



City of Bexley, OH

01/09/2021

ARB-20-76

*(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.

Status: Active

Date Created: Dec 17, 2020

Applicant

Dean Wenz
dwenz@wenz-architects.com
2463
E MAIN ST
BEXLEY, OH 43209

Location

134 S ARDMORE RD
Bexley, OH

Owner: Amanda Kennedy & Luis Perez
134 S. Ardmore Road, null, Bexley, Ohio 43209

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

Brief Project Description :

This project is for a one-story addition which will include a new family , a new mud room, a new laundry room, and an expanded kitchen.

Architecture Review



Demolition



Planned Unit Dev



Rezoning



A.1: Attorney / Agent Information

Agent Name

Dean A. Wenz

Agent Address

2463 E Main St

Agent Email

dwenz@wenz-architects.com

Agent Phone

614 239 6868 e 111

Property Owner Name

Amanda Kennedy & Luis Perez

Property Owner phone

614 581 3696

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

150000

Major Architectural Review

Variance Review - Fill out a BZAP Application instead.

Zoning

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

B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial

Residential

Zoning District

R6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

939

Proposed Addition (SF)

556

Removing (SF)

98

Type of Structure

Wood framed addition

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

1397

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

Existing Footprint (SF)

378

Proposed Addition (SF)

0

New Structure Type

N/A

Ridge Height

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Proposed New Structure (SF)

0

Is there a 2nd Floor

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Total of all garage and accessory structures (SF)

378

Total building lot coverage (SF)

1775

Total building lot coverage (% of lot)

25

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1336

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

33

Proposed Additional Hardscape (SF)

425

Total Hardscape (SF)

1794

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3596

Total overall lot coverage (% of lot)

50

C.1 Architectural Review Worksheet: Roofing

Roofing



Existing Roof Type

Slate

New Single Manufacturer

Certainteed (addition Only)

Structure

House or Principal Structure

New Roof Type

Arch. Dimensional Shingles

New Roof Style and Color

Gray

C.1 Architectural Review Worksheet: Windows

Windows



Existing Window Type

Double Hung

New Window Manufacturer

Pella w/ Lead Tape Divided Lights

Structure

House or Principal Structure

Existing Window Materials

Wood

New Window Style/Mat./Color

Double Hung Aluminum Clad Wood - White

C.1 Architectural Review Worksheet: Doors

Doors



Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Full Glass w/ Lead Tape Divided Lights

Structure

House or Principal Structure

Existing Garage Door Type

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Proposed Door Type

Aluminum Clad Wood - Back Entrance only

Proposed Door Color

TBD

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Proposed New Door Trim

5/4 x 4 Fiber-Cement Trim

Proposed New Window Trim

5/4 x 4 Fiber-Cement Trim

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Molding

Existing Window Trim

Wood

Trim Color(s)

Dark Gray

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Red Brick with Gray Mortar in Running Bond Pattern

Proposed Finishes

Other

Other Proposed Finishes

Fiber-Cement Board & Batten

Proposed Finishes Manufacturer, Style, Color

Hardie Panel with 2-1/2" x 3/4" Fiber-Cement Battens at 16" O.C. - Dark Gray

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.



D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)



Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above



Applicant has been advised that Landscape Designer/Architect must be present at meeting



E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

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1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

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2. Is the variance substantial? Please describe.

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3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

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E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

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5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

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6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

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7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

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Attachments

 134 S Ardmore - Plans and Elevations.pdf
Uploaded by Dean Wenz on Dec 15, 2020 12:11 PM

 134 S Ardmore - Photos.pdf
Uploaded by Dean Wenz on Dec 15, 2020 12:11 PM

 134 S Ardmore - Site Plan P.pdf
Uploaded by Dean Wenz on Dec 15, 2020 12:11 PM



Letter of Authorization.jpg
Uploaded by Dean Wenz on Dec 17, 2020 9:16 AM

History

Date	Activity
May 08 2019 8:49 pm	Dean Wenz started a draft of Record ARB-20-76
Dec 14 2020 7:56 pm	Dean Wenz added Property Owner Name to Record ARB-20-76
Dec 14 2020 7:56 pm	Dean Wenz added Property Owner phone to Record ARB-20-76
Dec 14 2020 7:56 pm	Dean Wenz added If owner will not be present for review meeting, you must submit a permission to represent signed to Record ARB-20-76
Dec 14 2020 8:30 pm	Dean Wenz added By checking the following box I agree (as the applicant of record) to monitor this application an to Record ARB-20-76
Dec 15 2020 6:29 pm	Dean Wenz altered Record ARB-20-76, changed ownerName from "Amanda Kennedy & Louis Perez" to "Amanda Kennedy & Luis Perez"
Dec 17 2020 2:17 pm	Dean Wenz submitted Record ARB-20-76
Dec 17 2020 2:17 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-20-76
Dec 17 2020 2:28 pm	completed payment step Payment on Record ARB-20-76