

(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.

Applicant
👤 Seth Trance
☎ 2156873442
@ seth@latusstudio.com

Primary Location
56 N STANWOOD RD
Bexley, OH 43209

ARB-25-13

Submitted On: Feb 13, 2025

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

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

Yes

Have you downloaded and reviewed the ARB application checklist?

Yes

Brief Project Description :

Three season room addition to the rear and side yard of the property for Randy and Anna Sokol. The project is approximately 750 SF maximum and will replace an existing deck of similar size. The structure will be deck framed. No crawl space or continuous foundation is being added.

Please click all below that apply to your project

Complete Demolition/ New Build

--

Corner Lot

--

Side yard addition

true

Commercial Project

--

Architecture Review

true

Front porch

--

Rear yard addition

true

Sign Review

--

A.1: Applicant / Agent Information

Applicant Name

Seth Trance - Latus Studio

Applicant Address

3840 N High St

Applicant Email

seth@latusstudio.com

Applicant Phone

215 687 3442

Property Owner Name

Randy and Anna Sokol

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)

03/13/2025

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

A.2: Fee Worksheet

Estimated Valuation of Project

125000

Architectural Review

true

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)

136

Lot Depth (ft)

276

Total Area of lot (SF)

38498

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

3824

Proposed Addition (SF)

750

Removing (SF)

0

Type of Structure

1 story three season room

Proposed New Primary Structure or Residence (SF)

0

Total Square Footage

4574

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

Existing Footprint (SF)

Proposed Addition (SF)

1800	0
New Structure Type	Ridge Height
Stick Built	12'4
Proposed New Structure (SF)	Is there a 2nd Floor
750	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
1800	4574
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
11.9	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
--	--
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
--	750
Total Hardscape (SF)	
6250	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
6250	16.2

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
true	House or Principal Structure
Existing Roof Type (Please Note: slate,clay tile or wood shake require supporting information for Board Review)	New Roof Type
Clay Tile	EPDM Rubber
	New Single Manufacturer
	--
New Roof Style and Color	
Flat with matching green trim to existing home	

C.1 Architectural Review Worksheet: Windows

Windows	Structure
true	House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

TBD

New Window Style/Mat./Color

Three Season Vertical Sliders

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Rear Yard Entry Door to Three Season Room

Proposed Door Style

Craftsman Style

Proposed Door Color

Red to match exist

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

true

Existing Door Trim

Wood Composite

Proposed New Door Trim

Composite/Fiber Cement

Existing Window Trim

Other

Other Existing Window Trim

Brick Home and Fiber Cement Trim

Proposed New Window Trim

Composite/Fiber Cement

Trim Color(s)

Red

Do the proposed changes affect the overhangs?

No

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

true

Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Brick and Red Paint

Proposed Finishes

Other

Other Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

Hardie Fiber Cement Siding and Trim. Painted

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.

true