



UPDATED

Bexley Architectural Review Board Staff Report - May 14, 2020

Consent Agenda items:

Application No.: ARB-20-13

Applicant: Amy Lauerhass

Owner: David & Jodie Westin

Address: 399 S. Columbia Ave.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow a one and 2 –story addition to the rear of the principal structure that will accommodate an in-law suite.

Staff Comments: This proposed 2 story addition is architecturally compatible with the existing home and is an appropriate in scale, massing and detail for the existing structure and lot.

Staff Recommendation: Staff recommends approving this application as a consent agenda item.

Regular Agenda items:

Application No.: ARB-20-11

Applicant: Jim Clarke

Owner: Theodore Pennington

Address: 1015 Montrose Ave.

ARB Request: The applicant is seeking architectural review and approval, to allow a second and first floor addition at the rear of the principal structure.

Staff Comments: This property was before the Board at the May meeting and was rejected with the clear message from the Board that any new design should be different than the presented design and maintain the scale, massing and detail of the existing home. This new proposal is in scale with the existing home and will be a nice addition to the rear of the property. Below are some views of the current back elevations to help put the new addition into perspective:



Staff Recommendation: Staff recommends approving this application with the condition that the applicant work with the City's design consultant on final design details which would include window sizing, placement, and any details reworked to match the existing home.

Application No.: ARB-20-26

Applicant: 3 Pillar Homes

Owner: Joe Chay

Address: 2730 E. Broad St.

ARB Request: The applicant is seeking architectural review and approval, to allow a new 2-story single family dwelling in the vacant lot on the North side of Broad Street between 2720 E. Broad Street and 2738 E. Broad Street.

Staff Comments: This application was tabled at the May meeting to give the applicant the opportunity to address and study design details that were discussed by the Board. The Board was positive about the schematic plan, massing, proportions and design intent of the home and that the details just

needed to be The details to be explored included window details and proportions, material application (particularly the cultured stone). It was suggested that natural stone or brick be used to match the surrounding properties or that the stone be designed to be flush with the clapboard siding. The applicant has included 2 options for exterior finishing and they are side by side with the images from last month for ease of comparison:

May Proposal

Option 1

Option 2



Additionally the Board requested an elevation that includes the wall of the buildings on either side. That drawing has been included in this packet that show the space between this home and the neighboring properties and the side profile and the neighboring properties.

The Board was pleased with the proposed structure and expressed appreciation for the massing, scale and detail.

Staff Recommendation: Staff supports approving the application with the condition that the final Landscape plan be reviewed by the City's landscape design consultant, cataloging of any trees that may be on site per city guidelines and that any remaining conditions imposed by the Board be reviewed by the City's design consultant. *PLEASE NOTE THAT ADDITIONAL DOCUMENTS HAVE BEEN ADDED TO THE CITY'S WEBSITE.*

Application No. ARB-20-31

Applicant: Michael Steele

Owner: Michael Steele

Address: 93 S. Cassingham

ARB Request: The applicant is seeking architectural review and approval, to allow 1-story addition and a 3rd floor dormer addition at the rear of the principal structure.

Staff Comments: The new proposed addition will replace the existing mudroom with a like - but larger structure. Staff has discussed with the applicant (and the applicant has shared with staff a previous design) that the massing and scale of the addition is not in keeping with the original home and will not likely be viewed positively by the Board.

Staff Recommendation: Staff has suggested that the applicant rework the design so that the massing and scale is more in keeping with the original home present the alternate design at the July meeting. The applicant has not made a decision at the time of this updated staff report.

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT

Application No.: BZAP-20-14

Applicant: Seth Trance

Owner: Randal & Anna Sokol

Address: 56 N. Stanwood

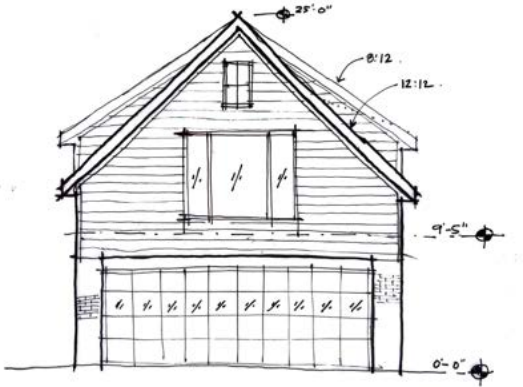
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a second floor addition to the existing 707 square foot detached garage.

Staff Comments: Staff has had discussions with the designer of the project about a redesign of the garage so that it is clearly secondary to the primary

structure and not so massive - particularly the west elevation. The concern is that the garage scale and massing is too large and the spaces desired by the owner can be achieved through the use of dormers. The applicant will attempt to provide revised drawings for the meeting and understands that this application may be under preliminary review and Board feedback without more time for the Board to review the revisions. Included below are some additional photos of the property to give the Board an idea of the entire property which is generous and can easily accommodate a larger garage if designed appropriately.



Staff received the following alternate schematic design today:





Although it does not lessen the appearance of a true 2nd floor, this design seems more sensitive to the neighboring property, more secondary to the primary structure and provide a better west elevation. The owner would like to stay with the first design.

Staff Recommendation: The applicant is aware that recent cases have not yielded a positive outcome for a true second floor on a garage. The applicant would like to request a vote and move on to BZAP for a variance. Staff is comfortable with the Board voting on a recommendation to BZAP.

Application No.: BZAP-20-16 and ARB-20-29

Applicant: Kevin Curtiss

Owner: Kevin & Katherine Curtiss

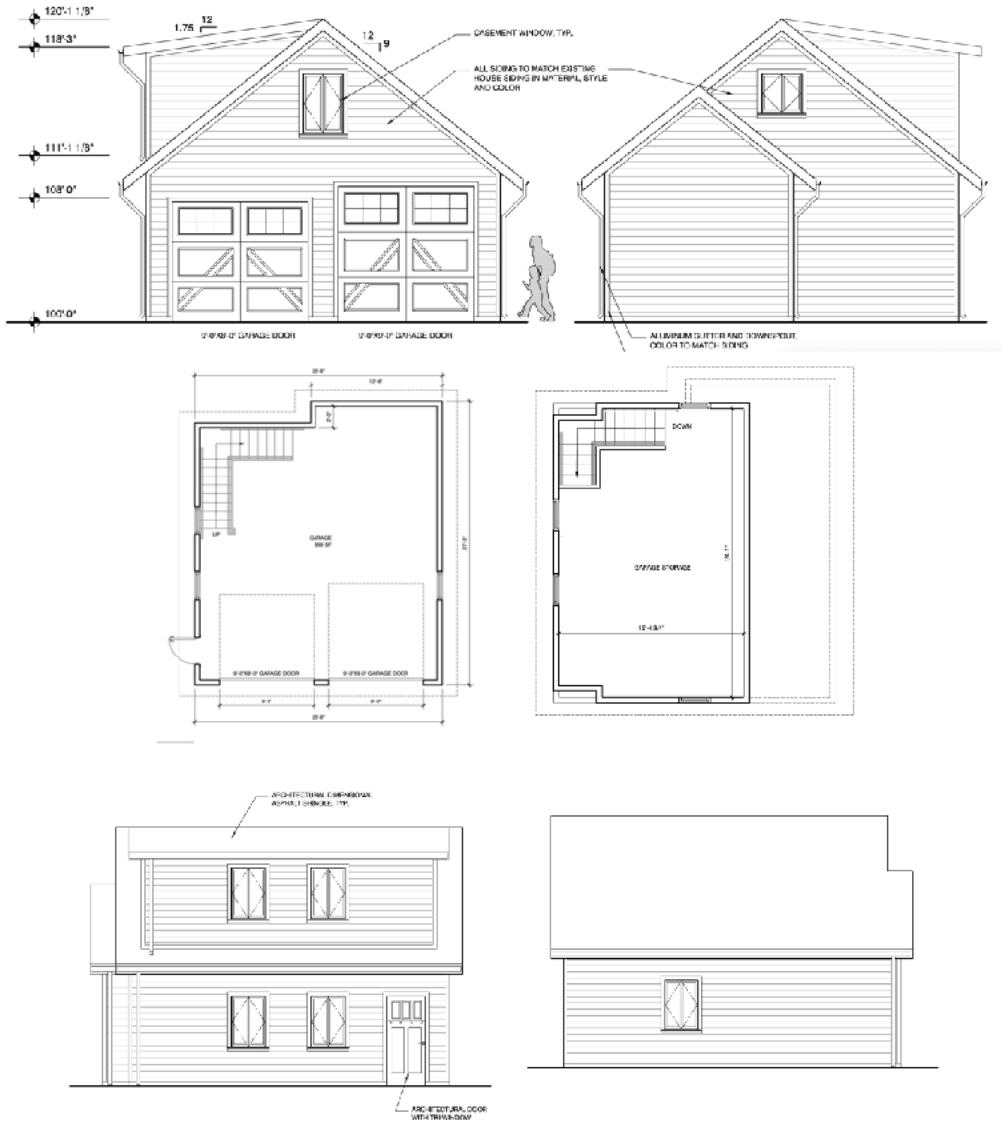
Address: 988 S. Cassingham

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, for a 609 square foot detached garage with 2nd floor storage space.

Staff Comments: Staff has discussed a possible redesign of this garage to create a more symmetrical design of this garage. This would eliminate the need for a height variance. The owner was interested in the increased surface area of the asymmetrical roof to accommodate solar panels (not included in the application). However, staff questioned whether the additional row is worth the cost/benefit and suggest perhaps additional placements on the home could be explored. The applicant will attempt to provide revised drawings for the meeting and understands that this application may be under preliminary review and Board feedback without more time for the Board to review the revisions. At the time of this update staff has not received updated drawings but expects them shortly and will follow up with an email as well as posting them on the City's website. The applicant is aware that the application may be tabled or sent to BZAP

with the condition that the application return to the ARB for final design review.

Redesign submittal as of 2:30, 6/11/20:



Staff Recommendation: With these revisions staff supports a recommendation to BZAP with the applicant returning to ARB or to the city’s design consultant for final design review.

ARB Request: The applicant is also seeking architectural review and approval of a screened porch at the rear of the principal structure.

Staff Comments: (To be given by Kathy Rose) The pictures below show the original structure that has been since removed. The proposed structure will be built in place of the unapproved greenhouse.



Staff Recommendation: Staff recommends approving this structure with the condition that the applicant work with the city's design consultant on final details.

Application No.: BZAP-20-17

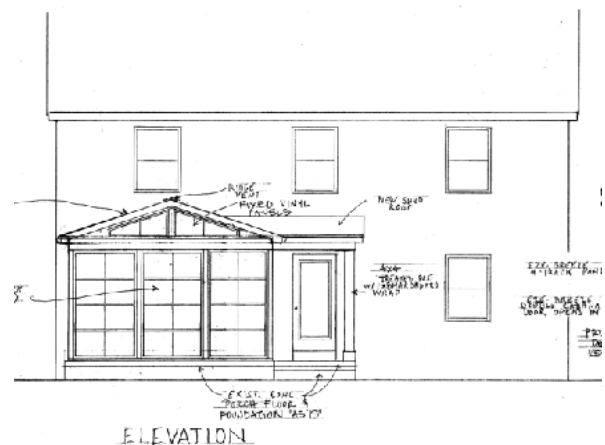
Applicant: Suncraft

Owner: Brian & Jennifer Kelly

Address: 211 N. Cassingham

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an existing screened porch on the front of the principal structure to be replaced with a new front porch with a gable roof, and solid sliding panels called eze-breeze

Staff Comments: This application is for the replacement of an existing front porch with sliding panels. Staff feels that the exe-breeze panels will be appropriate but is concerned about the change to the roofline and pitch. The existing porch is quite beautiful and a significant part of the architecture of the home.



Staff Recommendation: Staff supports a recommendation to BZAP for the replacement of the existing screen/panels and would like to see the applicant keep the look of the remainder of the porch more true to its original design.