

***(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

Dean Wenz

6142396868

dwenz@wenz-architects.com

Location

745 FRANCIS AV

Bexley, OH 43209

ARB-19-24

Status: Active

Submitted: Dec 09, 2019

A.1: Project Information

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

This project is for the construction of a new single family residence, and detached garage. All existing structured are to be demolished.

Architecture Review

true

Demolition

true

Planned Unit Dev

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Rezoning

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A.1: Attorney / Agent Information

Agent Name

Dean A Wenz

Agent Address

2463 E Main Street

Agent Email

dwenz@wenz-architects.com

Agent Phone

614-239-6868

Property Owner Name

Will & Mary Gruber

Property Owner phone

614-876-6132

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

325000

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

Zoning District

Residential

R6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

Depth (ft)

82.84

150

Total Area (SF)

12426

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

Proposed Addition (SF)

1558

0

Removing (SF)

Type of Structure

1558

Single Family Home

Proposed New Primary Structure or Residence (SF)

Total Square Footage

2573

2573

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

Existing Footprint (SF)

Proposed Addition (SF)

0

0

New Structure Type

Ridge Height

Detached Garage

25'-4"

Proposed New Structure (SF)

Is there a 2nd Floor

664

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Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

664

3273

Total building lot coverage (% of lot)

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

26.3

No

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

0

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

2400

Total Hardscape (SF)

2400

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

5673

Total overall lot coverage (% of lot)

45.6

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

true

Structure

House & Garage

Existing Roof Type

--

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dark Gray

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

true

Structure

House & Garage

Existing Window Type

--

Existing Window Materials

Other

Other existing window materials

--

New Window Manufacturer

TBD

New Window Style/Mat./Color

Vinyl Double Hung - White

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

true

Structure

House & Garage

Existing Entrance Door Type

--

Existing Garage Door Type

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Door Finish**Proposed Door Type**

Painted

Fiberglass Entry Door System

Proposed Door Style

Proposed Door Color

As indicated on the drawings

Dark Gray

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

--

Proposed New Door Trim

Fiber-Cement

Existing Window Trim

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Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

Other

Other Proposed Finishes

Fiber-Cement

Proposed Finishes Manufacturer, Style, Color

Lap Siding with 6" exposure - Painted Light Gray

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**
Nov 27, 2019

pdf **Landscape Plan for New Principal Structures**
Nov 27, 2019

pdf **Photographs (required)**
Nov 27, 2019

pdf **Site Plan**
Nov 27, 2019

Timeline

Payment

Status: Paid December 9th 2019, 1:32 pm

Zoning Officer

Status: Completed December 13th 2019, 4:34 pm

Assignee: Kathy Rose

Kathy Rose December 9th 2019, 3:44:10 pm

Dean - What is the height of the garage and house? thanks!

Dean Wenz December 9th 2019, 5:05:32 pm

Kathy, The House is 25'-6" to the ridge. The Garage is 20'-2" to the ridge.

Dean Wenz December 10th 2019, 9:26:30 am

I forgot to ask. Do you see an issue with the building heights? Or anything else for that matter?

Kathy Rose December 10th 2019, 4:04:27 pm

Garage height is limited to 20' - so there's one variance.

Kathy Rose December 10th 2019, 4:25:33 pm

Also, is there a 2nd floor in the garage? If so it is limited to 2/3 or less volume of the first floor.

Dean Wenz December 10th 2019, 4:32:15 pm

Kathy, I'll just lower it 4" so we stay under the 20' height. Thank you!

Dean Wenz December 10th 2019, 4:32:51 pm

No second floor in the garage.

Kathy Rose December 13th 2019, 4:33:43 pm

Got it!

Kathy Rose December 13th 2019, 4:34:05 pm

Jan ARB

Kathy Rose December 18th 2019, 10:05:24 am

Dean - You really should show how this home looks in context with the neighboring homes - what the Board would expect to see, and shows how it fits into the size and scale of the block.

Kathy Rose December 18th 2019, 10:14:33 am

You also need to note which trees are existing and what trees will remain, and also a landscape plan for the new home, which can also be a condition of the approval, if it is not ready by the 9th of January.

Dean Wenz December 18th 2019, 11:37:33 am

Kathy, There is a landscape plan included with the submittal. I think it has all of the information you mentioned, but please let me know ASAP if it is insufficient. I am still planning on providing the context drawing you mentioned, but I haven't been able to get to it yet. Would you please call me when you get a minute to discuss the demolition?

Dean Wenz December 22nd 2019, 11:58:12 am

Please confirm that you have received other documents though regular email.

Kathy Rose December 24th 2019, 10:21:31 am

Yes I did.

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Karen Bokor January 2nd 2020, 12:44:14 pm

Hi Dean - I think it would be very helpful if you could bring a drawing or photo of the streetscape with the new home inserted into the drawing so that the Board can see its height/proportions/details, etc.... Its been something they ask for at just about every new build hearing.



Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress