



\*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and 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**

 david pryor  
 614-560-6627  
 dpryor@davidpryorlaw.com

**Location**

752 VERNON RD  
Bexley, OH 43209

# ARB-20-7

Status: Active

Submitted: Feb 12, 2020

## A.1: Project Information

**Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..**

275 sq' addition on rear of house

**Architecture Review**

true

**Demolition**

false

**Planned Unit Dev**

false

**Rezoning**

false

## A.1: Attorney / Agent Information

**Agent Name**

--

**Agent Address**

--

**Agent Email**

--

**Agent Phone**

--

**Property Owner Name**

--

**Property Owner phone**

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

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## A.2: Fee Worksheet

**Estimated Valuation of Project**

90000

**Minor Architectural Review**

false

**Major Architectural Review**

true

**Variance Review - Fill out a BZAP Application instead.**

false

**Zoning**

false

**Zoning Review Type**

--

**Sign Review and Architectural Review for Commercial Projects**

false

**Review Type**

--

**Appeal of ARB decision to BZAP**

false

**Appeal of BZAP decision to City Council**

false

**B: Project Worksheet: Property Information****Occupancy Type**

Residential

**Zoning District**

bexley

**Use Classification**

R-1 (25% Building and 40% Overall)

**B: Project Worksheet: Lot Info****Width (ft)**

21

**Depth (ft)**

6

**Total Area (SF)**

275

**B: Project Worksheet: Primary Structure Info****Existing Footprint (SF)**

1268

**Proposed Addition (SF)**

138

**Removing (SF)**

40

**Type of Structure**

wood frame addition

**Proposed New Primary Structure or Residence (SF)**

276

**Total Square Footage**

1544

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

280

**Proposed Addition (SF)**

--

**New Structure Type**

--

**Ridge Height**

--

**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

No

**Total of all garage and accessory structures (SF)**

280

**Total building lot coverage (SF)**

280

**Total building lot coverage (% of lot)**

1824

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

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**B: Project Worksheet: Hardscape****Existing Driveway (SF)**

360

**Existing Patio (SF)**

--

**Existing Private Sidewalk (SF)**

180

**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

540

**B: Project Worksheet: Total Coverage****Total overall lot coverage (SF)**

2364

**Total overall lot coverage (% of lot)**

44

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

true

**Structure**

House or Principal Structure

**Existing Roof Type**

Std. 3-tab Asphalt Shingle

**New Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

Certainteed

**New Roof Style and Color**

match existing grey

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

true

**Structure**

House or Principal Structure

**Existing Window Type**

Double Hung

**Existing Window Materials**

Vinyl Clad Wood

**New Window Manufacturer**

Marvin

**New Window Style/Mat./Color**

match existing white

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

true

**Structure**

House or Principal Structure

**Existing Entrance Door Type**

Insulated Metal

**Existing Garage Door Type**

--

**Door Finish**

--

**Proposed Door Type**

6 panel

**Proposed Door Style****Proposed Door Color**

match existing

white

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

**Exterior Trim**

true

**Existing Door Trim**

Vinyl

**Proposed New Door Trim**

match existing

**Existing Window Trim**

Vinyl

**Proposed New Window Trim**

match existing

**Trim Color(s)**

white

**Do the proposed changes affect the overhangs?**

No

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

**Exterior Wall Finishes**

true

**Existing Finishes**

Vinyl Siding

**Existing Finishes Manufacturer, Style, Color**

beige vinyl

**Proposed Finishes**

Vinyl Siding

**Proposed Finishes Manufacturer, Style, Color**

match existing

### D: (Staff Only) Tree & Public Gardens Commission Worksheet

**Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)**

false

**Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above**

false

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

false

### Attachments (5)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**

Feb 12, 2020

pdf **Landscape Plan for New Principal Structures**

Feb 12, 2020

pdf **Photographs (required)**

Feb 12, 2020

pdf **Site Plan**

Feb 12, 2020

pdf **Permission for Agent to represent owner.**

Feb 12, 2020

## Timeline

- Payment**  
**Status:** Paid February 12th 2020, 1:12 pm
  
- Zoning Officer**  
**Status:** Completed March 4th 2020, 2:44 pm  
**Assignee:** Kathy Rose
  
- Design Planning Consultant**  
**Status:** In Progress  
**Assignee:** Karen Bokor
  
- Architectural Review Board**  
**Status:** In Progress
  
- Board of Zoning and Planning**  
**Status:** In Progress
  
- City Council**  
**Status:** In Progress
  
- Tree Commission**  
**Status:** In Progress
  
- Arborist**  
**Status:** In Progress