




**\*(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**

 Nathan Allwein  
 (614) 557-5871  
 n88te@yahoo.com

**Location**

2702 BELLWOOD AV  
Bexley, OH 43209

# ARB-20-67

Submitted On: Oct 13, 2020

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

**Brief Project Description :**

I am submitting the following 4 items to the architectural review board.

1. 2702 Bellwood Avenue was built in 1902 with Pennsylvania Black Slate roofing material. The life span for this type of slate is 90-110 years. Portions of the roof have already been replaced with asphalt shingle. 47% of the roofing material on this parcel is currently asphalt shingle. I am requesting that the remaining 53% of the roofing material be replaced with asphalt shingle. I am requesting to replace the existing slate and asphalt shingle with new architectural shingle.
2. I am requesting to add a window to the front of the property which will sit next to the front two windows on the second floor. I will replace the two existing windows with the same window I will be adding. These windows will be white Vinyl double hung Rosati windows.
3. I am requesting to add two dormers to the roof of the 2702 Bellwood property. I would like to add a dormer to the southwest corner of the roof. This dormer would increase to beauty of the curb view of the property. I am also requesting to add a second smaller dormer to the southeast side of the roof. Both of above mentioned dormers will have a Rosati white vinyl window.
4. I am requesting the demolition of the concrete wall in the front (south side) of the parcel. I am also requesting the demolition of a brick pillar on the southeast of the parcel. The retaining wall will be replaced with a shorter 16in tall retaining wall. I will be using Gray Tumbled Belgian Large Wall Block. The Brick pillar will not be replaced.

**Architecture Review**

true

**Demolition**

true

**Planned Unit Dev**

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**Rezoning**

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## A.1: Attorney / Agent Information

**Agent Name**

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**Agent Address**

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**Agent Email**

**Agent Phone**

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<b>Property Owner Name</b>	<b>Property Owner phone</b>
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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**

<b>Estimated Valuation of Project</b>	<b>Major Architectural Review</b>
20000.00	true
<b>Variance Review - Fill out a BZAP Application instead.</b>	<b>Zoning</b>
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<b>Zoning Review Type</b>	<b>Sign Review and Architectural Review for Commercial Projects</b>
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<b>Review Type</b>	<b>Appeal of ARB decision to BZAP</b>
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<b>Appeal of BZAP decision to City Council</b>	
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**B: Project Worksheet: Property Information**

<b>Occupancy Type Residential or Commercial</b>	<b>Zoning District</b>
Residential	--
<b>Use Classification</b>	
R-1 (25% Building and 40% Overall)	

**B: Project Worksheet: Lot Info**

<b>Width (ft)</b>	<b>Depth (ft)</b>
14	23
<b>Total Area (SF)</b>	
433	

**B: Project Worksheet: Primary Structure Info**

<b>Existing Footprint (SF)</b>	<b>Proposed Addition (SF)</b>
940	0
<b>Removing (SF)</b>	<b>Type of Structure</b>
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<b>Proposed New Primary Structure or Residence (SF)</b>	<b>Total Square Footage</b>

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

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

--

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

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**B: Project Worksheet: Hardscape**

Existing Driveway (SF)

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Existing Patio (SF)

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Existing Private Sidewalk (SF)

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Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

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**B: Project Worksheet: Total Coverage**

Total overall lot coverage (SF)

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Total overall lot coverage (% of lot)

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**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

Certaineed

New Roof Style and Color

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

**Windows**

true

**Existing Window Type**

Double Hung

**Other existing window materials**

Vinyl

**New Window Style/Mat./Color**

White

**Structure**

House or Principal Structure

**Existing Window Materials**

Other

**New Window Manufacturer**

Rosati Window

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

**Doors**

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**Structure**

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**Existing Entrance Door Type**

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**Existing Garage Door Type**

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**Door Finish**

--

**Proposed Door Type**

--

**Proposed Door Style**

--

**Proposed Door Color**

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

**Exterior Trim**

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**Existing Door Trim**

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**Proposed New Door Trim**

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**Existing Window Trim**

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**Proposed New Window Trim**

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**Trim Color(s)**

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**Do the proposed changes affect the overhangs?**

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**C.2 Architectural Review Worksheet: Exterior Wall Finishes**

**Exterior Wall Finishes**

false

**Existing Finishes**

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**Existing Finishes Manufacturer, Style, Color**

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**Proposed Finishes**

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**Proposed Finishes Manufacturer, Style, Color**

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11/9/2020

**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.**

true