



**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-20-17

Applicant: Deborah Leasure

Owner: Deborah and Timothy Leasure

Address: 870 Montrose Ave

ARB Request: The applicant is seeking architectural review and approval to allow a 1-story addition to the rear of the 2-story principal structure.

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

Deborah Leasure

6143126830

debbie0972@columbus.rr.com

Location

870 MONTROSE AV

Bexley, OH 43209

ARB-20-17

Status: Active**Submitted:** Mar 11, 2020

A.1: Project Information

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

Construct a 20' X 24' first floor addition to the rear of the existing building. The new addition will include a bedroom, bathroom, laundry area and hallway. The existing addition (104 sq.ft.) will be removed.

Architecture Review

true

Demolition

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Planned Unit Dev

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Rezoning

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A.1: Attorney / Agent Information

Agent Name

Deborah Leasure

Agent Address

870 Montrose Ave, Bexley, Ohio 43209

Agent Email

debbie0972@columbus.rr.com

Agent Phone

614-312-6830

Property Owner Name

Deborah and Timothy Leasure

Property Owner phone

614-312-6830

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

Owner will be present.

A.2: Fee Worksheet

Estimated Valuation of Project

140000

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	Review Type
--	--
Appeal of ARB decision to BZAP	Appeal of BZAP decision to City Council
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B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Residential	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
48	135
Total Area (SF)	
6480	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
936	480
Removing (SF)	Type of Structure
104	wood frame
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	1312

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

Existing Footprint (SF)	Proposed Addition (SF)
832	480
New Structure Type	Ridge Height
Wood frame	16'5"
Proposed New Structure (SF)	Is there a 2nd Floor
--	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
324	1636
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
25.24	No

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

437

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

260

Proposed Additional Hardscape (SF)

120

Total Hardscape (SF)817

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

2453

Total overall lot coverage (% of lot)37.85

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

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF

New Roof Style and ColorGable roof, Blue to match main roof

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

true

Structure

House or Principal Structure

Existing Window Type

Other

Other existing window type

double hung and fixed

Existing Window Materials

Other

Other existing window materials

vinyl double hung and fixed wood w/al. storm

New Window Manufacturer

not determined

New Window Style/Mat./Colorcasement and awning, vinyl, white to match existing

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

Wood

Door Finish

Painted

Proposed Door Type

fiberglass or steel

Proposed Door Style

May be 1/2 or 3/4 glass

Proposed Door Color

Blue, white, or wood tone

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Aluminum Clad

Proposed New Door Trim

white aluminum

Existing Window Trim

Other

Other Existing Window Trim

white aluminum

Proposed New Window Trim

white aluminum

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

White double 4" vinyl siding

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

White double 4" vinyl siding to match existing

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 (3)

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

Mar 09, 2020

zip **Photographs (required)**

Mar 09, 2020

pdf **Site Plan**

Mar 09, 2020

Timeline

Payment

Status: Paid March 23rd 2020, 4:28 pm

Zoning Officer

Status: Completed March 31st 2020, 2:48 pm

Assignee: Kathy Rose

Kathy Rose March 20th 2020, 9:42:08 pm

i have not received a hard copy of the plans nor has payment been made - i cannot process your application without. please let me know if there is a problem. Thanks

Deborah Leasure March 22nd 2020, 4:36:13 pm

Kathy, I dropped payment off on the morning of the 11th. I brought the hard copies in that afternoon. Both the check and the hard copies must be somewhere in the office. I will call you Monday afternoon as a follow-up to this message.

Kathy Rose March 23rd 2020, 7:24:53 am

Thanks for the reply - I will check in the office.

Deborah Leasure March 23rd 2020, 2:30:36 pm

Kathy, Did you find the hard copies and the check? Thanks, Tim Leasure

Kathy Rose March 23rd 2020, 4:28:59 pm

I sure did!!!

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

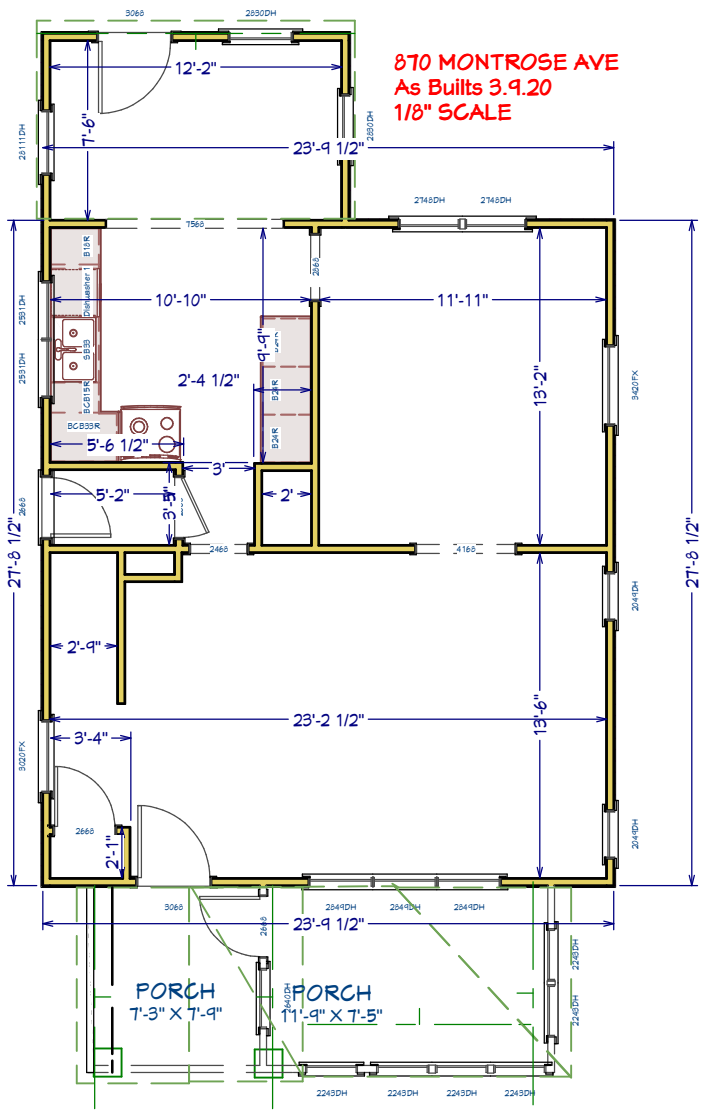
Tree Commission

Status: In Progress

Arborist

Status: In Progress





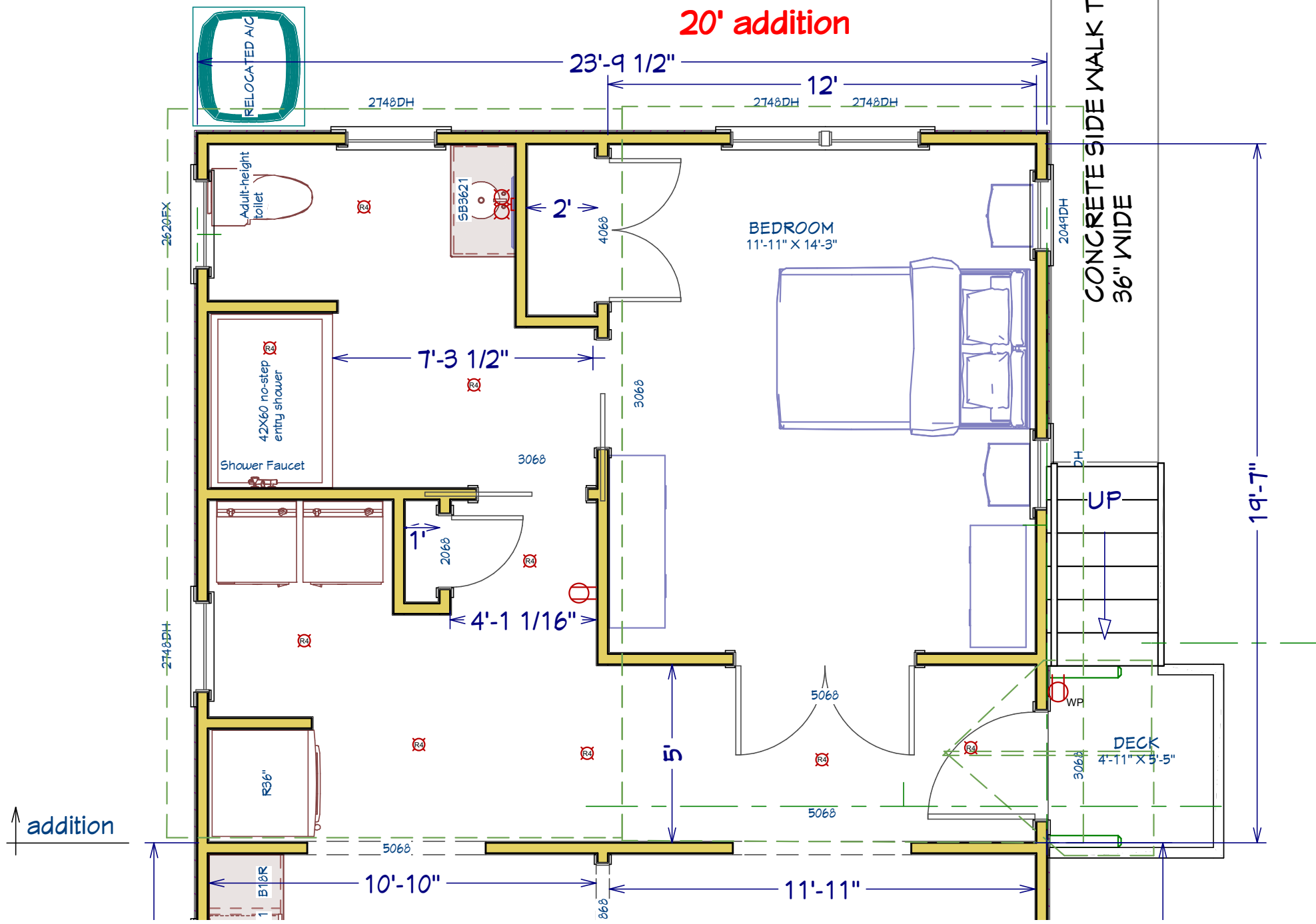
870 MONTROSE AVE
 As Builts 3.9.20
 1/8" SCALE

PORCH
 7'-3" X 7'-9"
 PORCH
 11'-9" X 7'-5"

LIVING AREA
 741 SQ FT



**870 MONTROSE AVE
ADDITION 3.9.20
20' addition**





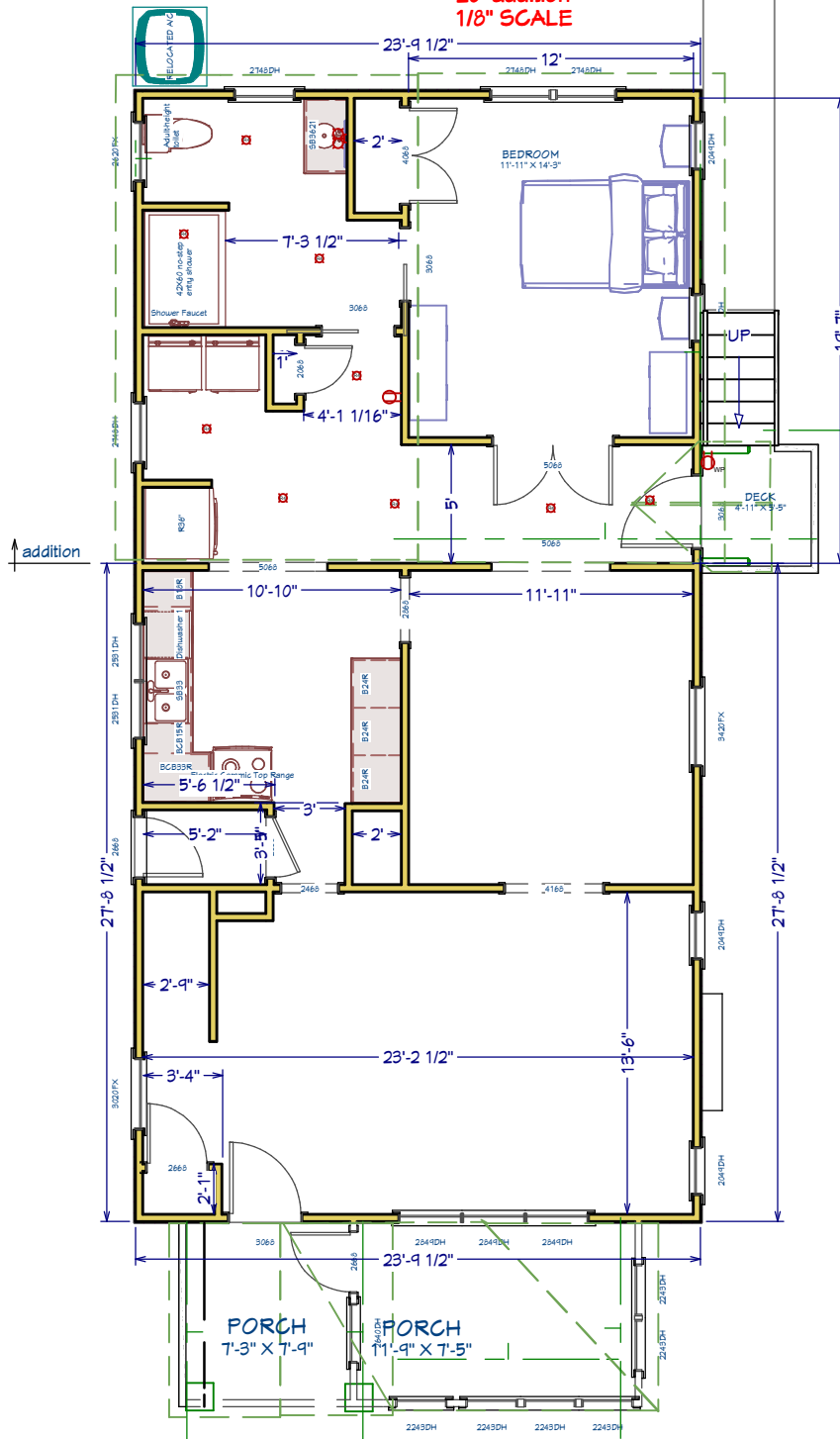




870



870 MONTROSE AVE
 ADDITION 3.9.20
 20' addition
 1/8" SCALE



LIVING AREA
 1115 SQ FT



