

\*(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**

 Brian Marzich  
 614-314-0260  
 brian@marzich.com

**Location**

2618 BRENTWOOD RD  
Bexley, OH 43209

# ARB-19-25

Status: Active

Submitted: Dec 12, 2019

## A.1: Project Information

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

Add new entry porch and new/enlarged side porch which is partially screened.

**Architecture Review** **Demolition**

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**Planned Unit Dev** **Rezoning**

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## A.1: Attorney / Agent Information

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

Brian Marzich --

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

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**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** **Minor Architectural Review**

40000 --

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

true --

**Zoning** **Zoning Review Type**

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**Sign Review and Architectural Review for Commercial Projects**

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**Review Type**

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**Appeal of ARB decision to BZAP**

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**Appeal of BZAP decision to City Council**

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

Residential

**Zoning District**

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**Use Classification**

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

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

120

**Depth (ft)**

134

**Total Area (SF)**

16115

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

2788

**Proposed Addition (SF)**

794

**Removing (SF)**

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**Type of Structure**

--

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

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**Total Square Footage**

3582

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

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**Proposed Addition (SF)**

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**New Structure Type**

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**Ridge Height**

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**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

--

**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)**

1145

**Existing Patio (SF)**

1084

**Existing Private Sidewalk (SF)**

174

**Proposed Additional Hardscape (SF)**

0

**Total Hardscape (SF)**

2403

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

5416

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

34

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

true

**Structure**

House or Principal Structure

**Existing Roof Type**

Arch. Dimensional Shingles

**New Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

match existing

**New Roof Style and Color**

match existing

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

true

**Structure**

House or Principal Structure

**Existing Window Type**

Double Hung

**Existing Window Materials**

Other

**Other existing window materials**

vinyl

**New Window Manufacturer**

vinyl to match existing

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

vinyl to match existing

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

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**Structure**

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**Existing Entrance Door Type**

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**Existing Garage Door Type**

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**Door Finish****Proposed Door Type**

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**Proposed Door Style**

**Proposed Door Color**

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

**Exterior Trim**

true

**Existing Door Trim**

Std. Lumber Profile

**Proposed New Door Trim**

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**Existing Window Trim**

Vinyl

**Proposed New Window Trim**

match exist.

**Trim Color(s)**

white

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

Yes

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

**Exterior Wall Finishes**

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**Existing Finishes**

Wood Shingle

**Existing Finishes Manufacturer, Style, Color**

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**Proposed Finishes**

Wood Shingle

**Proposed Finishes Manufacturer, Style, Color**

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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)**

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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 (3)**



Photographs (required)  
Dec 12, 2019

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

Dec 12, 2019

pdf **Site Plan**

Dec 12, 2019

### Timeline

**Payment**

**Status:** Paid December 13th 2019, 11:39 am

**Robin Shetler** December 12th 2019, 1:59:11 pm

Spoke to Brian, will be dropping off a hard copy of plans and a check for ARB

**Zoning Officer**

**Status:** Completed December 17th 2019, 10:39 am

**Assignee:** Kathy Rose

**Robin Shetler** December 12th 2019, 1:59:45 pm

@Kathy Rose , submitted for ARB, dropping off plans and a check

**Kathy Rose** December 13th 2019, 4:20:11 pm

Brian - what is the average existing front yard setback? Also, what is the distance from the additions to the side property lines?

**Brian Marzich** December 20th 2019, 8:57:10 am

Kathy, I re-uploaded sheet A1.1 to the site plan submission area with this additional information. Please let me know if you need anything else. Thanks, Brian Marzich 614-314-0260

**Brian Marzich** December 23rd 2019, 9:31:41 am

Kathy, I re-uploaded drawings showing the average front setback information. Please let me know if you need anything else.

Thanks, Brian Marzich 614-314-0260

**Kathy Rose** December 24th 2019, 10:19:52 am

I could not see the addresses for the neighboring properties??? You can e-mail that directly to me if you'd like.

**Brian Marzich** December 26th 2019, 4:59:28 am

Kathy, The addresses are (from west to east): 2590, 2596, 2602, 2618, 2650, 2650, and 2650. They are called out on the areal diagram 3/A1.01 and in the Building Information box. Thanks

**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