



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-19

Applicant: Juliet Bullock

Owner: Chris Smith

Address: 235 N. Roosevelt Ave.

ARB Request: The applicant is seeking preliminary architectural review to allow the existing structure to be demolished and a new single-family structure to be constructed on the site.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(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

Julie Bullock

614-935-0944

bullock.juliet@gmail.com

Location235 N ROOSEVELT AV
Bexley, OH 43209

ARB-20-19

Status: Active

Submitted: Mar 12, 2020

A.1: Project Information

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

New single family home, demolition of existing home

Architecture Review

true

Demolition

true

Planned Unit Dev

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Rezoning

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A.1: Attorney / Agent Information

Agent Name

Bryan Meade

Agent Address

3343 Woodstone Drive

Agent Email

brynnwoodhomes@gmail.com

Agent Phone

6142609836

Property Owner Name

Chris Smith

Property Owner phone

6142609836

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

400000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

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Zoning

--

Zoning Review Type

--

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

r-6

Use Classification

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

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

50

Depth (ft)

230.43

Total Area (SF)

11510

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

1361.9

Proposed Addition (SF)

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Removing (SF)

1361.9

Type of Structure

single family residential and garage

Proposed New Primary Structure or Residence (SF)

1611

Total Square Footage

1611

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

single family home

Ridge Height

29-5"

Proposed New Structure (SF)

1611

Is there a 2nd Floor

Yes

2nd Floor SF

1611

Total of all garage and accessory structures (SF)

612

Total building lot coverage (SF)

1611

Total building lot coverage (% of lot)

13.99

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

Yes

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

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Existing Private Sidewalk (SF)

--

Total Hardscape (SF)

1682.3

Existing Patio (SF)

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Proposed Additional Hardscape (SF)

1682.3

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

3293.3

Total overall lot coverage (% of lot)

29

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

true

Existing Roof Type

--

New Single Manufacturer

Certainteed

Structure

House or Principal Structure

New Roof Type

Arch. Dimensional Shingles

New Roof Style and Color

Driftwood

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

true

Existing Window Type

--

New Window Manufacturer

PlyGem

Structure

House or Principal Structure

Existing Window Materials

--

New Window Style/Mat./Color

White Double hung

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

--

Existing Entrance Door Type

--

Door Finish**Structure**

--

Existing Garage Door Type

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Proposed Door Type

Painted

Thermatru

Proposed Door Style

Proposed Door Color

3/4 lite and full lite

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

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--

Proposed New Door Trim

Existing Window Trim

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Proposed New Window Trim

Trim Color(s)

1x6 Smart Trim

Off White

Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

true

--

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

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Other

Other Proposed Finishes

Proposed Finishes Manufacturer, Style, Color

Cement Board Siding

White Hardiplank

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

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

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Attachments (3)



Photographs (required)
Mar 12, 2020

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

Mar 12, 2020

pdf **Site Plan**

Mar 12, 2020

Timeline

Payment

Status: Paid March 13th 2020, 4:04 pm

Julie Bullock March 13th 2020, 4:17:56 pm

I did submit elevations perhaps they did not upload. I am going to try and submit them again.

Zoning Officer

Status: Completed March 26th 2020, 2:31 pm

Assignee: Kathy Rose

Kathy Rose March 13th 2020, 4:07:38 pm

Julie are there any elevations?

Julie Bullock March 13th 2020, 4:20:47 pm

OKay you should have received 5 sheets please let me know if any are missing. I just uploaded them again. thanks Julie

Kathy Rose March 13th 2020, 4:37:37 pm

got it thanks!!!

Kathy Rose March 18th 2020, 11:11:26 am

Julie: This case is pending approval of demolition. The last application filed by Mr. Meade was lacking in the required information to prove that a house is not historically significant, architecturally significant, or worthy of preservation. It did not provide much above the applicant and property owners personal opinion with regards to supporting documentation to allow the Board members to be comfortable approving a demolition.

The decision on a demolition needs to be established before Board members can even dive into their secondary job of reviewing details, massing and compatibility of a replacement structure. I want to make sure you are well aware and I cannot place this on an agenda without the required supporting information.

Kathy Rose March 18th 2020, 6:12:32 pm

Julie, from what i find, the previous design you submitted at this location was for a remodel. Please let me know if you have something different.

Kathy Rose March 19th 2020, 10:24:51 am

Julie: On October 11, 2018, the ARB conditionally approved your request for "additions and improvements" to the principal structure that include: adding a 2nd floor, adding a 1-story addition to the rear (west side) of the principal structure and material changes. That being said, we will need supporting documentation to address the Demolition information requirements.

Kathy Rose March 19th 2020, 10:33:29 am

@Karen Bokor I found my document and will place this on the agenda, subject to professional evidence to support the demolition ordinance.

Kathy Rose March 25th 2020, 12:23:02 pm

Julie: The application I stopped (ARB-20-21) was not necessary - you already have this application - I just needed the supporting documentation added to it. I also would like to point out that giving your own professional opinion on your own application is not considered proper evidence. You would need supporting documentation from an individual who has no vested interest in the project and/or property.

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

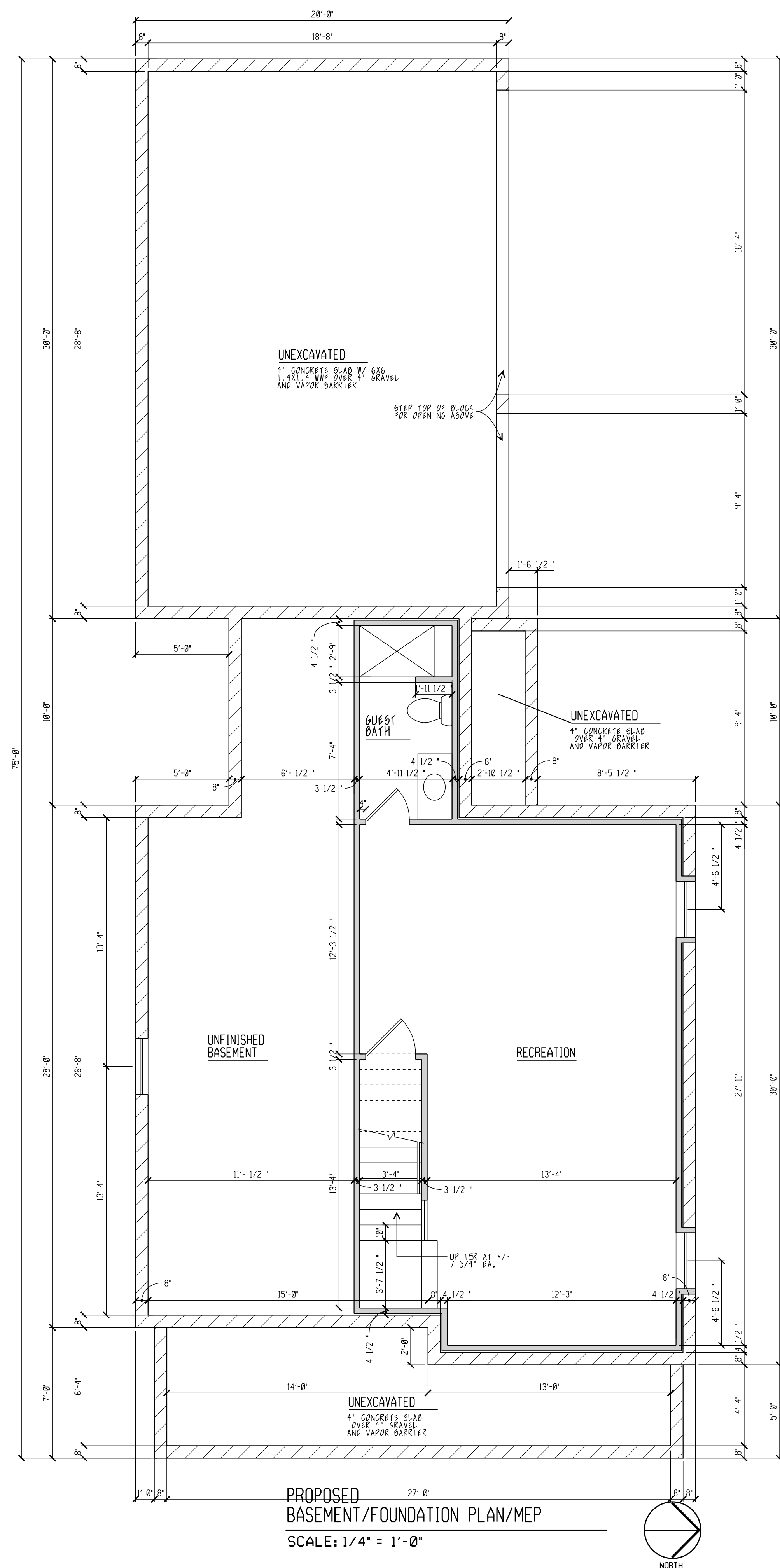
Tree Commission

Status: In Progress

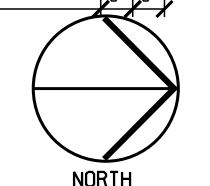
Arborist

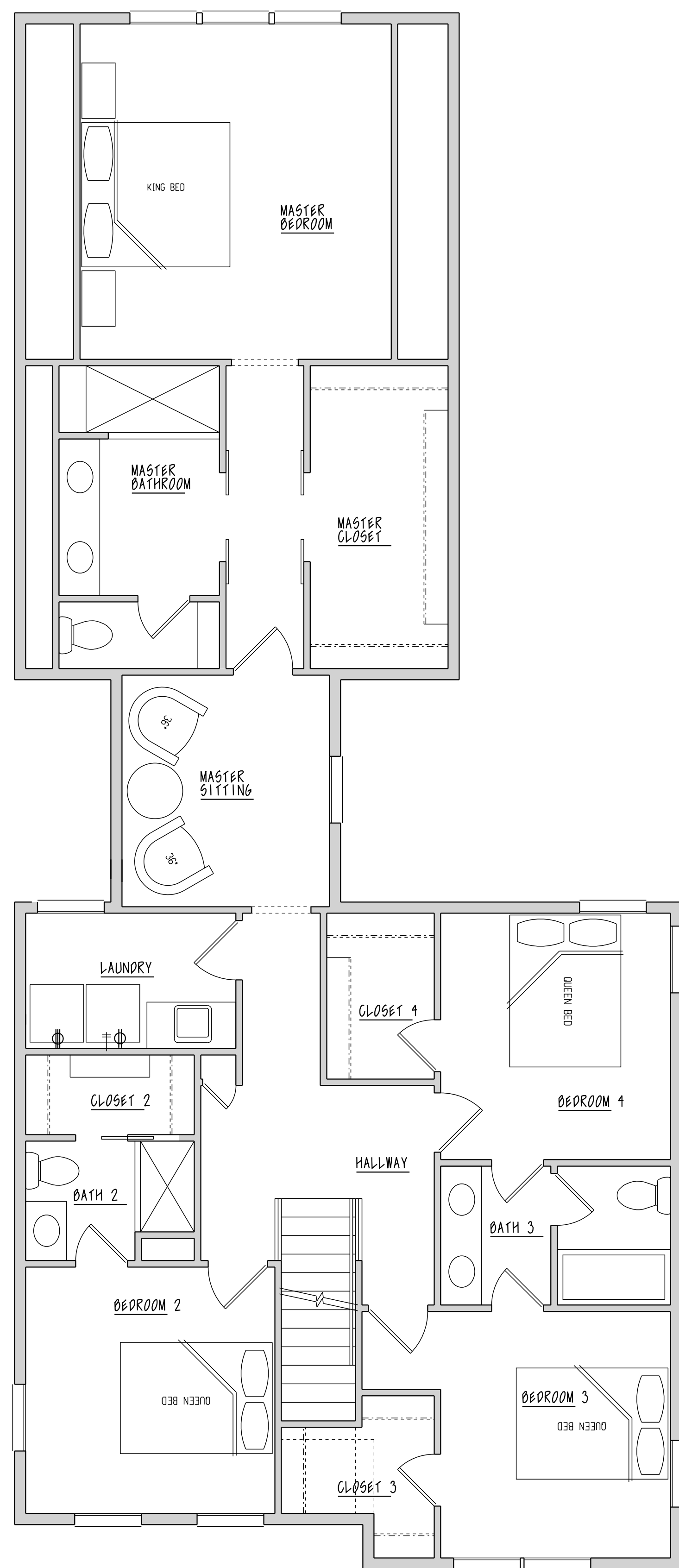
Status: In Progress

 GARAGE SECTION
 SCALE: 1/2" = 1'-0"

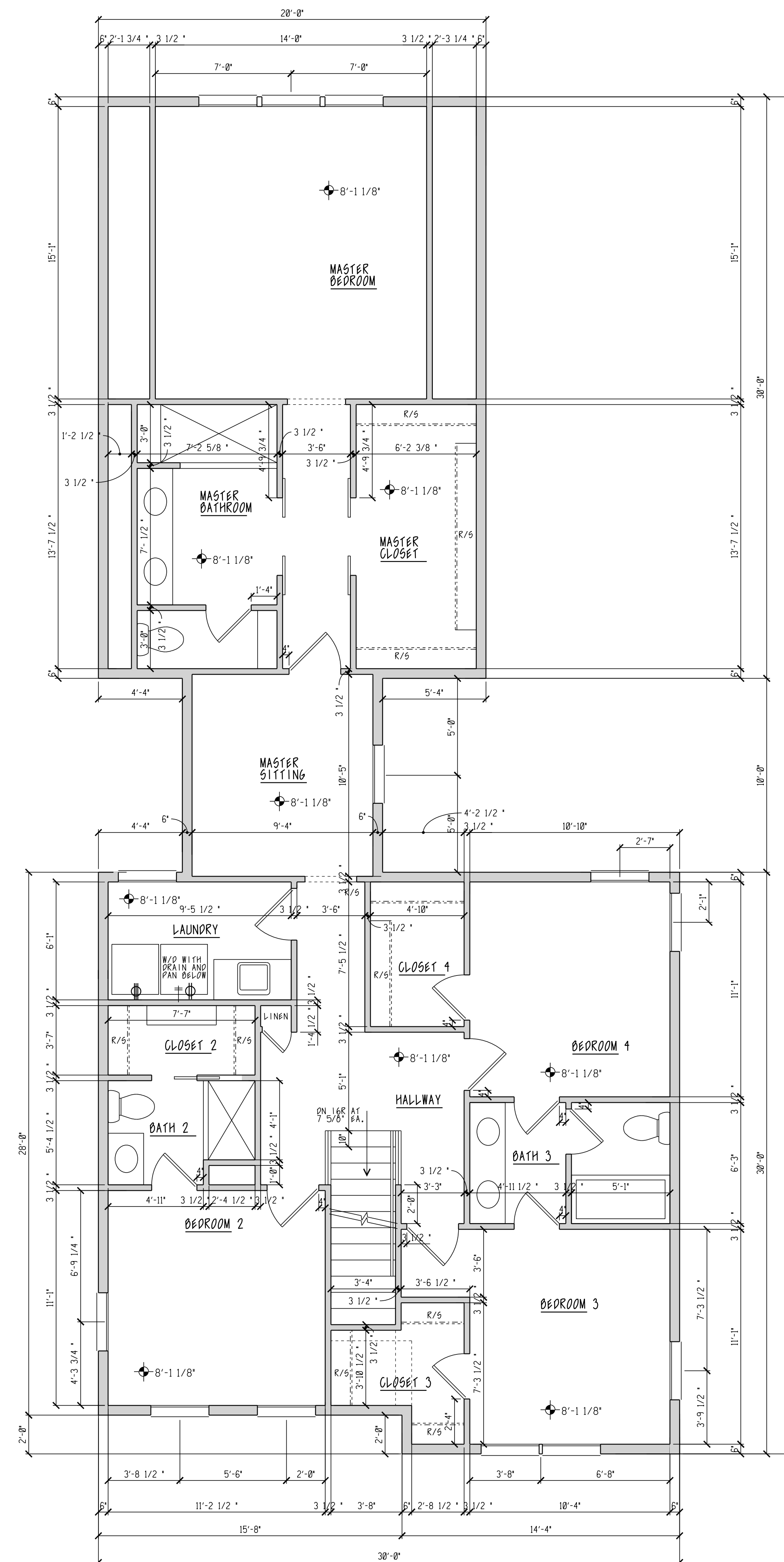
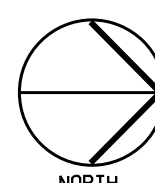


PROPOSED
 BASEMENT/FOUNDATION PLAN/MEP
 SCALE: 1/4" = 1'-0"

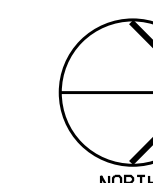


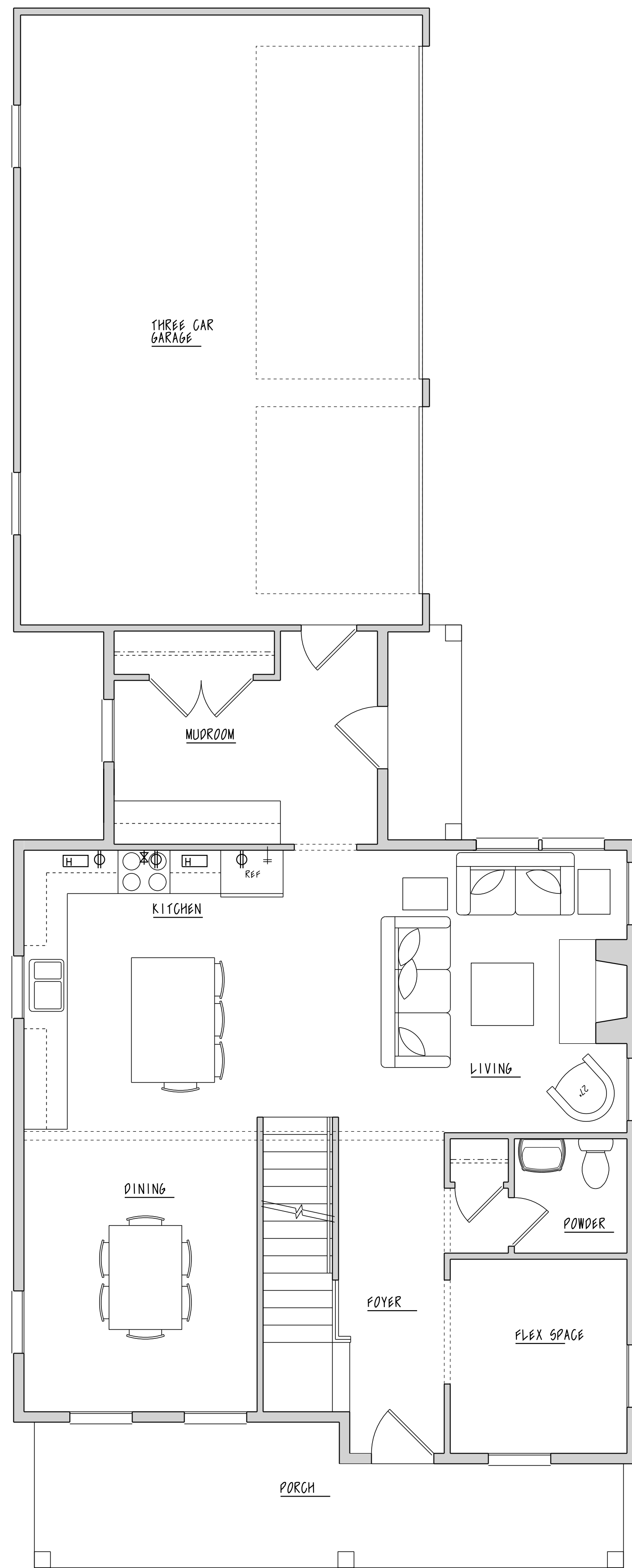


PROPOSED
 SECOND FLOOR PLAN/MEP
 SCALE: 1/4" = 1'-0"

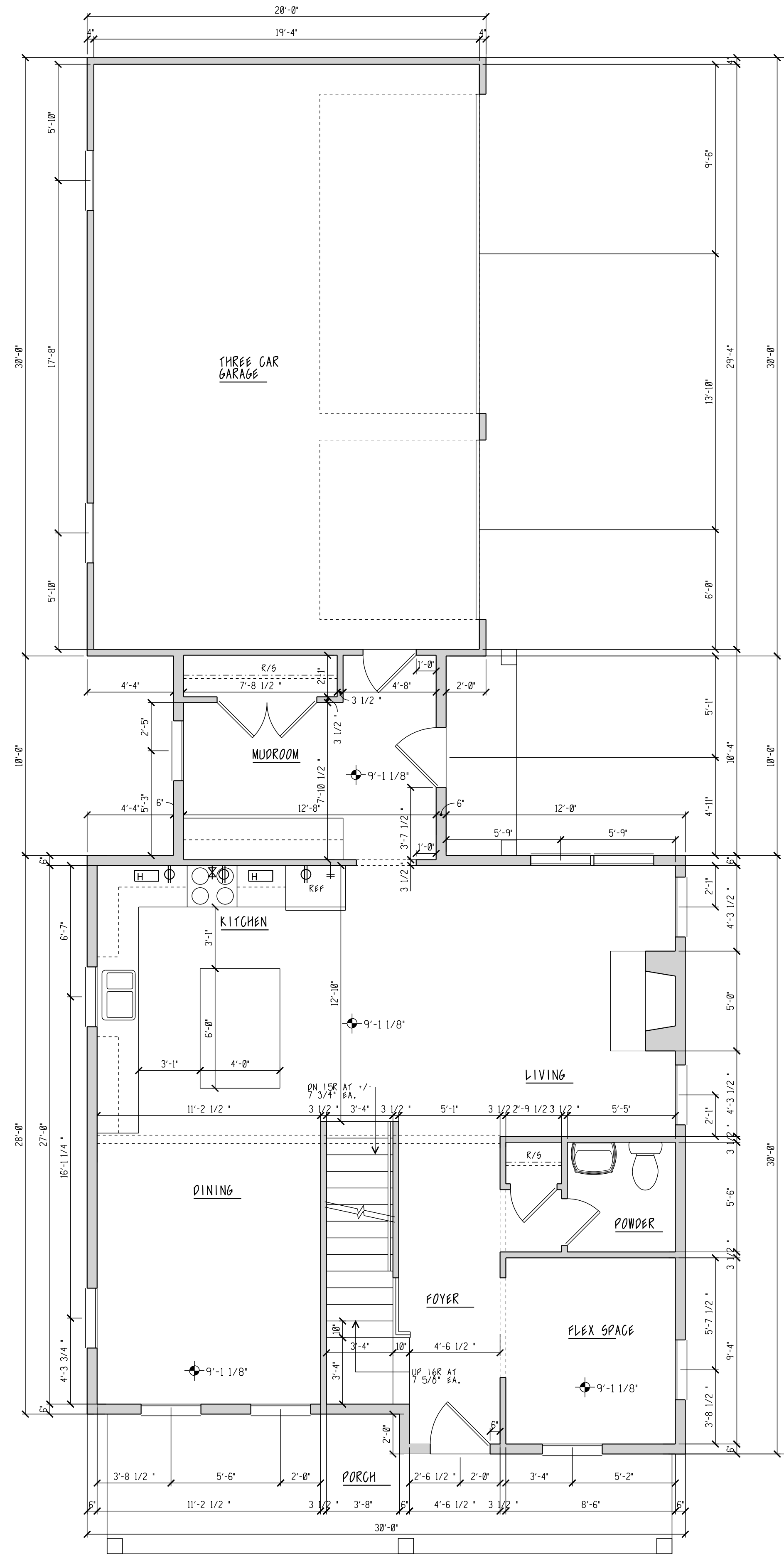
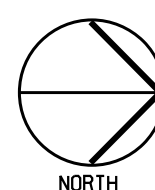


PROPOSED
 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

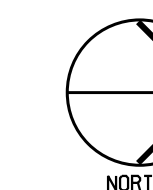


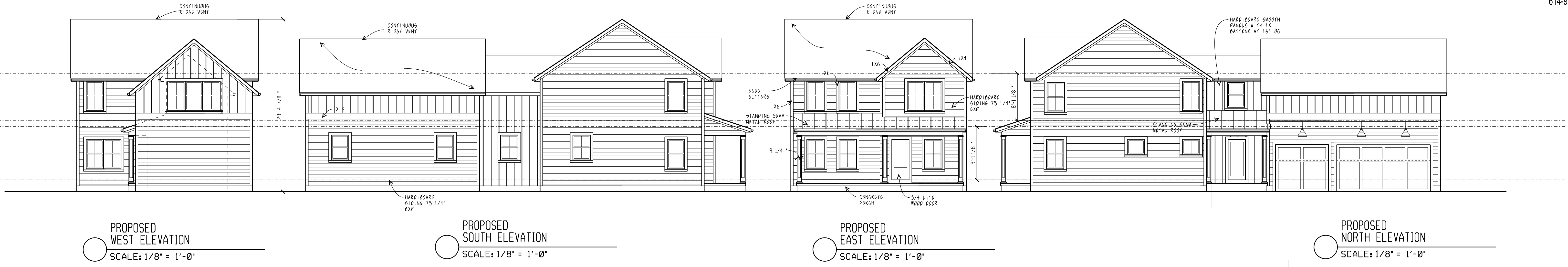


PROPOSED
FIRST FLOOR PLAN/MEP
SCALE: 1/4" = 1'-0"



PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



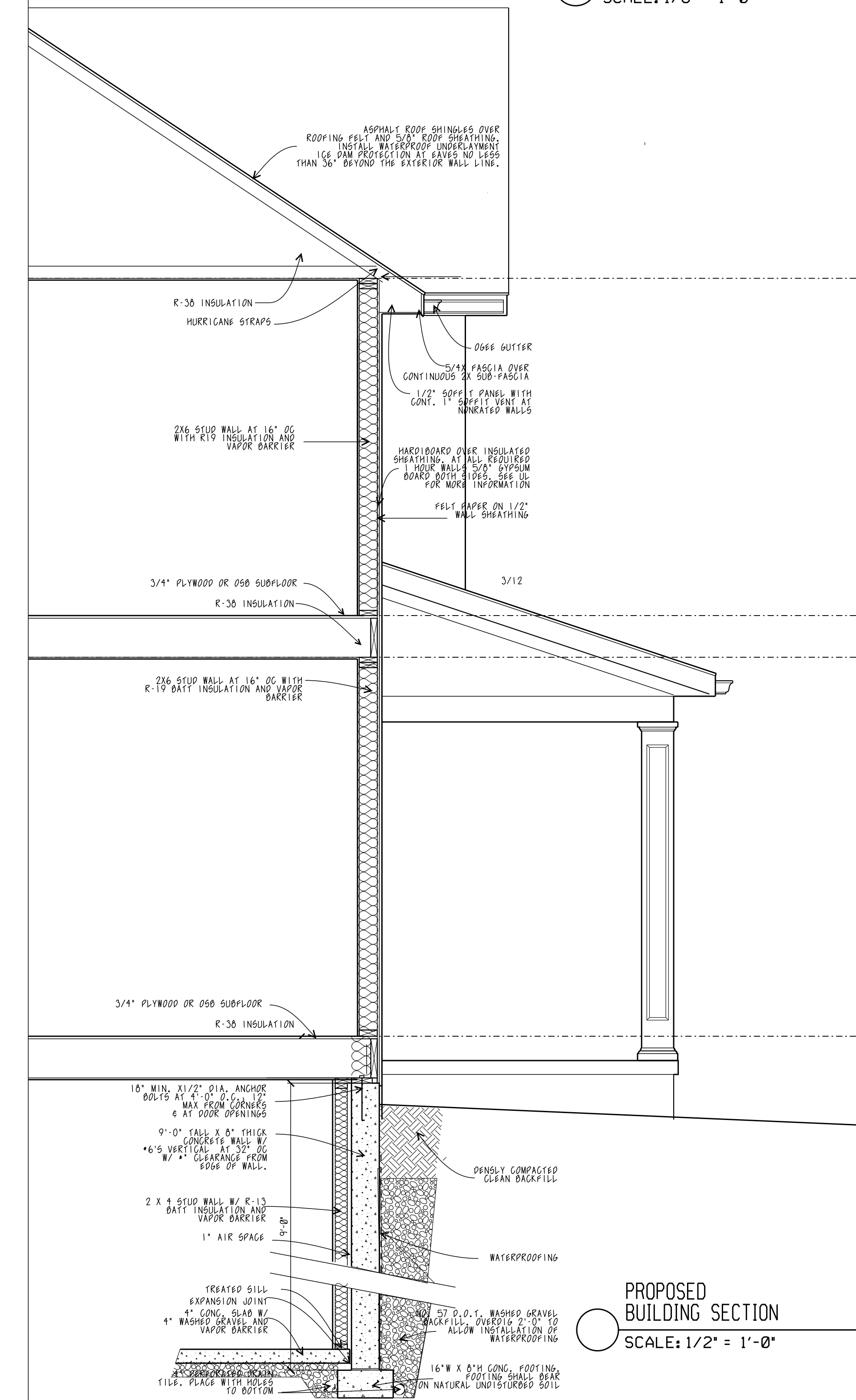


PROPOSED
 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

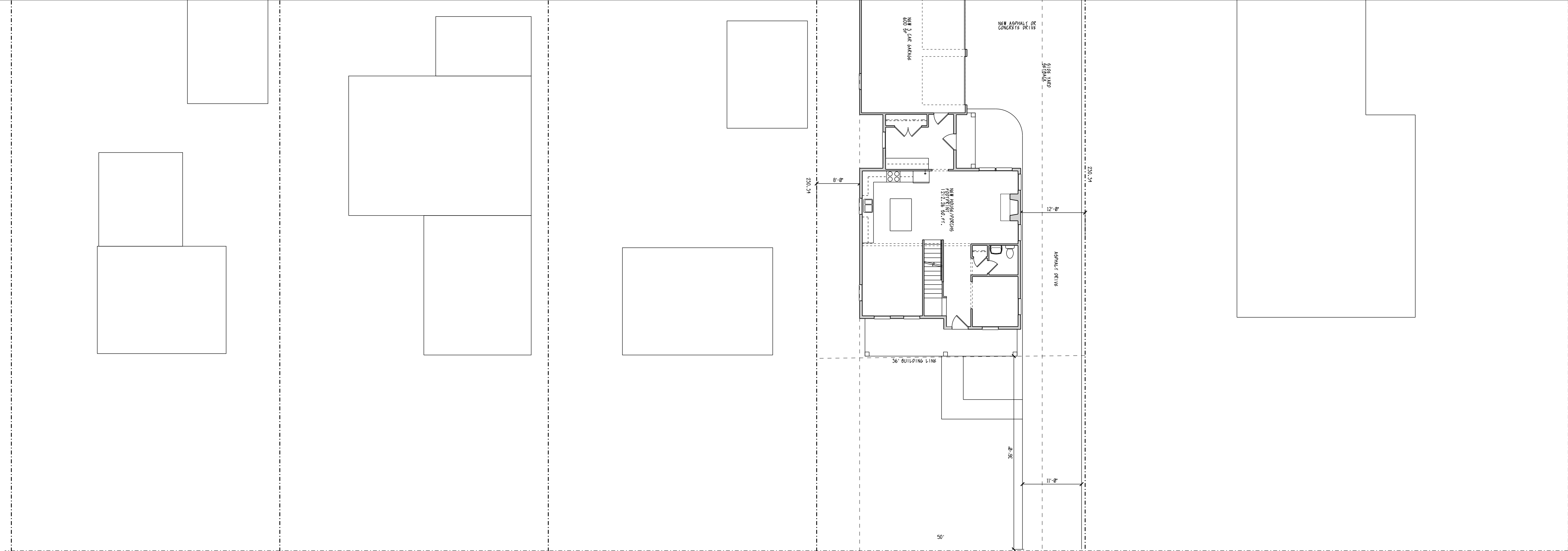


PROPOSED
 BUILDING SECTION
 SCALE: 1/2" = 1'-0"



2
3
5





NORTH ROOSEVELT AVENUE 60'



EXISTING STREETSCAPE



PROPOSED STREETSCAPE