

***(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

Jeremy Clifton
 7406243718
 jeremy.d.clifton@att.net

Location

175 S ROOSEVELT AV
 Bexley, OH 43209

ARB-20-22

Status: Active

Submitted: Mar 27, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

2 story home addition, with kitchen and living area on first level, master bedroom and bathroom on second story, and possible window replacements to match new windows in addition

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

Jeremy Clifton

Agent Address

PO Box 1559, Hebron, OH 43025

Agent Email

jeremy.d.clifton@att.net

Agent Phone

7406243718

Property Owner Name

Christopher and Jenny Dersom

Property Owner phone

6143958836

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

240000

Minor Architectural Review

true

Major Architectural Review

false

Variance Review - Fill out a BZAP Application instead.

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Zoning**Zoning Review Type**

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Sign Review and Architectural Review for Commercial Projects	Review Type
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Appeal of ARB decision to BZAP	Appeal of BZAP decision to City Council
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B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial	Zoning District
Residential	R-6
Use Classification	
R-2 (25% Building and 50% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
50	127
Total Area (SF)	
6534	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1085	351
Removing (SF)	Type of Structure
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Proposed New Primary Structure or Residence (SF)	Total Square Footage
702	1787

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

Existing Footprint (SF)	Proposed Addition (SF)
360	0
New Structure Type	Ridge Height
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Proposed New Structure (SF)	Is there a 2nd Floor
0	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
360	360
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
11	No

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

1196

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

40

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)1236

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

3073

Total overall lot coverage (% of lot)47

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

true

Structure

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

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New Roof Style and Color--

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Andersen

New Window Style/Mat./ColorWoodwright, 400 series, Vinyl clad, White

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

false

Structure

House or Principal Structure

Existing Entrance Door Type

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Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

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

true

Existing Door Trim

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Proposed New Door Trim

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Existing Window Trim

Pine

Proposed New Window Trim

Painted Boral or Cedar

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

Wood Siding

Existing Finishes Manufacturer, Style, Color

Stone and wood lap siding, painted white/cream

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

Wood or cement siding to match existing, color to be determined

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

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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 (7)**doc Slate or Tile Roof replacements**

Mar 27, 2020

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

Mar 27, 2020

pdf **Photographs (required)**

Mar 27, 2020

pdf **Site Plan**

Mar 27, 2020

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

Mar 27, 2020

Untitled **Andersen Windows - Replacement**

Mar 27, 2020

Untitled **Andersen Windows - Addition**

Mar 27, 2020

Timeline

Payment

Status: Paid March 27th 2020, 11:35 am

Zoning Officer

Status: Completed March 29th 2020, 8:53 pm

Assignee: Kathy Rose

Kathy Rose March 27th 2020, 1:39:10 pm

what is the distance from the south side property line and the addition? if less than 8' it will require a BZAP application instead of an ARB

Jeremy Clifton March 27th 2020, 2:19:55 pm

Hi Kathy, the addition does not protrude past the existing home so it will be the same distance from the south side of the property line which is approx, 8'

Kathy Rose March 27th 2020, 2:25:47 pm

The survey indicates 7.2' which means it's a variance regardless of what the existing setback is. We did add a code section that allows an addition, if it is held back 8", which in this case would put you back at 8', Let me know what you want to do.

Jeremy Clifton March 27th 2020, 4:39:53 pm

Got it! We do not want to go for a variance so we will hold the addition back a minimum of 8" to reach the minimum 8' set back. Please let me know what you need from me if anything to proceed with this. Hard copies will be dropped off Monday.

Kathy Rose March 29th 2020, 8:53:38 pm

Sounds good and please update the plans attached to this application.

Jeremy Clifton April 1st 2020, 1:50:19 pm

The plans attached have been updated with a note stating the setback will be a minimum of 8'. I also dropped 2 paper copies with the same note in the plastic bin Monday. Thank you.

Kathy Rose April 2nd 2020, 8:42:10 am

Thanks! I look for this to be on my May 14th Agenda.

Jeremy Clifton April 2nd 2020, 10:37:57 am

Kathy - I know this was a last minute submission, but is there any way we can get this on the April 9 agenda? I called and spoke to a gentleman before competing the application and was led to believe this was a possibility. With the recent turn in economic events, and some jobs recently being shut down, I would like to be able to keep my crews working. If there is any possible way, I would greatly appreciate it. If you need additional information to move it along, I will gladly supply it.

Kathy Rose April 2nd 2020, 11:09:04 am

Jeremy, The deadline for the April meeting was March 12th. I have 13 cases as of now and after figuring out what is proposed in each application, that all of the documents are complete, and if all the codes are met in order to only go to only the Architectural Review Board. I then write up notices for each case and send the notices out to the the neighbors 2 weeks prior to the meeting. The gentleman in the office is very helpful but can not promise something based on a conversation over the phone. Especially when we are not aware if it complies with setback regulations, which it did not, and it was assumed that as long as it met the same setback of the existing structure it was fine. There is a good reason for my deadlines and my job is no simple task.

The best I can do is allow you to apply for a building permit at your own risk and get that process started, and that it only be issued

subject to the ARB approval. That way the construction documents can be reviewed for building code compliance now instead of after the May 14th meeting . Any modifications by the ARB can be submitted as an addendum.

Kathy Rose April 2nd 2020, 11:48:59 am

if you do decide to submit the plans for building permit at this time, please make sure they are the modified version that meets the 8' side yard setback. Thanks

Robin Shetler April 2nd 2020, 12:18:13 pm

@Kathy Rose , I read all of the info regarding this app. I do understand it. If he decides to apply for his building permit now, he will submit addendum changes if needed once he goes before the board.

Jeremy Clifton April 2nd 2020, 12:18:54 pm

Kathy - thank you. I meant no disrespect in my request and do understand the time involved and importance of your job and deadlines. I submitted the marked up version with the 8' setback noted in hardcopy Monday and uploaded the marked up version electronically yesterday. I appreciate your help navigating this. Thanks again. Jeremy

Kathy Rose April 2nd 2020, 12:32:31 pm

no problem. File for your building permit to get a jump-start if you'd like.

Jeremy Clifton April 6th 2020, 12:08:03 pm

Hi Kathy - when I go to the BZAP link it says that this step is already in process and it won't allow me to request the variance. Am I in the wrong spot?

Robin Shetler April 6th 2020, 12:11:56 pm

I don't see that you have started a BZAP application? Do you have an application # that we can research?

Jeremy Clifton April 7th 2020, 12:37:10 pm

Hi Robin - we are going to work with the architect to revise the plans for the 8' setback instead of requesting a variance. Thank you for help - have a great day!

Robin Shetler April 7th 2020, 2:02:49 pm

@Kathy Rose , see his note above

Jeremy Clifton April 13th 2020, 12:14:37 pm

Hi Kathy/Robin - I just uploaded the new stamped drawings indicating the minimum 8' set-back. Please let me know if you need anything else for ARB.

Kathy Rose April 13th 2020, 12:26:45 pm

Thanks! meets the setback and only requires ARB review - May 14, 2020

Robin Shetler April 13th 2020, 12:27:10 pm

@Kathy Rose , will this be one that gets a notice for April 30th? Just wanted to keep track.

Kathy Rose April 13th 2020, 4:30:47 pm

@Karen Bokor Have you had a chance to look at this?

Kathy Rose April 27th 2020, 12:05:33 pm

@Karen Bokor have you looked at this?

Jeremy Clifton April 30th 2020, 11:55:05 am

Hi Kathy - I uploaded the plans labeled "Construction Documents" to the plan examiner for the building permit. Do I need to also do the same for the ARB review or are we good for that? Just wanted to double check. Thanks - Jeremy

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Karen Bokor April 28th 2020, 2:39:45 pm

Reviewed and on my list for May 14 ARB

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress



5/8/2020

Tree Commission

Status: In Progress

Arborist

Status: In Progress