

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

Staff Review

 ARB Mtg Date

02/13/2025

 Tabled?


 Staff Notes/ Conditions of approval

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

Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ? *

-



Have you downloaded and reviewed the ARB application checklist?* 

-


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

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

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

B: Project Worksheet: Property Information

Zoning type ⓘ

Single Family Residential

Other Classification

Zoning Classification ⓘ

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

B: Project Worksheet: Lot Info

Lot Width (ft) ⓘ

40

Lot Depth (ft) ⓘ

134

Total Area of lot (SF) ⓘ

5387

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

846

Proposed Addition (SF)

440

Removing (SF)

150

Type of Structure

Addition

Proposed New Primary Structure or Residence (SF)

–

Total Square Footage

848

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

Existing Footprint (SF)

–

Proposed Addition (SF)

–

New Structure Type

Detached Garage

Ridge Height

17'-10"

Proposed New Structure (SF)

576

Is there a 2nd Floor

Yes

2nd Floor SF and gross volume

242

Total of all garage and accessory structures (SF)

576

Total building lot coverage (SF)

1864

Total building lot coverage (% of lot)

35

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

544

Existing Patio (SF)

–

Existing Private Sidewalk (SF)

41

Proposed Additional Hardscape (SF)

769

Total Hardscape (SF)

851

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2715

Total overall lot coverage (% of lot)

50

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

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

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

—

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



Attachments

	Architectural Plans which include Exterior Elevations and floor plans of existing and proposed REQUIRED 2024.1209 755 Vernon ARB Drawings.pdf Uploaded by Brenda Parker on Dec 9, 2024 at 7:32 PM
	Photographs (required) REQUIRED 755 Vernon Photographs.pdf Uploaded by Brenda Parker on Dec 9, 2024 at 7:41 PM
	Site Plan REQUIRED 2024.1209 755 Vernon ARB Drawings.pdf Uploaded by Brenda Parker on Dec 9, 2024 at 7:33 PM
	755 Vernon ARB ROA 2025-01-09.pdf 755 Vernon ARB ROA 2025-01-09.pdf Uploaded by Karen Bokor on Jan 14, 2025 at 2:50 PM


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
Karen Bokor added Record ARB-24-53 to project January ARB	12/10/2024 at 11:26 am
Matt Klingler added ARB Mtg Date to Record ARB-24-53	12/13/2024 at 2:42 pm
Karen Bokor approved approval step Design Planning Consultant on Record ARB-24-53	01/14/2025 at 2:48 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record ARB-24-53	01/14/2025 at 2:48 pm
Karen Bokor added file 755 Vernon ARB ROA 2025-01-09.pdf to Record ARB-24-53	01/14/2025 at 2:49 pm
Karen Bokor removed file 755 Vernon ARB ROA 2025-01-09.pdf from Record ARB-24-53 from Record ARB-24-53	01/14/2025 at 2:50 pm
Karen Bokor removed attachment 755 Vernon ARB ROA 2025-01-09.pdf from Record ARB-24-53	01/14/2025 at 2:50 pm
Karen Bokor added file 755 Vernon ARB ROA 2025-01-09.pdf to Record ARB-24-53	01/14/2025 at 2:50 pm
Matt Klingler approved approval step Zoning Officer on Record ARB-24-53	01/14/2025 at 5:31 pm
Matt Klingler added Tabled? to Record ARB-24-53	01/15/2025 at 9:31 am
Matt Klingler changed form field entry ARB Mtg Date from "01/09/2025" to "02/13/2025" on Record ARB-24-53	01/15/2025 at 9:31 am

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	1/14/2025, 5:31:50 PM	Matt Klingler	-	Completed
✓ Design Planning Consultant	12/9/2024, 7:41:45 PM	1/14/2025, 2:48:30 PM	Karen Bokor	-	Completed
✓ Architectural Review Board	1/14/2025, 2:48:36 PM	-	-	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
 Architectural Review Approval Letter	-	-	-	-	Inactive