



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: MA-20-40

Applicant: Steven Elbert

Owner: Daniel & Karen Bromberg

Address: 764 S. Cassingham

ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition to the rear of the principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 04-03-2020

***(MA) Architectural Review Application for Garage, Uncovered Decks, Pergola, Signs, Facade changes, Shed - Minor changes (no variance) Staff Review -**

Applicant

Steven Elbert

6143381973

@ stevenelbert@gmail.com

Location

764 S CASSINGHAM RD
Bexley, OH 43209

MA-20-40

Status: Active**Submitted:** Feb 25, 2020

A.1: Project Information

Brief Project Description

Rear porch addition- unenclosed

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Special Permit

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A.1: Attorney / Agent Information

Agent Name

Steven Elbert Architect

Agent Address

2491 Sherwood Road

Agent Email

stevenelbert@gmail.com

Agent Phone

16143381973

A.2: Fee Worksheet

Estimated Valuation of Project

0

Minor Architectural Review

true

Major Architectural Review

--

Variance Review Type

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

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Review Type

--

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

--

Use Classification

Other

Other Classification

--

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

65

Depth (ft)

135

Total Area (SF)

8775

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

1535

Proposed Addition (SF)

350

Removing (SF)

--

Type of Structure

Unenclosed rear porch

Proposed New Primary Structure or Residence (SF)

350

Total Square Footage

1885

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

1535

Proposed Addition (SF)

360

New Structure Type

Unenclosed rear porch

Ridge Height

--

Proposed New Structure (SF)

360

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

2447

Total building lot coverage (SF)

2447

Total building lot coverage (% of lot)

28

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

No

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)

--

Total overall lot coverage (% of lot)

--

Sign Information

Type of Sign

--

Sign Height

--

Sign Width

--

Total square foot of sign

--

what is the Linear width of unit occupied by tenant

--

Attachments (8)



Photographs

Feb 25, 2020

pdf **Specification sheets and window, door, siding design brochure**

Feb 25, 2020

pdf **Architectural Plan for accessory structure**

Feb 25, 2020

pdf **Exterior Elevations of what is proposed (includes signage)**

Feb 25, 2020

pdf **Floor Plan**

Feb 25, 2020

pdf **Site Plan for Garage, Deck or Pergola (required)**

Feb 25, 2020

pdf **Site Plan.pdf**

Feb 25, 2020

pdf **Skyroof Details 2 pages.pdf**

Feb 25, 2020

Timeline

Payment

Status: Paid February 25th 2020, 11:31 am

Steven Elbert February 25th 2020, 11:23:58 am

Paid on Feb 24 2020 by check

Steven Elbert February 25th 2020, 11:27:57 am

These materials are a preliminary design. Until a contractor is hired and estimates are provided we cannot submit more detail.

Depending on the cost, we may be required to look at roof material alternatives, but our goal now is to determine if this project needs a public design review.

Robin Shetler February 25th 2020, 11:34:36 am

@Kathy Rose , see his note to you above as well

Zoning Officer

Status: In Progress

Assignee: Kathy Rose

Robin Shetler February 25th 2020, 11:34:09 am

@Kathy Rose , this is the guy that Dave talked to and had them submit a check for 50.00 regarding his application. He has a lot of questions. fyi.

Robin Shetler March 2nd 2020, 9:51:16 am

@Kathy Rose Applicant called and is inquiring about the status of this application. He said the homeowner is getting ansy on what the next steps will be for review. His name is Steve and his # is 614-338-1973.

Steven Elbert March 3rd 2020, 9:09:55 am

My clients just asked me to inquire whether their project will require a public hearing such as an Architectural Review. I don't think they are impatient. The project is in the early stage, and before I invest a great deal of time producing detailed construction documents it would be useful to know the review requirements it will be subjected to. Thanks, Steven Elbert, Architect (614) 338-1973

Kathy Rose March 31st 2020, 7:37:35 pm

Steve - this application should have been submitted on an ARB application. It is something that typically gets reviewed by the Architectural Review Board. As long as there are no variances involved. What is the distance from the porch roof and the detached garage?

Kathy Rose March 31st 2020, 7:39:43 pm

@Karen Bokor this came in on an MA permit for some reason. It would have been ARB for April, but I did not see it until now. I'm still inquiring if it is too close to the detached garage. You have any thoughts on the design?

Steven Elbert April 1st 2020, 9:07:37 am

My original inquiry on behalf of the homeowner was to determine if this project requires an architectural review, considering it is an unenclosed back porch on the service alley side of the house. I did not receive an answer to my question, but instead was told that I needed to fill out the application specified and pay a \$50 fee, which I did. I am trying to avoid getting into great detail with construction documents until the feasibility of this project is determined. This inquiry would be easily addressed with a conversation with the Building Department. In answer to your question, the detached garage is located 23 feet from the existing house, and the addition of 12 foot deep back porch would mean that the porch would be separated from the garage by 11 feet. Please advise.

Kathy Rose April 1st 2020, 9:20:51 am

@Karen Bokor I'm curious what your thoughts are on this addition.

Kathy Rose April 1st 2020, 9:44:57 am

Steve -Thanks for the info on the separation of structures - which would clearly make this only subject to ARB review and approval. Also, we apologize about the delay in response and I'm not sure why this did not come to my attention sooner. I have made further modifications to the on-line applications to help eliminate any future mix up between the MA and ARB application to help make sure which application to fill out. I will discuss with the design consultant about placing you on our next ARB agenda. I will have to get a notice out today. Please Note: the base fee for an ARB application is \$90. so there would be a balance due of \$40.

Design Planning Consultant

Status: Pending

Assignee: Karen Bokor

Architectural Review Board

Status: Pending

Board of Zoning and Planning

Status: Pending

Arborist

Status: Pending

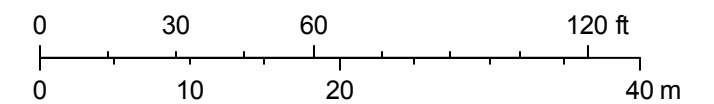
Architectural Review Permit

Status: Pending



January 29, 2020

1:504

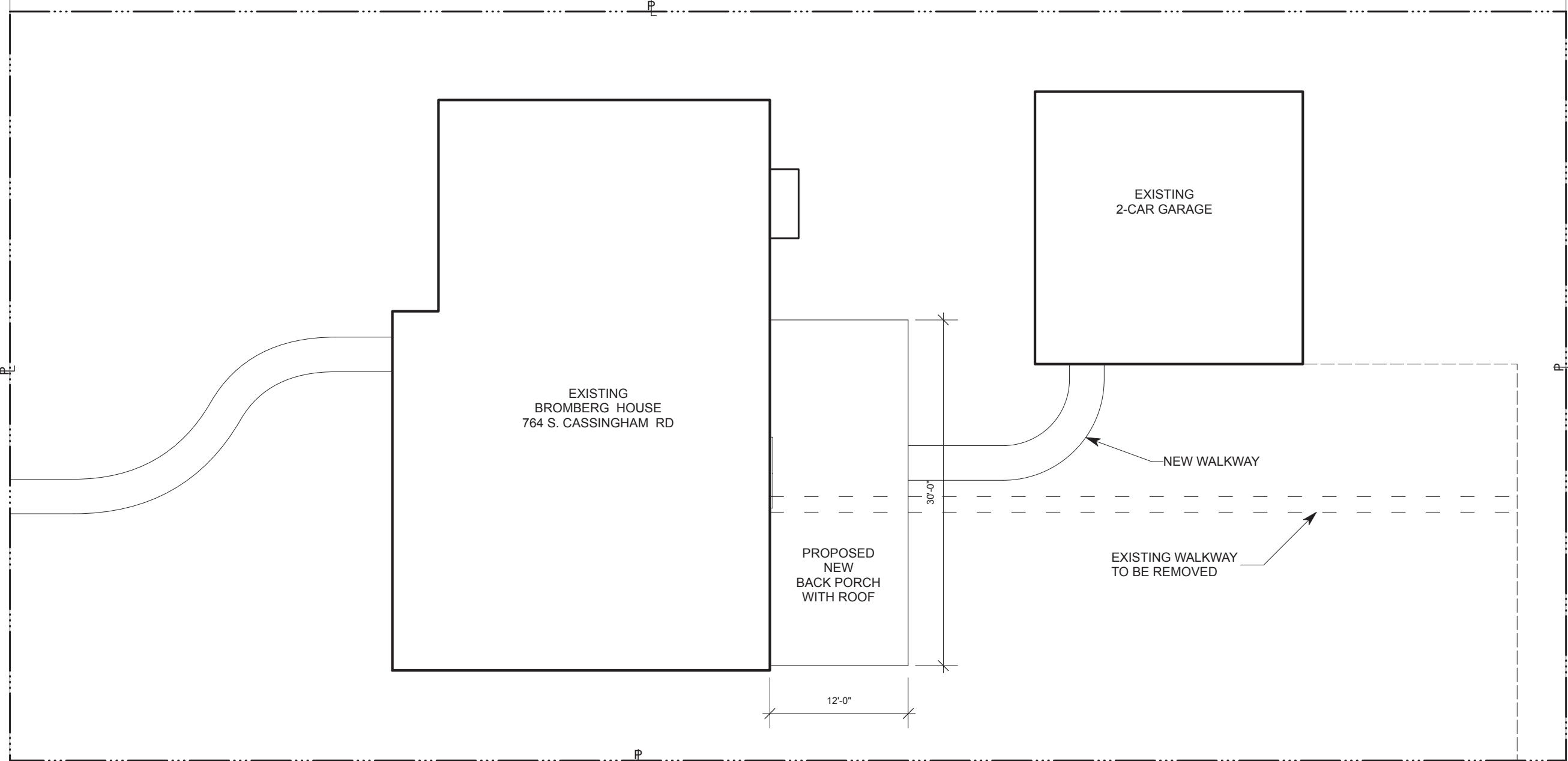


Franklin County Auditor
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SOUTH CASSINGHAM ROAD

GRASS

PUBLIC SIDEWALK



EXISTING
BROMBERG HOUSE
764 S. CASSINGHAM RD

EXISTING
2-CAR GARAGE

PROPOSED
NEW
BACK PORCH
WITH ROOF

NEW WALKWAY

EXISTING WALKWAY
TO BE REMOVED

12'-0"

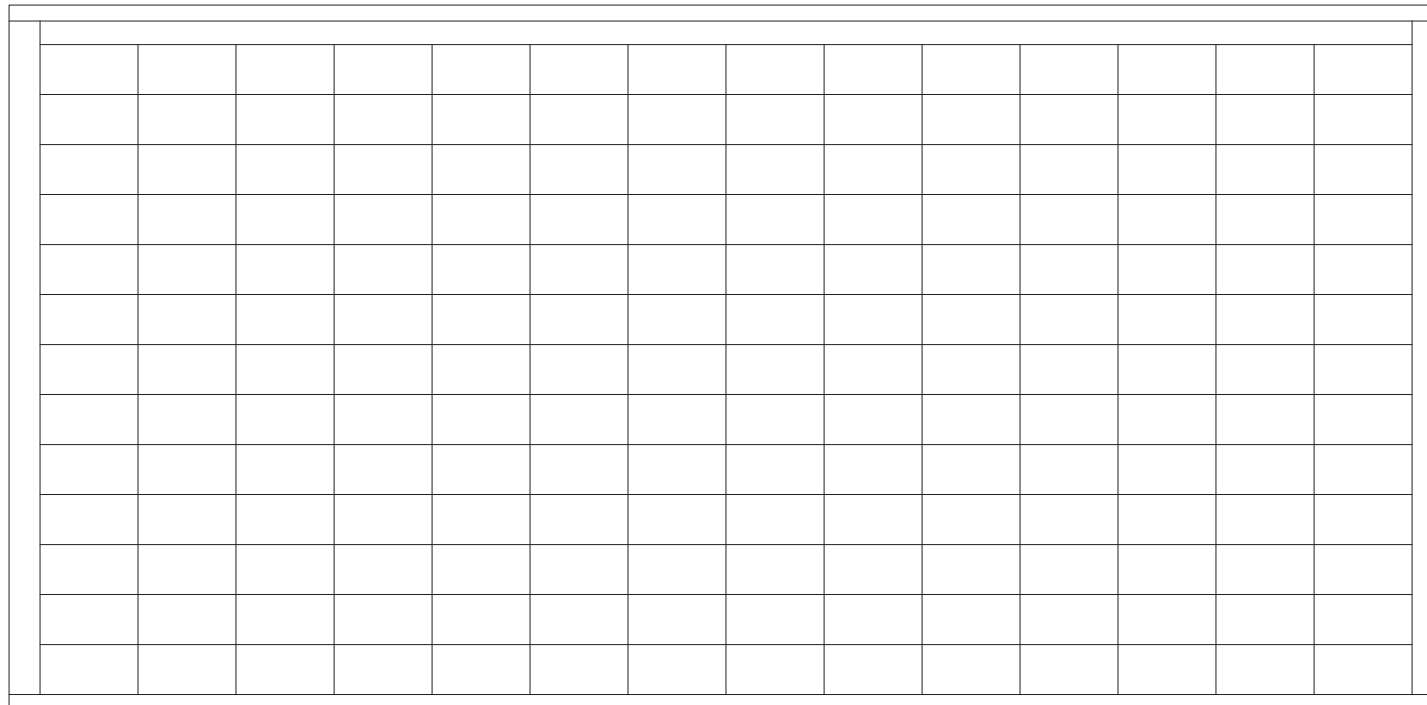
30'-0"

SITE PLAN

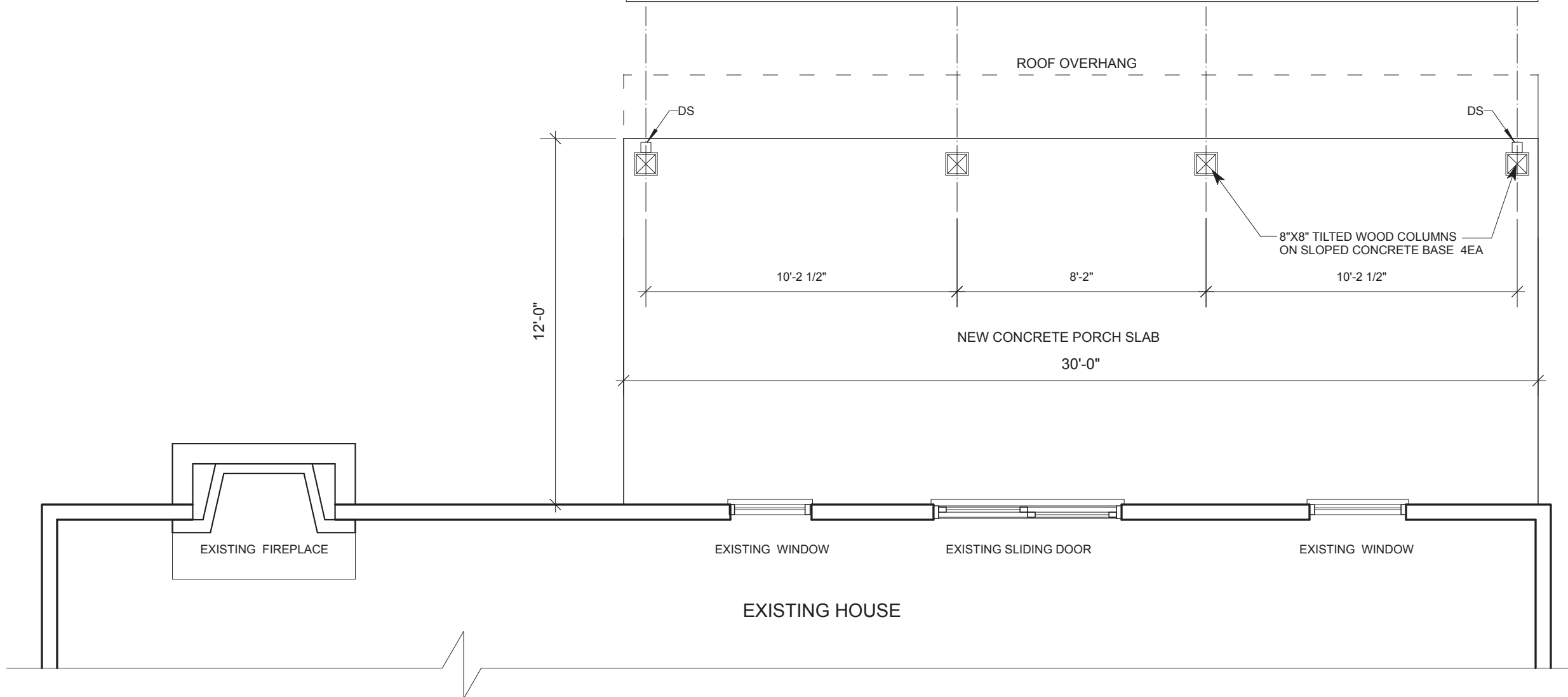


1"=10'

SERVICE ALLEY

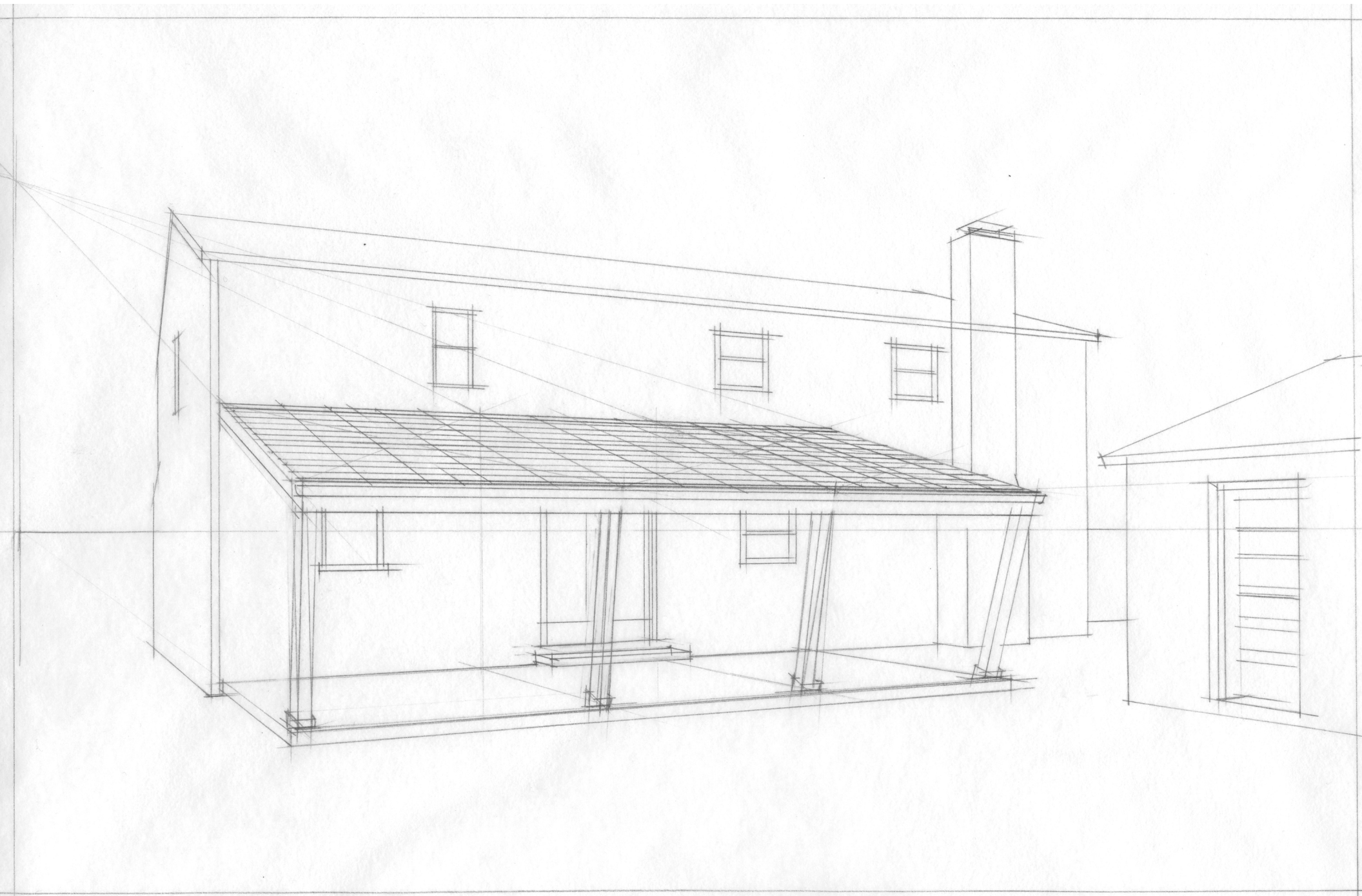


PORCH ROOF PLAN
1/4" = 1'-0"



PORCH PLAN
1/4" = 1'-0"





Skylights

Standard Skylights are available prefabricated or knocked down.

S-Lines: 2-3/4" (70 mm) and 4" (100 mm) thick, flat skylights. 4' | 5' (1200 mm | 1500 mm) standard widths up to 5' x 20' (1500 mm x 6000 mm) in 1' (300 mm) long increments.

Pyramids: 2-3/4" (70 mm) from 4' x 4' (1200 mm x 1200 mm) to 20' x 20' (6000 mm x 6000 mm) in 1' (300 mm) increments.

Geo-Roofs®: 2-3/4" (70mm) in 17 standard sizes from 8' to 24' in diameter (2400 mm to 7300 mm).



photo: Liam Frederick

Pre-engineered Skyroofs®

Centerline Self-Supporting Ridge Roofs with 20°, 27°, 33°, 45° slope and spans up to 24' (7300 mm) utilizing 2-3/4" (70 mm) panels.

Kalcurve 180° vaults or 90° low-profile vaults are available in 1' (300 mm) increments up to 25' (7600 mm) max spans.

Pre-engineered Skyroofs are lightweight, under 3 lbs/ft² (14.65 kg/m²), allowing substructures to be minimized. Only thrust-bearing curb designs that accommodate local live, snow and wind load designs, provided by others, are required.



photo: Steven Wolfe

Custom Skyroofs

2-3/4" (70mm) or 4" (100 mm) thick structural sandwich panel systems over substructures by others.

Flat, curved or a combination for design versatility, consistent with Kalwall system parameters.

Easy, fast installations, coupled with large-sized panel formats.

Exceptional thermal performance and solar control options, including Kalwall+Lumira® aerogel, help meet LEED, BREEAM, IgCC and other international green building standards.



photo: Abstract Photography, Inc.

Clearspan™ Systems

Custom turn-key solutions from the curb-up, including factory finished aluminum substructures from strategic partner, Structures Unlimited, Inc. take Kalwall Skyroofs to another dimension with Clearspans up to +/- 100' (30 m).

Design control, engineering, project management, fabrication, delivery and complete installation, all with unparalleled service. Installations are completed in days or weeks, not months, due to precision digital fabrication and less trade coordination.

Complete buildings, including Pool Enclosures, feature built-in, corrosion and moisture resistance.



photo: courtesy of Kitchen & Associates

Kalwall Span Table: 4' (1200 mm) Wide Panel Module

Maximum Allowable Clearspan™ for Standard 2-3/4" (70 mm) Panels for Skyroofs

Shoji 8" x 20" (200 mm x 500 mm)

Live Load	30 PSF (1.44 kPa)	40 PSF (1.92 kPa)
Clearspan	11'-8" (3276 mm)	10'-8" (3251 mm)

Shoji 12" x 24" (300 mm x 600 mm)

Live Load	30 PSF (1.44 kPa)	40 PSF (1.92 kPa)
Clearspan	10'-6" (3200 mm)	9'-4" (2845 mm)

Clearspan at 25 PSF (1.2 kPa) wind pressure, L/60 minimum at 2:12. Spans based on engineering data and tests. Longer clearspans are possible. Contact the factory.

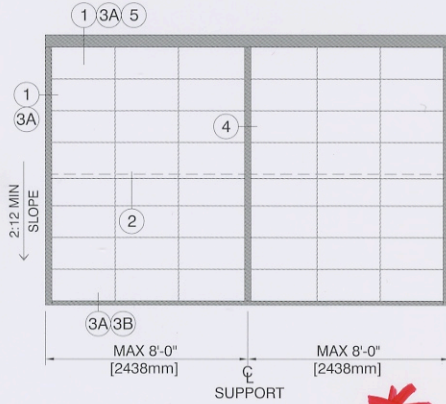
Recommended minimum pitch for Skyroofs is 2:12.

Skyroof® Details

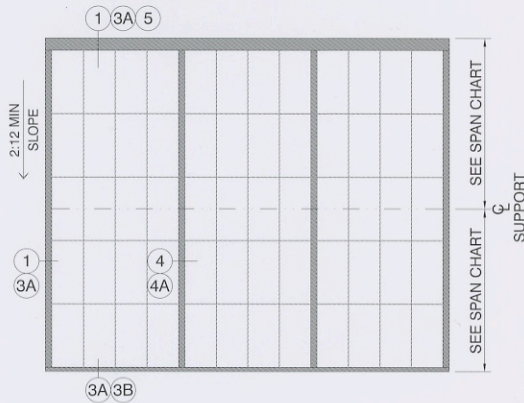
For on-slope, flat and curved panels

These are standard Clamp-tite™ details for 2-3/4" (70 mm) thick panels. Details for other conditions, including those for Self Supporting Ridge, Pyramid, Windborne Debris and Blast Resistant applications are similar, but not identical so please contact Kalwall for specifics. Electronic CAD versions of these Skyroof details and many more are available at: KALWALL.COM

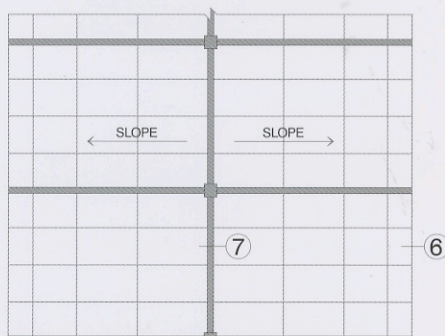
SKYROOF PLAN A
(PANELS ACROSS SLOPE - OVERLAP SYSTEM)



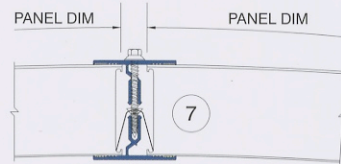
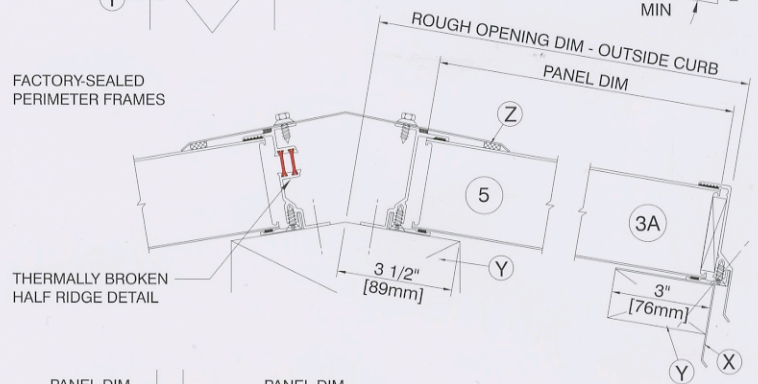
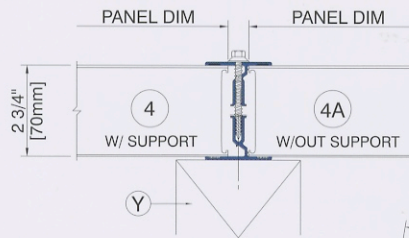
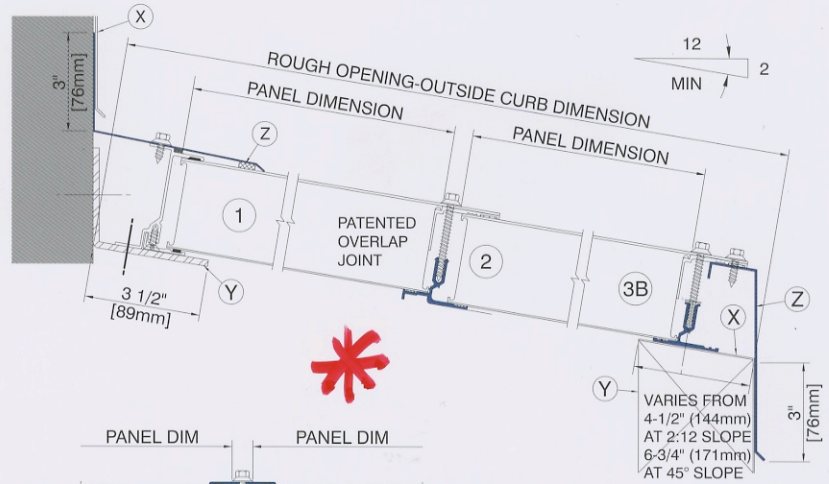
SKYROOF PLAN B
(PANELS ON SLOPE - 2" (51mm) BATTEN)



SKYROOF PLAN C
(KALCURVE LOW PROFILE VAULT)

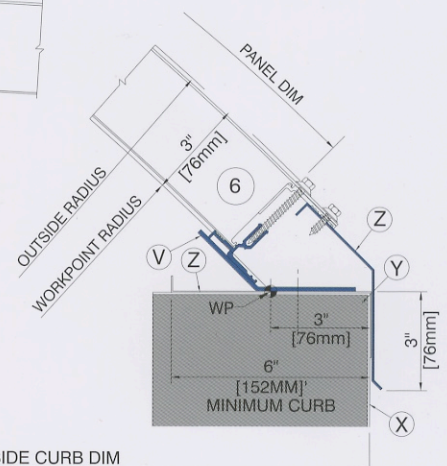


PLEASE CONTACT KALWALL FOR SPAN INFORMATION ON KALCURVE 180° AND LOW PROFILE BARREL VAULTS



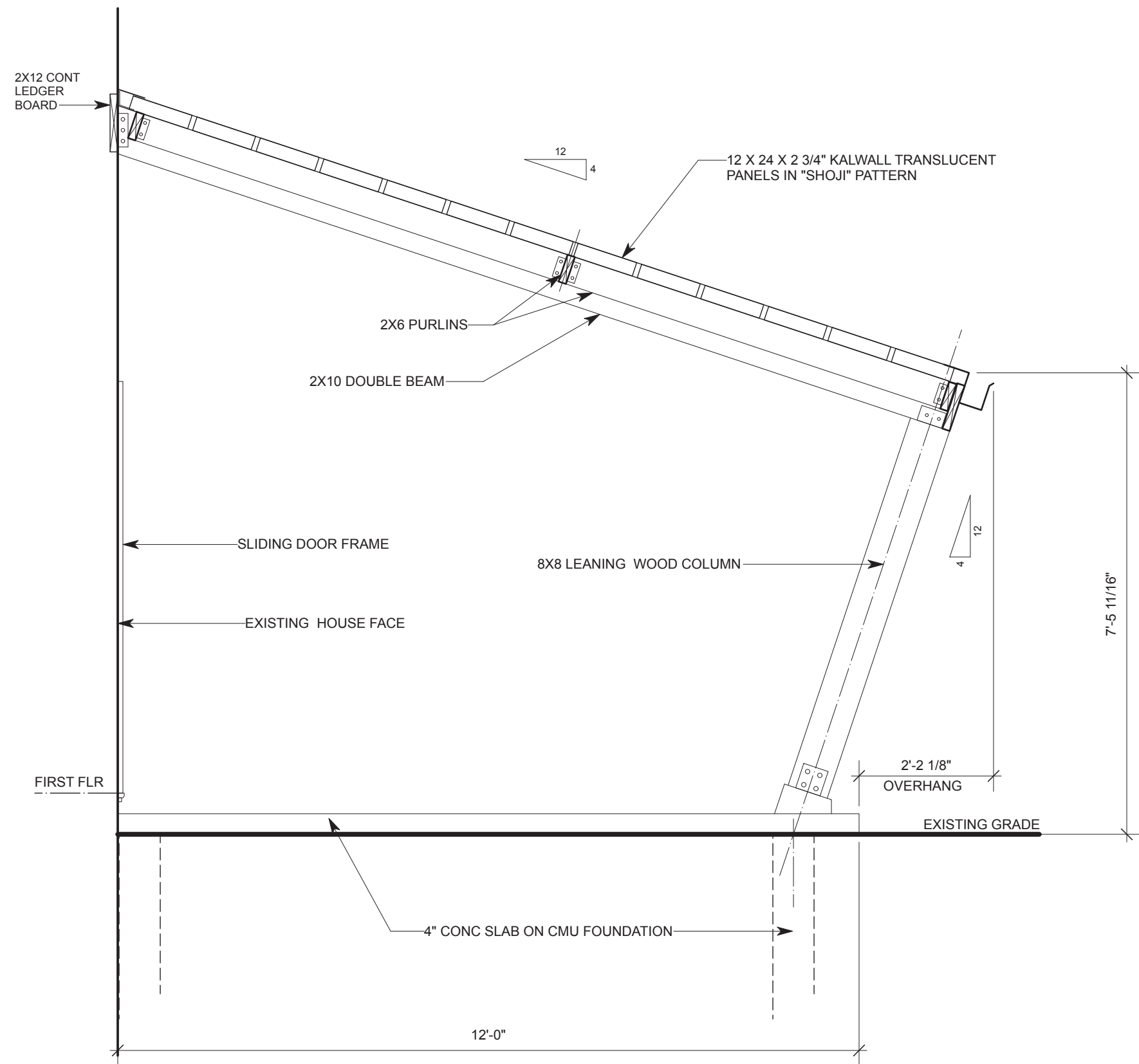
NOTES: LEGEND

- (V) BENT PLATE BY KALWALL
- (X) COUNTER FLASHING NOT BY KALWALL
- (Y) SUPPORT NOT BY KALWALL
- (Z) STANDARD FLASHING BY KALWALL









SECTION THROUGH PORCH
 1/2" = 1'-0"