

## ARB-21-5

\*(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 14, 2021

### Applicant

Tom Beardsley  
 tbeardsley@archadeck.net  
 1491 Polaris Pkwy  
 Suite 172  
 Columbus , OH 43240  
 7408793730

### Location

929 VERNON RD  
 Bexley, OH

### Owner:

Abrams, Russel A.  
 929 Vernon Rd., null, Bexley, Ohio 43209

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

### Brief Project Description :

Construct Cedar Pergola on existing deck

### Architecture Review



### Demolition



### Planned Unit Dev



### Rezoning



## A.1: Attorney / Agent Information

### Agent Name

Keith Moeller

### Agent Address

1491 Polaris Parkway Suite 172 Columbus, Oh  
 43240

### Agent Email

kmoeller@archadeck.net

### Agent Phone

17408793730

### Property Owner Name

### Property Owner phone

Abrams, Russel A.

614-749-1466

**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**

4,065

**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**

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**Use Classification**

R-1 (25% Building and 40% Overall)

**B: Project Worksheet: Lot Info**

**Width (ft)**

40

**Depth (ft)**

132

**Total Area (SF)**

5,280

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

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**Proposed Addition (SF)**

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**Removing (SF)**

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**Type of Structure**

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**Proposed New Primary Structure or Residence (SF)**

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**Total Square Footage**

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

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**Proposed Addition (SF)**

144

**New Structure Type**

Cedar Pergola

**Ridge Height**

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**Proposed New Structure (SF)**

144

**Is there a 2nd Floor**

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**Total of all garage and accessory structures (SF)**

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**Total building lot coverage (SF)**

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**Total building lot coverage (% of lot)**

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

No

**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**

**Structure**

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**Existing Roof Type**

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**New Roof Type**

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**New Single Manufacturer**

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**New Roof Style and Color**

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### C.1 Architectural Review Worksheet: Windows

**Windows**

**Structure**

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**Existing Window Type**

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**Existing Window Materials**

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**New Window Manufacturer**

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

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### C.1 Architectural Review Worksheet: Doors

**Doors**

**Structure**

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**Existing Entrance Door Type**

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**Existing Garage Door Type**

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**Door Finish**

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**Proposed Door Type**

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**Proposed Door Style**

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**Proposed Door Color**

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

**Exterior Trim****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****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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**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

- pdf Abrams plans masterfiles.pdf  
 Uploaded by Tom Beardsley on Jan 14, 2021 2:51 PM
- pdf Abrams Deck photo.pdf  
 Uploaded by Tom Beardsley on Jan 14, 2021 2:51 PM
- pdf Abrams SCRO plot.pdf  
 Uploaded by Tom Beardsley on Jan 14, 2021 2:51 PM
- pdf Abrams Pergola Elevations House Band Attachments.pdf  
 Uploaded by Tom Beardsley on Feb 09, 2021 1:14 PM
- pdf ARB ROA 929 Vernon 2:11:2021.pdf  
 Uploaded by Karen Bokor on Feb 17, 2021 10:05 AM
- pdf Abrams revised Pergola.pdf  
 Uploaded by Tom Beardsley on Feb 19, 2021 2:37 PM

## History

Date	Activity
Jan 14 2021 1:54 pm	Tom Beardsley started a draft of Record ARB-21-5
Jan 14 2021 2:52 pm	Tom Beardsley submitted Record ARB-21-5
Jan 14 2021 2:52 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-5
Jan 14 2021 2:53 pm	completed payment step Payment on Record ARB-21-5
Feb 09 2021 1:14 pm	Tom Beardsley added attachment Abrams Pergola Elevations House Band Attachments.pdf to Record ARB-21-5
Feb 17 2021 10:05 am	Karen Bokor added attachment ARB ROA 929 Vernon 2:11:2021.pdf to Record ARB-21-5
Feb 19 2021 2:37 pm	Tom Beardsley added attachment Abrams revised Pergola.pdf to Record ARB-21-5