



Bexley Architectural Review Board Staff Report - March 12, 2020

- a. Application No.: ARB 20-06
Applicant: Amy Lauerhass
Owner: Brian & Richard Ey
Location: 2468 Elm

ARB Request: The applicant is seeking architectural review and approval to allow an addition and a covered porch at the rear of the existing principal structure.

Staff comments:

Massing and Scale: The massing and scale of this renovation is appropriate and does not add any additional size to the space but rather just reconfigures the space.

Materials: The materials proposed are consistent with and matching the primary structure and are an improvement to the current existing rear of the home.

Details: The new roof and columns will be much more in keeping with the style of the exiting home.

Staff Recommendation: Staff recommends approving this application as submitted.

- b. Application No.: ARB 20-08
Applicant: Amy Lauerhass
Owner: Mary & Andrew Auch
Location: 31 Bullitt Park Place

ARB Request: The applicant is seeking architectural review and approval to allow a 2nd floor addition at the rear of the principal structure, and new covered porch additions at the front and rear of the principal structure.

Staff comments:

Massing and Scale: The massing and scale of this renovation is appropriate.

Materials: The materials proposed are consistent with and matching the primary structure and are an improvement to the current existing rear of the home.

Details: All details including eaves, overhangs, trim, and columns appear to match existing and will be appropriate for this renovation.

Staff Recommendation: Staff recommends approving this application as submitted.

- c. Application No.: ARB-20-07
Applicant: David Pryor
Owner: Pryor Development LLC
Location: 752 Vernon Rd

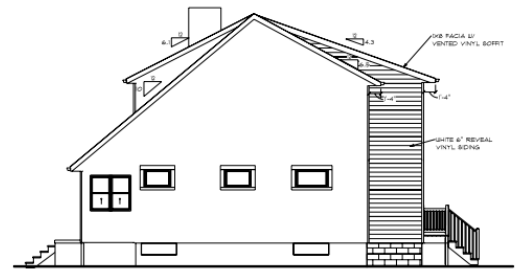
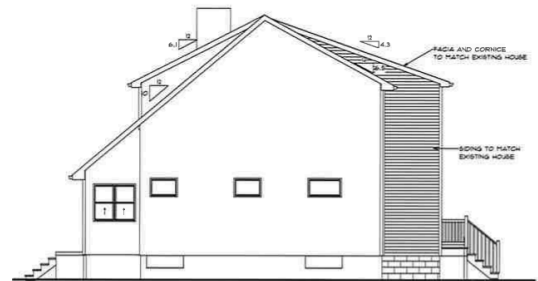
ARB Request: The applicant is seeking architectural review and approval to allow an addition to the rear of the existing principal structure.

Staff comments:

Massing and Scale: The massing and scale of this renovation/addition is appropriate. However, the minimal use of windows as well as some of the configurations do not give the addition the human scale that the current rear elevation has. In particular the window on the left elevation and the first floor rear elevation windows both seem undersized and oddly shaped. Staff would like to see more fenestration and better sizing and placement.

Materials: All drawings and application materials indicate that new materials will match existing.

Details: The original drawings submitted did not accurately represent the building as it exists currently. This is a concern as the details of this structure such as overhangs, trim work, vents and gutters, are important. For example, the overhangs of this building are significant and should be retained on both the old and new parts of the project. Additionally there were not full photos taken of all elevations. Updated drawings have been submitted since staff brought this to the attention of the applicant (see below).



RIGHT ELEVATION

Staff Recommendation: Staff recommends approving this application with the condition that the applicant work with the design consultant to reconfigure the windows on the rear elevation and left side elevation.

- d. Application No.: BZAP-20-3
- Applicant: Genevieve Brune
- Owner: Genevieve Brune
- Location: 2700 Sherwood

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 676square foot detached garage that is 22'9" in height, to be constructed in the rear yard.

Staff comments:

Massing and Scale: This garage proposal looks to be in keeping with the massing of the home and, although on the larger size, still will be secondary to the home.

Materials: Most of the materials are compatible with the existing primary structure. There is more variety of materials being used on the garage - stucco, hardiplank - both smooth, 5 " lap and shingle style - and cultured stone. It may be beneficial to narrow the material choice to 2 materials to better match the existing home and would simplify the garage.

Details: Details of the garage will match details of the home.

Staff Recommendation: Staff supports recommending approval of this application to BZAP with the clarification the all materials are to match in detail those of the existing structure.

e. Application No.: BZAP-20-04

Applicant: Pete Foster

Owner: 75Shuffle LLC

Location: 633 Euclaire Ave.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which includes an attached garage.

Staff comments:

Massing and Scale: The massing and scale of this addition is appropriate for the exiting structure and in consideration of the siting and location of this home. The context of this location - near the library, main street and capital - lends itself to a unique use of the site and design.

Materials: The materials are appropriate and compatible with the existing structure.

Details: The details of the proposed design are in keeping with the design of the details of the existing home.

Staff Recommendation: Staff supports recommending approval to the BZAP as submitted.

f. Application No.: BZAP-20-05

Applicant: Brian Jones

Owner: Jeffrey & Jennifer McCloskey

Location: 209 S. Columbia Ave

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure, which would attach and enclose the existing detached garage and add a detached garage.

Staff comments:

Massing and Scale: The massing and scale of this addition is appropriate for the exiting structure and does not significantly change the site plan. The new garage is the biggest addition of space and the other additions are filling in or addition small amounts of square footage to existing rooms. The general site plan does not change with this project but seems to be completed.

Materials: The proposed materials are consistent and matching with the existing home.

Details: The details of the proposed design are in keeping with the design of the details

of the existing home, including slate shingles, cedar siding, eaves and gutters (per drawing).

Staff Recommendation: Staff supports recommending approval to the BZAP as submitted.

g. Application No.: BZAP-20-6

Applicant: Brian Marzich

Owner: Laura Maddox & Kevin Keenan

Location: 796 S. Remington

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 2-story addition to the rear of the 2-story principal structure.

Staff comments:

Massing and Scale: The massing and scale of this rear addition seems appropriate for the existing structure.

Materials: The materials are appropriate and compatible with the existing structure and will all match existing per drawing notes.

Details: The details of the addition will match the existing home.

Staff Recommendation: Staff supports recommending approval to the BZAP as submitted.