

\*(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**

Steve Hurtt

614-299-9028

info@urbanorder.com

**Location**

261 DREXEL AV  
Bexley, OH 43209

# ARB-19-22

Status: Active

Submitted: Dec 05, 2019

## A.1: Project Information

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

Rebuild a one story frame connector between the original house and carriage house. Add a new second floor window to north elevation and a new french door to south elevation. All other work is repair to match existing.

**Architecture Review**

true

**Demolition**

--

**Planned Unit Dev**

--

**Rezoning**

--

## A.1: Attorney / Agent Information

**Agent Name**

urbanorder architecture

**Agent Address**

797 Summit Street

**Agent Email**

info@urbanorder.com

**Agent Phone**

614-299-9028

**Property Owner Name**

Daniel Matthew Massey &amp; Talley Wettlaufer

**Property Owner phone**

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

## A.2: Fee Worksheet

**Estimated Valuation of Project**

200000

**Minor Architectural Review**

--

**Major Architectural Review**

true

**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

Zoning District

Residential

R-2

Use Classification

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

**B: Project Worksheet: Lot Info**

Width (ft)

Depth (ft)

183

310

Total Area (SF)

56829

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

Existing Footprint (SF)

Proposed Addition (SF)

3243

243

Removing (SF)

Type of Structure

285

frame

Proposed New Primary Structure or Residence (SF)

Total Square Footage

--

5837

**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?

--

--

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

--

**Existing Patio (SF)**

--

**Existing Private Sidewalk (SF)**

--

**Proposed Additional Hardscape (SF)**

--

**Total Hardscape (SF)**

--

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

3188

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

6

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

true

**Structure**

House &amp; Garage

**Existing Roof Type**

EPDM Rubber

**New Roof Type**

Metal

**New Single Manufacturer**

DMI

**New Roof Style and Color**

grey standing seam

**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**

Bronze Alum Clad Wood

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

true

**Structure**

House &amp; Garage

**Existing Entrance Door Type**

Wood

**Existing Garage Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Type**

Alum Clad Wood

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

Full Lite

Bronze

---

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

**Exterior Trim**

true

**Existing Door Trim**

Pine

**Proposed New Door Trim**

Alum Clad Wood

**Existing Window Trim**

Wood

**Proposed New Window Trim**

Alum clad wood

**Trim Color(s)**

bronze

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

No

---

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

**Exterior Wall Finishes**

true

**Existing Finishes**

Stucco

**Existing Finishes Manufacturer, Style, Color**

Tan Stucco

**Proposed Finishes**

Stucco

**Proposed Finishes Manufacturer, Style, Color**

Tan Stucco

---

### 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 (4)



Photographs (required)  
Dec 05, 2019

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

Dec 05, 2019

pdf **Site Plan**

Dec 05, 2019

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

Dec 05, 2019

### Timeline

**Zoning Officer**

**Status:** Completed December 6th 2019, 4:07 pm

**Assignee:** Kathy Rose

**Kathy Rose** December 6th 2019, 4:06:20 pm

Steve - We are very excited to see some TLC for this old Beauty!!!

**Payment**

**Status:** Paid December 10th 2019, 10:52 am

**Steve Hurtt** December 5th 2019, 4:33:48 pm

Can we drop off a check when we drop off the hard copy of this application?

**Jordan Cavallaro** December 6th 2019, 9:01:59 am

Yes. Make check payable to City of Bexley.

**Design Planning Consultant**

**Status:** In Progress

**Assignee:** Karen Bokor

**Kathy Rose** December 6th 2019, 4:11:48 pm

Karen: This house has sat for sale for a long time. The new owner is starting to move forward on remodeling. I think the Board may want to have a conversation with any other ideas they may be kicking around. It was once discussed as a possible demo project, but it has way too much charm to see that happen. We are happy to see this needed repairs get started.

**Kathy Rose** December 17th 2019, 10:54:49 am

This will be placed on the January 9th, 2020 ARB Agenda

**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