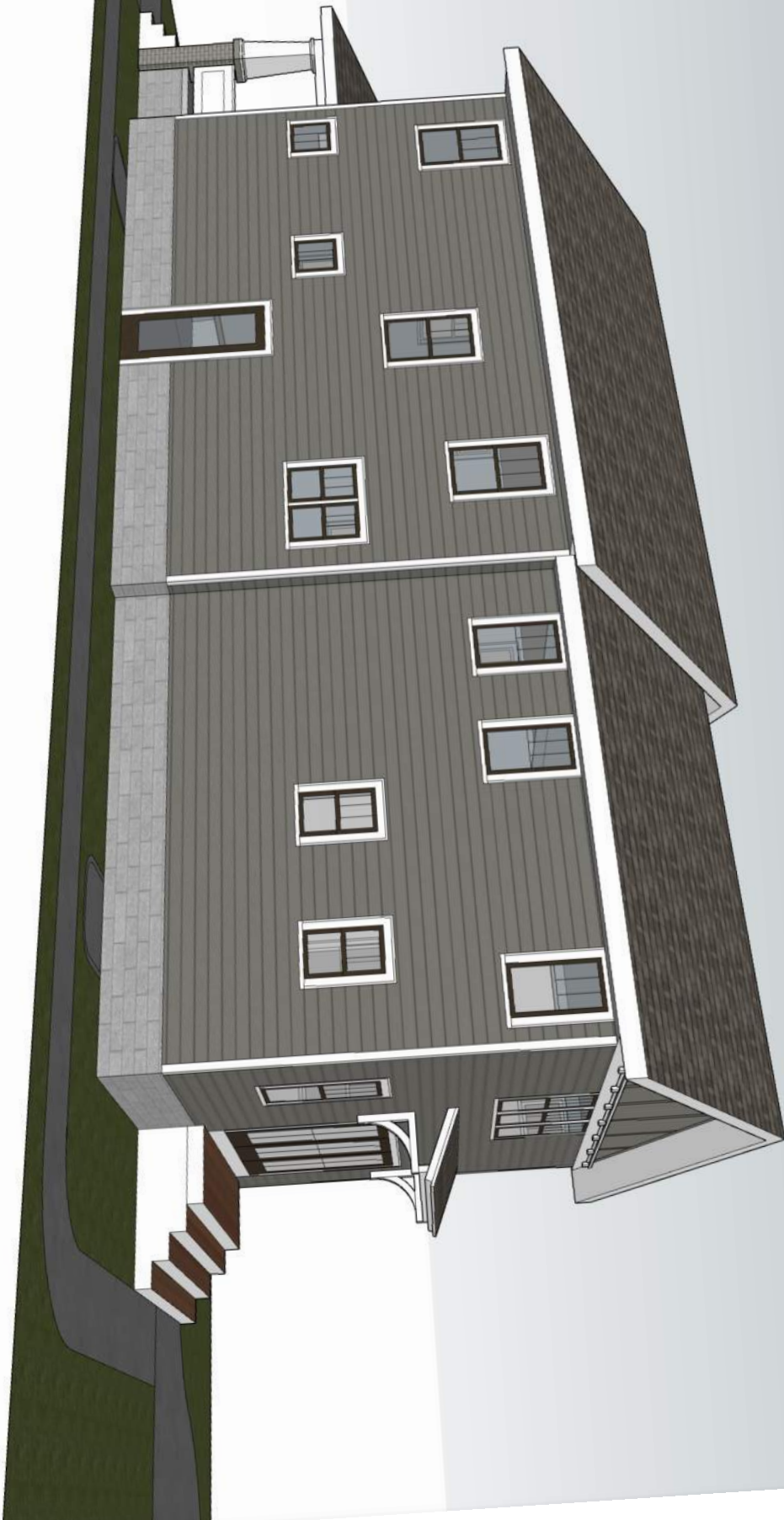
Latest edition

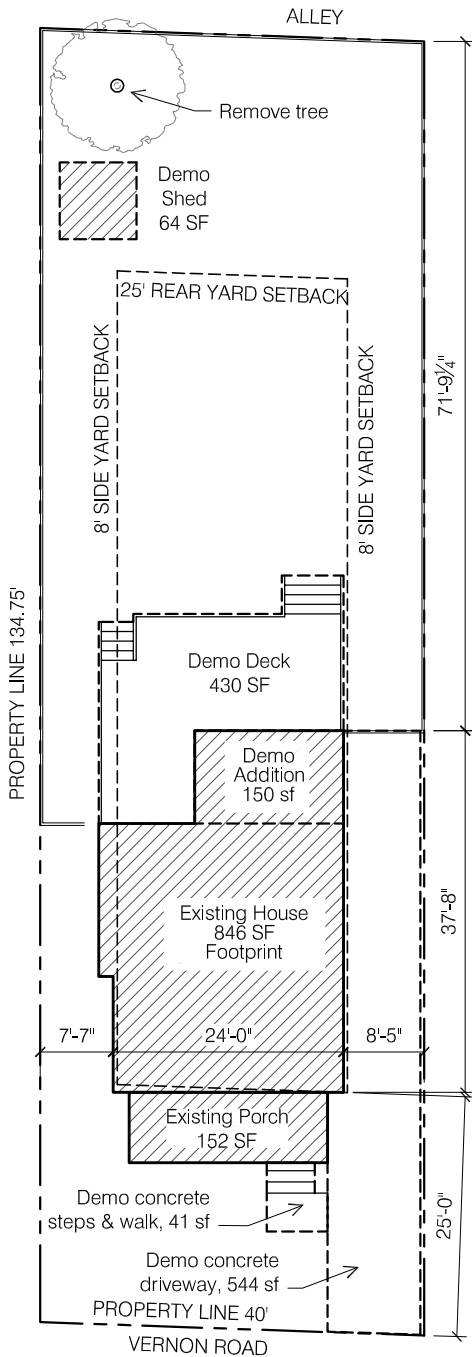


Latest edition



Latest edition





SITE PLAN - EXISTING

Zoning: Bexley R6
 Lot Area = 5,387 sf

Allowable Building Coverage (1,885 sf) 35%

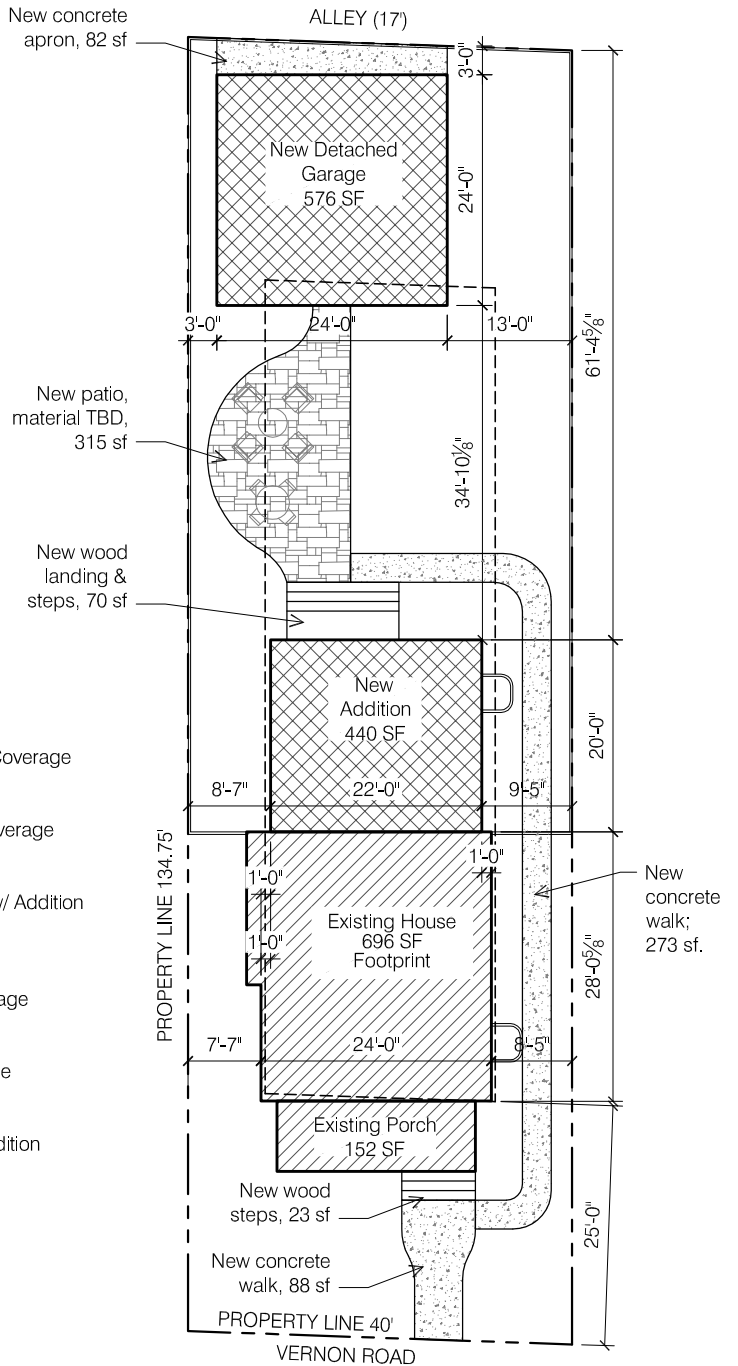
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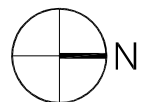
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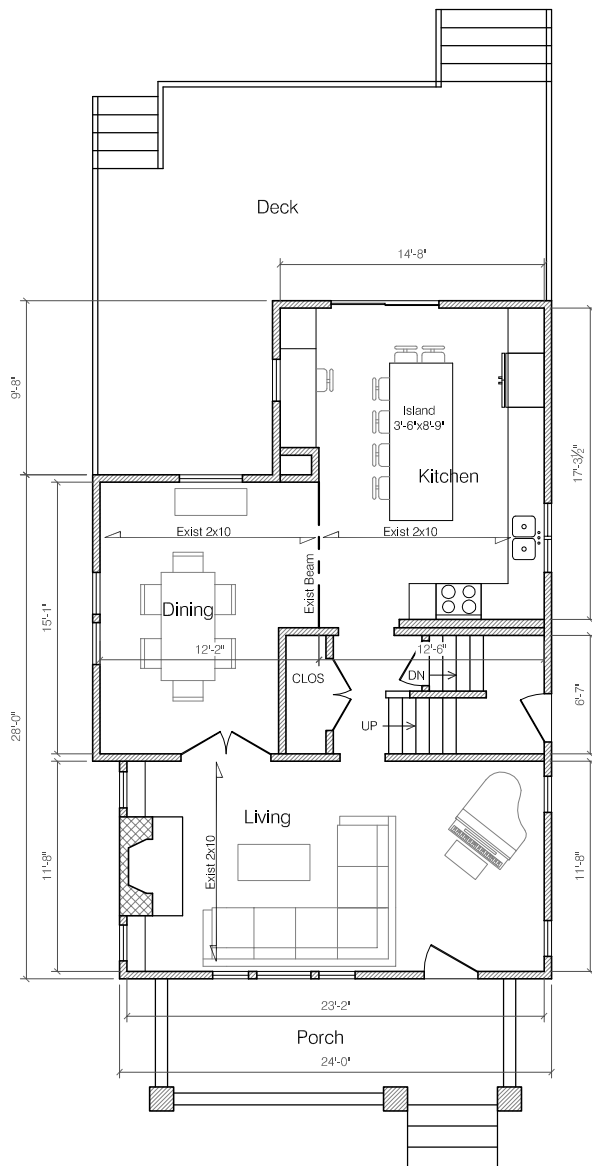
Existing Lot Coverage (2,077 sf) 39%

Lot Coverage w/ Addition (2,715 sf) 50%

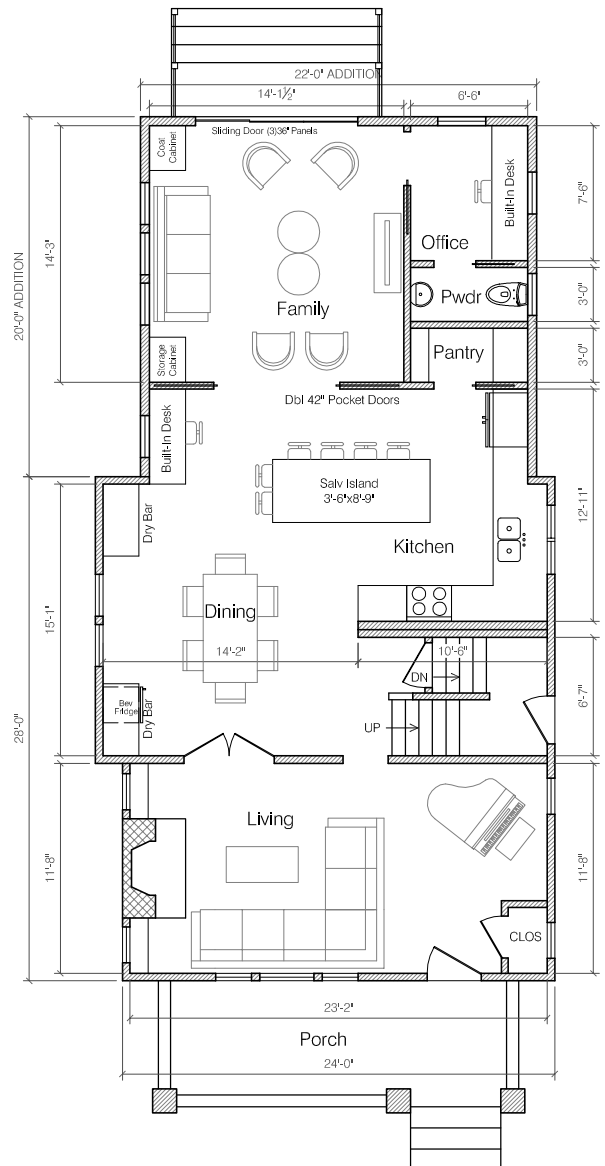


SITE PLAN - W/ ADDITION

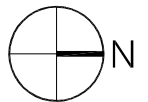




FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED

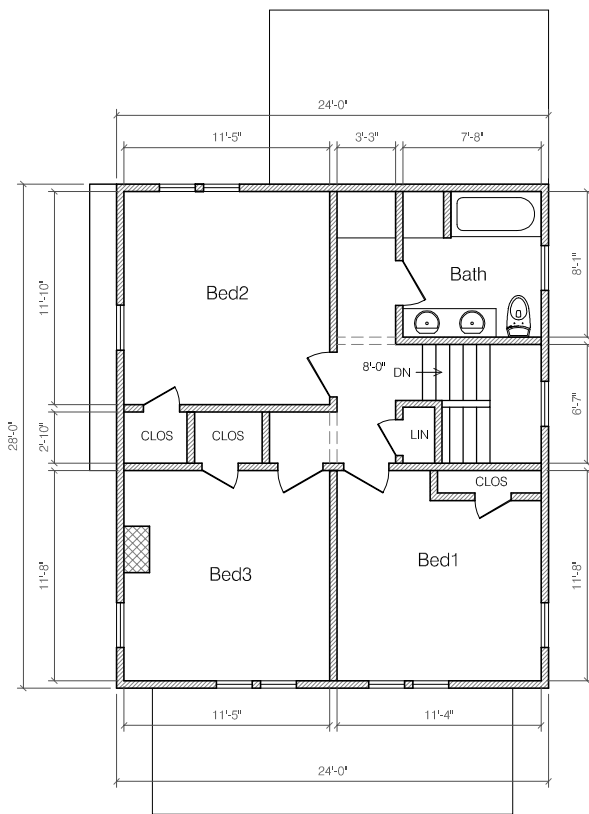


FIRST FLOOR PLANS

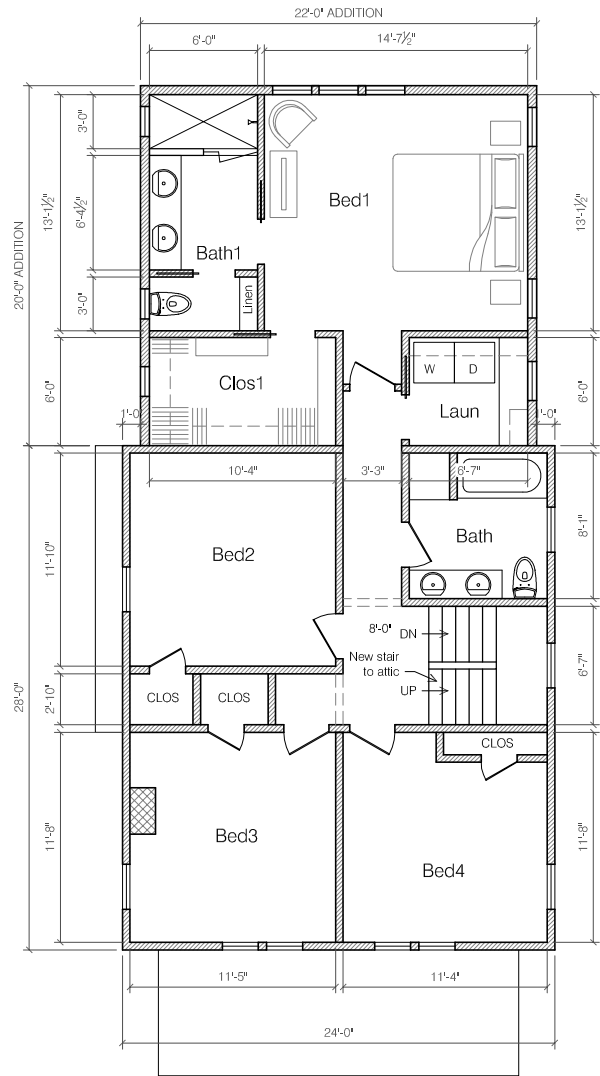
Scale: 3/32" = 1'-0"

755 Vernon Road

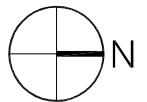
December 9, 2024



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED

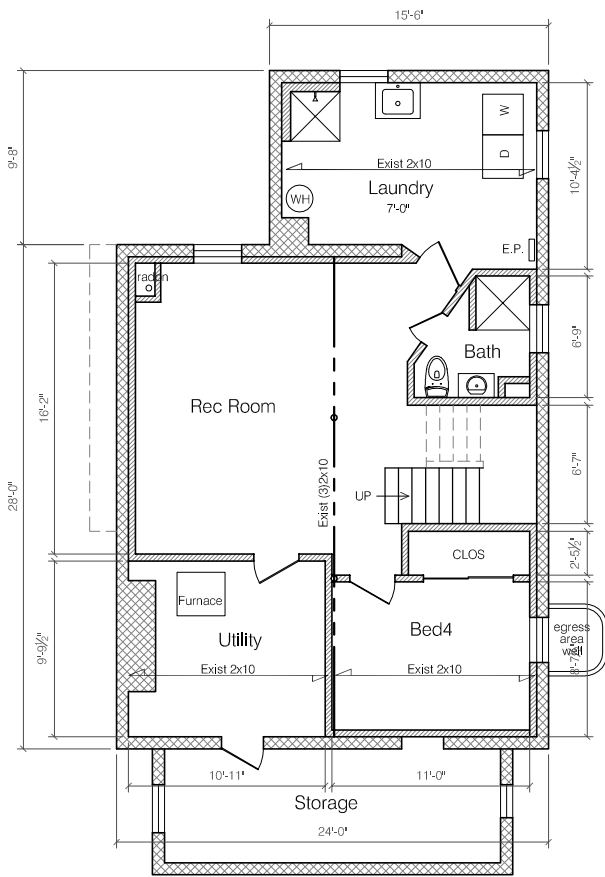


SECOND FLOOR PLANS

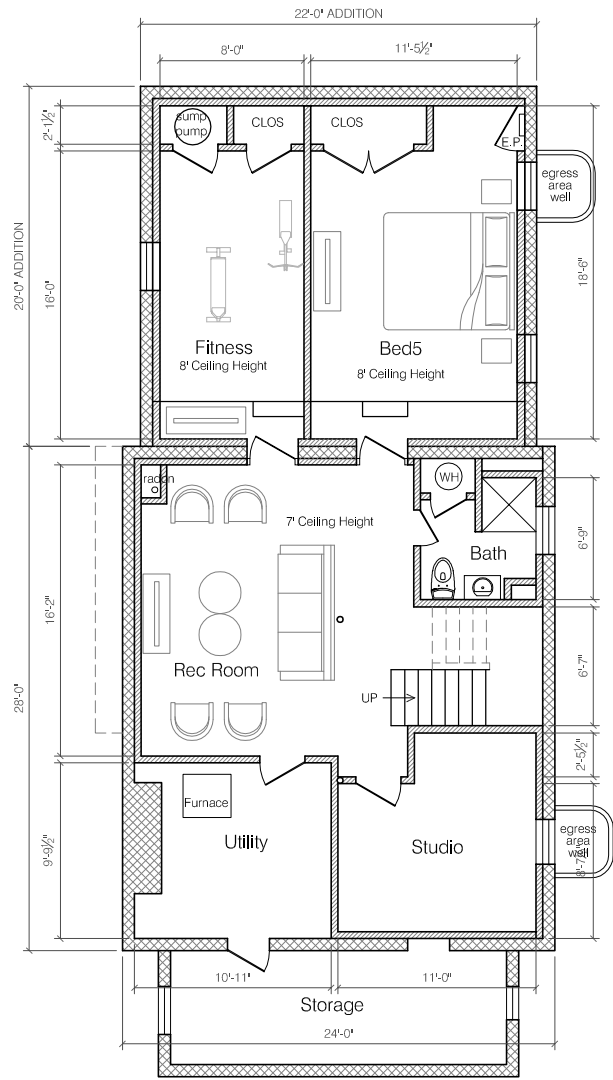
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755 Vernon Road

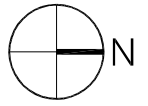
December 9, 2024



BASEMENT - EXISTING



BASEMENT - PROPOSED



BASEMENT PLANS

Scale: 3/32" = 1'-0"

755 Vernon Road

December 9, 2024

EXTERIOR MATERIAL NOTES

SIDING (All existing siding to be replaced):
Fiber cement board lap siding, 5" exposure.

SIDING AT PORCH GABLE & BAY:
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Aluminum soffit system w/ hidden venting.

GUTTERS:
5" Aluminum ogee gutter & 3" downspouts. Utilize existing underground storm piping.

WINDOWS:
New windows to be Marvin Essential fiberglass windows.

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Marvin fiberglass patio door.

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REAR LANDING/STAIRS:
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Risers: Windsor 1x8.
Guardrails: Timbertech Radiance Rail.
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REAR OVERHANG: Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides. Paulownia bead board ceiling.



EAST ELEVATION - EXISTING



EAST ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES

ROOFING (All existing siding to be replaced):
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SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK

EXTERIOR MATERIAL NOTES			
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WEST ELEVATION - EXISTING



WEST ELEVATION - NEW WORK

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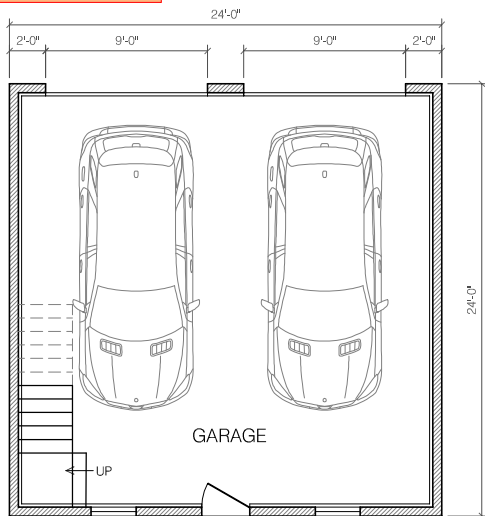
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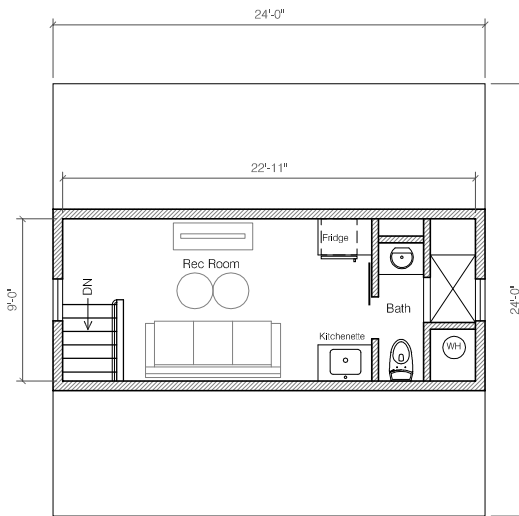
SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK



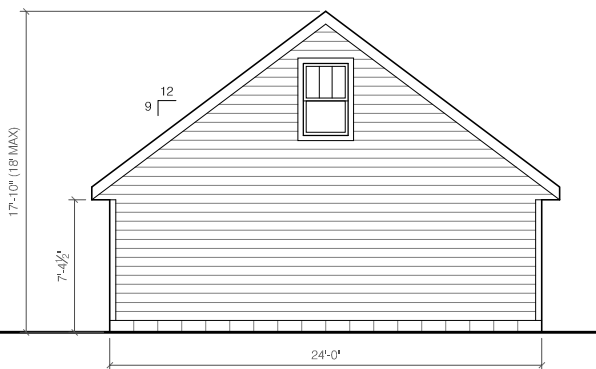
GARAGE FIRST FLOOR



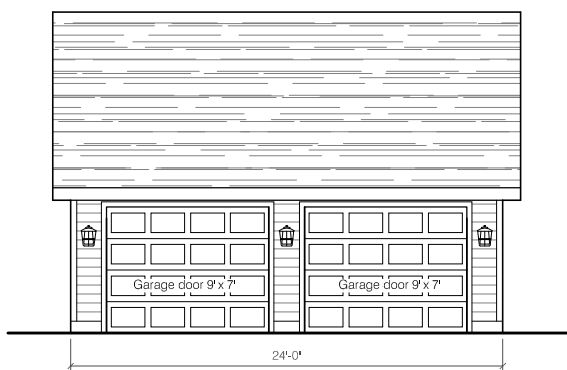
GARAGE SECOND FLOOR



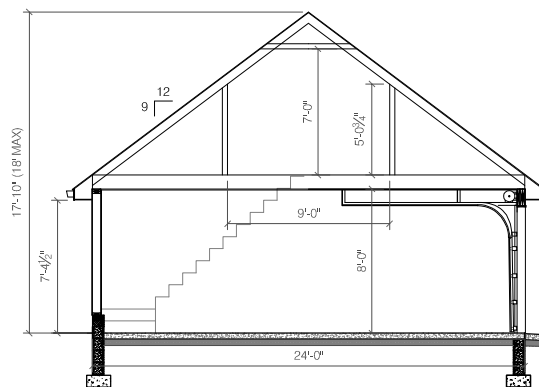
GARAGE EAST ELEVATION



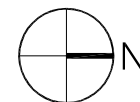
GARAGE NORTH & SOUTH ELEVATION



GARAGE WEST ELEVATION



GARAGE SECTION





1-10-20



755

755





welcome

JTD 2563











Architectural Review Board

Decision and Record of Action - January 9, 2025

The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: ARB-24-53

Address: 755 Vernon

Applicant: Brenda Parker

Owner: Nathan and Rachel Laing

Request: The applicant is seeking Architectural Review and approval and a Certificate of Appropriateness for a two-story addition over full basement at the rear and and a new detached garage. This project also includes changes to the front facade and roof line.

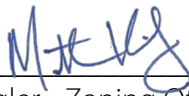
MOTION: The motion to table this application to teh February 15th, 2025 ARB meeting was made by Mr. Heyer and seconded by Mr. Hall.

The applicant, Brenda Parker, agreed to tabling.

VOTE: All members voted in favor.

RESULT: The applicant was tabled to February 13, 2025.

Staff Certification: Recorded in the Official Journal this 9th day of January, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy