



02/04/2021

ARB-21-2

*(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: Jan 12, 2021

Applicant

Brenda Parker
brenda.parker@cbusarch.com
930 Northwest Blvd
Columbus, Ohio 43212
614-586-5514

Location

112 S PARKVIEW AV
Bexley, OH

Owner:

Godfrey Mendes
112 S Parkview, null, Bexley, Ohio 43209

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

Brief Project Description :

First floor addition with bay above & second floor above detached garage.

Architecture Review

Demolition

Planned Unit Dev

Rezoning

A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

--

Agent Phone

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Property Owner Name

--

Property Owner phone

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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

50000

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

R-3

Use Classification

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Width (ft)

100

Depth (ft)

250

Total Area (SF)

25000

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2365

Proposed Addition (SF)

125

Removing (SF)

0

Type of Structure

Addition

Proposed New Primary Structure or Residence (SF)

2490

Total Square Footage

2490

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

678

Proposed Addition (SF)

309

New Structure Type

2nd floor above garage

Ridge Height

16'-6"

Proposed New Structure (SF)

309

Is there a 2nd Floor

Yes

2nd Floor SF and gross volume

309

Total of all garage and accessory structures (SF)

678

Total building lot coverage (SF)

3474

Total building lot coverage (% of lot)

14

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

No

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

2003

Existing Patio (SF)

1494

Existing Private Sidewalk (SF)

362

Proposed Additional Hardscape (SF)

4700

Total Hardscape (SF)

8559

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

12067

Total overall lot coverage (% of lot)

48

C.1 Architectural Review Worksheet: Roofing

Roofing



Existing Roof Type

Slate

New Single Manufacturer

Certainteed

Structure

House & Garage

New Roof Type

Arch. Dimensional Shingles

New Roof Style and Color

Landmark

C.1 Architectural Review Worksheet: Windows

Windows



Existing Window Type

Double Hung

New Window Manufacturer

Marvin

Structure

House or Principal Structure

Existing Window Materials

Wood

New Window Style/Mat./Color

Elevate

C.1 Architectural Review Worksheet: Doors

Doors



Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

3/4 light

Structure

House or Principal Structure

Existing Garage Door Type

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Proposed Door Type

French Door

Proposed Door Color

Painted

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Wood Composite

Proposed New Door Trim

Boral 1x4 & 1x6

Existing Window Trim

Wood

Proposed New Window Trim

Boral 1x4 & 1x6

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

Other

Other Proposed Finishes

HardiLap siding

Proposed Finishes Manufacturer, Style, Color

HardiLap siding, 5" exposure

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



Attachments

- pdf 2021.0112 112 S Parkview Phase2_24x36.pdf
 Uploaded by Brenda Parker on Jan 12, 2021 10:25 AM
- pdf 112 S Parkview Photos.pdf
 Uploaded by Brenda Parker on Jan 12, 2021 10:29 AM
- pdf A1.0.pdf
 Uploaded by Brenda Parker on Jan 12, 2021 10:29 AM
- pdf 112 S Parkview - Letter of Representation _S.pdf
 Uploaded by Brenda Parker on Jan 12, 2021 10:29 AM

History

Date	Activity
Jan 12 2021 3:03 pm	Brenda Parker started a draft of Record ARB-21-2
Jan 12 2021 3:30 pm	Brenda Parker submitted Record ARB-21-2
Jan 12 2021 3:30 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-2
Jan 12 2021 3:31 pm	completed payment step Payment on Record ARB-21-2
Jan 25 2021 9:51 pm	Kathy Rose approved approval step Zoning Officer on Record ARB-21-2
Jan 25 2021 9:51 pm	Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-21-2