



Bexley Architectural Review Board
Staff Report and Agenda - September 10, 2020
<https://us02web.zoom.us/j/767554925>

Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued. (Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: *Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:*

- To table the applicant only upon the applicants requests.
- ARB does nothing - no action taken/no recommendation/application proceeds to BZAP

Revised Agenda/Order of Hearings:

ARB Consent Agenda items:

The following items will be approved and conditioned on final approval by the City's Design Consultant:

Application No.:	ARB-20-47
Applicant:	Benjamin Babeaux
Owner:	Ann C. Davis
Address:	313 North Cassingham
Application No.:	ARB-20-50
Applicant:	Elite Home Remodeling
Owner:	David Packer & Linda Nusbaum
Address:	2765 Plymouth

ARB Recommendations to BZA Consent Agenda items:

The following items will be recommended to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board and final approval by the City's Design Consultant:

Application No.: BZAP-20-25
Applicant: Mark Hathaway
Owner: Mark Hathaway
Address: 783 Francis

Application No.: BZAP-20-26
Applicant: Rita Herzberger
Owner: Rita Herzberger
Address: 2363 Sherwood

Application No.: BZAP-20-38
Applicant: Spruce
Owner: Krista sparks & Ed Hobbs
Address: 280 S. Parkview

Application No.: MA-20-165
Applicant: Amy Lauerhass
Owner: Ashley Sanders & Michael Sutor
Address: 147 S. Cassingham Road

Regular Agenda:

Application No.: BZAP-20-24
Applicant: Epic Building Co.
Owner: Christian & Emily Elliott
Address: 84 N. Cassingham Road

Application No.: ARB-20-44
Applicant: Shane Duke
Owner: Eric Hullibarger
Address: 801 College Ave

Application No.: ARB-20-51
Applicant: Abby Hay
Owner: Christopher Hayler
Address: 219 S. Columbia

Application No.: BZAP-20-28
Applicant: Renard Allan
Owner: Mic Foster
Address: 368 Northview Dr

Application No.: BZAP-20-20
Applicant: John Strangis BSD Architects
Owner: Consecutive Primes LLC
Address: 81 N. Drexel Ave.

Staff Report:

Consent Agenda items:

Application No.: ARB-20-47
Applicant: Benjamin Babeaux
Owner: Ann C. Davis
Address: 313 North Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the principal structure.

Staff Comments: This application was tabled at the August ARB for design refinements. These recommendation for design refinement included:

1. The applicant redesign the windows on the north elevation to match the windows in the rest of the home
2. Work through the back entrance to add stoops or a deck to the steps down and a cover.
3. Details of the offset from the brick to siding be developed and approved by the design consultant.
4. That the skirt of the new construction match the masonry of the existing structure.

The applicant has addressed the concerns above and the outstanding issues that remain staff is comfortable with the Board remanding to the City's design consultant.

Staff Recommendation: Staff recommends approving this application with the condition that the applicant work with the design Consultant on final design and drawing details.

Application No.: ARB-20-50
Applicant: Elite Home Remodeling
Owner: David Packer & Linda Nusbaum
Address: 2765 Plymouth
ARB Request: The applicant is seeking architectural review and approval to allow a one-story addition on the rear (south side) of the principal structure.

Staff Comments: This application is for a small addition to the rear of the principal structure. Staff has confirmed with the applicant that all details, color and materials will match existing structure.

Staff Recommendation: Staff recommends approving this application as a consent agenda item.

Application No.: BZAP-20-25
Applicant: Mark Hathaway
Owner: Mark Hathaway
Address: 783 Francis
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow a 36' x 25' detached garage which , if approved, will replace the existing 57.4' x 22.2' detached garage

Staff Comments: This new garage placement and much smaller and more traditional garage shape will be a nice improvement to the property. The drawing are not complete but staff is willing to work with the applicant on final details based on the design intent.

Staff Recommendation: Staff supports a recommendation to the BZAP for the approval of a Certificate of Appropriateness. Staff is comfortable approving this application as a consent agenda item.

Application No.: BZAP-20-26
Applicant: Rita Herzberger
Owner: Rita Herzberger
Address: 2363 Sherwood

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow a detached pergola 14' x 16' and 8.5' in height in the east side yard, on an existing patio.

Staff Comments: This pergola is in keeping with architecture of the existing home and will be a nice addition to this yard if approved for zoning.

Staff Recommendation: Staff supports a recommendation to the BZAP for the approval of a Certificate of Appropriateness. Staff supports this as a consent agenda item.

Application No.: BZAP-20-38

Applicant: Spruce

Owner: Krista sparks & Ed Hobbs

Address: 280 S. Parkview

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the existing 2-car detached garage, which includes an additional parking bay, pool house, pool equipment room, restroom, and screened porch alongside an expanded patio and new landscaping in the rear yard north of the in ground pool.

Staff Comments: This addition to the existing detached garage will be a nice addition to the rear yard and pool. The design of this garage is compatible with the existing structure and will match the home.

Staff Recommendation: Staff supports a recommendation to the BZAP for the approval of a Certificate of Appropriateness as a consent agenda item.

Application No.: MA-20-165

Applicant: Amy Lauerhass

Owner: Ashley Sanders & Michael Sutor

Address: 147 S. Cassingham Road

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for an addition to a detached garage and roof modifications.

Staff Comments: (Zoning report to be given at meeting by Kathy).

The elevations, though submitted with the application by the applicant, did not get uploaded fully on the city's website - here they are for your review:

Staff Recommendation: Staff supports recommending this application to the BZAP for the approval of a Certificate of Appropriateness noting that it is architecturally appropriate and is compatible with the design of the existing structure.

Regular Agenda items:

Application No.: BZAP-20-24

Applicant: Eric Building Co.

Owner: Christian & Emily Elliott

Address: 84 N. Cassingham Road

ARB Request: The applicant is seeking architectural review and approval for a detached garage, on remand from the Board of Zoning and Planning, for modifications to the rear shed dormer to make it narrower and lower.

Staff Comments: This application was before the ARB in August. Although members were clear in their desire for the applicant to make design revisions in order to get a positive recommendation to BZAP, the applicant requested a vote on the project as submitted in order to be heard at the August BZAP to see what the BZAPs opinion of the variances were before doing design revisions. The Board moved to recommend the application to BZAP and the motion was unanimously denied. The application moved to the BZAP with a negative recommendation. The application was heard at the August BZAP meeting and was approved with 3 different motions.

MOTION(S):

The following motion (1) was made by Mr. Levine and seconded by Ms. Mitchell:

The findings of fact and decisions of the Board for application number BZAP-20-24 for the property located at 84 N Cassingham: The Board of Zoning and Planning approves a variance from Bexley Code Section 1252.15 (e) which limits accessory structures to one story in height, ridge line not to exceed 20 feet, to allow a 2nd floor space in the proposed garage that is 20' 4 1/2" in height.

The applicants, Christian & Emily Elliott, agreed to the findings of fact.

VOTE: All members voted in favor.

RESULT: The application for the Variance was approved.

The following motion (2) was made by Ms. Mitchell and seconded by Mr. Fout:

The findings of fact and decisions of the Board for application number BZAP-20-24 for the property located at 84 N Cassingham: The Board of Zoning and Planning approves a variance from Bexley Code Section 1252.15 (a), which limits accessory structures to 624 sq', to 728 sq' which exceeds the limit for accessory structures by 104 sq', with the condition that the rear dormer be lowered and made narrower.

The applicants, Christian & Emily Elliott, agreed to the findings of fact.

VOTE: All members voted in favor.

RESULT: The application for the Variance was approved.

The following motion (3) was made by Mr. Marsh and seconded by Mr. Schick:

The findings of fact and decisions of the Board for application number BZAP-20-24 for the property located at 84 N Cassingham: The Board of Zoning and Planning finds that the applicant return to the Architectural Review Board for review and final determination of design details. All improvements and modifications shall be in compliance with the Certificate of Appropriateness issued by the ARB.

The applicants, Christian & Emily Elliott, agreed to the findings of fact.

VOTE: 5 -yes, 2 - no, motion passed.

RESULT: The application for the Variance was approved.

The project is back to the ARB under the remand of BZAP as prescribed in Motion 3 above.

It is only the responsibility of this Board to approve the design as the variance portion(s) have been approved. For background, the size of the lot and the massing of the primary structure as well as the design intent of the garage influenced the decision of the BZAP to approve this variance request. The variances were unanimously approved. The 3rd motion was approved 5-2.

Staff Recommendation: Staff recommends approving this application with any conditions set by the Board.

Application No.: ARB-20-44
Applicant: Shane Duke
Owner: Eric Hullibarger
Address: 801 College Ave

ARB Request: The applicant is seeking architectural review and approval, to allow a 2-story deck addition to the rear (west side) of the principal structure and modifications to the principal structure, which include window and door changes.

Staff Comments: This project was found while in progress as is apparent from the photos submitted. Additionally, the window changes, which are not included in this application, do not appear to have an application on file but staff is researching that issue as well. There are still many details that are unclear in the application. For example, the color of the trex decking and railing, skirting around the deck below, and egress from the deck into the rear yard.

Staff Recommendation: Staff is comfortable to facilitate the progress of this project that was found in construction and work with the applicant of producing documentation that answers the questions above whether through a tabling of this application to return in October to the Board or through a conditional approval that the applicant work with staff on design development.

Application No.: ARB-20-51
Applicant: Abby Hay
Owner: Christopher Hayler
Address: 219 S. Columbia

ARB Request: The applicant is seeking architectural review and approval to allow solar panels to be installed on the roof on this single-family dwelling.

Staff Comments: This home is very visible from all sides as it is an exposed corner lot (see auditors site plan below). No matter where the solar panels are placed on this roof they will be visible. Because of this it is the determination of the type of panel, color, etc. that staff feels is important. The panels shown in the packet are black with grids and will be low profile. Additionally the placement of the panels is extremely important in this application. Staff believes that the placement of the panels as submitted is acceptable.



Staff Recommendation: Staff recommends approving this application noting that these panels will be visible and it is the goal to keep the panels symmetrical and streamlined.

Application No.: BZAP-20-28
Applicant: Renard Allan
Owner: Mic Foster
Address: 368 Northview Dr

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow a screened porch and covered porch addition at the rear of the principal structure.

Staff Comments: This application is an extrusion of the existing gabled extension at the rear of the home. Although the drawings are missing some details the intent seems clear to staff with all materials to match existing. Staff is comfortable working with the applicant on final design details pending approval of the variance by BZAP.

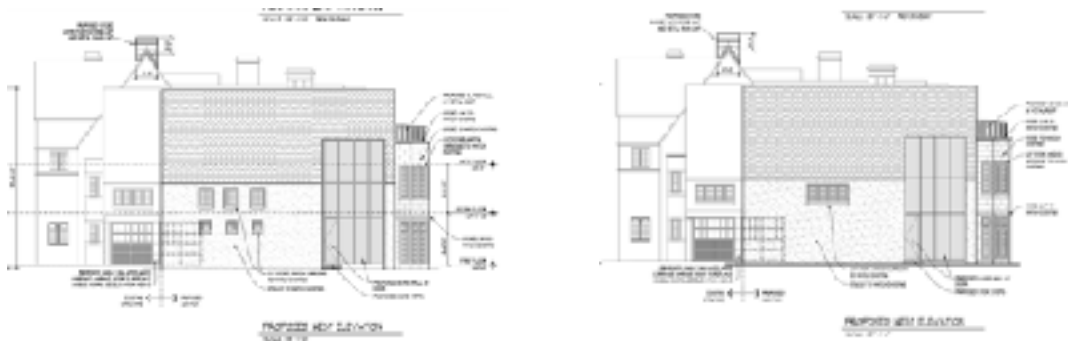
Staff Recommendation: To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.

Application No.: BZAP-20-20
Applicant: John Strangis BSD Architects
Owner: Consecutive Primes LLC
Address: 81 N. Drexel Ave.
ARB Request: The applicant is seeking architectural review and approval for an addition to the west side of the principal structure.

Staff Comments: Below is the staff report and images for August for background. Also - please note that for any Board members that viewed the application of the website last week, the window study of the interior that was done for the purpose of studying the interior space has been deleted from the application materials. This document was accidentally uploaded by the applicant and not meant to be part of the submission materials but rather an interior design study.

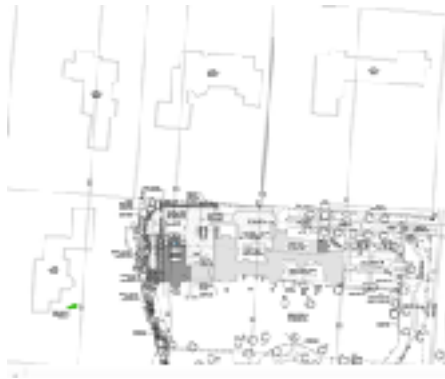
Staff Comments from August Staff report including images for comparison:

This application was tabled at the July meeting to give the applicant the opportunity to further develop the details on the addition to the west side of the existing structure. The basic design has remained the same with the details further developed and the context of the addition in relation to the site and the neighboring sites shown to better understand the screening and landscape plan and the distance between structures. The windows to the north of the glass wall have been changed which makes the facade much more residential in character.



The aerial photos and site plans that have been added to the application show the positioning of this addition in relation to the neighboring properties as well as the neighboring properties to each other. In this context the distance between properties seems reasonable and in keeping with the neighborhood. Having said that, the owners of the property to the west are still very concerned about the proximity and view of the addition and have offered to allow any Board members that would like to see the addition site from their property to their home to observe. *If you would like to do this, please let me know and I will help coordinate a visit.*

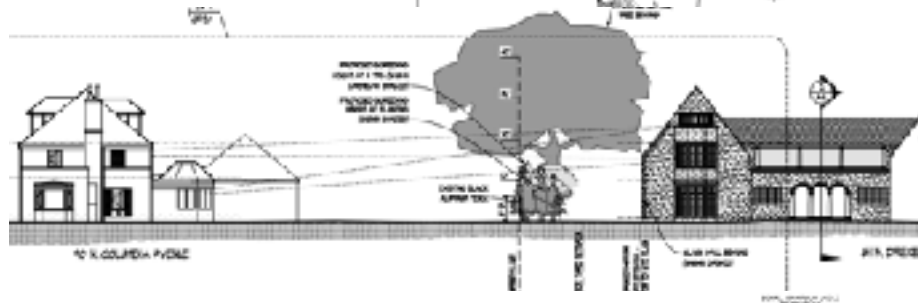
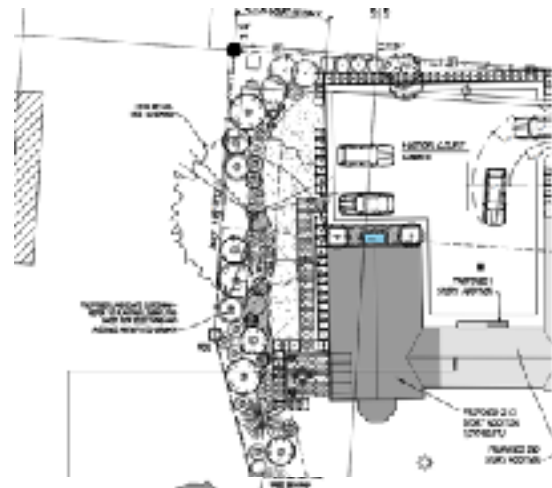
Site context and Aerial views:



At the last ARB hearing the Board discussed the condition that the landscape plan would be required to provide screening for the neighbors and the home owners. Below are the specific planting designations and heights for the area of the addition that faces the neighboring property to the west.

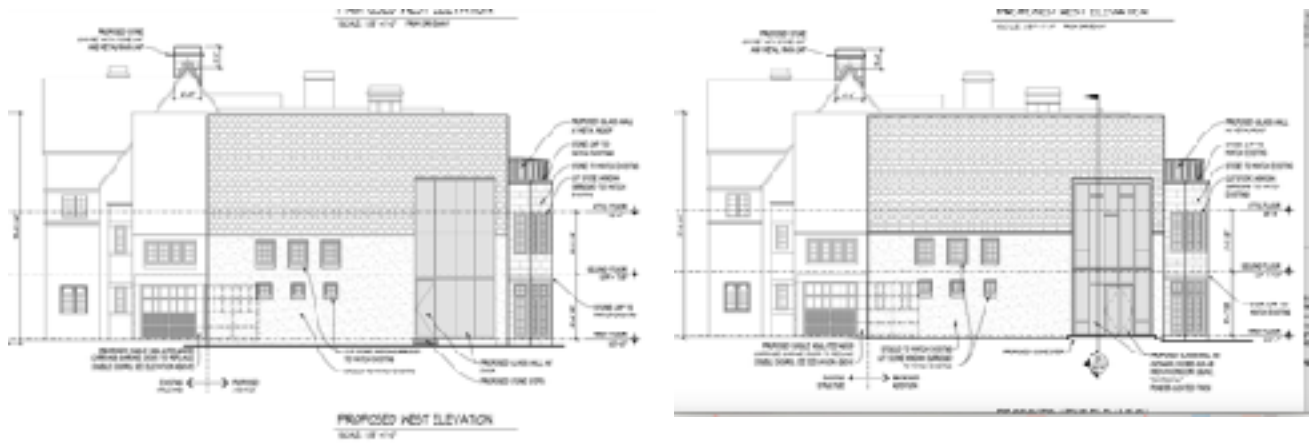
Landscape plan and planting legend which includes the planting height:

PLANTING LEGEND	
(A)	MALE P. STEVEN HULLY 21-42' AT PLANTING AVERAGE GROWTH OF 8' PER YEAR
(B)	AMERICAN HOLLY 20-32' AT PLANTING AVERAGE GROWTH OF 8' PER YEAR
(C)	AMERICAN HOLLY 21-42' AT PLANTING AVERAGE GROWTH OF 8' PER YEAR
(D)	GREEN SHIRT ARBORESCENS 20-32' AT PLANTING AVERAGE GROWTH OF 12' PER YEAR
(E)	NOBLY SPICE 24-36' AT PLANTING AVERAGE GROWTH OF 8-10' PER YEAR
(F)	KOUSA DOGWOOD 21-42' AVERAGE GROWTH OF 12' PER YEAR
(G)	ROCKY HIDEWOOD 24-36' AT PLANTING PLG GROWTH AT 8-10'
(H)	CHALKY HYDRANGEA 14-18' AT PLANTING PLG GROWTH AT 8-10'

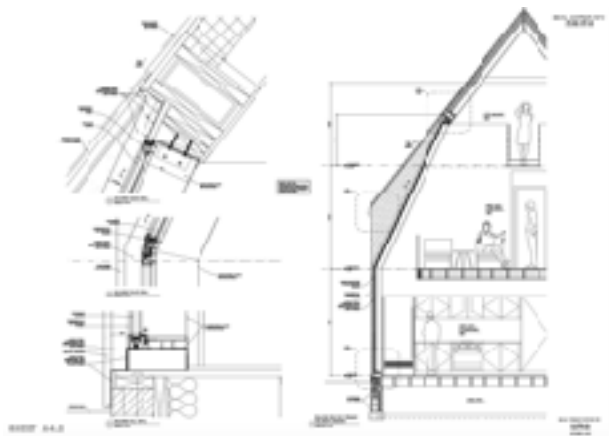


Additional Staff Comments:

Comparison of West elevation from August to current design - no changes to other elevations



Construction detail of glass connection, flashing, etc... and section of the new wall design.



The changes this to the design in this submission include a change in the slope of the glass and the grid pattern as well as the inclusion of very specific design details and window specs. The newly designed glass window proportions create a much more interesting volume, more appropriate

massing and much more depth and therefore more dramatic shadow line and less light overflow and is much more characteristic of a residential structure. Additionally the 2 story nature of the glass wall rather than the very regular division into 3rds, along with the change of the grid pattern, make the look wall more residential. The new positioning of the glass and the play of the angle of the glass against the traditional wall construction on either side is dynamic, unique and interesting.

Additional materials included in this months packet are extremely helpful in understanding the material, dimensions, colors and a lot of information about upkeep of materials and maintenance for the glass wall portion of the addition. Staff encourages the Board to thoroughly look at the details and cut sheets of the window/glass construction as they include very specific descriptions of the mullions, flashing, connection to the slate roof, and other construction details, etc...

There are no changes to the other parts of this addition as there was no expressed concern about the other parts by the Board members.

While staff recognizes that not everyone will be in favor of a modern, glass addition to a historic building, Bexley does not dictate style and this project should be evaluated on the quality and execution of design and not stylistic preference. Additionally, the determination of whether or not the owners will maintain their property is not a ARB issue but rather a code enforcement issue.

Staff Recommendation: Staff recommends approving this application and is comfortable with the condition that the applicant work with staff on further design detail development.