

# Bexley Architectural Review Board

## Staff Report - February 11, 2021



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### Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued. (Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: *Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:*

- To table the applicant only upon the applicants requests.
- ARB does nothing - no action taken/no recommendation/application proceeds to BZAP

### Staff Report:

*Staff recommends that the following 2 cases on the agenda be voted on as consent agenda items:*

**Application No.:** ARB-21-2  
**Applicant:** Brenda Parker  
**Owner:** Godfrey Mendes  
**Address:** 112 S. Parkview

**Application No.:** ARB-21-4  
**Applicant:** John Hamlett  
**Owner:** Doug & Amy Grace Ulman  
**Address:** 2371 Commonwealth Pk. S.

### Old Business:

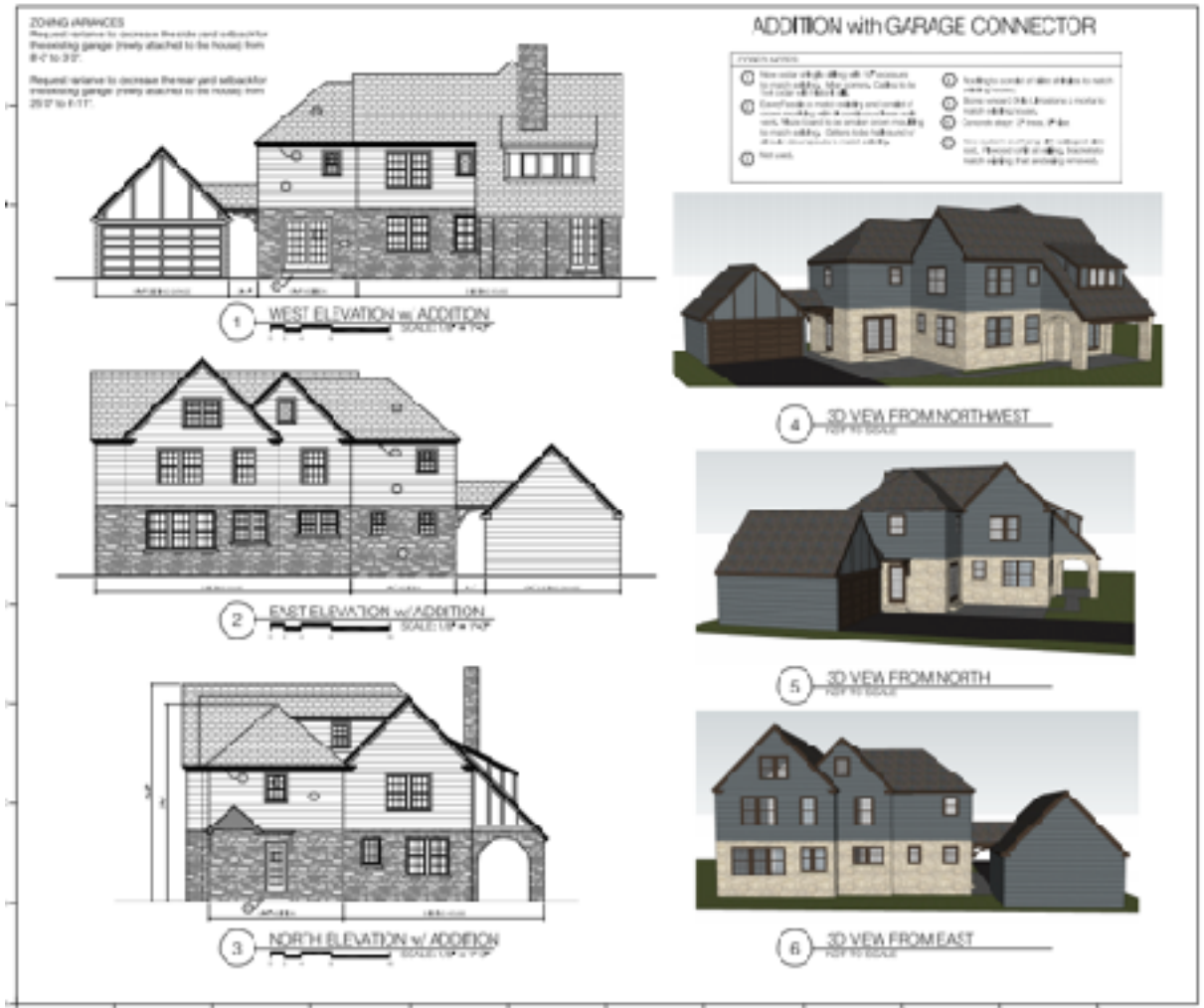
**Application No.:** ARB-20-48 (*Tabled and will be removed from ARB Agenda, as determined to be under the jurisdiction of BZAP.*)

**Applicant:** Mike Shannon  
**Owner:** St. Charles Preparatory School  
**Address:** 2010 E. Broad St.  
**ARB Request:** The applicant is seeking architectural review and approval to allow addition parking on the east side of the building, which will include underground water detention.

**Application No.:** BZAP-20-46  
**Applicant:** Brenda Parker  
**Owner:** Tyler & Allizon Chamblin  
**Address:** 2404 Fair Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation of a Certificate of Appropriateness to the BZAP for a new 2-story addition to the rear of the principal structure.

**Staff Comments:** This application was before the Board at the January ARB. The Board agreed to recommend that the applicant go to the BZAP to get some direction on whether or not to attach the addition to the garage. The applicant did not go to BZAP and has instead chosen to present a redesign of the original proposal, submitted January 20th, 2021, to ARB for a recommendation to the next BZAP meeting. Please see below for 2 options for your consideration (at the time of this report they had not yet been uploaded to the website).



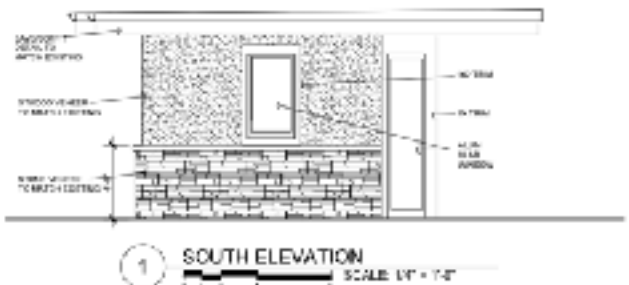
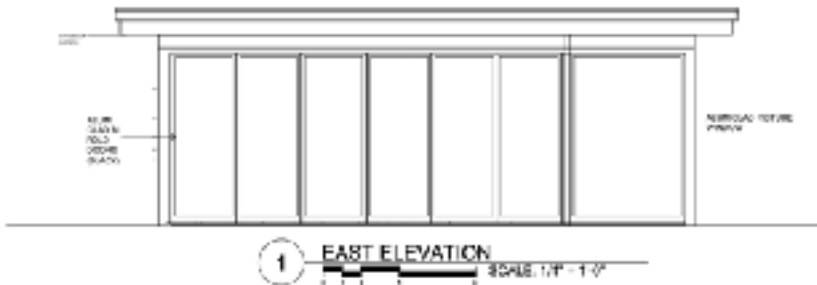


**Staff Recommendation:** Staff supports a recommendation to the BZAP for both options noting that the proposed additions are appropriate in design, scale, massing and detail and will be compatible with the existing house and garage.

**Application No.:** BZAP-20-47  
**Applicant:** Todd Parker  
**Owner:** Shylee Grossman  
**Address:** 50 N Drexel

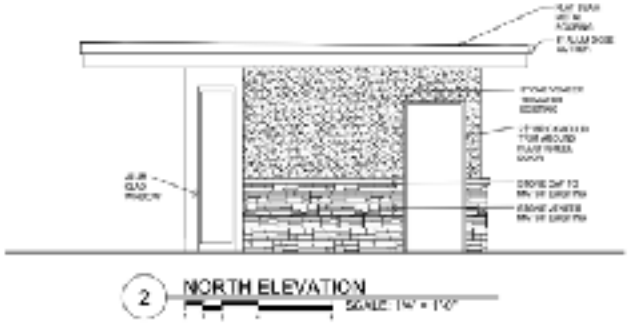
**ARB Request:** The applicant is seeking architectural review and a recommendation of a Certificate of Appropriateness to the BZAP, to allow a Pool house in the front side yard.

**Staff Comments:** This application was before the ARB in January and was recommended to the Board of Zoning and Planning with the condition that the applicant return to ARB for final design approval. At the January ARB meeting there was substantial discussion about redesigning the exterior and using materials that would better match the existing home. The applicant submitted the following drawings for the BZAP meeting and received the approval for the variance with the condition that the applicant return to ARB for final design review.



1 EAST ELEVATION SCALE: 1/4" = 1'-0"

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

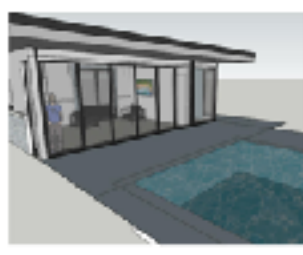


2 WEST ELEVATION SCALE: 1/4" = 1'-0"

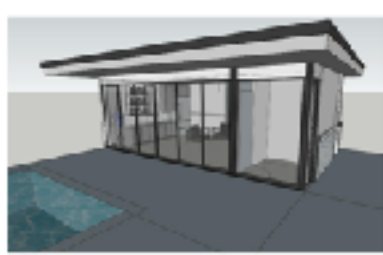
2 NORTH ELEVATION SCALE: 1/4" = 1'-0"



3 3D VIEW FROM WEST NOT TO SCALE



2 3D VIEW FROM SOUTH EAST NOT TO SCALE



1 3D VIEW FROM NORTH EAST NOT TO SCALE



6 VIEW OF EXISTING POOL NOT TO SCALE



5 VIEW FROM NORTH NOT TO SCALE



4 VIEW OF POOL HOUSE LOCATION NOT TO SCALE



7 VIEW OF EXISTING REAR BAY NOT TO SCALE

**Staff Recommendation:** Staff recommends approving the application noting that the facade materials of the new design matches the existing structure.

New Business:

**Application No.:** ARB-21-1  
**Applicant:** Brenda Parker  
**Owner:** Demetrios Michaelides  
**Address:** 160 S. Merkle  
**ARB Request:** The applicant is seeking architectural review and approval for a new front porch.

**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 and will be an improvement to the existing facade. Below are additional drawings submitted by the applicant to show the view from the side elevations (north and south) as well as 3D representations of the addition.



**Staff Recommendation:** Staff recommends approving this application with the condition that the applicant work with the city’s design consultant on design details such as the connections of the new structure to the house and to the portico.

**Application No.:** ARB-21-2  
**Applicant:** Brenda Parker  
**Owner:** Godfrey Mendes

**Address:** 112 S. Parkview  
**ARB Request:** The applicant is seeking architectural review and a Certificate of Appropriateness to allow a first floor addition with a bay above. The applicant is also seeking architectural review to allow a second-floor addition with exterior staircase at the east end of the detached garage.  
**Staff Comments:** These proposed additions to the original home and garage are architecturally compatible with the existing home and are appropriate in scale, massing and detail for the existing structure and lot.  
**Staff Recommendation:** Staff recommends approving the application as a consent agenda item.

**Application No.:** ARB-21-4  
**Applicant:** John Hamlett  
**Owner:** Doug & Amy Grace Ulman  
**Address:** 2371 Commonwealth Pk. S.  
**ARB Request:** The applicant is seeking architectural review and a Certificate of Appropriateness for a new 1-story screened porch addition to the rear of the principal structure and skylights on garage roof.  
**Staff Comments:** This proposed addition is architecturally compatible with the existing home and is an appropriate in scale, massing and detail for the existing structure and lot and will be an improvement to the existing facade.  
**Staff Recommendation:** Staff recommends approving this application as a consent agenda item.

**Application No.:** ARB-21-5  
**Applicant:** Tom Beardsley  
**Owner:** Russel Abrams  
**Address:** 929 Vernon  
**ARB Request:** The applicant is seeking architectural review and approval to allow a pergola on a portion of the existing deck.  
**Staff Comments:** The submitted drawings are inconsistent in terms of the placement of the structure and there are no elevations included. Staff has reached out to the applicant and is waiting for new elevations that accurately show the structure in relation to the home and correctly represent the height.  
**Staff Recommendation:** Pending additional materials requested.


**Application No.:** ARB-21-6  
**Applicant:** Michael Steele  
**Owner:** Michael Steele  
**Address:** 93 S. Cassingham  
**ARB Request:** The applicant is seeking architectural review and approval for a 3rd floor dormer addition.  
**Staff Comments:** This property has been before the Board before, however this submittal is for a new design. Below is the full drawing set as it was not yet loaded to the city's website.







**BASEMENT - DEMOLITION PLAN**  
 01/12/12




**FIRST FLOOR - DEMOLITION PLAN**  
 01/12/12



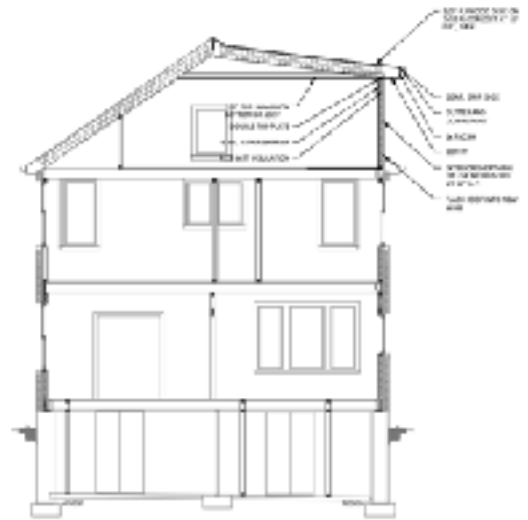
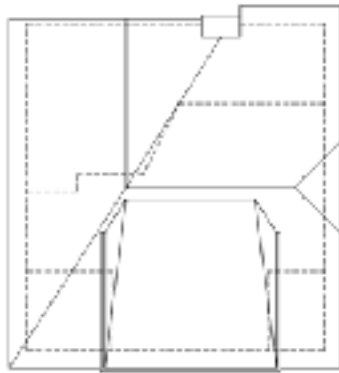

**BASEMENT - FLOOR PLAN**  
 01/12/12




**FIRST FLOOR - FLOOR PLAN**  
 01/12/12







**BUILDING SECTION**



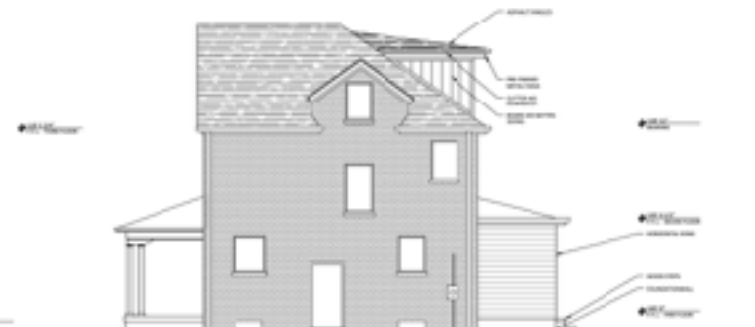
**EXTERIOR ELEVATION - WEST**



**EXTERIOR ELEVATION - EAST**



**EXTERIOR ELEVATION - SOUTH**



**EXTERIOR ELEVATION - NORTH**

**Staff Recommendation:** Staff supports approving this application with the condition that the applicant work with the design consultant on refining the dormer design, particularly the siding and window size and placement.

**Application No.:** BZAP-21-01  
**Applicant:** Robert Miller  
**Owner:** Georgia Ruch  
**Address:** 46 N. Parkview

**ARB Request:** The applicant is seeking architectural review and a recommendation for a Certificate of Appropriateness to the BZAP for an addition connecting the principal structure to the detached garage.

**Staff Comments:** Please see below additional drawings and photos that were submitted by the applicant but have not yet been uploaded to the city's website:





**Staff Recommendation:** Staff supports a recommendation to the Board of Zoning and Planning with the condition that the applicant work with the design consultant to resize/redesign the windows on the south side of the connector so that the grids are proportional to the grids in the windows on the north side of the connector.