

***(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

Brad Schoch

614-530-9400

bradschoch@mac.com

Location

317 S DREXEL AV

Bexley, OH 43209

ARB-20-18

Status: Active

Submitted: Mar 12, 2020

A.1: Project Information

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

Demolition of existing house due to fire - Construction of new single family residence per drawing set

Architecture Review

true

Demolition

true

Planned Unit Dev

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Rezoning

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A.1: Attorney / Agent Information

Agent Name

Brad Schoch

Agent Address

6800 MacNeil Dr,

Agent Email

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Agent Phone

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Property Owner Name

Andy & Rachel Abeles

Property Owner phone

614 357 0982

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

850000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

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Zoning

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Zoning Review Type

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Sign Review and Architectural Review for Commercial Projects

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Review Type

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Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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

Residential

Zoning District

R3

Use Classification

R-3 (25% Building and 50% Overall)

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

94

Depth (ft)

255

Total Area (SF)

23970

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

2158

Proposed Addition (SF)

3609

Removing (SF)

2158

Type of Structure

Single Family Residence

Proposed New Primary Structure or Residence (SF)

3609

Total Square Footage

3609

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

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Proposed Addition (SF)

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New Structure Type

Attached garage

Ridge Height

39'-6" for main house

Proposed New Structure (SF)

3609

Is there a 2nd Floor

Yes

2nd Floor SF

1882

Total of all garage and accessory structures (SF)

3609

Total building lot coverage (SF)

3609

Total building lot coverage (% of lot)

15

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

Yes

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

2456

Existing Patio (SF)

144

Existing Private Sidewalk (SF)

88

Proposed Additional Hardscape (SF)

1650

Total Hardscape (SF)

6552

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

6552

Total overall lot coverage (% of lot)

27

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

true

Structure

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Dimensional Roofing - Driftwood

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

true

Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Anderson

New Window Style/Mat./Color

Double Hung / Alum Clad / White

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

Fiberglass

Door Finish**Proposed Door Type**

Painted

Carriage Style

Proposed Door Style

Proposed Door Color

French Door with Sidelites

Stained - cappuccino color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Wood Composite

Proposed New Door Trim

5 1/2" Composite Wood

Existing Window Trim

Wood

Proposed New Window Trim

5 1/2" Composite Wood

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

Natural Stone

Existing Finishes Manufacturer, Style, Color

Natural Stone - Ohio Limestone color

Proposed Finishes

Cultured Stone

Proposed Finishes Manufacturer, Style, Color

Casa Di Sasi , Ledgestone , Old World European

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

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

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

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

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Attachments (5)

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

Mar 12, 2020

pdf **Photographs (required)**

Mar 12, 2020

pdf **Site Plan**

Mar 12, 2020

pdf **SiteContext&Setbacks.pdf**

Mar 12, 2020

Timeline

Payment

Status: Paid March 12th 2020, 2:58 pm

Zoning Officer

Status: Completed March 18th 2020, 12:21 pm

Assignee: Kathy Rose

Kathy Rose March 18th 2020, 12:01:01 pm

Brad, can you provide supporting documents to address what is required under our Demolition code. I'll email it to you. Otherwise, it could hold up your application.

Kathy Rose March 18th 2020, 12:20:07 pm

Brad: Also, I will need an elevation of the section of the block to show how the proposed structure compares to the existing neighboring structures. There is great concern about the new structures being out of scale for their proposed locations.

Kathy Rose March 20th 2020, 8:34:10 pm

@Karen Bokor i sent Brad a message to another email I found since I have not received a response to the previous relating to demolition

Design Planning Consultant

Status: In Progress

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