

**\*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and 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**

Brenda Parker

614-586-5514

brenda.parker@cbusarch.com

**Location**

112 S PARKVIEW AV

Bexley, OH 43209

# ARB-19-21

Status: Active

Submitted: Dec 04, 2019

## A.1: Project Information

**Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..**

2-1/2 story addition at rear &amp; 2 story addition at side.

**Architecture Review**

true

**Demolition**

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**Planned Unit Dev**

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**Rezoning**

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## A.1: Attorney / Agent Information

**Agent Name**

Brenda Parker

**Agent Address**

930 Northwest Blvd

**Agent Email**

brenda.parker@cbusarch.com

**Agent Phone**

614-586-5514

**Property Owner Name**

Godfrey Mendes

**Property Owner phone**

614-301-9453

**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**

400000

**Minor Architectural Review**

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**Major Architectural Review**

true

**Variance Review - Fill out a BZAP Application instead.**

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**Zoning**

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**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**

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**B: Project Worksheet: Property Information****Occupancy Type**

Residential

**Zoning District**

R-3

**Use Classification**

R-3 (25% Building and 50% Overall)

**B: Project Worksheet: Lot Info****Width (ft)**

100

**Depth (ft)**

250

**Total Area (SF)**

25000

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

2148

**Proposed Addition (SF)**

218

**Removing (SF)**

0

**Type of Structure**

Two-story addition

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

1876

**Total Square Footage**

5899

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

678

**Proposed Addition (SF)**

0

**New Structure Type**

Not applicable

**Ridge Height**

Not applicable

**Proposed New Structure (SF)**

0

**Is there a 2nd Floor**

No

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

678

**Total building lot coverage (SF)**

11908

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

47.6

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

No

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

2003

**Existing Patio (SF)**

1358

**Existing Private Sidewalk (SF)**

362

**Proposed Additional Hardscape (SF)**

136

**Total Hardscape (SF)**

8559

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

11908

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

12500

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

true

**Structure**

House or Principal Structure

**Existing Roof Type**

Slate

**New Roof Type**

Std. 3-tab Asphalt Shingle

**New Single Manufacturer**

Certainteed

**New Roof Style and Color**

Nickel Gray

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

true

**Structure**

House or Principal Structure

**Existing Window Type**

Double Hung

**Existing Window Materials**

Wood

**New Window Manufacturer**

Marvin

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

Wood-Ultrex

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

true

**Structure**

House or Principal Structure

**Existing Entrance Door Type**

Wood

**Existing Garage Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Type**

Fiberglass

**Proposed Door Style****Proposed Door Color**

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

**Exterior Trim**

true

**Existing Door Trim**

Cedar

**Proposed New Door Trim**

Boral - 1x4 jambs, 1x6 head

**Existing Window Trim**

Wood

**Proposed New Window Trim**

Boral - 1x4 jambs, 1x6 head, historic sill, 1x4 apron

**Trim Color(s)**

White

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

No

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

**Exterior Wall Finishes**

true

**Existing Finishes**

Brick

**Existing Finishes Manufacturer, Style, Color**

Brick

**Proposed Finishes**

Other

**Other Proposed Finishes**

HardiLap cement board siding

**Proposed Finishes Manufacturer, Style, Color**

HardiLap, smooth, 5" exposure

### D: (Staff Only) Tree & Public Gardens Commission Worksheet

**Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)**

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**Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above**

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

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### Attachments (4)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**

Dec 04, 2019

pdf **Photographs (required)**

Dec 04, 2019

pdf **Site Plan**

Dec 04, 2019

pdf **Permission for Agent to represent owner.**

Dec 04, 2019

### Timeline

**Payment**

**Status:** Paid December 5th 2019, 4:01 pm

**Zoning Officer**

**Status:** Completed December 6th 2019, 4:28 pm

**Assignee:** Kathy Rose

**Kathy Rose** December 6th 2019, 4:28:26 pm

Jordan: January 9th ARB envelopes

**Design Planning Consultant**

**Status:** In Progress

**Assignee:** Karen Bokor

**Architectural Review Board**

**Status:** In Progress

**Board of Zoning and Planning**

**Status:** In Progress

**City Council**

**Status:** In Progress

**Tree Commission**

**Status:** In Progress

**Arborist**

**Status:** In Progress