

ARB-21-9

*(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.

Status: Active

Date Created: Jan 27, 2021

Applicant

Brian Zingelmann
 bzplans@aol.com
 261 Garden Rd
 Columbus , Ohio 43214
 614-262-7565

Location

724 GRANDON AV
 Bexley, OH

Owner:

Jeff & Molly Benson
 724 Grandon Avenue, null, Bexley, Ohio 43209

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

Brief Project Description :

1 story kitchen and mud room addition to rear of existing 1 1/2 story house
 and new composite/wood deck addition to rear of existing house.

Architecture Review



Demolition



Planned Unit Dev



Rezoning



A.1: Attorney / Agent Information

Agent Name

Brian Zingelmann, Architect

Agent Address

261 Garden Road - Columbus, Ohio 43214

Agent Email

bzplans@aol.com

Agent Phone

(614) 262-7565

Property Owner Name

Property Owner phone

Jeff & Molly Benson

(614) 205-6318

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

40

Major Architectural Review

Variance Review - Fill out a BZAP Application instead.

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

B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial

Residential

Zoning District

R-6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

40

Depth (ft)

127

Total Area (SF)

5,080

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

1,066

Proposed Addition (SF)

165

Removing (SF)

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Type of Structure

1-story kitchen addition

Proposed New Primary Structure or Residence (SF)

1,231

Total Square Footage

1,231

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

400

Proposed Addition (SF)

145

New Structure Type

wood deck

Ridge Height

n/a

Proposed New Structure (SF)

545

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

545

Total building lot coverage (SF)

1,776

Total building lot coverage (% of lot)

34.9

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

Yes

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

115

Existing Patio (SF)

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Existing Private Sidewalk (SF)

219

Proposed Additional Hardscape (SF)

54

Total Hardscape (SF)

388

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

2,164

Total overall lot coverage (% of lot)

42.6

C.1 Architectural Review Worksheet: Roofing**Roofing****Existing Roof Type**

Std. 3-tab Asphalt Shingle

New Single Manufacturer

to be determined, to match existing

Structure

House or Principal Structure

New Roof Type

Std. 3-tab Asphalt Shingle

New Roof Style and Color

slate gray blend, to match existing

C.1 Architectural Review Worksheet: Windows**Windows****Existing Window Type**

Double Hung

New Window Manufacturer

Andersen

Structure

House or Principal Structure

Existing Window Materials

Wood

New Window Style/Mat./Color

Double hung, white vinyl clad wood with mullions

C.1 Architectural Review Worksheet: Doors**Doors****Existing Entrance Door Type**

Wood

Door Finish

Painted

Proposed Door Style

full lite french door with mullions

Structure

House or Principal Structure

Existing Garage Door Type

Wood

Proposed Door Type

hinged door and fixed side lite

Proposed Door Color

Andersen, white vinyl clad door and frame

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Proposed New Door Trim

1x2 alum. wrapped head & jambs.

Other Existing Window Trim

2x2 alum. wrapped sill trim.

Trim Color(s)

white

Do the proposed changes affect the overhangs?

Yes

Existing Door Trim

Aluminum Clad

Existing Window Trim

Other

Proposed New Window Trim

1x2 head & jambs, 2x2 sill trim.

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Aluminum Siding

Existing Finishes Manufacturer, Style, Color

8" smooth aluminum siding, white.

Proposed Finishes

Aluminum Siding

Proposed Finishes Manufacturer, Style, Color

8" smooth aluminum siding, to match existing.

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.



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



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

Attachments

-  Benson Res.pdf
Uploaded by Brian Zingelmann on Jan 27, 2021 7:54 PM
-  Benson photos.pdf
Uploaded by Brian Zingelmann on Jan 27, 2021 7:54 PM
-  Benson Res.pdf
Uploaded by Brian Zingelmann on Jan 27, 2021 7:55 PM

History

| Date | Activity |
|----------------------|--|
| Jan 26 2021 3:13 pm | Brian Zingelmann started a draft of Record ARB-21-9 |
| Jan 27 2021 7:59 pm | Brian Zingelmann submitted Record ARB-21-9 |
| Jan 27 2021 7:59 pm | approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-9 |
| Jan 27 2021 8:01 pm | completed payment step Payment on Record ARB-21-9 |
| Feb 01 2021 11:08 am | Kathy Rose approved approval step Zoning Officer on Record ARB-21-9 |
| Feb 01 2021 11:08 am | Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-21-9 |