City of Bexley, OH

02/24/2021

ARB-21-10

*(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:** Feb 08, 2021

Applicant

Taylor Pfeffenberger
hisandhersarchitects@gmail.com
7422 Silverleaf Ct
columbus, OH 43235
9372607927

Location

821 GRANDON AV
Bexley, OH

Owner:

Lisa & Jerry Haas
821 Grandon Ave, , Bexley, Oh 43209

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

Brief Project Description :

1/2 Story addition over existing 2 story single family home & 2 1/2 story addition off the rear of house. Rear unenclosed patio addition w/ unenclosed 2nd story balcony above & unenclosed covered front porch addition.

Architecture Review   **Demolition**
☑   ☐

Planned Unit Dev   **Rezoning**
☐   ☐

A.1: Attorney / Agent Information

Agent Name   **Agent Address**
--   --

Agent Email   **Agent Phone**
--   --

Property Owner Name   **Property Owner phone**

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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

Estimated Valuation of Project   **Major Architectural Review**

200,000   ☑

Variance Review - Fill out a BZAP Application instead.

☐

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

☐

B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial   **Zoning District**

Residential   --

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)   **Depth (ft)**

40   127

Total Area (SF)

5,092

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

605

Proposed Addition (SF)

449

Removing (SF)

0

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

0

Total Square Footage

1,054

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

Existing Footprint (SF)

311

Proposed Addition (SF)

0

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

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Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

311

Total building lot coverage (SF)

1,365

Total building lot coverage (% of lot)

27

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

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B: Project Worksheet: Hardscape

Existing Driveway (SF)

348

Existing Patio (SF)

267

Existing Private Sidewalk (SF)

386

Proposed Additional Hardscape (SF)

368

Total Hardscape (SF)

1,369

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
2,734

Total overall lot coverage (% of lot)
54

C.1 Architectural Review Worksheet: Roofing

Roofing
☑

Structure
House or Principal Structure

Existing Roof Type
Arch. Dimensional Shingles

New Roof Type
Arch. Dimensional Shingles

New Single Manufacturer
--

New Roof Style and Color
tbd, close to black

C.1 Architectural Review Worksheet: Windows

Windows
☑

Structure
House or Principal Structure

Existing Window Type
Double Hung

Existing Window Materials
Vinyl Clad Wood

New Window Manufacturer
champion to match existing

New Window Style/Mat./Color
white, vinyl, double hung, no grid to match existing

C.1 Architectural Review Worksheet: Doors

Doors
☑

Structure
House or Principal Structure

Existing Entrance Door Type
Wood

Existing Garage Door Type
Wood

Door Finish
Painted

Proposed Door Type
--

Proposed Door Style
--

Proposed Door Color
ppg1212-7

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☑

Existing Door Trim

Other

Other Existing Door Trim

Proposed New Door Trim

to match window trim

Existing Window Trim

Vinyl

Proposed New Window Trim

vinyl or wood, painted

Trim Color(s)

ppg1006-4

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☑

Existing Finishes

Other

Other Existing Finishes

Stucco & Stone

Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

Other

Other Proposed Finishes

Stucco & Stone

Proposed Finishes Manufacturer, Style, Color

Stucco to match existing, painted ppg1172-5, & provia sandusky shore limestone 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.

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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)

☐

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

pdf 2021.02.08_Plans & Elevations.pdf
Uploaded by Taylor Pfeffenberger on Feb 08, 2021 12:51 PM

pdf exterior photos.pdf
Uploaded by Taylor Pfeffenberger on Feb 08, 2021 12:18 PM

dwg site_.dwg
Uploaded by Taylor Pfeffenberger on Feb 08, 2021 12:50 PM

pdf 2021.02.08_Site plan.pdf
Uploaded by Taylor Pfeffenberger on Feb 18, 2021 12:01 PM

History

Date	Activity
Dec 15 2020 4:42 pm	Taylor Pfeffenberger started a draft of Record ARB-21-10
Feb 08 2021 11:23 am	Taylor Pfeffenberger altered Record ARB-21-10, changed ownerName from "Lisa Haas" to "Lisa & Jerry Haas"
Feb 08 2021 12:53 pm	Taylor Pfeffenberger submitted Record ARB-21-10
Feb 08 2021 12:53 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-10
Feb 08 2021 12:58 pm	completed payment step Payment on Record ARB-21-10
Feb 18 2021 8:37 am	Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-21-10
Feb 18 2021 11:51 am	Taylor Pfeffenberger added attachment 2021.02.08_Site plan.pdf to Record ARB-21-10