

## ARB-21-13

\*(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:** Feb 10, 2021

### Applicant

Robert Raskin  
 office@clearycompany.com  
 989A Old Henderson Rd  
 Columbus, OHIO 43220  
 614-582-3092

### Location

2299 S COMMONWEALTH PK  
 Bexley, OH

### Owner:

Kumi & Joy Walker  
 2299 S. Commonwealth, , Bexley, OH 43209

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

### Brief Project Description :

2 Story attached addition and whole home renovation

### Architecture Review



### Demolition



### Planned Unit Dev



### Rezoning



## A.1: Attorney / Agent Information

### Agent Name

The Cleary Company

### Agent Address

989 Old Henderson Rd. Unit A

### Agent Email

rraskin@clearycompany.com

### Agent Phone

614-459-4000

### Property Owner Name

Kumi & Joy Walker

### Property Owner phone

646-425-4835

**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**

400,000

**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**

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**Use Classification**

R-2 (25% Building and 50% Overall)

**B: Project Worksheet: Lot Info**

**Width (ft)**

150

**Depth (ft)**

240

**Total Area (SF)**

36,000

**B: Project Worksheet: Primary Structure Info**

**Existing Footprint (SF)**

3,319

**Proposed Addition (SF)**

1,067

**Removing (SF)**

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**Type of Structure**

Framed Structure

**Proposed New Primary Structure or Residence (SF)**

4,386

**Total Square Footage**

4,386

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

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**Proposed Addition (SF)**

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**New Structure Type**

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**Ridge Height**

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**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

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**Total of all garage and accessory structures (SF)**

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**Total building lot coverage (SF)**

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**Total building lot coverage (% of lot)**

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

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

6,630

**Existing Patio (SF)**

200

**Existing Private Sidewalk (SF)**

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**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

5,081

### B: Project Worksheet: Total Coverage

#### Total overall lot coverage (SF)

9,467

#### Total overall lot coverage (% of lot)

26

### C.1 Architectural Review Worksheet: Roofing

#### Roofing



#### Existing Roof Type

Arch. Dimensional Shingles

#### New Single Manufacturer

Certainteed

#### Structure

House or Principal Structure

#### New Roof Type

Arch. Dimensional Shingles

#### New Roof Style and Color

Asphalt Shingle - Match existing - driftwood

### C.1 Architectural Review Worksheet: Windows

#### Windows



#### Existing Window Type

Casement

#### New Window Manufacturer

Pella

#### Structure

House or Principal Structure

#### Existing Window Materials

Aluminum Clad Wood

#### New Window Style/Mat./Color

Casement / Alum Clad / Black

### C.1 Architectural Review Worksheet: Doors

#### Doors



#### Existing Entrance Door Type

Wood

#### Door Finish

Painted

#### Proposed Door Style

1/2 glass - Clear glass lites

#### Structure

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#### Existing Garage Door Type

Wood

#### Proposed Door Type

Smooth Fiberglass / Metal

#### Proposed Door Color

Black

### C.1 Architectural Review Worksheet: Exterior Trim

**Exterior Trim**



**Proposed New Door Trim**

Wood Composite

**Proposed New Window Trim**

Wood Composite

**Existing Door Trim**

Molding

**Existing Window Trim**

Wood

**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**

standard brick and stucco Painted Yellow

**Proposed Finishes**

Other

**Other Proposed Finishes**

Stucco & Composit Siding

**Proposed Finishes Manufacturer, Style, Color**

Reitter Stucco - match existing & Hardi Plank Board and Batten siding - Painted white

**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 Bexley Review 2-10-21.pdf  
Uploaded by Robert Raskin on Feb 10, 2021 3:43 PM
  - pdf 2299 S Commonwealth Exterior Pics - ARB.pdf  
Uploaded by Robert Raskin on Feb 10, 2021 4:09 PM
  - pdf Site Plan 2-4-21.pdf  
Uploaded by Robert Raskin on Feb 10, 2021 3:53 PM
  - pdf Bexley ARB - Permission signature (1).pdf  
Uploaded by Robert Raskin on Feb 11, 2021 8:34 AM
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## History

<b>Date</b>	<b>Activity</b>
Feb 10 2021 1:55 pm	Robert Raskin started a draft of Record ARB-21-13
Feb 10 2021 4:09 pm	Robert Raskin submitted Record ARB-21-13
Feb 10 2021 4:09 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-13
Feb 10 2021 4:10 pm	completed payment step Payment on Record ARB-21-13