



**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, May 14, 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.: ARB-20-11

Applicant: David Jamison

Owner: Theodore Pennington

Address: 1015 Montrose

ARB Request: The applicant is seeking architectural review and approval, to allow a second and third floor addition at the rear of the principal structure, above the existing 1-story portion of the building.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to 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



David Jamison

614-791-1200

dejamison@clarkearchitects.com

Location

1015 MONTROSE AV

Bexley, OH 43209

ARB-20-11

Status: Active

Submitted: Mar 02, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

Two story addition to the one story portion of the existing structure. No increase in the footprint of the structure.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

David Jamison

Agent Address

7844 Flint Road, Columbus, Ohio 43235

Agent Email

dejamison@clarkearchitects.com

Agent Phone

614-791-1200

Property Owner Name

Theodore Pennington

Property Owner phone

614-296-9090

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

30000

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

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--

Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information**Occupancy Type Residential or Commercial**

Residential

Zoning District

High Density Residential

Use Classification

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

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

50

Depth (ft)

131

Total Area (SF)

6550

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

902

Proposed Addition (SF)

256

Removing (SF)

--

Type of Structure

wood frame

Proposed New Primary Structure or Residence (SF)

902

Total Square Footage

902

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)**

902

Total overall lot coverage (% of lot)

20

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

true

Structure

House or Principal Structure

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

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

Vinyl Clad Wood

New Window Manufacturer

Match Existing

New Window Style/Mat./Color

Match Existing

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

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style**Proposed Door Color**

--

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Vinyl

Proposed New Door Trim

Vinyl - Match Existing

Existing Window Trim

Vinyl

Proposed New Window Trim

Vinyl - Match Existing

Trim Color(s)

Match Existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

Match Existing

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

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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 (17)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 02, 2020

pdf **Photographs (required)**
Mar 02, 2020

pdf **Site Plan**

Mar 02, 2020

zip **001-Unified Zoning Application.zip**

Mar 02, 2020

pdf **03-1 Plans.pdf**

Apr 14, 2020

pdf **04-2 Elevations.pdf**

Apr 14, 2020

pdf **Elevations Op3 4-20-20.pdf**

Apr 27, 2020

pdf **Plans Op3 4-20-21.pdf**

Apr 27, 2020

pdf **Elevations_ Op4 - 4-21-20.pdf**

Apr 27, 2020

pdf **Plans_Op4 - 4-21-20.pdf**

Apr 27, 2020

pdf **Op5_1 Plans.pdf**

Apr 30, 2020

pdf **Op5_2 Elevations.pdf**

Apr 30, 2020

pdf **SUBMITTAL Elevations - Op6 4-30-20.pdf**

May 01, 2020

pdf **1 Plans - FOR ARB REVIEW.pdf**

May 01, 2020

pdf **2 Elevations - FOR ARB REVIEW.pdf**

May 01, 2020

pdf **1 Plans.pdf**

May 07, 2020

pdf **2 Elevations.pdf**

May 07, 2020

Timeline



Payment

Status: Paid March 3rd 2020, 1:29 pm



Zoning Officer

Status: Completed April 30th 2020, 2:01 pm

Assignee: Kathy Rose

Kathy Rose April 7th 2020, 9:06:13 am

@Karen Bokor I spoke with owner and explained you were reaching out to the architect to discuss massing of the addition. I suggested he get some feedback from the Board to understand what needs addressed, unless there is some evidence that the architect has other options that are more appropriate.

Kathy Rose April 15th 2020, 9:21:19 am

informal review at April 9th meeting. Need to revise and submit when ready for formal review.

Kathy Rose April 27th 2020, 11:09:57 am

Do you have any updated plans?

David Jamison April 27th 2020, 11:53:18 am

I just uploaded addition elevations and plans. They are all just options for consideration at this point to see what may be acceptable to the board.

David Jamison April 30th 2020, 3:48:28 pm

Kathy, I don't see how to delete all the versions I uploaded. Is it possible to do so? If so, how? Thanks.

Kathy Rose May 1st 2020, 10:10:06 am

David, I can upload to the city website the documents you want the Board to review. Can you tell me the Ridge height of the house and what the gross volume of the 3rd floor will be?

David Jamison May 1st 2020, 12:39:12 pm

Kathy, I have uploaded the final plans & elevations for ARB review and indicated that is what they are. The ridge height is 27'-8 7/8". The attic/3rd floor gross volume is 110,107 cubic feet. The usable square feet of the attic/3rd floor is 493 square feet.

Kathy Rose May 1st 2020, 2:14:30 pm

Thank you

David Jamison May 7th 2020, 1:10:04 pm

I uploaded the final set of drawings. I didn't see, until too late, that I could have uploaded a different version of the ones I previously uploaded. Sorry.

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Kathy Rose May 1st 2020, 11:37:37 am

@Karen Bokor I was curious now that there is all this extra "volume" to the 3rd floor - is it considered a 3rd floor. Code allows 2 1/2 stories for this district, not to exceed 35' - don't believe he exceeds 35, but It may kick us back the my volume inquiry once again.

Karen Bokor May 5th 2020, 1:08:40 pm

We will need a final decision on which proposal to send to the Board members very shortly Thanks

David Jamison May 5th 2020, 1:53:26 pm

Karen, I am waiting on Mr. Pennington's response to my email. What is the deadline for the decision and submittal?

Karen Bokor May 6th 2020, 12:58:31 pm

We need to have a decision as to which version you would like uploaded to the agenda on the City's website ASAP - we can always update the drawings between now and next week but I am writing my staff reports today and will send them out by the end of day.

David Jamison May 7th 2020, 1:09:43 pm

I uploaded the final set of drawings. I didn't see, until too late, that I could have uploaded a different version of the ones I previously uploaded. Sorry.

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

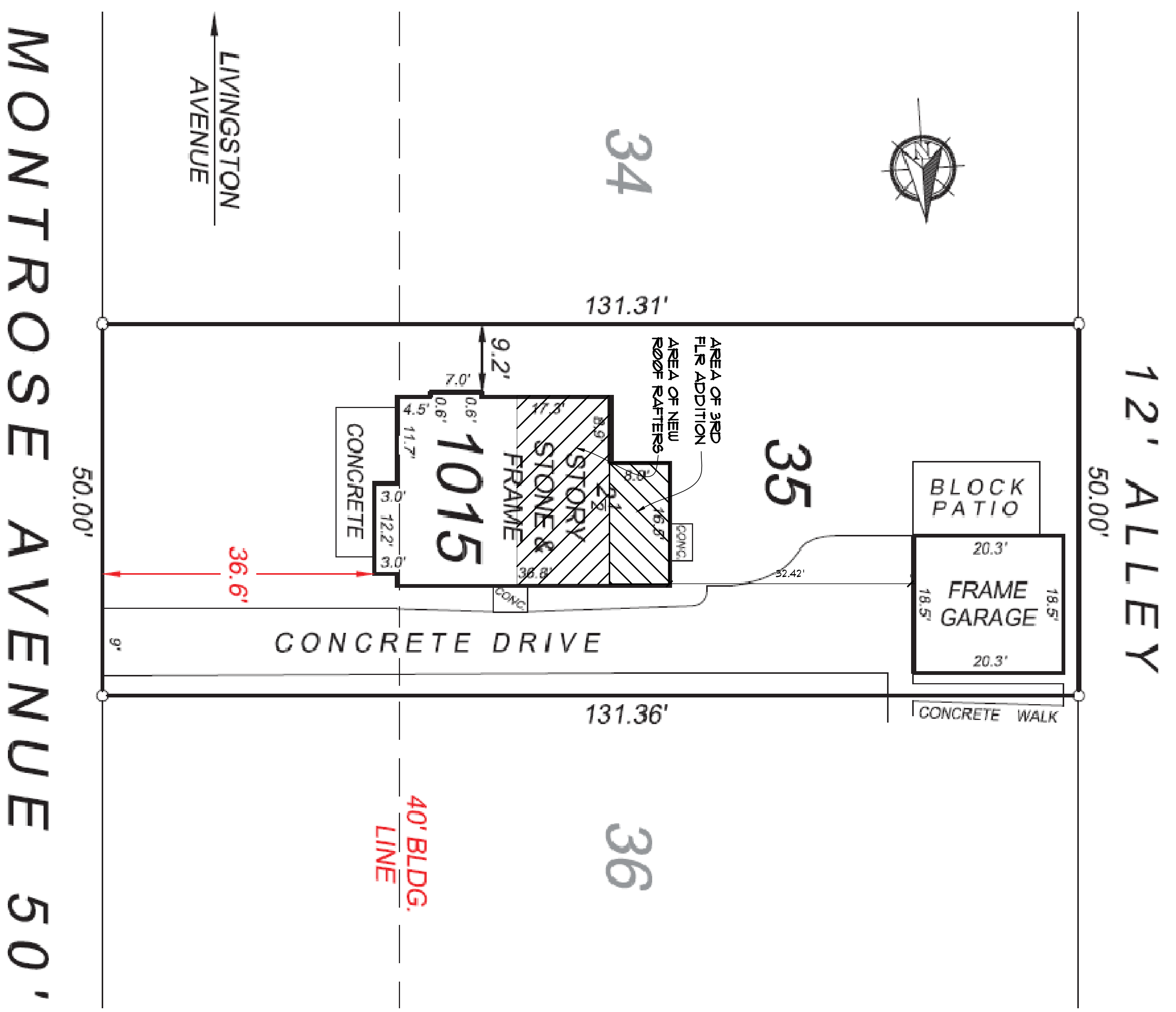
Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress

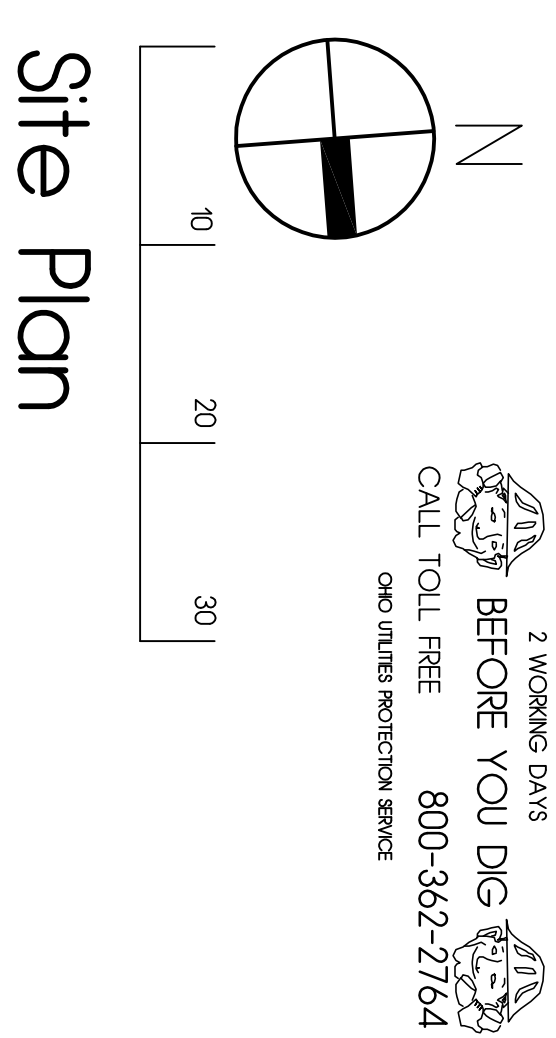


AREAS

TOTAL LOT AREA:	6,550 SF
EXISTING HOUSE FOOTPRINT:	902.6 SF
EXISTING GARAGE FOOTPRINT:	375.6 SF
PAVED (CONCRETE/BRICK/BLACKTOP) AREA:	1,501.6 SF
GREEN SPACE AREA:	4,142.8 SF
OPEN GREEN SPACE (%):	63%
LOT COVERAGE BY STRUCTURE (%):	20%

NOTES

1. THERE IS NO INCREASE IN BUILDING FOOTPRINT.



PROJECT ADDRESS
 1015 MONTROSE AVE
 BEXLEY OH 43209

OWNER
 THEODORE P. PENNINGTON
 1015 MONTROSE AVE
 BEXLEY OH 43209

FCA INFO
 FID: 020-003432-00
 TWO STORY SINGLE FAMILY STRUCTURE

PROPERTY CLASS R - RESIDENTIAL LAND USE B10 - ONE-FAMILY DWLG ON FLATTED LOT
 CITY/VILLAGE - BEXLEY CITY

SCOPE OF WORK
 TWO STORY ADDITION TO ONE STORY PORTION OF THE RESIDENTIAL STRUCTURE - 256 SF.

DRAWING INDEX

SI	PROJECT INFO / SITE PLAN / NOTES
D1	DEMO PLANS / NOTES
1	FLOOR PLANS
2	ELEVATIONS

CLARKE ARCHITECTS, INC.
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 Columbus, Ohio 43235-6407
 Office: 614-791-1200
 Mobile: 614-271-8420
 jclark@clarkearchitects.com

REVIEW SET - NOT FOR CONSTRUCTION

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DATE MARCH 2, 2020

REVISION DATES

PROJECT:
 PENNINGTON RESIDENCE
 ADDITION/REMODEL
 1015 MONTROSE AVENUE
 BEXLEY, OHIO 43209

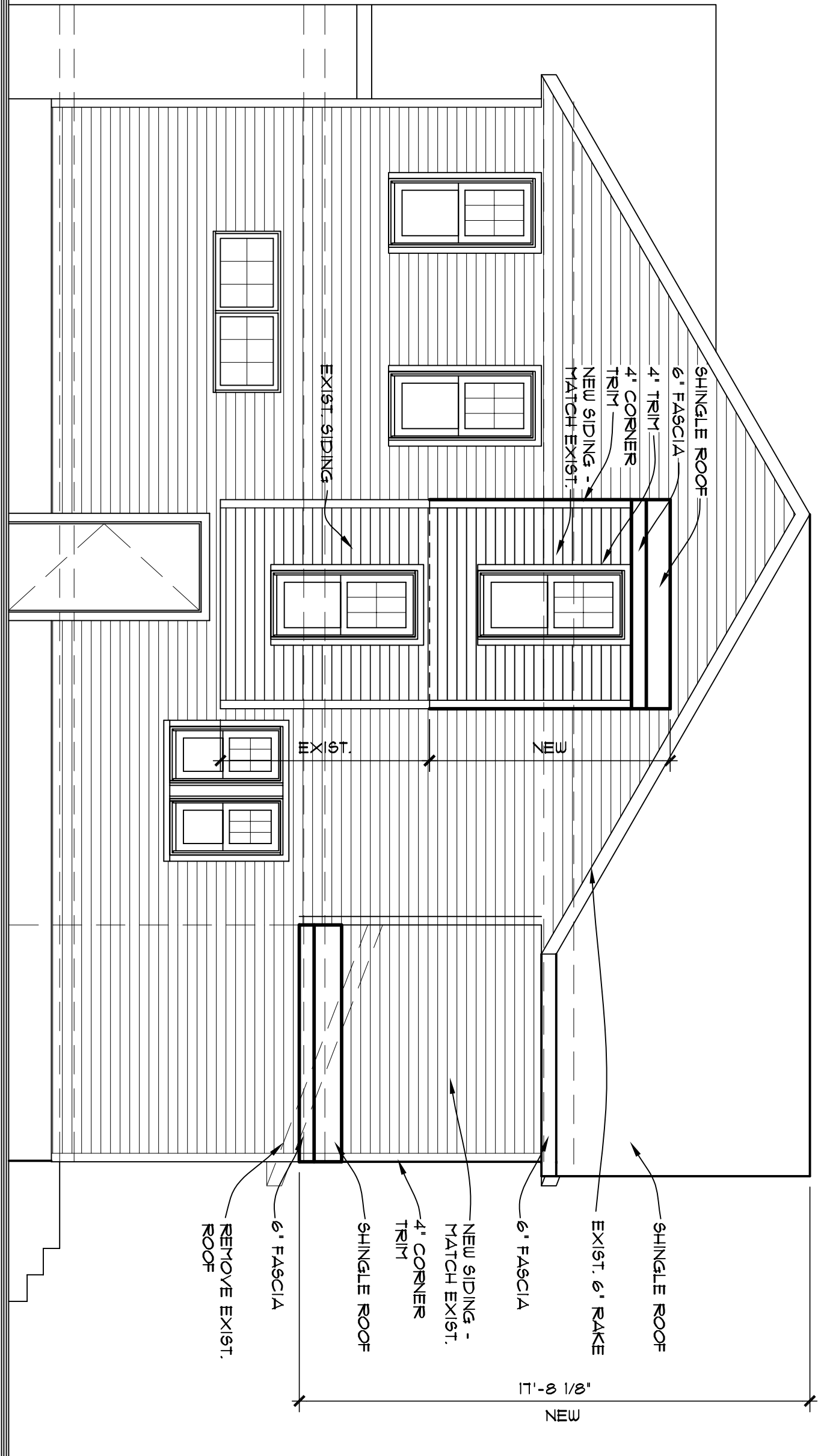
PROJECT NUMBER: CA200199

SHEET TITLE:

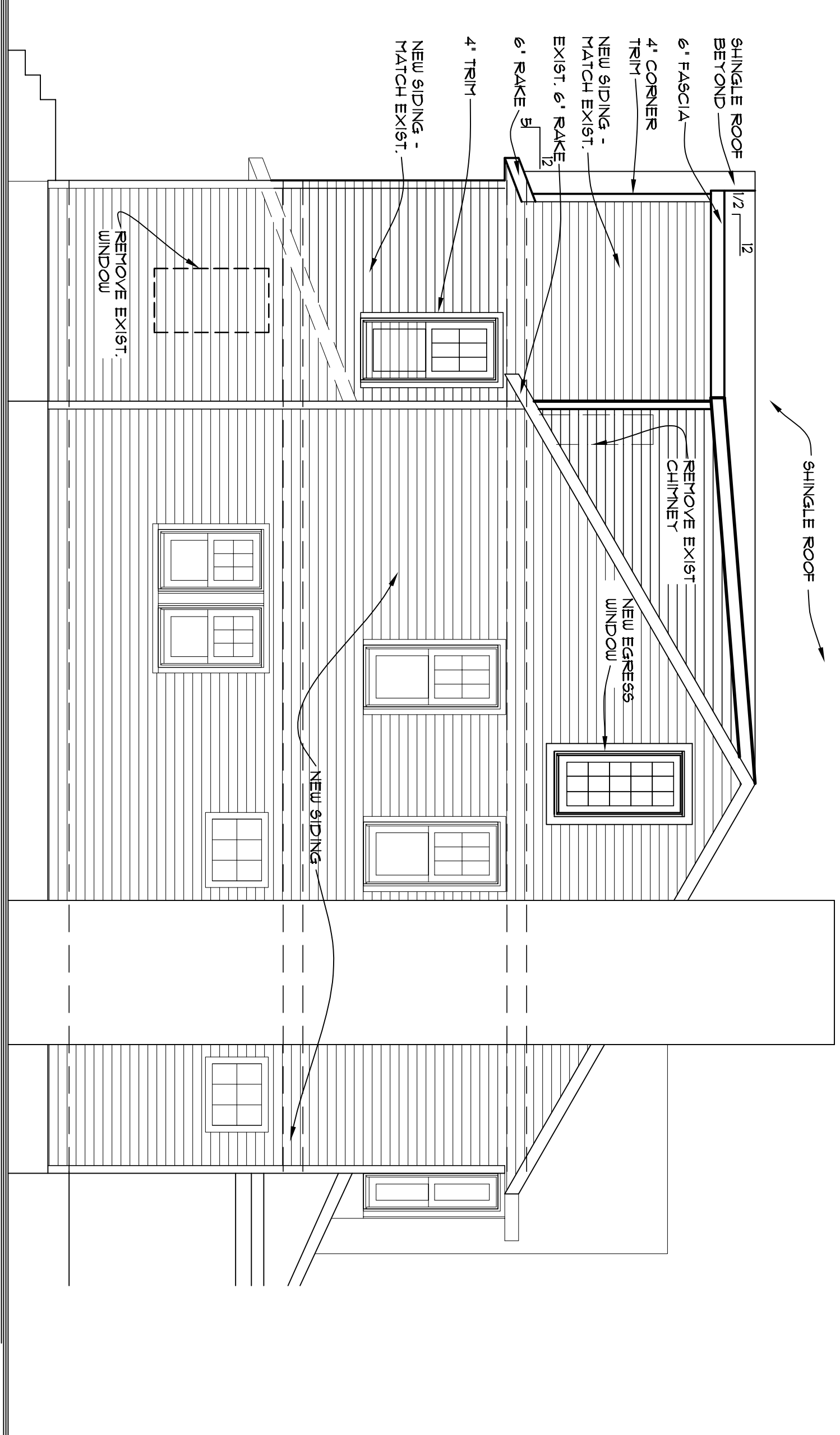
**PROJECT INFO/
 SITE PLAN/NOTES**

SHEET NUMBER

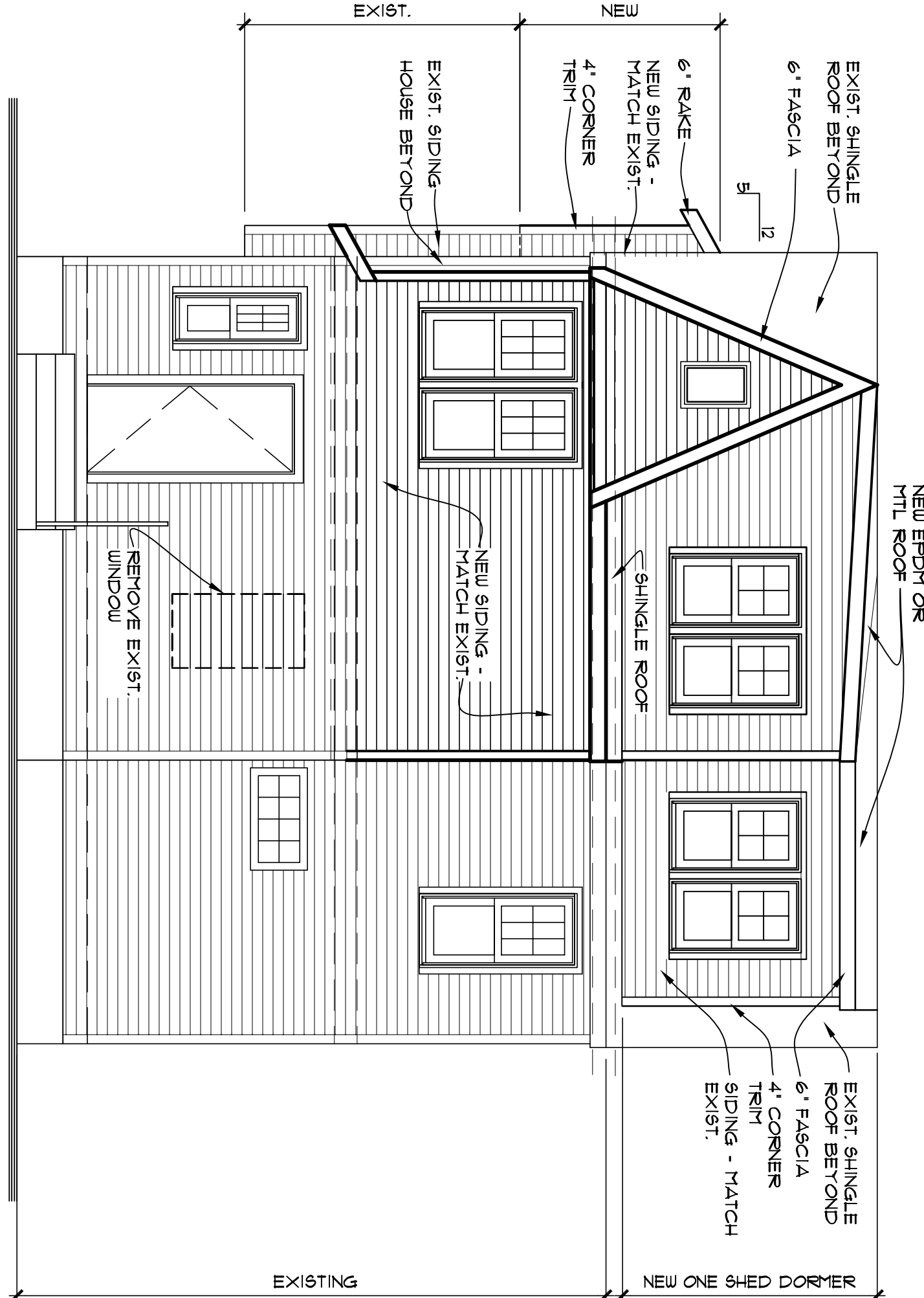
S1



3 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

FOR ARCHITECTURAL REVIEW

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DATE: APRIL 30, 2020

REVISION DATES

PROJECT:
PENNINGTON RESIDENCE
ADDITION/REMODEL
1015 MONTROSE AVENUE
BEXLEY, OHIO 43209

SHEET NUMBER: CA201959

SHEET TITLE:
ELEVATIONS/SECTION

SHEET NUMBER:

2



020-003432 02/18/2017