



CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: October 11, 2018
TIME: 6:00 P.M.
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the September 13th, 2018 ARB meeting.
4. Public Comment:
5. Other Business:

6. Residential Business:

- a. Application No.: 18- 046 A
Applicant: Newman Roofing
Owner: Ida Pritchett
Location: 978 Euclair Avenue
ARB Request: The applicant is seeking architectural review and approval to allow the slate roof on the front half and the asphalt roof on the rear half of the principal structure to be replaced with architectural dimensional shingles.
- b. Application No.: 18- 047 A
Applicant: Brian Zingelmann, Architect
Owner: Brette Luck & Joe Shaw
Location: 104 S. Ardmore Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a two-story addition on the rear (east side) of the principal structure.

- c. Application No.: 18- 048 A
Applicant: Juliet Bullock, Architect
Owner: CZ Capital Group
Location: 235 N. Roosevelt
ARB Request: The applicant is seeking architectural review and approval to allow modifications to the principal structure, which include: adding a 2nd floor, adding
- d. Application No.: 18- 012 Z
Applicant: Jonathan Barnes
Owner: David Belford
Location: 2106 E. Main Street
ARB Request: The applicant is seeking architectural review and approval of a proposed three story building, including design and materials.
- e. Application No.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a one-story garage addition on the north side of the principal structure, and remodel of the front and north side facades.
- f. Application No.: 18- 026 Z
Applicant: Darryl Rogers – Rogers Krajnak Architects, Inc.
Owner: Darius Kandawalla
Location: 292 N. Drexel Ave.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story, three bay garage addition on the north side of the principal structure, a new open front porch which will replace the existing in a slightly different location, and a trellis on the south side of the principal structure, to replace an existing awning.
- g. Application No.: 18- 043 A
Applicant: Alexander & Gelena Libin
Owner: Alexander & Gelena Libin
Location: 65 S. Merkle Rd.
ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition on the front (east side) of the principal structure.

- h. Application No.: 18- 045 A
Applicant: Sherman Hall
Owner: Sherman Hall
Location: 895 S. Roosevelt Ave.
ARB Request: The applicant is seeking architectural review and approval to allow a screened porch addition on the existing deck at the rear (west side) of the principal structure.

TABLED CASES:

- i. Application No.: 18- 019 Z
Applicant: James Hunley & Ingrid Emch
Owner: James Hunley & Ingrid Emch
Location: 2842 Powell Avenue
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story addition on the east side of the principal structure, which will replace the existing screened porch.
- j. Application No.: 18- 021 Z
Applicant: Staci & Adam McCool – Bluespot YOGA & Event Space
Owner: Cassidy 396, LLC
Location: 396 N. Cassady Ave.
ARB Request: The applicant is seeking architectural review and approval for site changes include adding a patio landscaping.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 11, 2018 at 6:00 PM,** in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 046 A
Applicant: Newman Roofing
Owner: Ida Pritchett
Location: 978 Euclaire Avenue
ARB Request: The applicant is seeking architectural review and approval to allow the slate roof on the front half and the asphalt roof on the rear half of the principal structure to be replaced with architectural dimensional shingles.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 9-27-2018

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address: , ,

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address: , ,

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: , ,

Agent Email & Phone:

- Completed Worksheets:** Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet C)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Done Roofing Contract - Ida & R...



Roofing Contract

Licensed, Bonded and Insured
220 North Columbus Street
Sunbury, Ohio, 43074

Phone: (614) 890-ROOF
Fax: (740) 965-6131

www.newmanroofingcompany.com

Angie's list



Job # 30464

NAME: <u>Ida & Robert Pritchett</u>	HOME PHONE: <u>(614) 235-7007</u>	DATE: <u>7-19-18</u>
STREET: <u>978 Evaleire Ave</u>	WORK PHONE:	CELL PHONE: <u>(614) 607-2661</u>
CITY, STATE, ZIP CODE: <u>Columbus 43209</u>	EMAIL:	DATE OF PLANS: <u>Aug 11-20</u>

***All Roof Replacements Include:** Installation of tarps around the perimeter of home to protect landscaping and other belongings. Installation of foam inserts into downspouts. Removal of existing layers of shingles and underlayment. Refastening of any loose plywood or planking. Removal of all roofing debris. Clean out gutters after roof replacement. Magnetize complete driveway, yard and landscaping. Leaf blowers will be used on all sidewalks, patios and driveways

ROOF REPLACEMENT:

UNDERLAYMENT: Roof Runner

ICE & WATER: Waterguard

DRIP EDGE COLOR: White

SHINGLE MANUFACTURER: Certainfeed

STYLE: Landscape Pro

COLOR: Burnt Sienna

STARTER SHINGLE: Swift Start

HIP & RIDGE SHINGLE: Shadow Ridge

VALLEY COLOR: NA

CHIMNEY FLASHING: 1 COLOR: Brown

PIPE FLASHING QTY: 3

CAPMASTER QTY: 3

ROOF VENTILATION: Ridge Vent

SKYLIGHT DETAILS:

REPLACE _____ EXISTING SKYLIGHTS

- WHITE
- STAINGRADE

*ALL SKYLIGHTS ARE REPAVED WITH NEW VELUX SKYLIGHTS TO MATCH THE HOLES AS CLOSE AS POSSIBLE. NEWMAN ROOFING DOES NOT INSTALL INTERIOR TRIM.

- DO NOT REPLACE EXISTING SKYLIGHT "NO WARRANTY."

GUTTER DETAILS:

- REINSTALL EXISTING GUTTER GUARDS "NO WARRANTY."

- DISCARD EXISTING GUTTER GUARDS.

- INSTALL _____ " OF 5" GUTTER.

COLOR: _____

- INSTALL _____ " OF 6" GUTTER.

COLOR _____

- INSTALL _____ " LEAF RELIEF PROTECTION.

ADDITIONAL NOTES:

Not doing Flat Roof/lay OSB OVER FOR PROTECTION

10 yr labor warranty/50 yr limited lifetime shingle warranty against defects

PAYMENT: HOMEOWNER SHALL PAY NEWMAN ROOFING LLC THE SUM OF \$ Seven Thousand Seven Hundred 3

TERMS & PAYMENT SCHEDULE: Upon Completion

Sixty Eight Dollars 7768

HOMEOWNER IS RESPONSIBLE FOR SHINGLE COLOR SELECTION. HOMEOWNER UNDERSTANDS AND ACCEPTS THE SCOPE OF WORK LISTED ABOVE.

HOMEOWNERS SIGNATURE Ida Pritchett DATE 7-19-18

NEWMAN ROOFING LLC St. Clair DATE 7-19-18

*CONTRACT PRICE IS VALID IF PAID WITH CASH OR CHECK. A 2% SERVICE CHARGE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS. CHANGE ORDERS WILL INCREASE OR DECREASE CONTRACT PRICE ACCORDINGLY



978 euclaire ave

Aerial



Slate

Slate



12/02/2017



Done

PHOTOS/DOCS



Reer 1c At

Checked attachments show up on invoice

1X







Front View



Zestimate®

\$290,167

Built in 1922

4	2	1716
Beds	Baths	Sq. ft.

© Zillow, Inc. 2006-2017



Done

PHOTOS/DOCS



Front left view

Checked attachments show up on invoice

1X

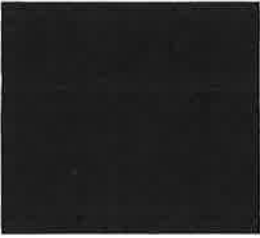
Done

PHOTOS/DOCS



Deteriorating Slate

Checked attachments show up on invoice



3933 Groves Road
Columbus, Ohio 43232
p. 614-299-5522
f. 614-299-7100
toll free 877-340-9181
www.DurableSlate.com

8/6/18

Mr. & Mrs. Pritchett
978 Euclaire Ave.
Bexley, Ohio 43209

Dear Mr. & Mrs. Pritchett,

Per our recent inspection of your roof at 978 Euclaire Ave, our estimator (Dave Cosgrove) discovered that your roof is a Pennsylvania Black roof; it is past it's service life. To install a new black slate to this roof would cost approximately \$25,000-\$28,000.

Please contact Dave Cosgrove with any questions. (614-208-8755)

Thank you,

Jodi Howes

The Durable Slate Company
3933 Groves Rd.
Columbus, Ohio 43232



**City of Bexley
Building Department
Application for Residential Plan Review
& Building Permit**

THIS APPLICATION DOES NOT INCLUDE MECHANICAL (ELECTRIC, PLUMBING, HVAC), Driveway, or Fence work PERMITS

- **REQUIRED:** Submit 3 sets of building plans & 3 site plans for review. (allow 3-4 weeks for plan reviews)
- ALL PERMITS MUST BE ISSUED PRIOR TO THE BEGINNING OF CONSTRUCTION. Permit fee deposits are due upon receipt of this application.

Project Address: 978 Euclidean Ave Permit # _____ Assigned by Bldg. Dept.
Date of Board Approval: _____

	Name/Contact	Address	City/State/Zip	Cell #
Owner's Name	<u>Ida & Robert Pritani</u>	<u>978 Euclidean Ave</u>	<u>Columbus 43209</u>	<u>614-607-2661</u>
Contractor (Registration # _____)	Company and Contact			
Architect	Company and Contact			

Owner E-mail: _____ Contractor E-mail: www.newmanroofingcompany.com

- New Single Family Multi Family Addition/Alteration Accessory Structure _____
 Roof Windows Siding/Veneer Garage Other: _____
 Demolition (attach demolition checklist information)

• Description of Proposed Work AC ROOF

- Are there changes to any interior load bearing walls? NO / YES (*submit header plan)
- Will this work involve any changes to the exterior elevation? NO If yes, date approved by Conduant: _____

• Cost of Construction \$ 7,768 Adding _____ sq. ft. Alteration _____ sq. ft.
• Gross Square Footage of construction _____ (include all floors, basement, garage, etc.)

I hereby certify that I have read and understand the entire contents of this application. I accept full responsibility for compliance with the Ohio Residential Code and all other applicable State and local codes, and the City of Bexley Building & Zoning regulations.

• SIGNATURE REQUIRED [Signature] _____
Owner or Agent for owner signature Printed Date

If owner does not reside at the address – submit affidavit and/or signed letter Job start date: Aug 3-8

BUILDING PERMIT FEES (To Be Completed by City of Bexley – Building Department ONLY)

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address:

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address:

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

- Completed Worksheets: Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 110,000

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation \$
- \$5.00 for each additional \$10,000 valuation. \$

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation \$ 90
- \$5.00 for each additional \$10,000 valuation \$ 50
- \$600.00 cap \$
- \$50.00 resubmittal fee \$

Variance Review

Single Family:	\$100.00	\$ <input type="text"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text"/>
Replatting or new plat:	\$250.00	\$ <input type="text"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$ 140,

Project Worksheet

Residential Commercial

Property Address:

104 S. ARDMORE ROAD

Zoning District:

R-6

R-1 (25% Building & 40% Overall)

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

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

R-12 (35% Building & 70% Overall)

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

Other:

*Overall coverage includes hardscape

Lot Info:

Width (ft.): 50 Depth (ft.): 142 Total Area (SF): 7100

Primary Structure Info:

Existing Footprint (SF): 920

Proposed Addition (SF): 154

Removing (SF):

(Type of Structure):

Proposed new primary structure or residence (SF):

Total Square Footage: 1074

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF): 576

New Structure Type: ADDITION

Proposed Addition (SF):

Ridge Height: 25

Proposed New Structure (SF):

Is there a 2nd floor? Yes No

Total of all garage and accessory structures (SF): 576

2nd Floor SF: 154

Total building lot coverage (SF): 1650

= 23.2% of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): 1578 Existing Patio (SF): 92 Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF): 196

Total Hardscape (SF): 1866

Totals:

Total overall lot coverage (SF): 3516 = 49.5% of lot

Applicant Initial:

[Handwritten Signature]

Internal Use:

Staff Review Date: Meets Zoning ARB Only Variance or Modifications Needed

Staff Comments:

Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer: TO BE DETERMINED

New Roof Style & Color: TO MATCH EXISTING

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other: VINYL

New Window Manufacturer: JELD-WEN

New Window Style/Mat./Color: WHITE VINYL, CASEMENT AND DOUBLE HUNG

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: CLAD WOOD Style: FULL LITE Color: WHITE

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim: TO MATCH, SEE DETAIL

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: TO MATCH, SEE DETAIL Trim Color(s): WHITE

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	SHAKES ≠ PAINT, TO MATCH EXISTING
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant):

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:



FRONT & LEFT SIDE



REAR & LEFT SIDE

104 SOUTH ARDMORE ROAD BEXLEY, OHIO



REAR & RIGHT SIDE



FRONT & RIGHT SIDE

104 SOUTH ARDMORE ROAD BEXLEY, OHIO



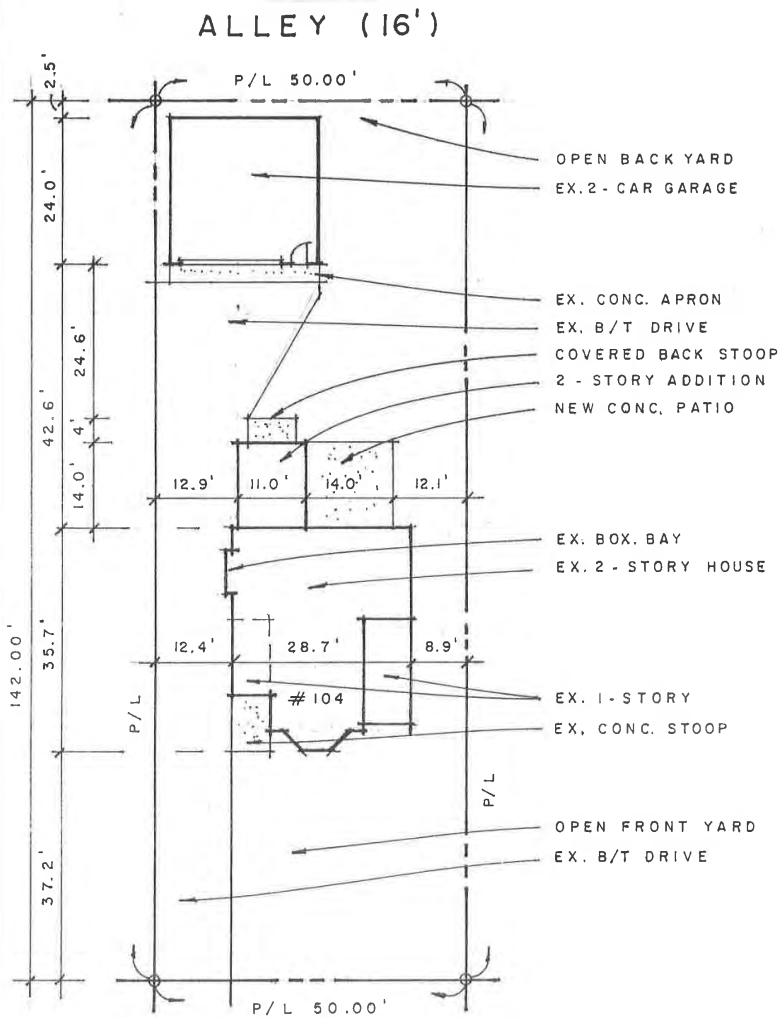
PREFINISHED WHITE ALUMINUM HEAD FLASHING
1x3 FLAT HEAD TRIM
2 1/4" FYPON CASING
1x6 TRIM, ALUM. WRAP
1x4 TRIM, ALUM. WRAP
DOOR OR WINDOW, SEE PLANS & ELEVATIONS.

WALL SHAKES & PAINT TO MATCH EXISTING
2 1/4" H. x 2" D. WOOD SILL TRIM, ALUM. WRAP.

08/23/2018

EXISTING & PROPOSED DOOR & WINDOW TRIM

104 SOUTH ARDMORE ROAD BEXLEY, OHIO



Project Development Notes:

Proposed remodel and addition
104 South Ardmore, Bexley, Ohio

Lot width: 50.00'
Lot depth: 142.00'
Lot area: 7100 sq. ft.

R-6 Zoning

Front setback: 37.2' (existing)
Side setback (north): 12.4' (existing) 12.9' (addition)
Side setback (south): 8.9' (existing) 26.1' (addition)
Rear setback: 51.1' (≥ 30' = OK)
Distance to garage: 24.6' (≥ 10' = OK)

Building height: 2 story (25' < 35' = OK)

Building area:
First floor: 920 sq. ft. (existing) 154 sq. ft. (addition)
Second floor: 690 sq. ft. (existing) 154 sq. ft. (addition)
Existing garage: 576 sq. ft.

Building lot cover: 1650 sq. ft.
Building lot cover %: 23.2% < 35% = OK

Development cover:
Building: 1650
Porches: 92
Patio: 196
Driveway: 1506
Apron: 72
3516 sq. ft.

Development cover % = 49.5% < 60% = OK

REVISIONS	MARK	DATE	SHEET NO.
			1
			DATE DRAWN
			8/31/2018
			DATE ISSUED

Brian Zingelmann
Architect

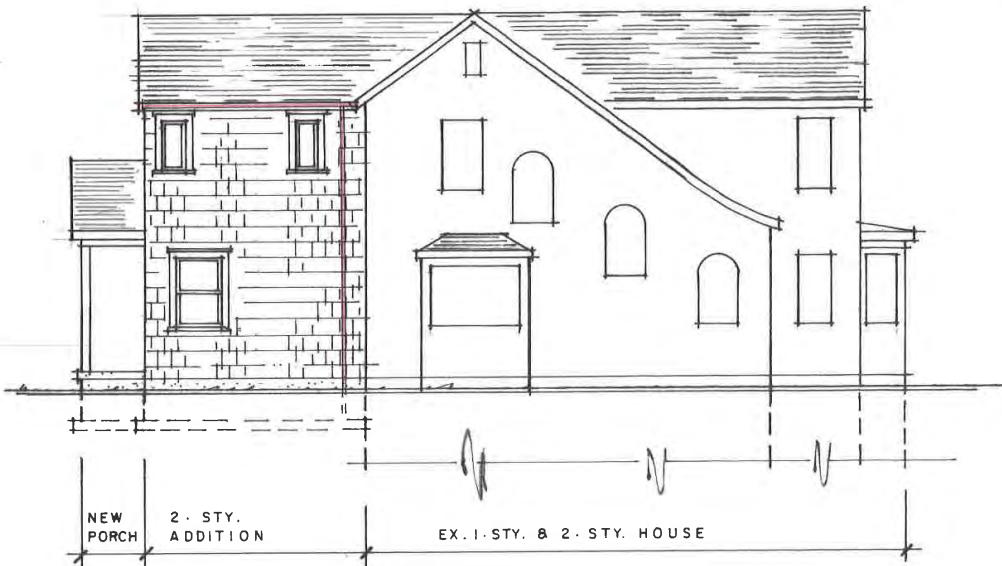
261 Garden Road
Columbus, Ohio 43214
(614) 262-7565



The Shaw and Luck residence
Proposed remodel and addition
104 South Ardmore Road
Bexley, Ohio 43209

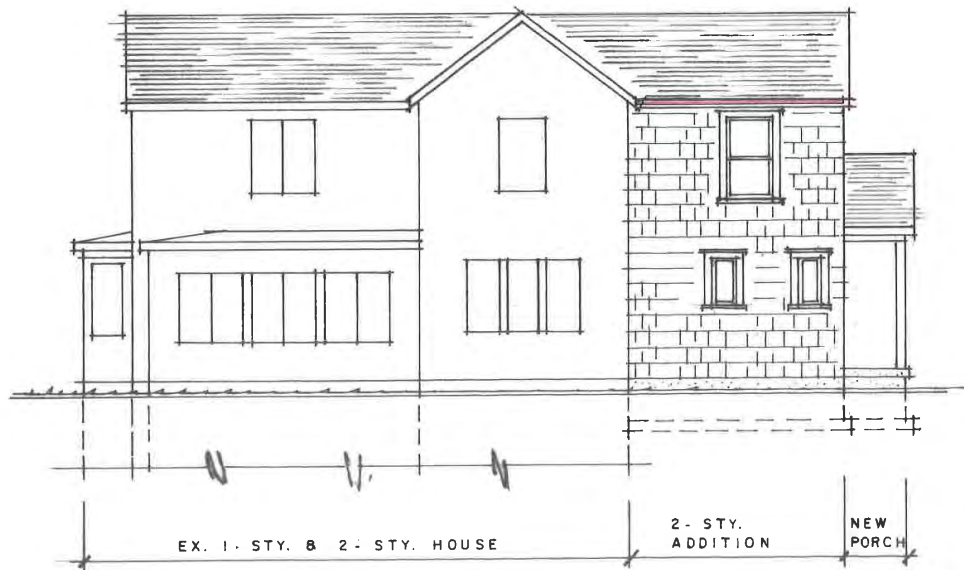
LEFT
SIDE
(NORTH)

1/8" = 1'-0"



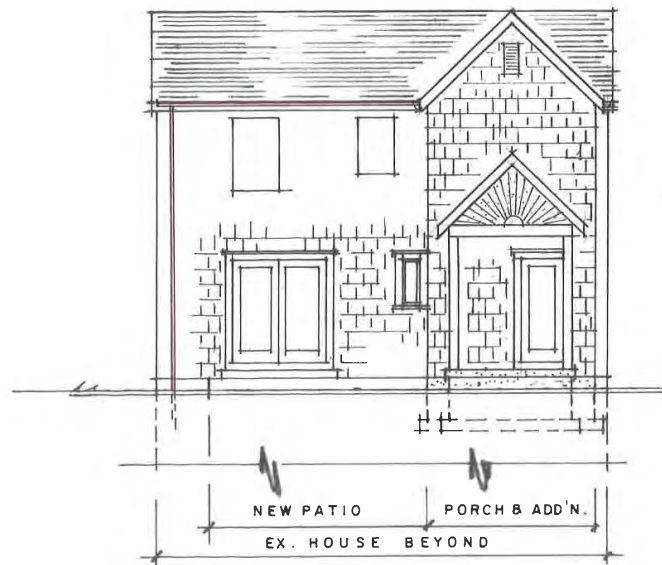
RIGHT
SIDE
(SOUTH)

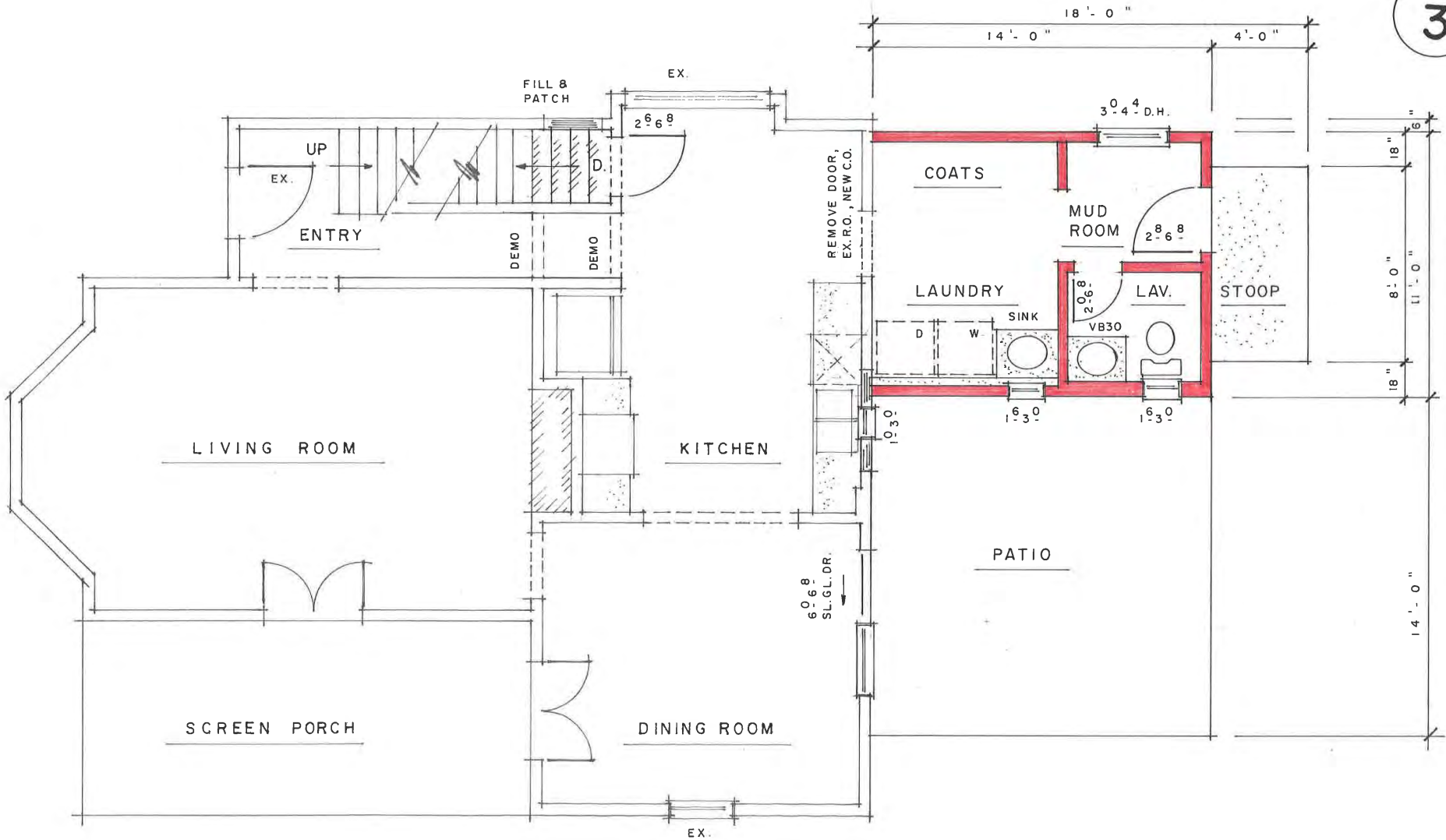
1/8" = 1'-0"



REAR
(EAST)

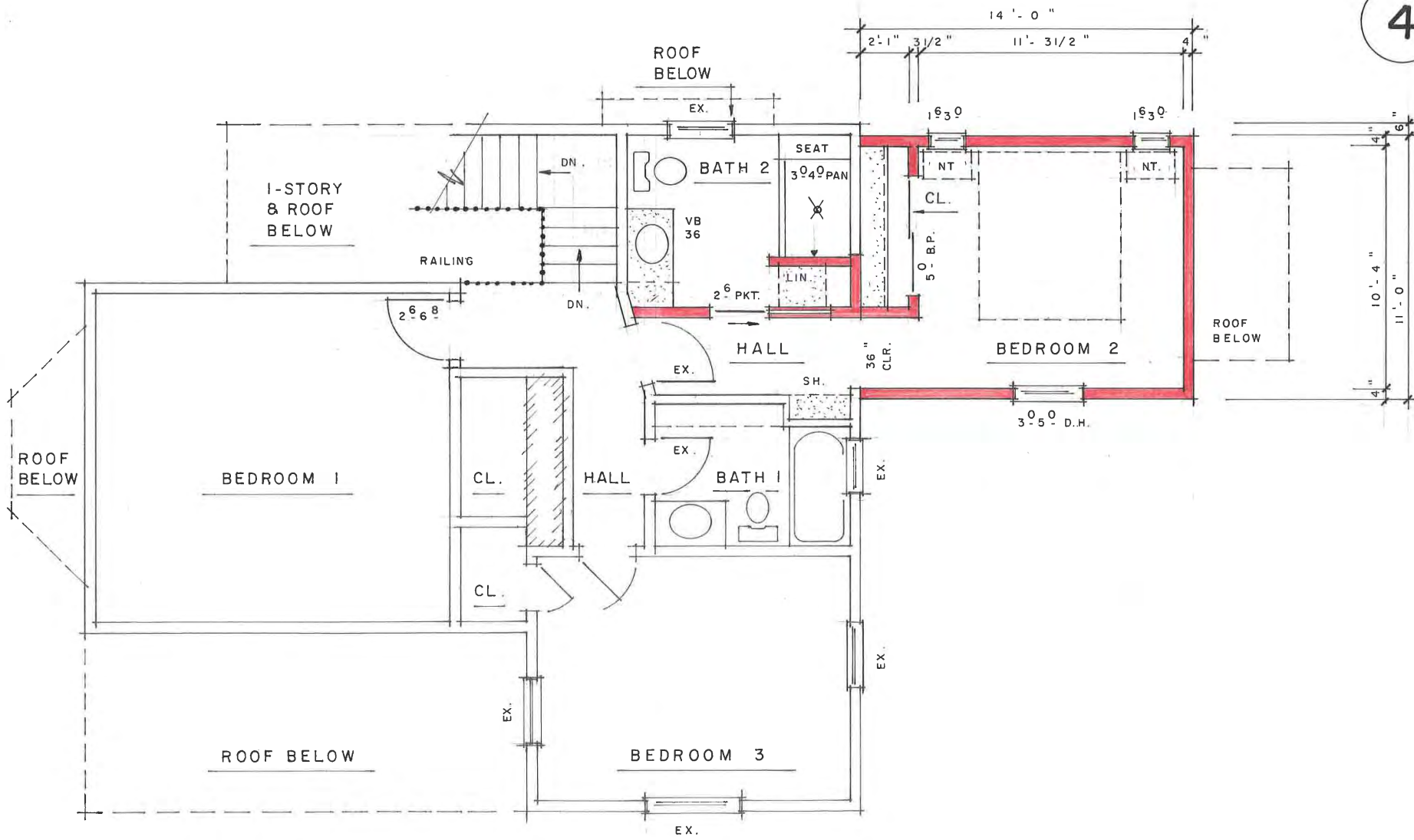
1/8" = 1'-0"





FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

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The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 048 A
Applicant: Juliet Bullock, Architect
Owner: CZ Capital Group
Location: 235 N. Roosevelt
ARB Request: The applicant is seeking architectural review and approval to allow modifications to the principal structure, which include: adding a 2nd floor, adding

a 1-story addition to the rear (west side) of the principal structure, and material changes.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 9-27-2018

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address: , ,

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address: , ,

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: , ,

Agent Email & Phone:

- Completed Worksheets: Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review
- Conditional Use
- Demolition
- Planned Unit Dev.
- Rezoning
- Landscape Review
- Special Permit

Property & Project Information:

Property Address: 235 N. Roosevelt

Brief Project Description: Renovate existing one story, add second fl. New two car garage, remove existing

Applicant Information:

Applicant Name: Juliet Bullock Architects

Applicant Address: 1182 Wyandotte, Columbus, OH 43212

Applicant Email & Phone: bullock.juliet@gmail.com 614.935.0944

Property Owner Information:

Owner Name: CZ Capital Group

Owner Address: 6630 County Creek Rd SE, Cedar Rapids, IA 52403

Owner Email & Phone: amncline@gmail.com

Attorney/Agent Information:

Agent Name: _____

Agent Address: _____

Agent Email & Phone: _____

Completed Worksheets: Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Juliet Bullock Date: 9/12/18

Owner Signature: Amne Cline Date: 9/12/18

Agent Signature: N/A Date: _____

Internal Use:

Application #: _____ Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: _____ Date: _____

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 125,000

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$
 - \$5.00 for each additional \$10,000 valuation. \$

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project: \$125,000 - \$90.00 for the 1st \$10,000 valuation \$ 90
 - \$5.00 for each additional \$10,000 valuation \$ 57.50
 - \$600.00 cap \$
 - \$50.00 resubmittal fee \$

Variance Review

Single Family: \$100.00 \$
 Commercial Property: \$100.00 \$
 Fences or Special Permits: \$65.00 \$
 All others: \$90.00 \$

Zoning Fees

Rezoning: - \$250.00 up to 1 acre site \$
 - \$60.00 for each additional acre (or part thereof) \$
 Requests for amendment to PUD Plans: \$300.00 \$
 Split of lot or existing parcel: \$250.00 \$
 Replatting or new plat: \$250.00 \$

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP: \$50.00 \$
 Appeal of BZAP decision to City Council: \$250.00 \$

Fee Total: \$ 147.50



CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Instructions: Application Requirements by Application Type

Requirements:	New Construction	Addition	Demolition	Windows, Doors, Deck, Pergola, Etc.	Rezoning	Conditional Use or Special Permit	Variance
Worksheet A: Cover Sheet & Fee Calculation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet B: Project Worksheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet C: Architectural Review Worksheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet D: Tree Commission Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet E: Variance Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet F: Fence Variance Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet G: Demolition Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet H: Rezoning Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet I: Conditional Use Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet J: Home Occupation Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs of Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



= Required



= May Be Required



= Not Required

PLEASE NOTE: Incomplete information may result in the rejection of this submittal. Applications must be submitted by appointment. Please call 614-559-4240 to schedule.





CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Instructions: Detailed Application Requirements

The application package must consist of one (1) complete printed set of all items listed below, as well as a single full-color PDF document with a complete set, in order of the checklist, of all the items listed below, as well as any additional documentation required in the Microsoft Word format. All requested documents must be submitted via the City's Plan Application Upload portal:

www.bexley.org/plans.

Document Submittal and Naming Requirements:

Documents submitted to the upload portal at www.bexley.org/plans must be consolidated into a zip file which must be named using the following naming methodology:

[Year]-[Month]-[Day] [Application #] [Street #] [Street Direction - if applicable] [Street Name] [Project name - if applicable]
ex.: "2015-12-01 ARB-15-24 2242 East Main Bexley City Hall"

Requirements by Exhibit Type:

Architectural Details

Architectural details drawn to scale of non-typical design elements. Plans shall be provided in a vector-based electronic format designed to print at a 2' x 3' original scale.

File Type:
PDF

Architectural Plan

The plans must be drawn to Engineer's scale and provide applicable information as itemized on the Zoning Review Checklist Form. Plans shall be provided in a vector-based electronic format designed to print at a 2' x 3' original scale.

File Type:
PDF

Exterior Elevations

Exterior elevation drawings, to scale, designating and differentiating existing construction from proposed construction. Elevation drawings shall include indications of exterior materials, door and window styles, and notes as required to clearly communicate the concept of the design. Plans shall be provided in a vector-based electronic format designed to print at a 2' x 3' original scale.

File Type:
PDF

Floor Plan

A floor plan, to scale, designating and differentiating existing construction from proposed construction. Plans shall include overall dimensions and notes, as required to clearly communicate the concept of the design. Plans shall be provided in a vector-based electronic format designed to print at a 2' x 3' original scale.

File Type:
PDF

Landscape Plan

Landscape architectural plans, to scale, indicating all proposed garden walls and structures, plantings, species and size of landscape details (see Tree Commission Worksheet C).

File Type:
PDF

Photographs

Photographs to be provided of all sides of all structures on the property, as well as relevant site photographs. Photographs shall be provided as uncompressed JPEG files with a minimum width dimension of 1,000 pixels.

File Type:
JPEG

Site Plan

The site plan must be drawn to Engineer's scale and provide applicable information as itemized on the Zoning Review Checklist Form. Site plans shall be provided in a vector-based electronic format designed to print at a 2' x 3' original scale.

File Type:
PDF

PLEASE NOTE: Incomplete information may result in the rejection of this submittal.
Applications must be submitted by appointment.
Please call 614-559-4240 to schedule.



Project Worksheet

Residential Commercial

Property Address: 235 N. Roosevelt

Zoning District: R-6

- R-1 (25% Building & 40% Overall)
- R-6 (35% Building & 60% Overall)
- R-2 (25% Building & 50% Overall)
- R-12 (35% Building & 70% Overall)
- R-3 (25% Building & 50% Overall)
- Other:

* Overall coverage includes hardscape

Lot Info: Width (ft.): 50 Depth (ft.): 230.48 Total Area (SF): 11510

Primary Structure Info:

Existing Footprint (SF):	<u>136.9</u>	
Proposed Addition (SF):	<u>820.1</u>	
Removing (SF):	<u>0</u>	(Type of Structure): <u>2 story</u>
Proposed new primary structure or residence (SF):	<u>2182</u>	
Total Square Footage:	<u>2182</u>	

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):	<u>248.6</u>	New Structure Type: <u>Garage</u>
Proposed Addition (SF):	<u>—</u>	Ridge Height: <u>19'-2 1/8"</u>
Proposed New Structure (SF):	<u>550</u>	Is there a 2nd floor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total of all garage and accessory structures (SF):	<u>550</u>	2nd Floor SF: <u>0.00</u>
Total building lot coverage (SF):	<u>2182</u>	= <u>19</u> % of lot
Is this replacing an existing garage and/or accessory structure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Hardscape:

Existing Driveway (SF):	<u>1094.6</u>	Existing Patio (SF):	<u>270.5</u>	Existing Private Sidewalk (SF):	<u>N/A</u>
Proposed Additional Hardscape (SF):	<input type="text"/>				
Total Hardscape (SF):	<u>1770.8 (drives/walk)</u>				

Totals: Total overall lot coverage (SF): 3955 = 29.6 % of lot

Applicant Initial: JAB

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments:	<input type="text"/>			Staff Initial: <input type="text"/>

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone	Vinyl
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone	Vinyl, f.b.d.
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant):

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

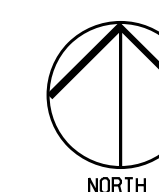
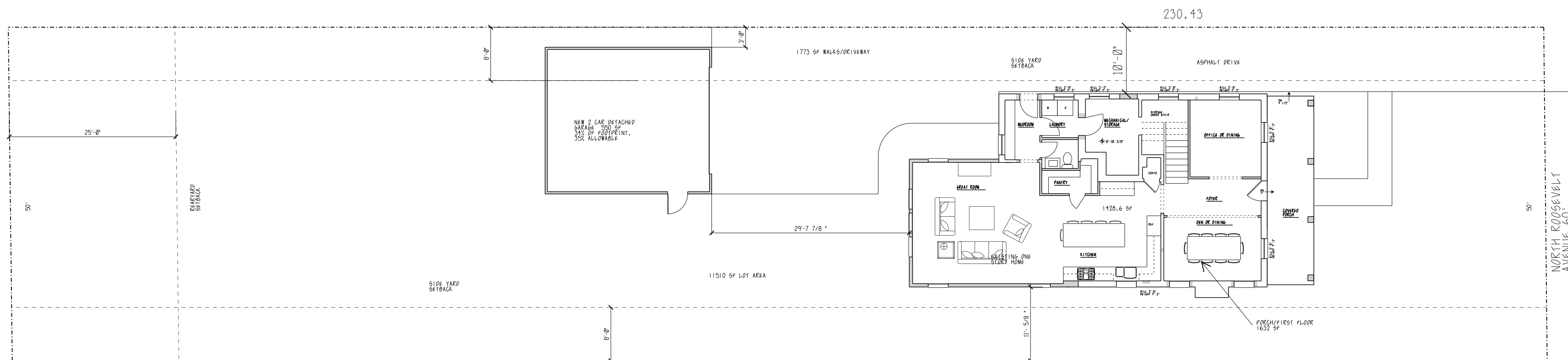
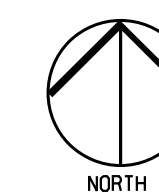
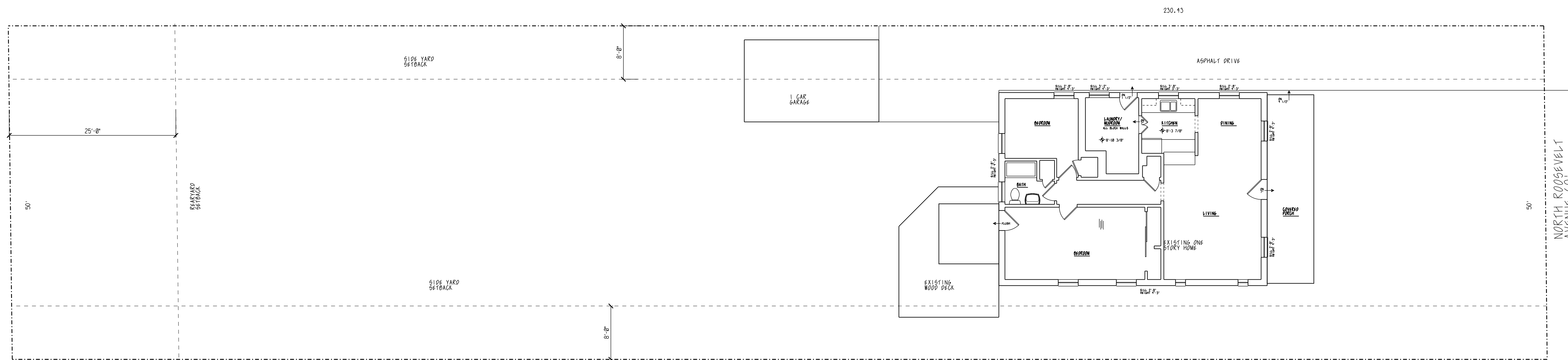
Staff Initials:



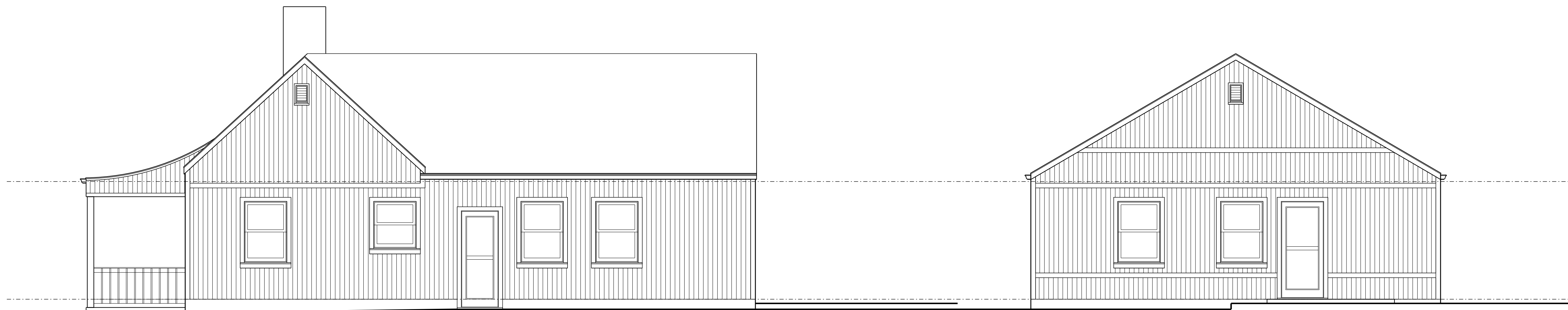






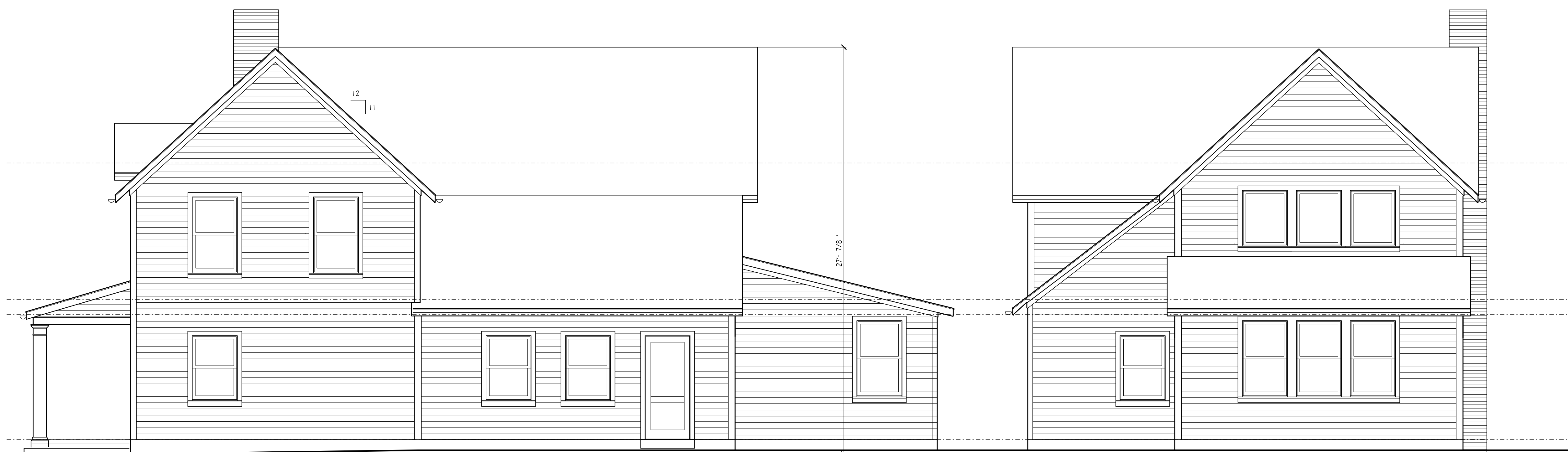


9/10/18



ASBUILT
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
WEST ELEVATION
SCALE: 1/8" = 1'-0"



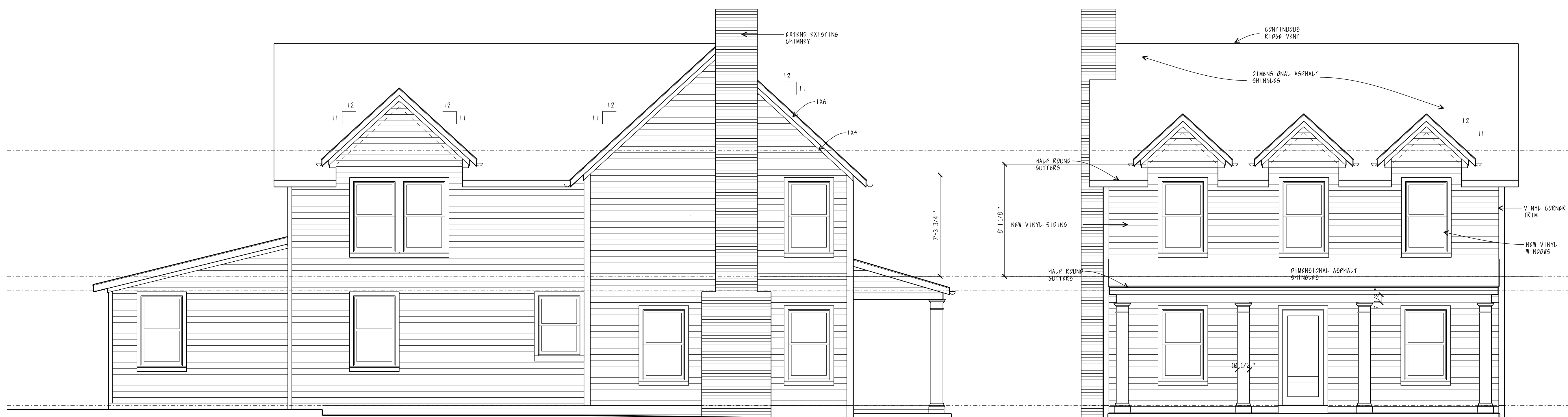
PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"



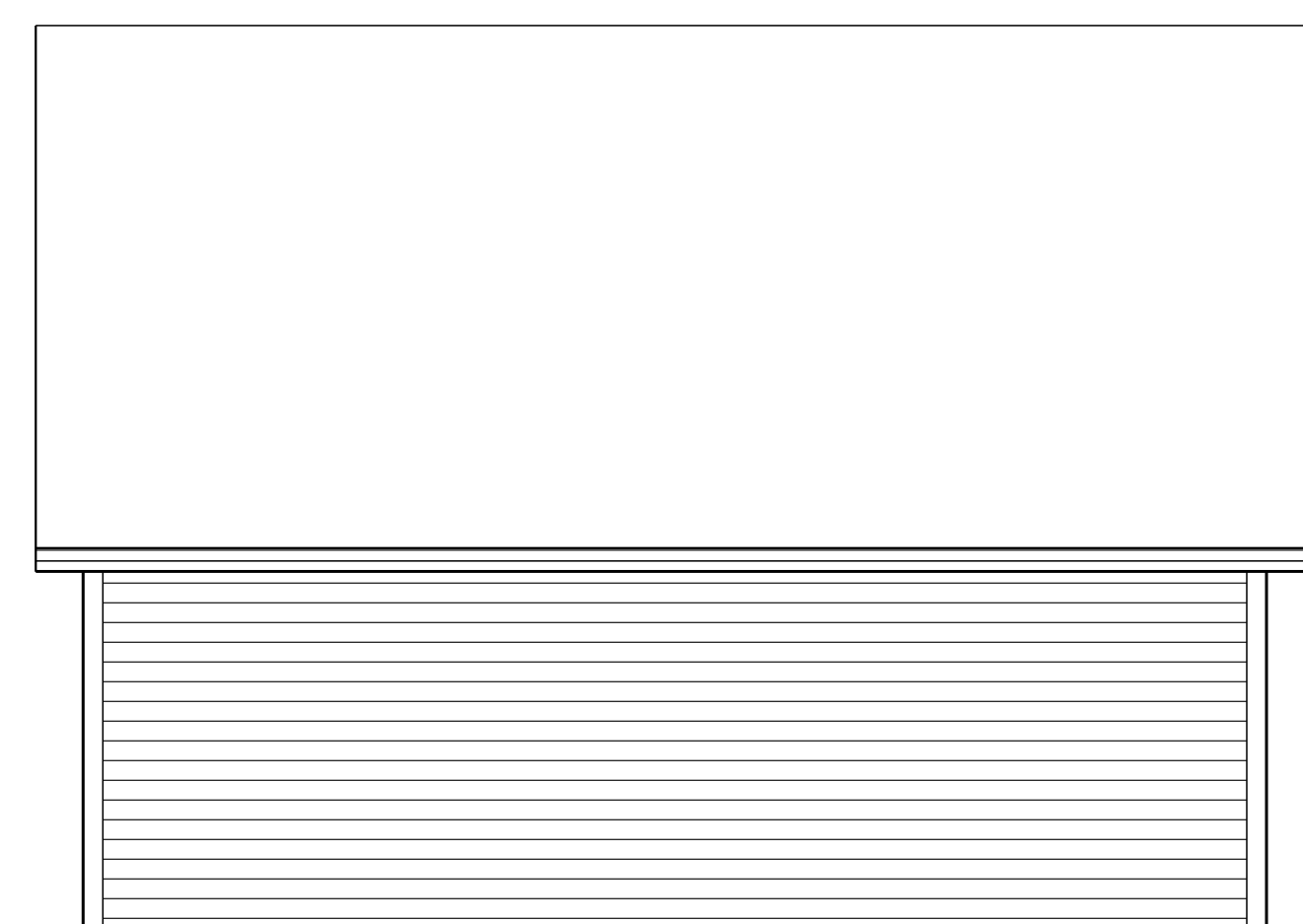
ASBUILT
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

ASBUILT
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

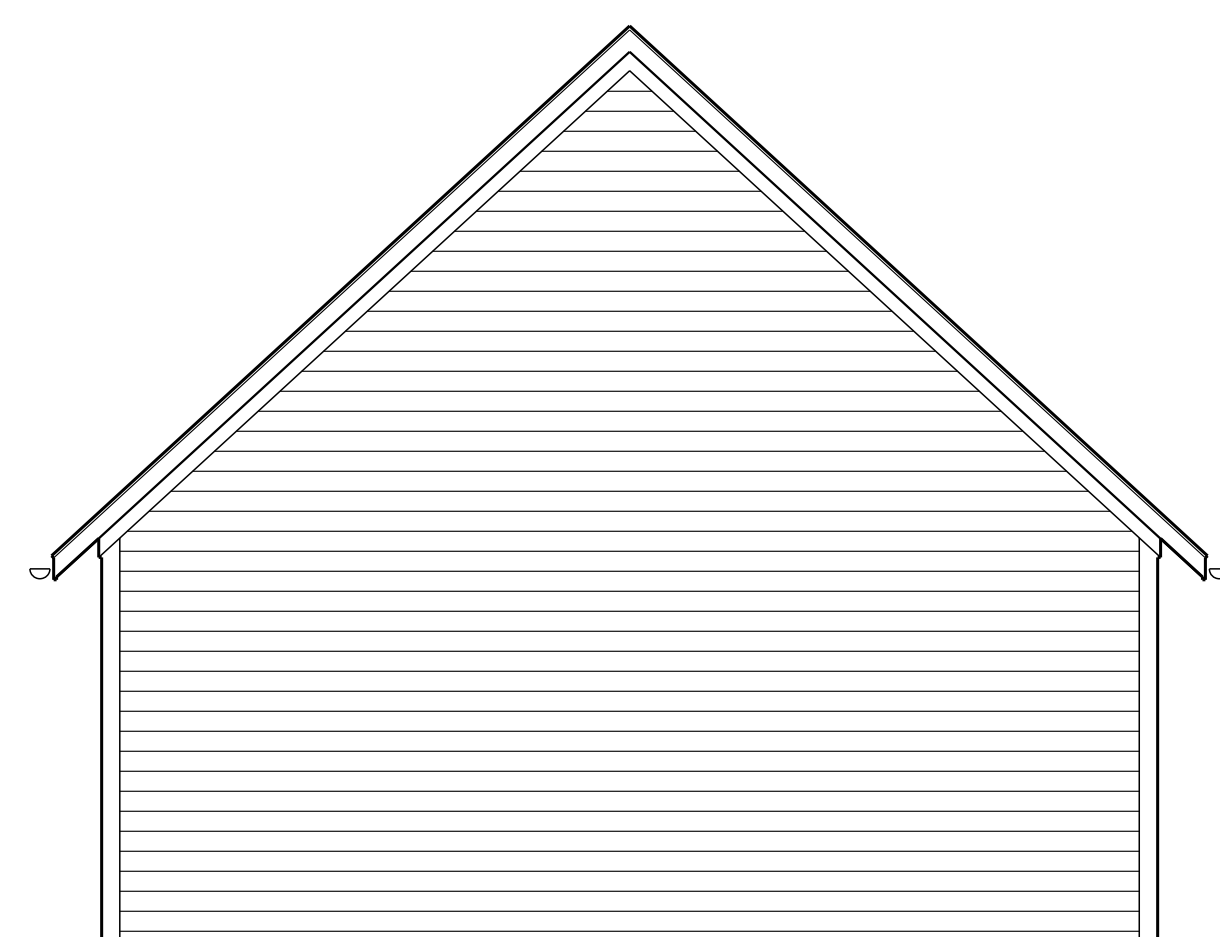


PROPOSED
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

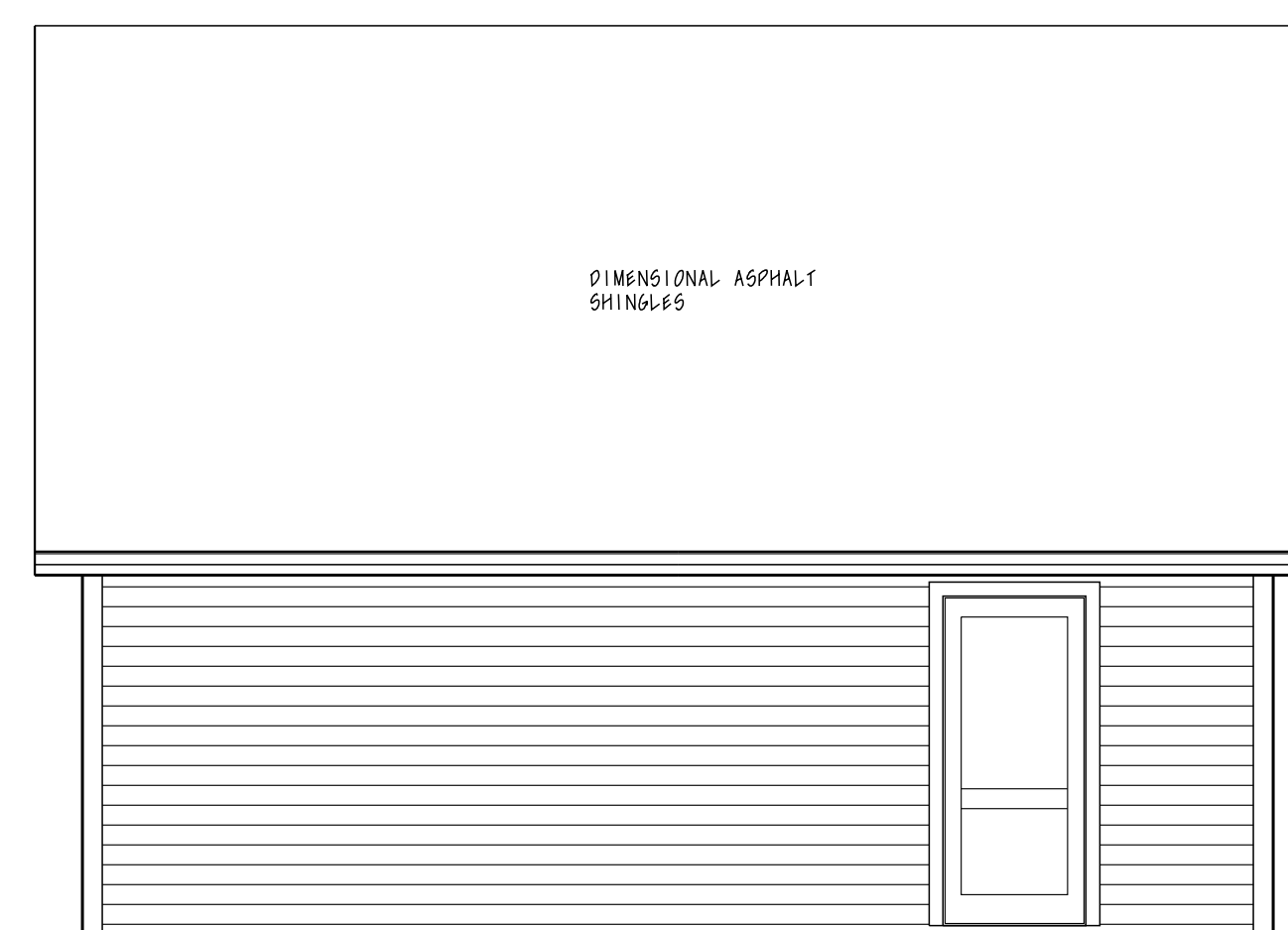
PROPOSED
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



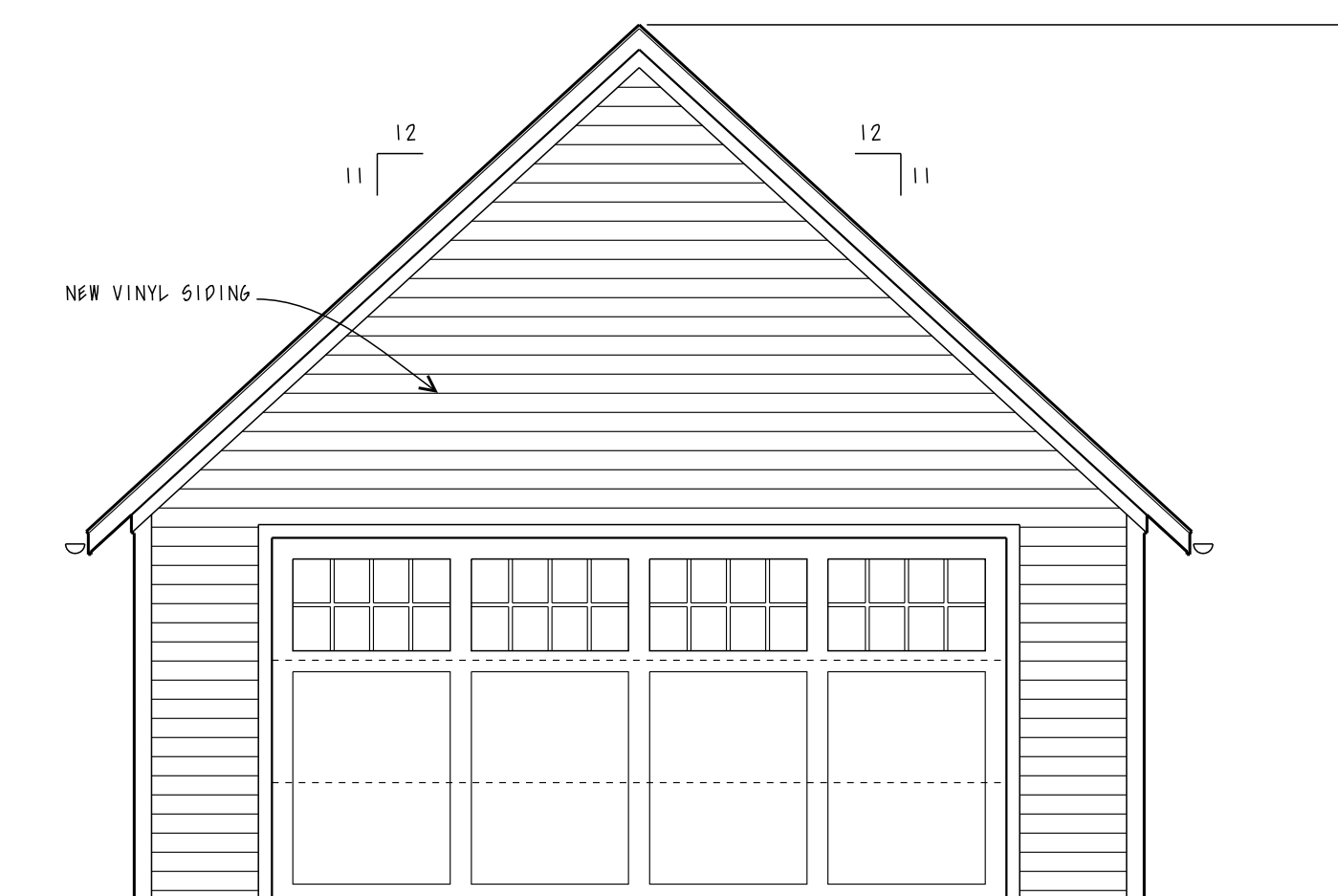
PROPOSED
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



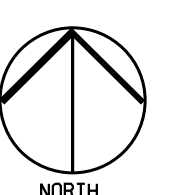
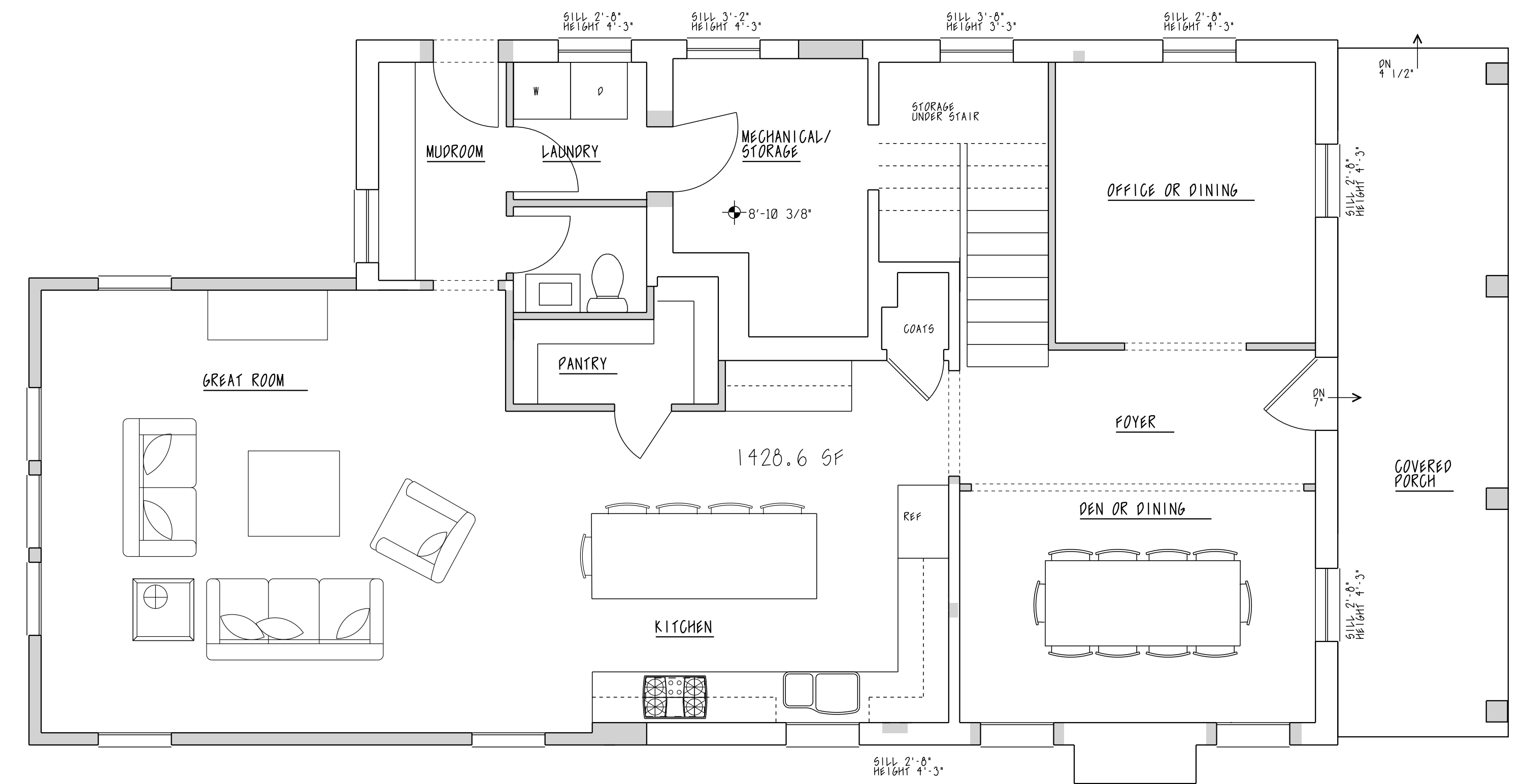
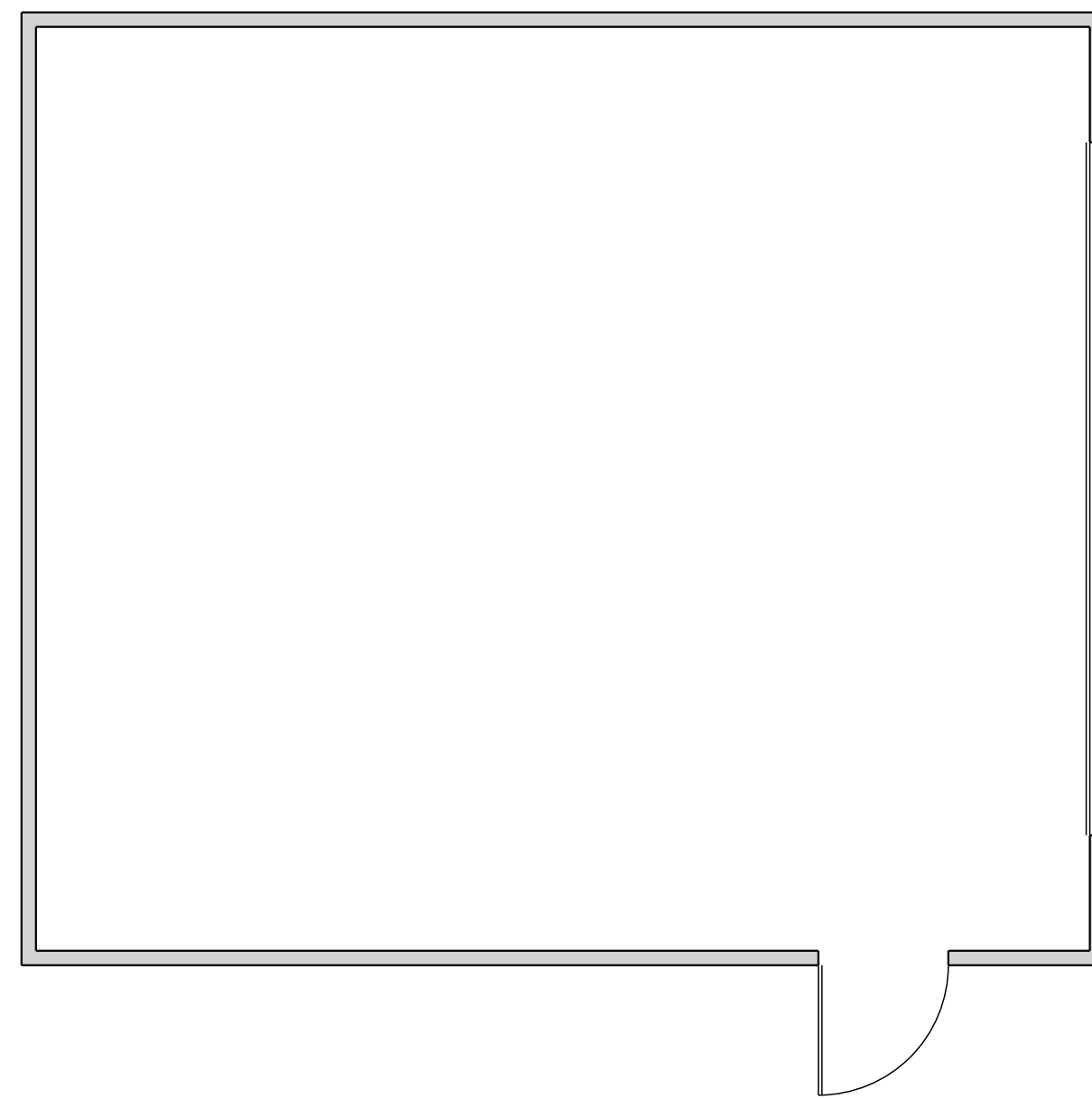
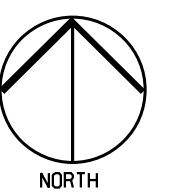
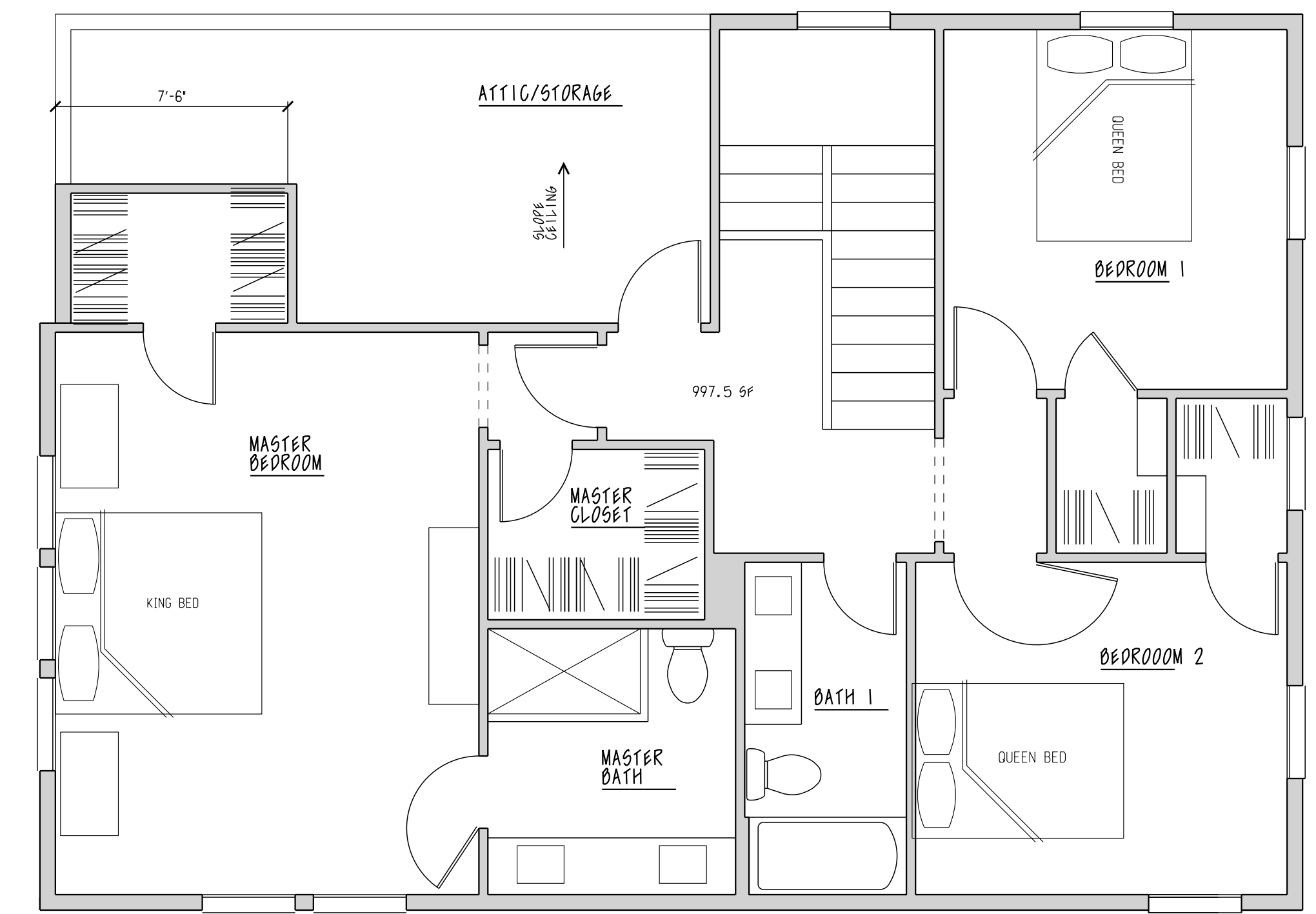
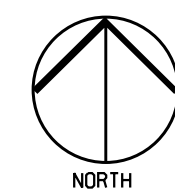
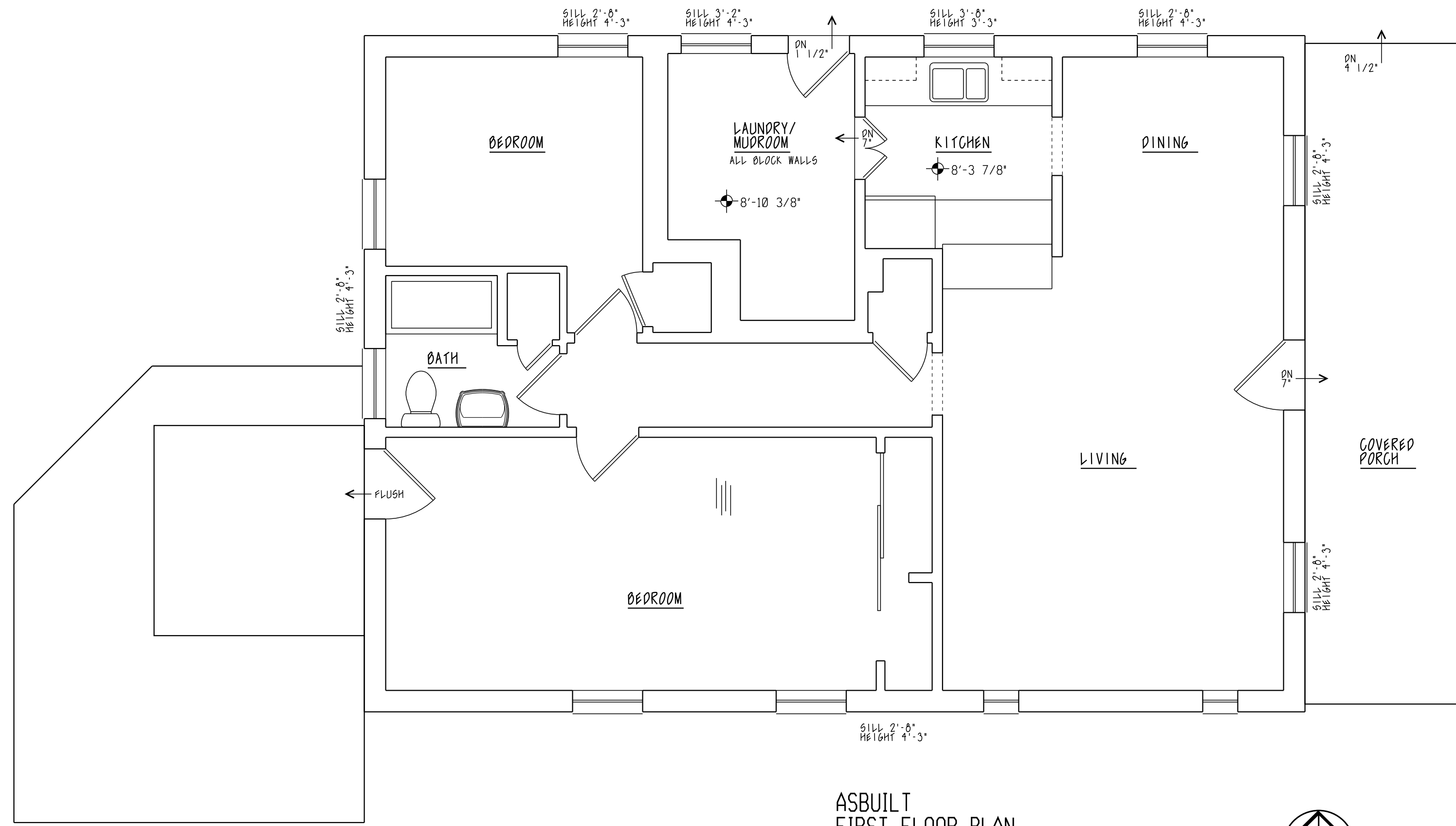
PROPOSED
 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



9/10/18



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 11, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, October 25th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a one-story garage addition on the north side of the principal structure, and remodel of the front and north facades.

BZAP Request: The applicant is seeking architectural review and approval of a one-story garage addition to the north side of the principal structure, and remodel of the north and west facades. The applicant is also seeking a ??? variance from Bexley Code Section 1252.09 (R-6), which requires a 45' front yard setback for a principal structure, to allow the proposed one-story addition to be constructed 42' from the front property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 9-27-2018

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review Special Permit

Property & Project Information:

Property Address: **334 N. REMINGTON RD BEXLEY 43209**

Brief Project Description: **REMODEL/ADDITION**

Applicant Information:

Applicant Name: **BRYAN MEADE**

Applicant Address: **3343 WOODSTONE DR LEWIS CENTER OH 43035**

Applicant Email & Phone: **BRYNWOODHOMES@GMAIL.COM (614)260-9836**

Property Owner Information: **(614)260-9836**

Owner Name: **SAME AS ABOVE**

Owner Address:

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: **N/A**

Agent Email & Phone:

- Completed Worksheets:** Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: **Bryan Meade** Date: **9/13/18**

Owner Signature: **Bryan Meade** Date: **9/13/18**

Agent Signature: Date:

Internal Use:

Application #: **2018024** Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: **[Signature]** Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 75,000

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$
 - \$5.00 for each additional \$10,000 valuation. \$

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project: - \$90.00 for the 1st \$10,000 valuation \$ 90
 - \$5.00 for each additional \$10,000 valuation \$ 325
 - \$600.00 cap \$
 - \$50.00 resubmittal fee \$ 120

Variance Review

Single Family: \$100.00 \$ 100
 Commercial Property: \$100.00 \$
 Fences or Special Permits: \$65.00 \$
 All others: \$90.00 \$

Zoning Fees

Rezoning: - \$250.00 up to 1 acre site \$
 - \$60.00 for each additional acre (or part thereof) \$
 Requests for amendment to PUD Plans: \$300.00 \$
 Split of lot or existing parcel: \$250.00 \$
 Replatting or new plat: \$250.00 \$

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	\$
\$0 to \$5,000	\$100.00	<input type="text"/>
\$5,001 to \$25,000	\$200.00	<input type="text"/>
\$25,001 to \$75,000	\$250.00	<input type="text"/>
\$75,001 to \$200,000	\$600.00	<input type="text"/>
\$200,001 to \$750,000	\$1,000.00	<input type="text"/>
Over \$750,000	\$350.00	<input type="text"/>
Fences and walls:	\$65.00	<input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	<input type="text"/>
Re-submittal Fee:	\$50.00	<input type="text"/>

Appeals

Appeal of ARB decision to BZAP: \$50.00 \$ 220
 Appeal of BZAP decision to City Council: \$250.00 \$ -90
Fee Total: \$ 130

Project Worksheet

Residential Commercial

Property Address:

334 N. REMINGTON RD

Zoning District:

R-1 (25% Building & 40% Overall)

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

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

R-12 (35% Building & 70% Overall)

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

Other:

**Overall coverage includes hardscape*

Lot Info:

Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(Type of Structure):

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

New Structure Type:

Ridge Height:

Is there a 2nd floor? Yes No

2nd Floor SF:

= % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF): = % of lot

Applicant Initial:

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments:	<input type="text"/>			Staff Initial: <input type="text"/>

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone	ON SITE
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mortar	TYPE N
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding	CRANE
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

Tree & Public Gardens Commission Worksheet

- City Right-of-Way Landscape Commercial Landscape New Build

Property Address:

Landscape Architect/Designer:

Phone: E-mail:

Description:

Review Guidelines and List of Criteria:

- 1. **Project Description**
Design Concept to include: Brief narrative describing the area to be designed/changed; relevance/significance to the community; general impact that will be created & affect on community; procedures to implement plan

- 2. **Research:**
a. Provide significant examples (articles, visuals, and the like) relating to project's need and future effect on community

- 3. **Design Documentation Drawings**
Design Plan to include:
 - a. Plan drawing/s with north directional indication
 - b. Elevations of all landscape orientations (north, south, east, west) perspectives, isometrics or axonometric renderings, of important features that impact design
 - d. A detailed model may substitute for B or C
 - e. Photographs to support design vision
 - f. Construction plans, elevations, sections & details as necessary for project clarity
 - g. City trees indicated on plan
 - h. Irrigation plan as appropriate
Specifications to include:
 - a. Vegetation - Including botanical and common names and installation size
 - b. Hardscape
 - c. Lighting Locations & Specifications
 - d. Furniture & furnishings
 - e. Equipment
 - f. Accessories
 - g. Materials for reference
 - h. Buildings for reference
 - i. Other

All documentation should be clear, precise and complete. Package should be presented to commission one week prior to presentation

Applicant Initial:

Staff Confirmation:
In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application:

- 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
- It is highly recommended that the Landscape Designer/Architect is present at meeting

Staff Initial:

Home Occupation Worksheet

Background & Checklist

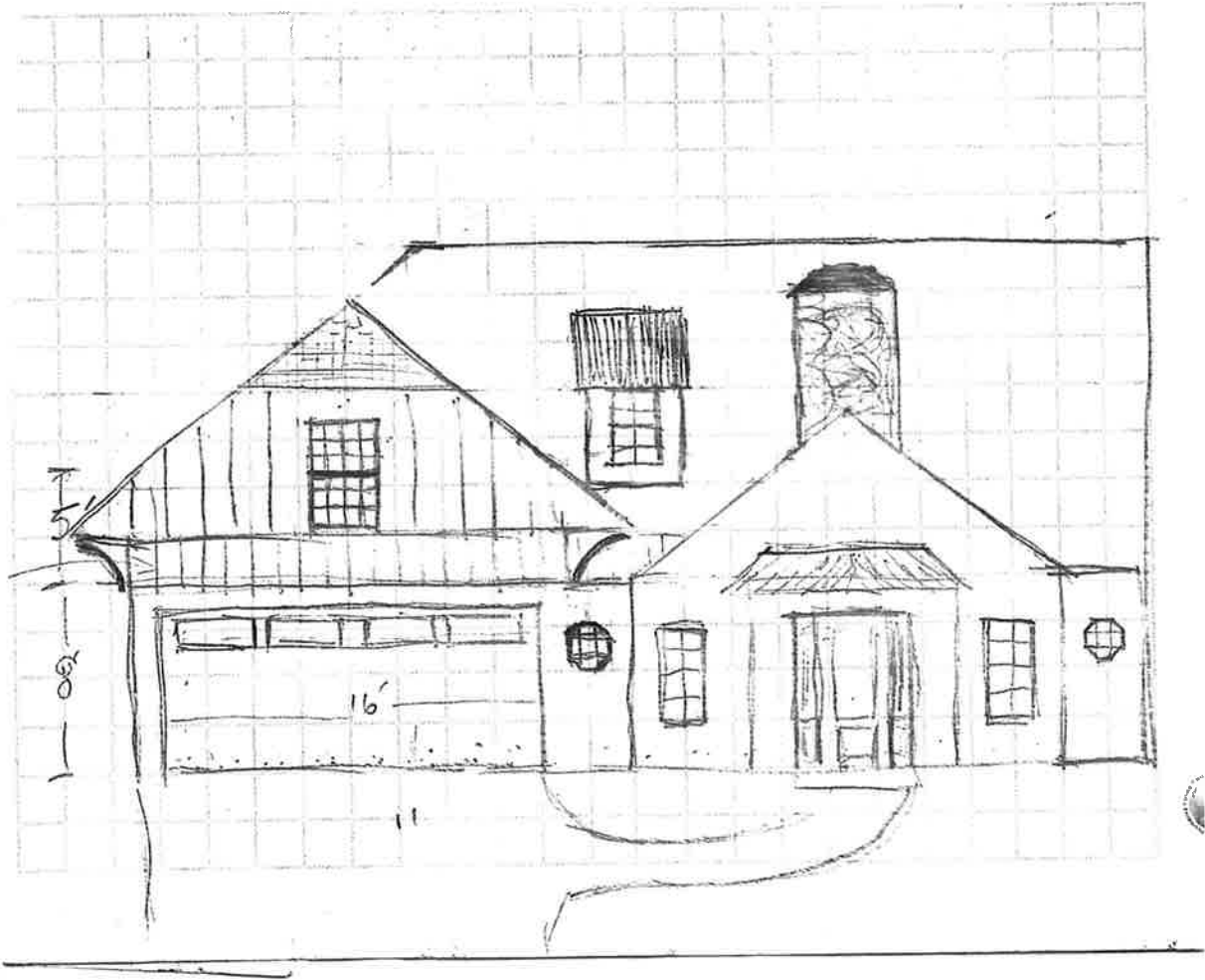
A home occupation may be allowed as a conditional use as specified in Chapter 1252 provided that the following additional conditions are met. Please indicate your acknowledgement that your home occupation use meets the following criteria:

Business Name:

Business Description:

- 1. No person other than members of the family residing on the premises shall be engaged in such occupation. Yes No
- 2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation. Yes No
- 3. There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation. Yes No
- 4. There shall be no sales in connection with a home occupation. Yes No
- 5. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood. Yes No
- 6. Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself. Yes No

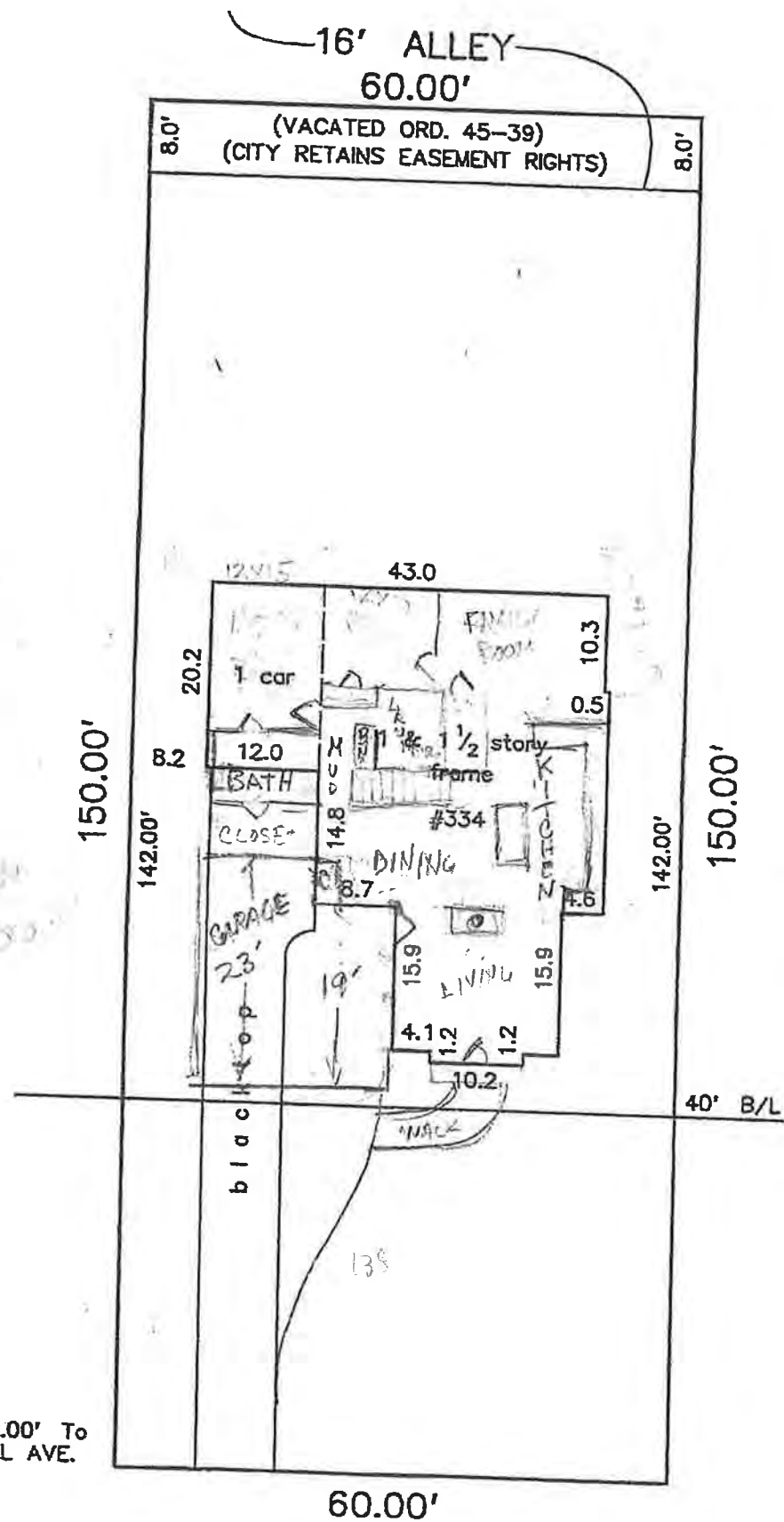
Please provide supporting information to the Home Occupation questions above by attachment to this worksheet - provide a narrative of how you meet the above criteria (1-6).



20' 10' 0'
 Scale 1" = 20'
 Date: 08/21/21



SURVEY AND FOUND ITS
 CONDITION ACCEPTABLE.



120.00' To
 RUHL AVE.

N. REMINGTON ROAD 80'



Myers Surveying Co.

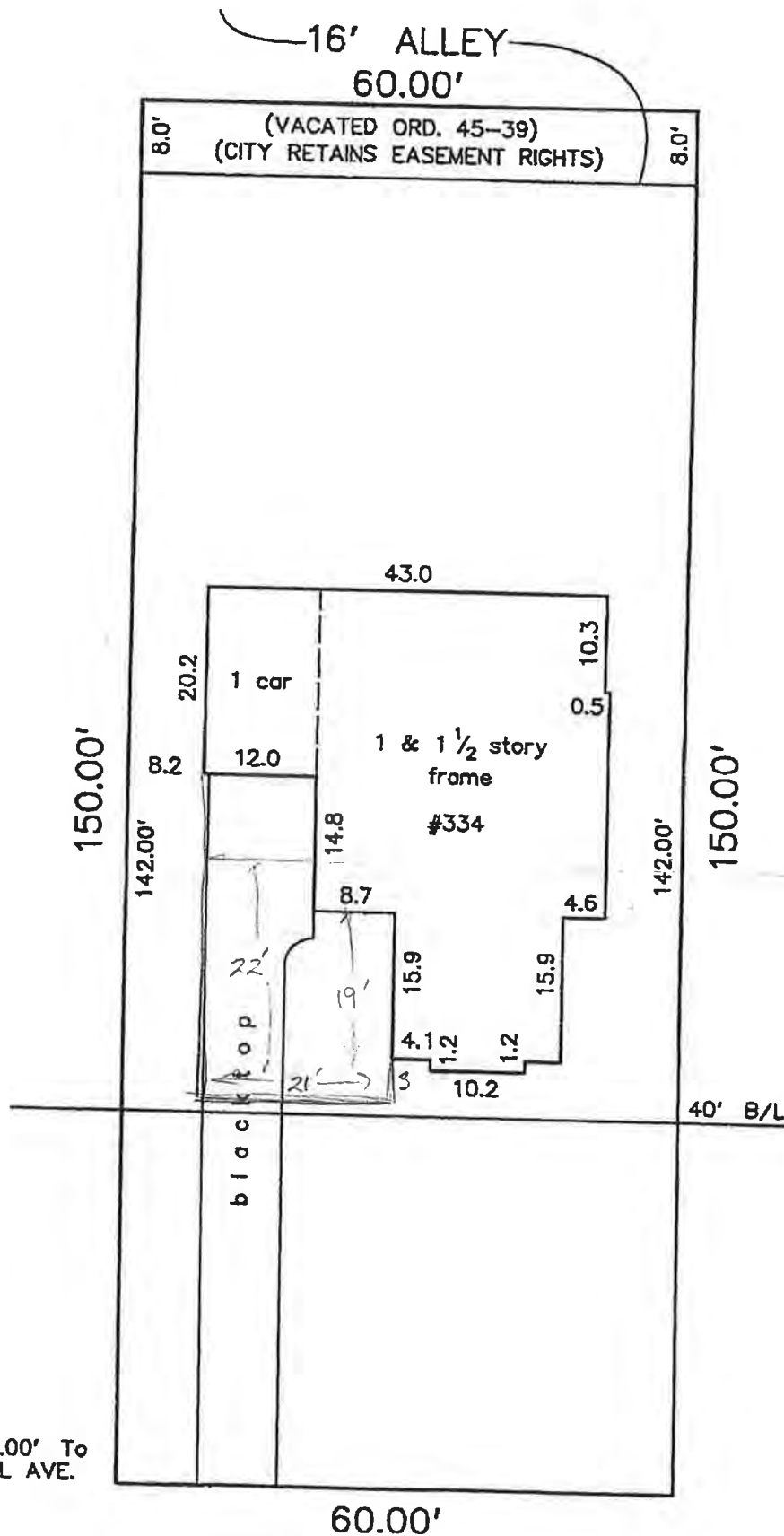
[Handwritten signature]

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
 THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS

20' 10' 0'
 Scale 1" = 20'
 Date: 08/21/20



SURVEY AND FOUND ITS
 CONDITION ACCEPTABLE.



N. REMINGTON ROAD 80'



Myers Surveying Co.

By: *[Signature]*

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
 THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS

10/18

www.prestonappraisalgroup.com

Preston Appraisal Group

Craig Alan Preston

BY:

08/18/2018

AS OF:

First Financial Bank-Mortgage
225 Pictoria Dr, Ste 700
Cincinnati, OH 45246

FOR:

334 N Remington Rd
Beacon Hill & Pt AL Cac Lot 87
Bexley, OH 43209

LOCATED AT:

APPRAISAL OF REAL PROPERTY



350
62'

342
57'

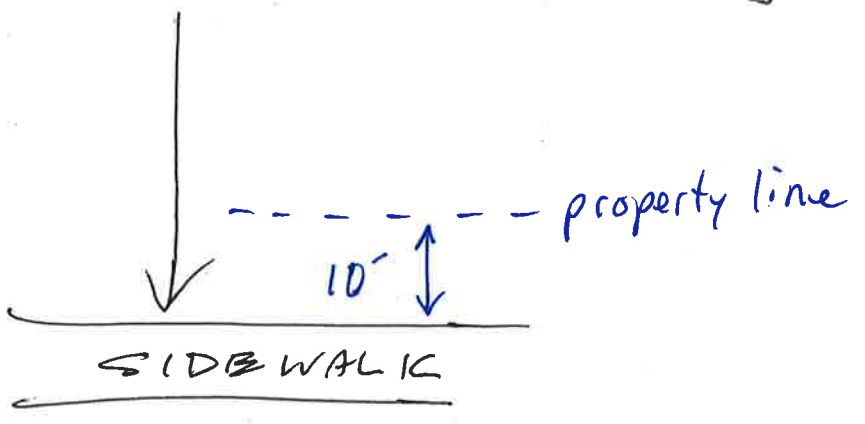
~~334~~
58'

328
58'

320
58 1/2'

312
58'

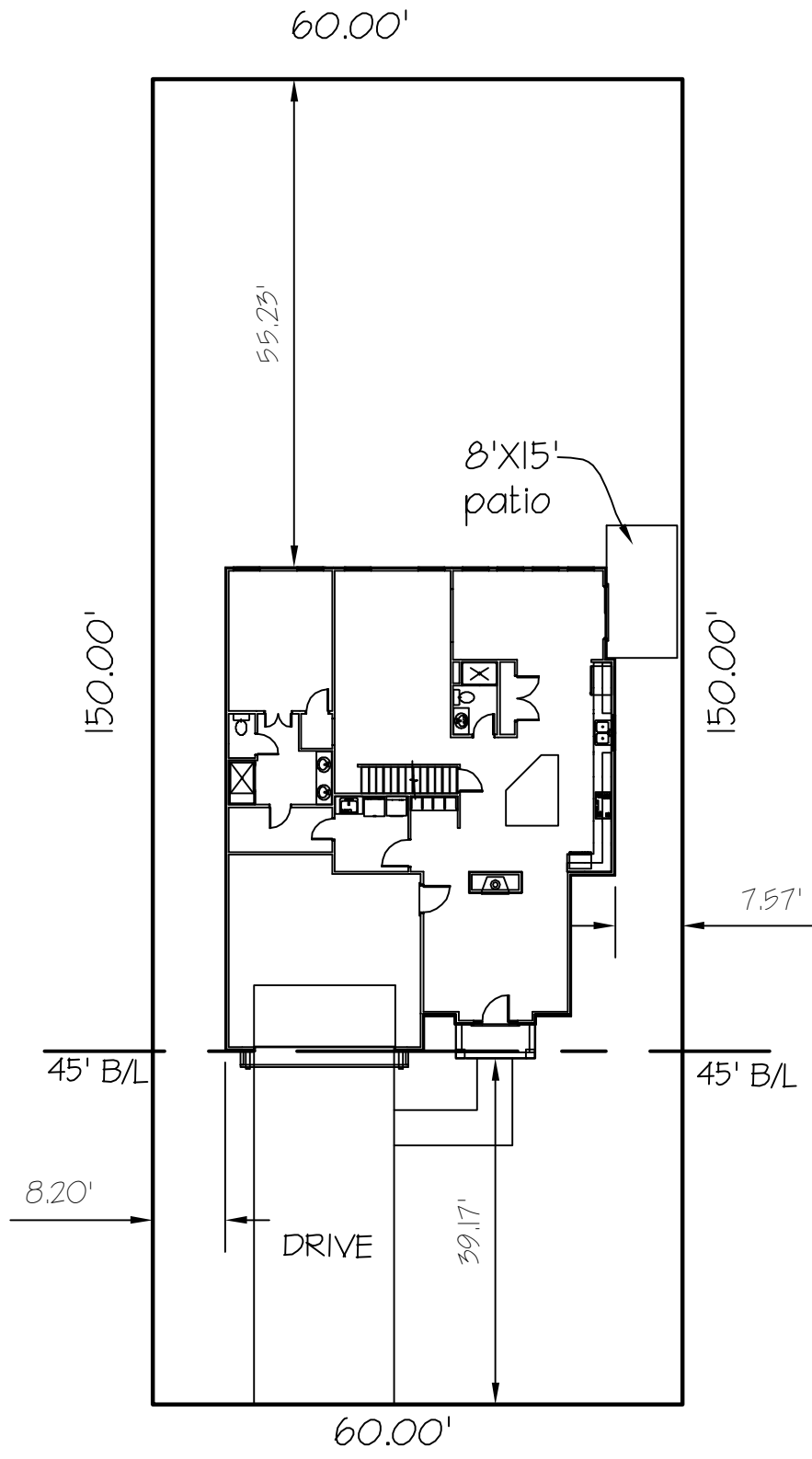
↑
334



334 n. Remington



58.5 Average from sidewalk
 48.5 Average from property line
 10'



N. Remington Road

SITE PLAN

1"=20'-0"

BECAUSE WE ARE CONSTANLY IMPROVING OUR PRODUCT, WE RESERVE TO REVISE, CHANGE AND OR SUBSTITUTE PRODUCTS FEATURES, DIMENSIONS, SPECIFICATIONS, ARCHITECTURAL DETAILS AND DESIGN WITHOUT NOTICE. THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT PART OF A LEGAL CONTRACT. PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ROOM DIMENSIONS ARE APPROXIMATE. UNPUBLISHED WORK © CHATEAUX DESIGNS 2010



Chateaux Designs 740-819-8206





PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 11, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, October 25th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 026 Z
Applicant: Darryl Rogers – Rogers Krajnak Architects, Inc.
Owner: Darius Kandawalla
Location: 292 N. Drexel Ave.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story, three bay garage addition on the north side of the principal structure, a new open front porch which will replace the existing in a slightly different location, and a trellis on the south side of the principal structure, to replace an existing awning.

BZAP Request: The applicant is seeking architectural review and approval of a two-story garage addition to the north side of the principal structure, and remodel of the north and west facades. The applicant is also seeking an 11' variance from Bexley Code Section 1252.09 (R-2), which requires a 15' setback from the side property line for a principal structure, to allow the proposed trellis addition to be constructed 6' from the south side property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240. Mailed by: 9-27-2018

09.13.18

City of Bexley
Architectural Review Board
2242 East Main Street
Bexley, Ohio 43209

Re: Architectural Review Hearing 10.11.18
292 N. Drexel Ave. – Addition and Renovation

To Whom It May Concern:

I am writing you this letter to inform you that Darryl Rogers of Rogers Krajnak Architects, Inc. has my permission to be the applicant for our submission of documents for approval of Architectural Review for the above referenced project. Thank you for your consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read "Darius Kandawalla", with a long, sweeping flourish extending to the right.

Darius Kandawalla, Owner

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address: , ,

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address: , ,

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: , ,

Agent Email & Phone:

- Completed Worksheets:** Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation	\$ <input type="text" value="0"/>
- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text" value="0"/>

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation	\$ <input type="text" value="90"/>
- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="245"/>
- \$600.00 cap	\$ <input type="text" value="0"/>
- \$50.00 resubmittal fee	\$ <input type="text" value="0"/>

Variance Review

Single Family:	\$100.00	\$ <input type="text" value="100"/>
Commercial Property:	\$100.00	\$ <input type="text" value="0"/>
Fences or Special Permits:	\$65.00	\$ <input type="text" value="0"/>
All others:	\$90.00	\$ <input type="text" value="0"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text" value="0"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text" value="0"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text" value="0"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text" value="0"/>
Replatting or new plat:	\$250.00	\$ <input type="text" value="0"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text" value="0"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text" value="0"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text" value="0"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text" value="0"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text" value="0"/>
Over \$750,000	\$350.00	\$ <input type="text" value="0"/>
Fences and walls:	\$65.00	\$ <input type="text" value="0"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text" value="0"/>
Re-submittal Fee:	\$50.00	\$ <input type="text" value="0"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text" value="0"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text" value="0"/>

Fee Total: \$

Project Worksheet

Residential Commercial

Property Address:

Zoning District:

R-1 (25% Building & 40% Overall) R-6 (35% Building & 60% Overall)
 R-2 (25% Building & 50% Overall) R-12 (35% Building & 70% Overall)
 R-3 (25% Building & 50% Overall) Other:

** Overall coverage includes hardscape*

Lot Info: Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:
 Existing Footprint (SF):
 Proposed Addition (SF):
 Removing (SF): (Type of Structure):
 Proposed new primary structure or residence (SF):
 Total Square Footage: **14%**

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):
 Existing Footprint (SF): New Structure Type:
 Proposed Addition (SF): Ridge Height:
 Proposed New Structure (SF): Is there a 2nd floor? Yes No
 Total of all garage and accessory structures (SF): 2nd Floor SF:
 Total building lot coverage (SF): = % of lot
 Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape: Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):
 Proposed Additional Hardscape (SF):
 Total Hardscape (SF):

Totals: Total overall lot coverage (SF): = % of lot

Applicant Initial:

Internal Use: Staff Review Date: Meets Zoning ARB Only Variance or Modifications Needed
 Staff Comments: Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone	To Match Existing
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cultured Stone	To Match Existing
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	To Match Existing
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant):

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variance requests are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

Two Variance requests are being sought for this project. Both variance requests are being requested to improve the architectural appearance of the home.

1. The West Side Front Yard Setback is encroached by the existing building and the existing porch. The New Front Porch will also encroach more than 10'-0" into the setback, though approximately 5' less than the existing porch, so it will improve the existing non-conformity.
2. The South Side Side Yard Setback will be encroached by the new Trellis to replace the existing canvas awning. The New Trellis will improve the aesthetic of the existing. Furthermore, the close property line and setback on the South boundary are the result of a property split that has unfairly narrowed the side yard of the property, creating a hardship.

Variance Question 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.

Yes, properties in this area and price range have well designed porches and landscaping, meaning this property will need similar features to match value. While this existing property has very basic versions of these, the quality of the existing front porch and side yard canvas awning could be much farther improved to better fit the area, which this project will achieve.

Variance Question 2

Is the variance substantial? Please describe.

No, the fact that our variance requests are required only for elements that we are replacing or improving means that the variance requests are only to improve the architectural quality of the existing home, and as such, the variance is not a major change from the existing.

Variance Question 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.

No, the existing character of the property will be improved. Furthermore, the variance requests are only required for parts of the project that will substantially improve the style and value of the property, therefore bringing the property into better conformity with the nearby context.

Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Variance Question 4

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

No, There are no changes to government services as part of the project scope.

Variance Question 5

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

No, the property owner approached Rogers Krajnak Architects to provide architectural services and create schematic design options to improve the house. During the course of our existing conditions documentation, these non-conformities were discovered.

Variance Question 6

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

No, The front Porch can only be located at the West side of the house to still be functional and proper to the area. The South Patio Trellis can only be located at that location to achieve a comfortable covered patio at that location with the existing 3 sets of french doors that open up to it.


Variance Question 7

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

Yes, while the boundaries are encroached by the new project scope, the new Porch and South Patio Trellis will be further in character with the existing house, and will not unduly impact the street, neighbors, or property values. The New Front Porch will improve the existing non-conforming condition at the Front Yard Setback. The Heavy landscaping at the North Side of the property immediately adjacent to the South of this property allows for an existing awning to be located while screened and not impacting the neighbor's right to light or space, and the New Trellis will visually improve this existing non-conforming condition.



Vicinity Map
N.T.S.



The Kandawalla / Bachmann Residence		
292 N Drexel Avenue, Bexley, Ohio 43209		
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215	09.13.18 ARB / BZA Submission
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	RKA Project # 18006.00



Photos of Existing West Side of Residence



Photos of Existing North Side of Residence



The Kandawalla / Bachmann Residence		
292 N Drexel Avenue, Bexley, Ohio 43209		
 <p>ROGERS KRAJNAK ARCHITECTS, INC.</p>	264 South Third Street Columbus, Ohio 43215	09.13.18 ARB / BZA Submission
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	



Photos of Existing East Side of Residence



Photos of Existing South Side of Residence

The Kandawalla / Bachmann Residence		
292 N Drexel Avenue, Bexley, Ohio 43209		
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215	09.13.18 ARB / BZA Submission
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	

PRELIMINARY ZONING MEMORANDUM

Date: 07.09.18, **Revised 08.13.18**

To: Darius Kandawalla and Laurette Bachman
292 N. Drexel Avenue
Bexley, OH 43209

Re: The Kandawalla-Bachman Residence
RKA Project Number 18006.00

Prepared By: Tim Shamblin

Note: All information pertaining to current (existing) conditions is approximate and based on information from a mortgage survey prepared by Myers Surveying Company dated 06/08/2016, information from Franklin County Auditor, City of Bexley maps, and a conversation with Kathy Rose, City of Bexley Zoning Officer, on 07.09.18. The Owner must provide a site survey, prepared by a State of Ohio professional surveyor, to verify the exact existing conditions. After a survey is created, this document will be re-evaluated and revised as required.

- *City of Bexley Zoning District: R-2, Intermediate*
- *Minimum lot requirements: 24,000 sq.ft*
Minimum 120' width
Minimum 200' depth
Current Lot Area: 34,299 sq.ft., OK
Current Lot Width: 131'-3", OK
Current Lot Depth: 260'-0" OK
- *Maximum lot coverage (Building): 25% (8574.8 sq.ft.) – Includes principal structure and accessory structures.*
Current Lot Coverage (Building): 11.8% (4,058.7 sq.ft.), OK.
Potential Additional Building Coverage: 13.2% (4,516.1 sq.ft.)
Proposed New Total Building Coverage: 14.6% (5,004.0 sq.ft.), OK
- *Maximum lot coverage (Overall): 40% (13,719.6 sq.ft.) – Includes Maximum Lot Coverage (Building) plus the ground area of all swimming pools, patios, driveways, sidewalks, required off-street parking and loading spaces to the horizontally projected area of the lot.*
Current Lot Coverage (Overall): 36.6% (12,546.8 sq.ft.), OK
Potential Additional Lot Coverage: 3.4% (1,172.8 sq.ft.)
Proposed New Total Lot Coverage: 34.4% (11,792.6 sq.ft.), OK

- *Minimum Yard Requirements:*
 - *front: 30 feet or average existing dwelling setback, whichever is greater. Average dwelling setback is average setback of 3 houses on either side of residence.*
 - *(1252.11) (c): Unenclosed porches may extend ten feet into the required front yard. If uncovered, a deck may extend four feet into a required side or rear yard.*
Current Average Dwelling Front Setback: +/- 88'-3"
Current Front Setback to Residence: +/-79'-10", existing nonconforming condition
Current Porch Encroaches into Front Yard: +/-22'-1", existing nonconforming condition
Proposed Front Setback to Residence: +/-79'-10", existing nonconforming condition
 - *side: 15 feet*
Required North Side Setback: 15'-0"
Current North Side Setback: +/-18'-11", OK
Required South Side Setback: 15'-0"
Current South Side Setback: +/-16'-10" for residence, OK +/-7'-6" for awning, existing nonconforming condition
Proposed North Side Setback: 15'-1", OK
Proposed South Side Setback: 6'-2", new nonconforming condition, Variance required
 - *rear: 50 feet*
Required Rear Setback: 50'-0"
Current Rear Setback: 80'-4", OK
- *Maximum mean height of ridge and eave on principal building is not to exceed 2 ½ stories and 40 feet in height.*
- *Per 1230.15 "Building height" means the vertical distance measured from the average grade of the ground at the front of the building (before construction) to the highest point of the roof for flat roofs, to the mean height between eaves and ridge for gable, hip and gambrel roofs*
Current Building Height: +/- 27'-9" (2 ½ stories) OK
- *Pool Requirements*
 - *A private swimming pool shall be permitted as an accessory use to any permitted residential use provided it meets the requirements of Chapter 1464 of the Building and Housing Code.*
Pool enclosed with fence greater than 4' tall and less than 6' tall:
 - Enclosed by Fence and Building: Yes, OK
 - Wood / Metal Yard Fence Height: +/- 72", OK
 - Rear Yard Stone Wall Height: +/- 76", existing nonconforming condition
- **Pool is greater than 5' within building setback lines:**
No, Existing encroachment

Maximum Fence Height Requirements:

- *No fence, wall or combination thereof shall exceed seventy-two inches in height as measured from the average grade of that portion of the lot in the rear or side yard. No side yard fence shall extend beyond the front set-back line or the existing front building façade, whichever is greater. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height restriction.*

Current Fence Height:

Metal Front / Side Yard Fence:

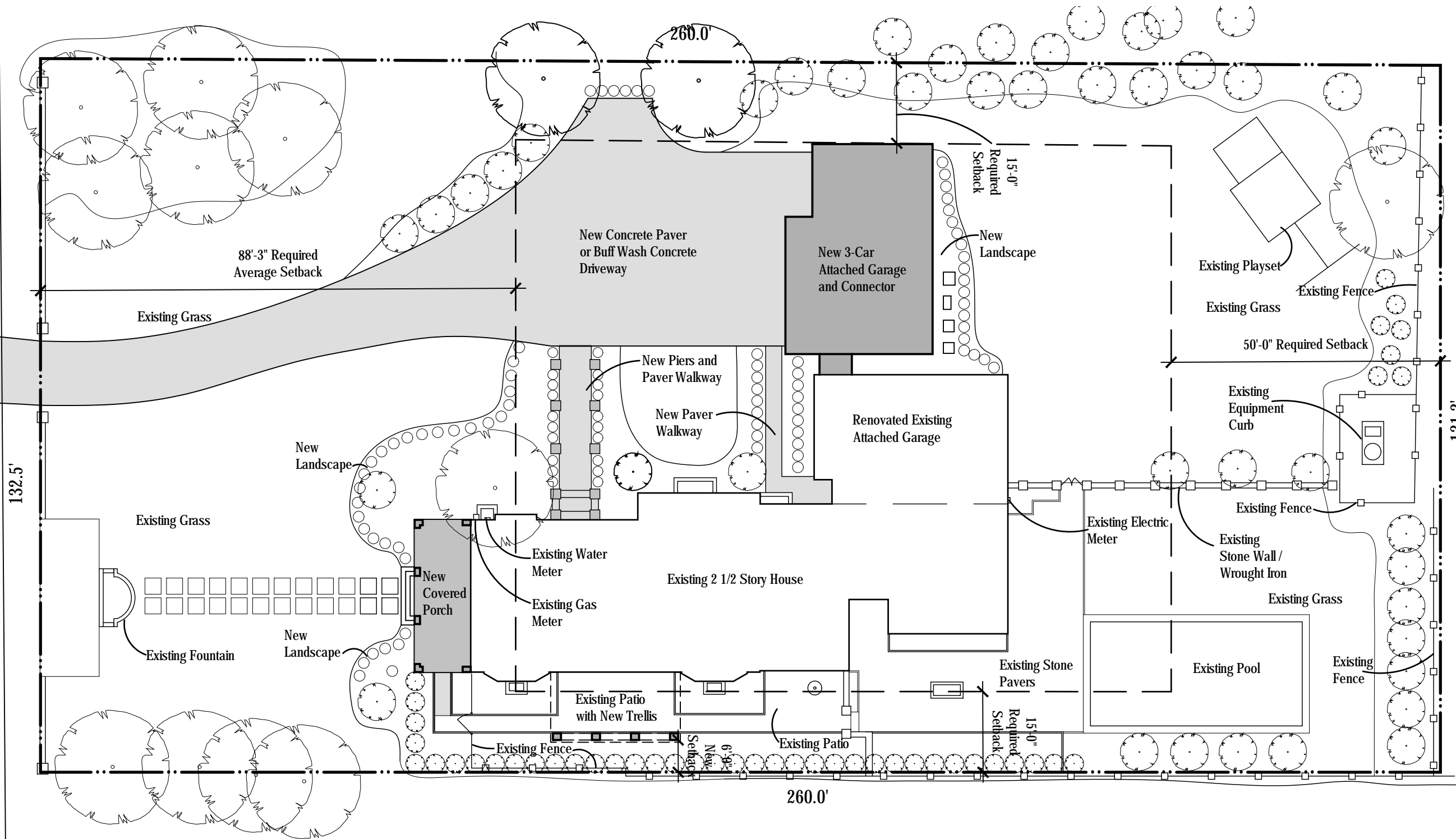
+/- 72", **OK**

Rear Yard Stone Wall:

+/- 76", existing nonconforming condition

Fence Encroaches Front Yard: Yes, existing non-conforming condition, but does not extend beyond front of house

North Drexel Avenue



Proposed Site Plan

1" = 20'-0"



*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from a mortgage survey prepared by Myers Surveying Company, dated 06/08/2016, information from the Franklin County Auditor Website, and approximate field measurements. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

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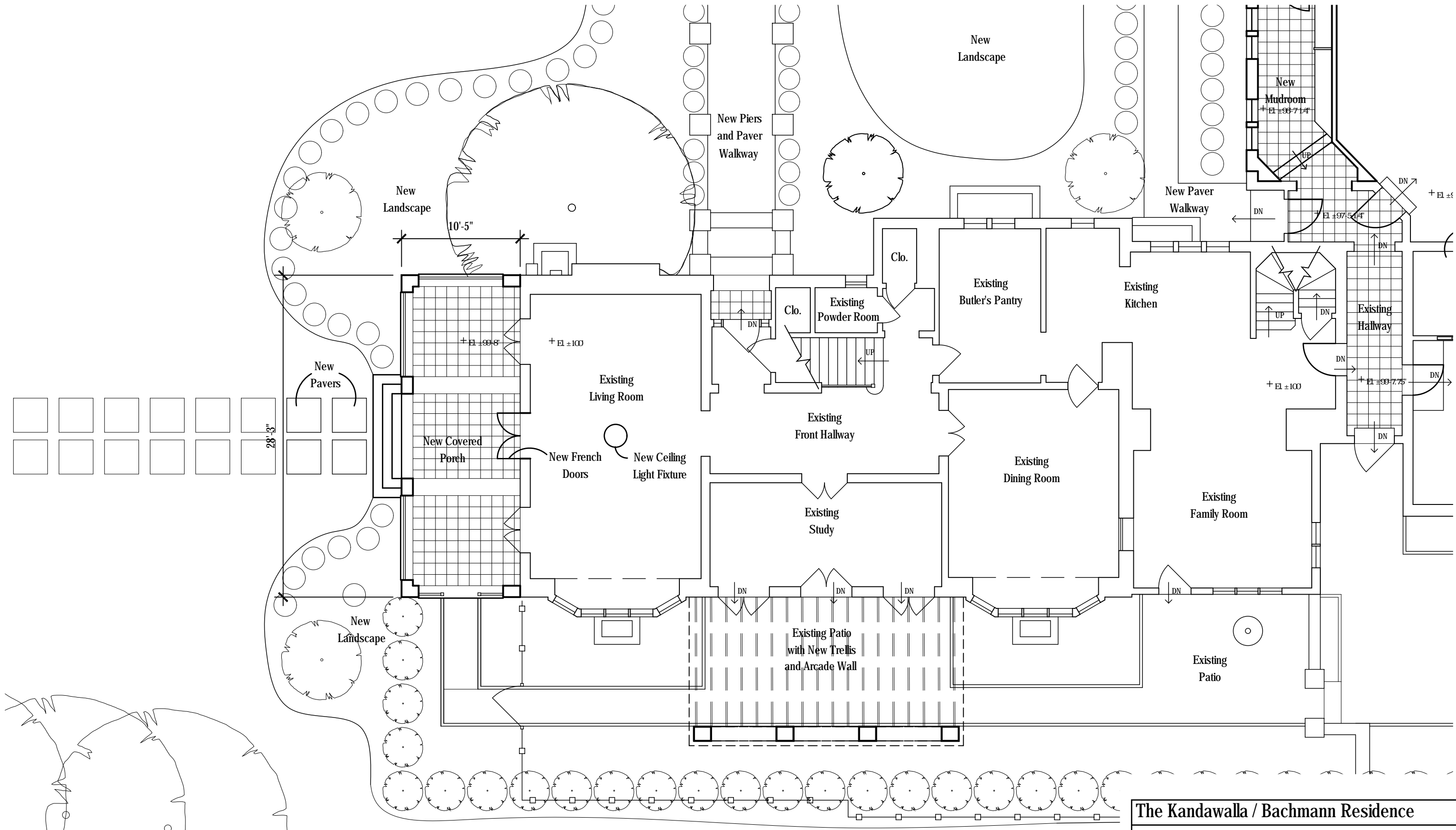
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Proposed First Floor Plan

1/8" = 1'-0"



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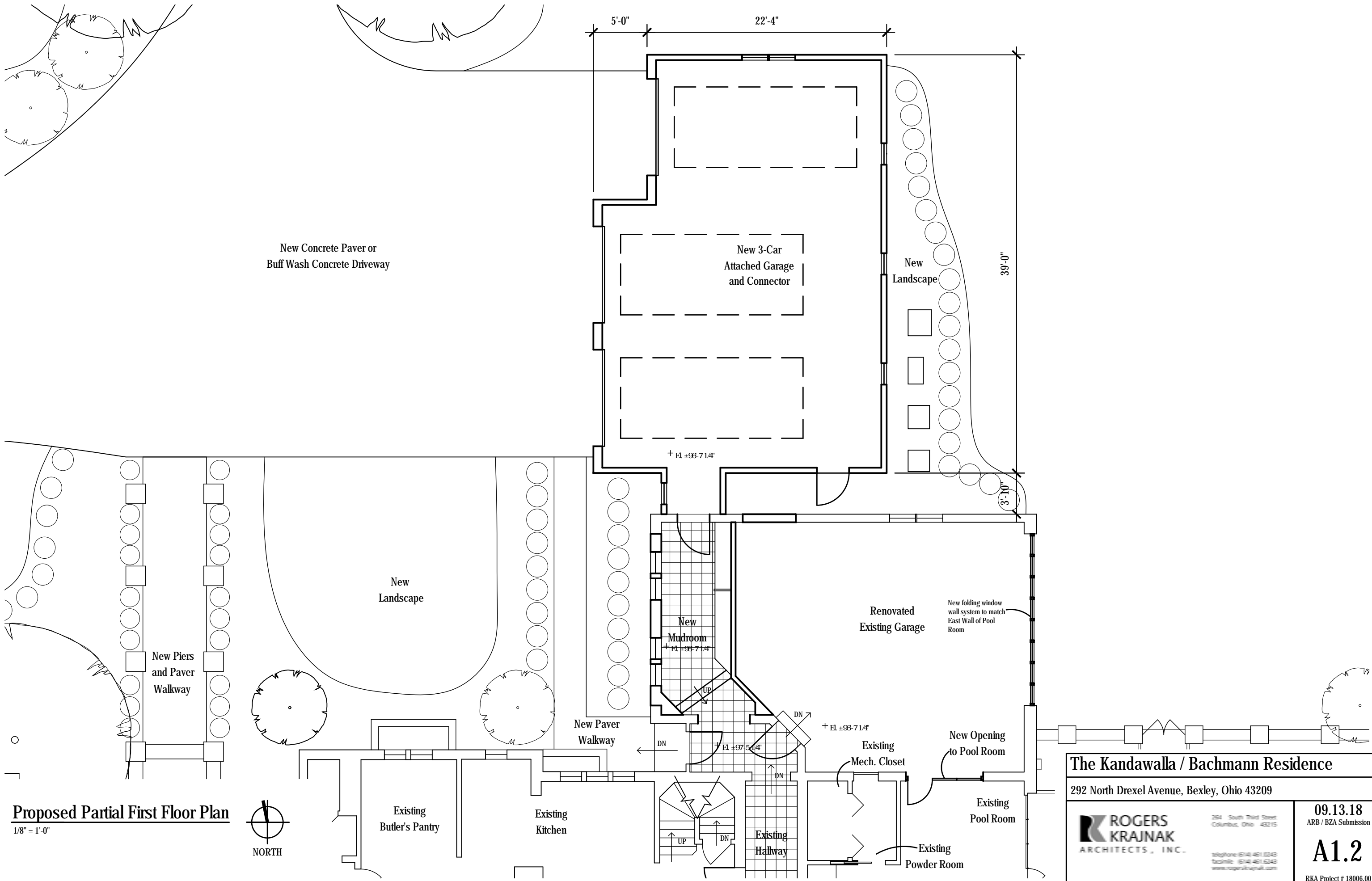
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Proposed Partial First Floor Plan

1/8" = 1'-0"



NORTH

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1 Existing West Elevation
 1/8" = 1'-0"

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New Three Car Garage and Connector

New Piers and Concrete Paver Walkway and
New Renovated Existing Attached Garage

New Covered Front Porch

New Trellis with Arched Support Wall

1 Proposed West Elevation
1/8" = 1'-0"

The Kandawalla / Bachmann Residence

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Existing Two Car Garage

Existing North Entryway

Existing Front Porch to be Replaced

1 Existing North Elevation
 1/8" = 1'-0"

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New Three Car Garage and Connector

New Piers and Concrete Paver Walkway

New Covered Front Porch

1 Proposed North Elevation
1/8" = 1'-0"

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Existing Front Porch to be Replaced

Existing Awning to be Removed

1 Existing South Elevation
1/8" = 1'-0"

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New Covered Front Porch

New Trellis with Arched Support Wall

1 Proposed South Elevation

1/8" = 1'-0"

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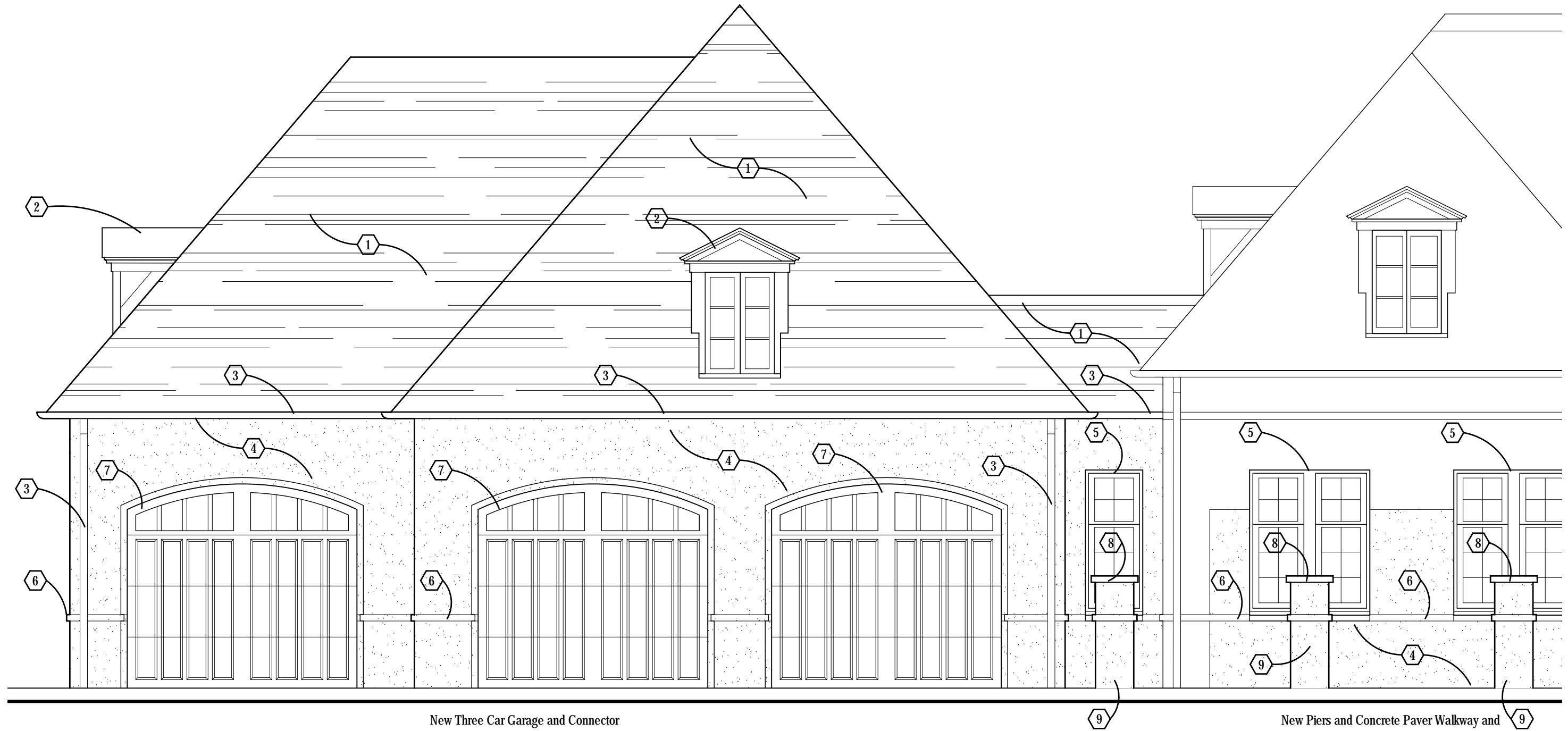
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New Three Car Garage and Connector

New Piers and Concrete Paver Walkway and New Renovated Existing Attached Garage

1 Proposed Partial West Elevation - New Garage
 1/4" = 1'-0"

CODED NOTES:

1. New asphalt shingle roof to match existing asphalt shingle roof.
2. New dormer to match existing dormers.
3. New half round gutter and downspout to match existing gutters.
4. New stucco to match existing stucco - to be painted.
5. New windows to match existing windows on North facade.
6. New stucco trim. Stucco to match existing stucco.
7. New wood carriage house style overhead garage door, with arched glass in top light. To be painted.
8. New limestone cap.
9. New stucco piers.
10. New custom wrought iron railing.
11. New smooth cedar trellis - painted.
12. New french doors to match existing.
13. New wood crown trim.
14. New steps with limestone treads.

The Kandawalla / Bachmann Residence

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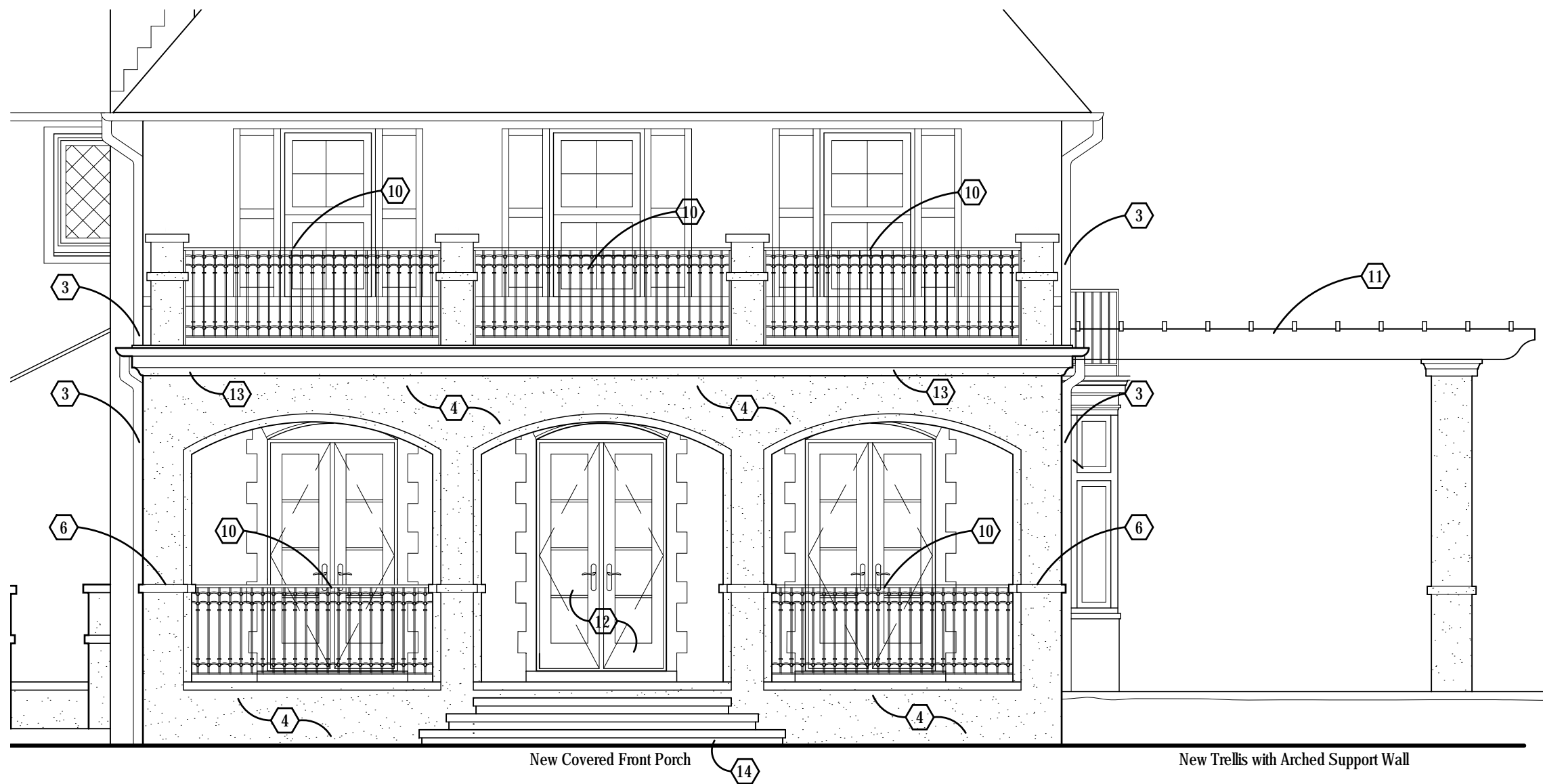
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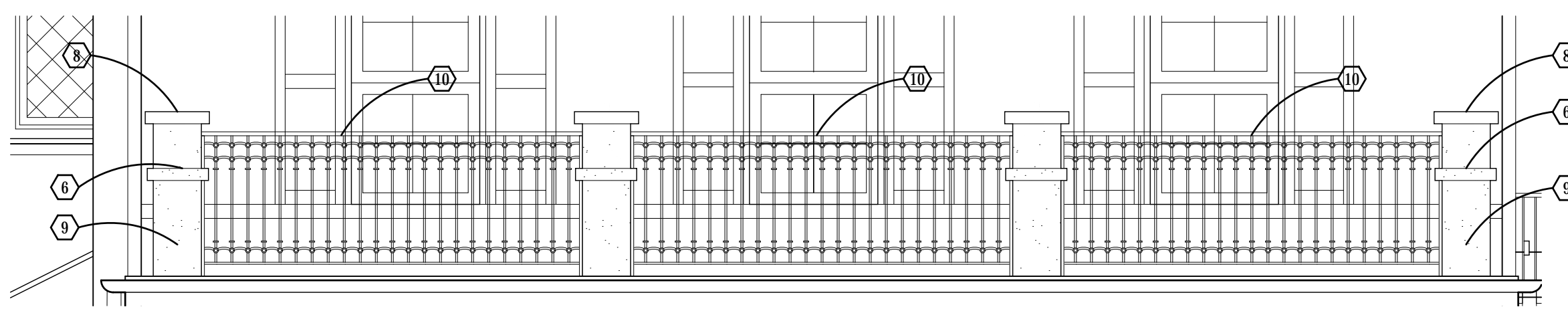
A3.5

RKA Project # 18006.00



- CODED NOTES:**
1. New asphalt shingle roof to match existing asphalt shingle roof.
 2. New dormer to match existing dormers.
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 10. New custom wrought iron railing.
 11. New smooth cedar trellis - painted.
 12. New french doors to match existing.
 13. New wood crown trim.
 14. New steps with limestone treads.

1 Proposed Partial West Elevation - New Front Porch
 1/4" = 1'-0"



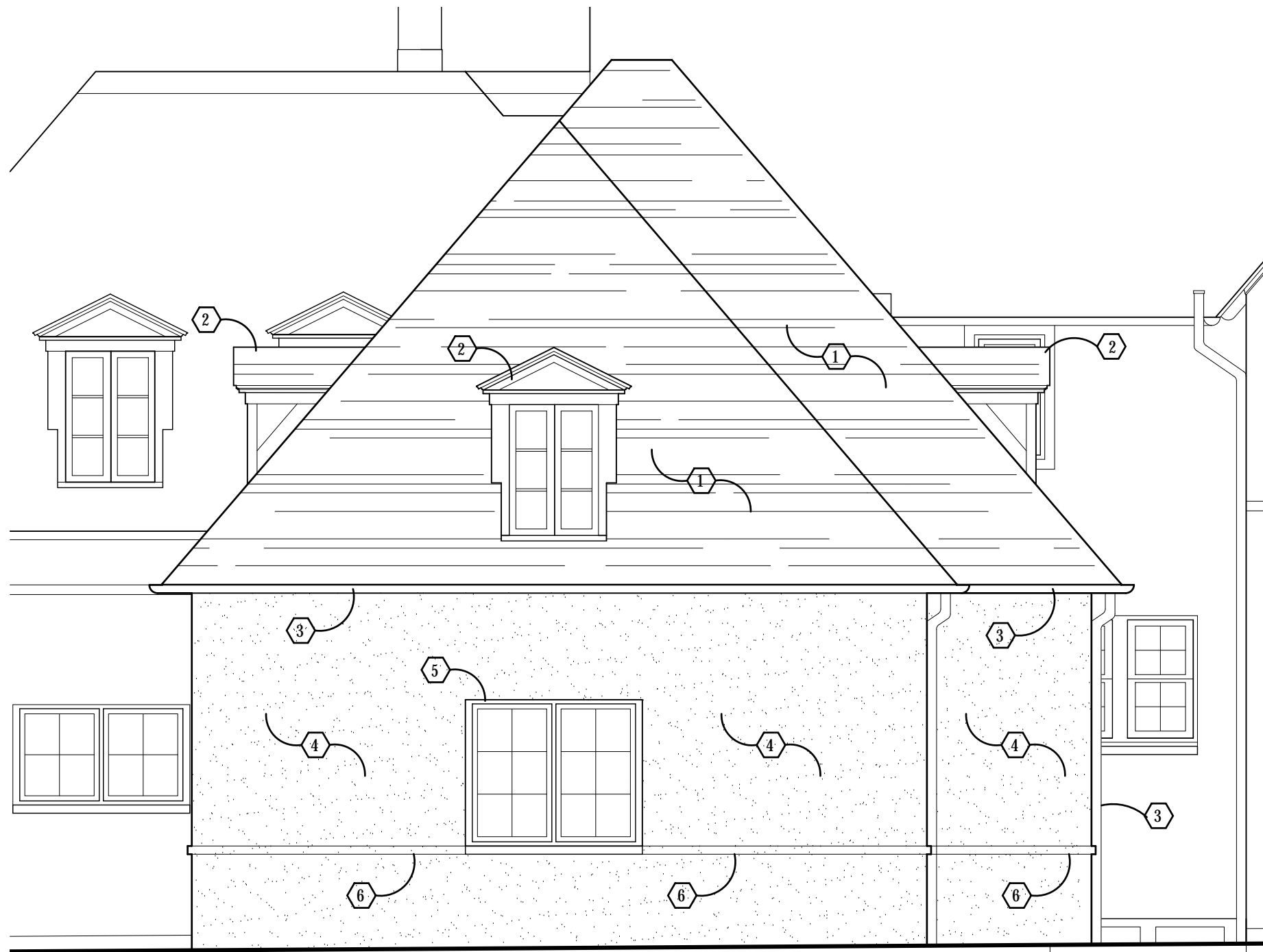
2 Proposed Wrought Iron Railing Detail
 3/8" = 1'-0"

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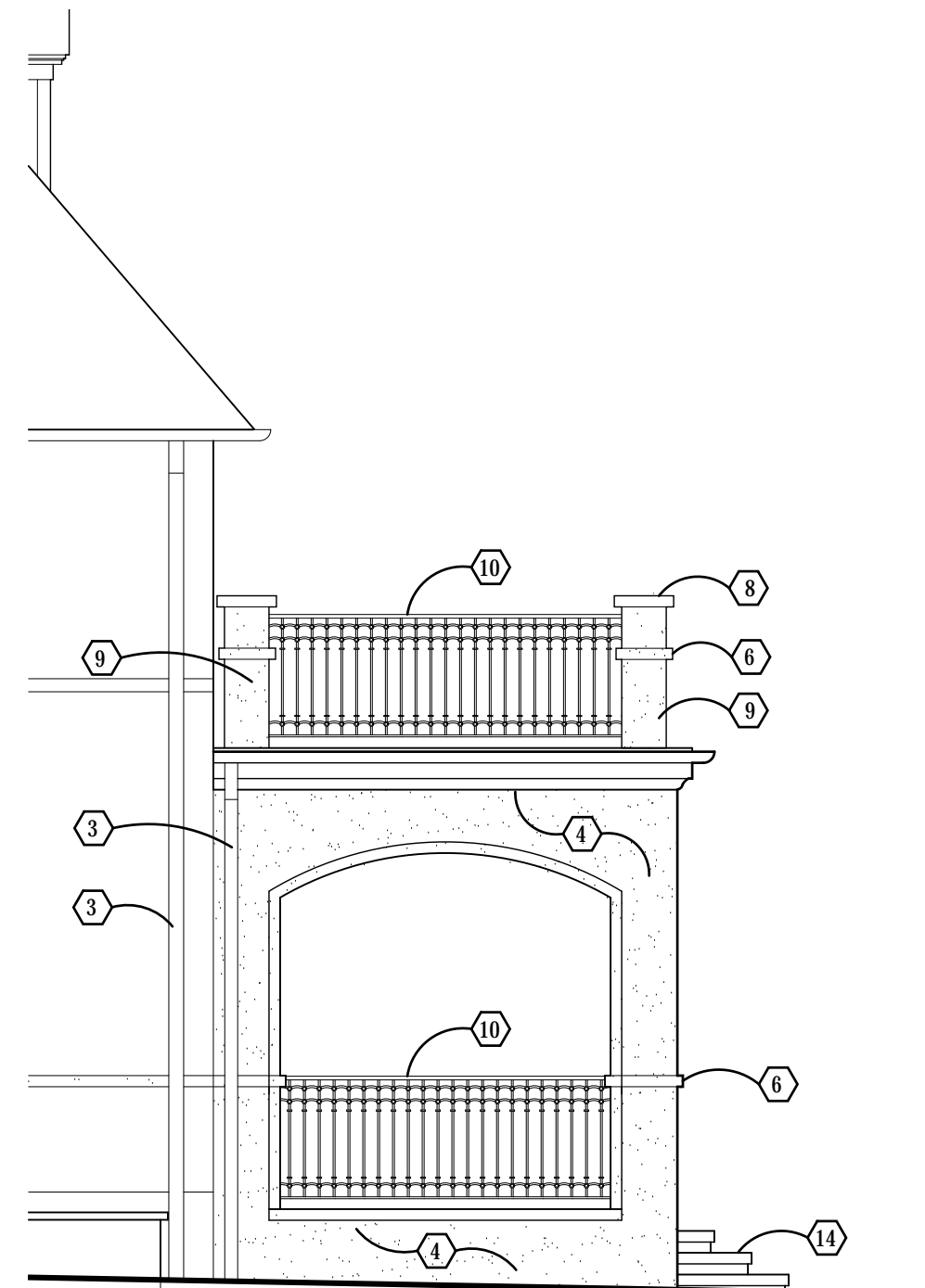
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A3.6
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New Three Car Garage and Connector

1 Proposed Partial North Elevation - New Three Car Garage
1/4" = 1'-0"



New Covered Front Porch

2 Proposed Partial North Elevation - New Front Porch
1/4" = 1'-0"

CODED NOTES:

1. New asphalt shingle roof to match existing asphalt shingle roof.
2. New dormer to match existing dormers.
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13. New wood crown trim.
14. New steps with limestone treads.

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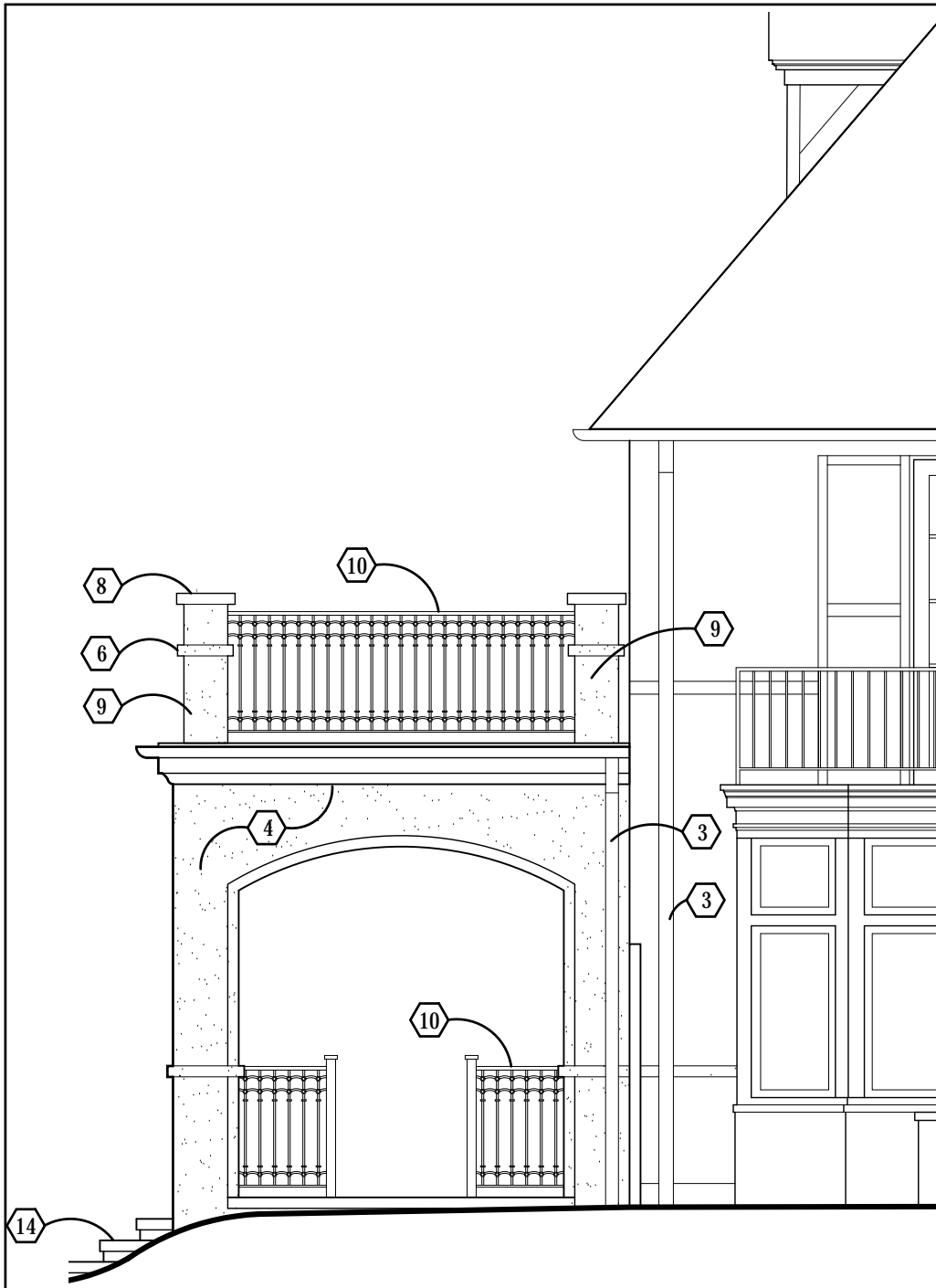
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New Covered Front Porch

1 Proposed Partial South Elevation - New Porch
1/4" = 1'-0"

CODED NOTES:

1. New asphalt shingle roof to match existing asphalt shingle roof.
2. New dormer to match existing dormers.
3. New half round gutter and downspout to match existing gutters.
4. New stucco to match existing stucco - to be painted.
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11. New smooth cedar trellis - painted.
12. New french doors to match existing.
13. New wood crown trim.
14. New steps with limestone treads.



New Trellis with Arched Support Wall

2 Proposed Partial South Elevation
1/4" = 1'-0"

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1 **3D Computer Model View - Existing Conditions**
Not to Scale

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1 3D Computer Model View - Proposed
Not to Scale

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A4.1

RKA Project # 18006.00



1 **3D Computer Model View - Existing Conditions**
Not to Scale

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A4.2

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1 3D Computer Model View - Proposed
Not to Scale

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A4.3

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1 **3D Computer Model View - Existing Conditions**
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A4.4

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1 **3D Computer Model View - Proposed**
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1 **3D Computer Model View - Existing Conditions**
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1 3D Computer Model View - Proposed
Not to Scale

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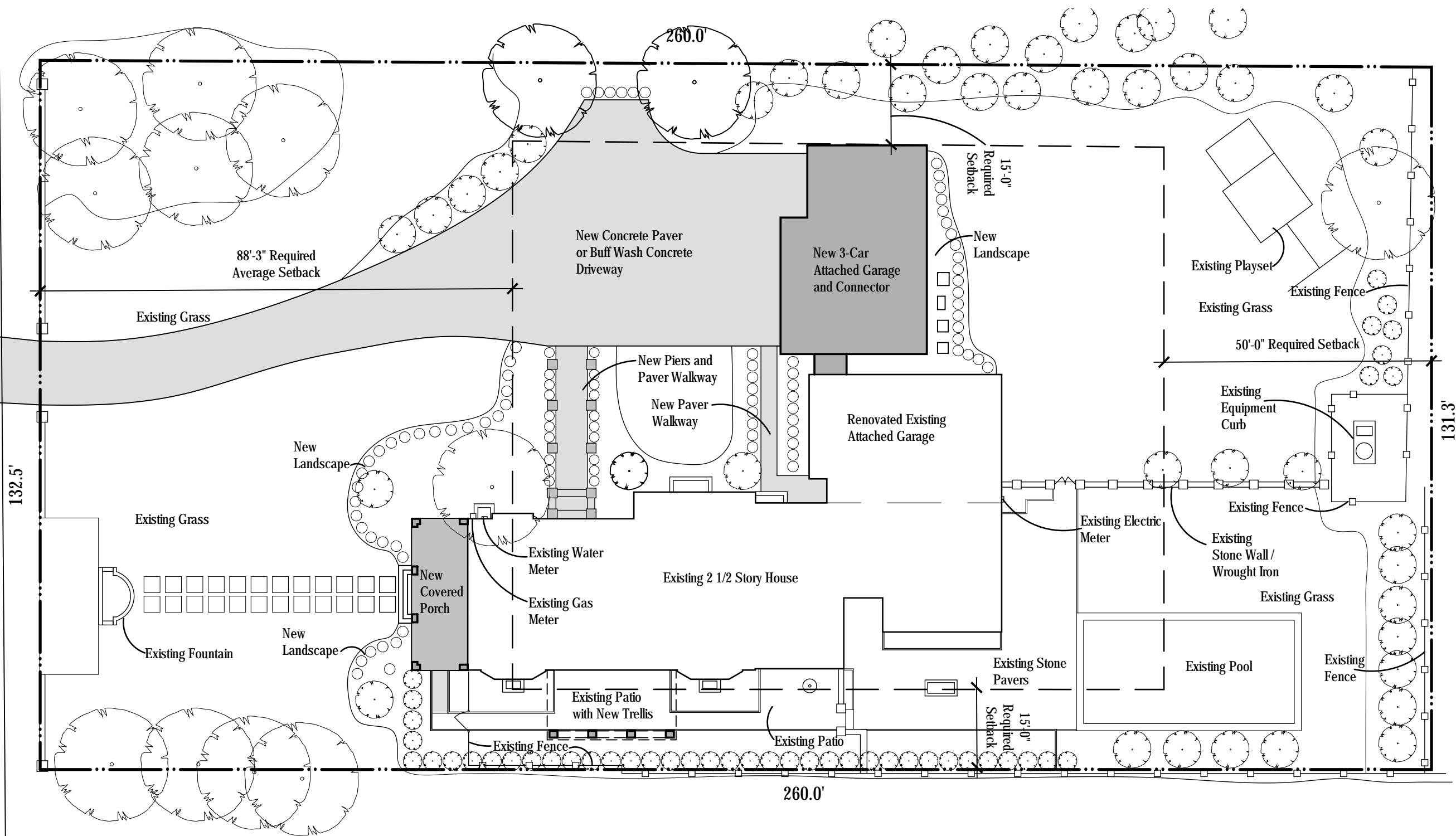
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Drexel Avenue



Proposed Site Plan

1" = 20'-0"



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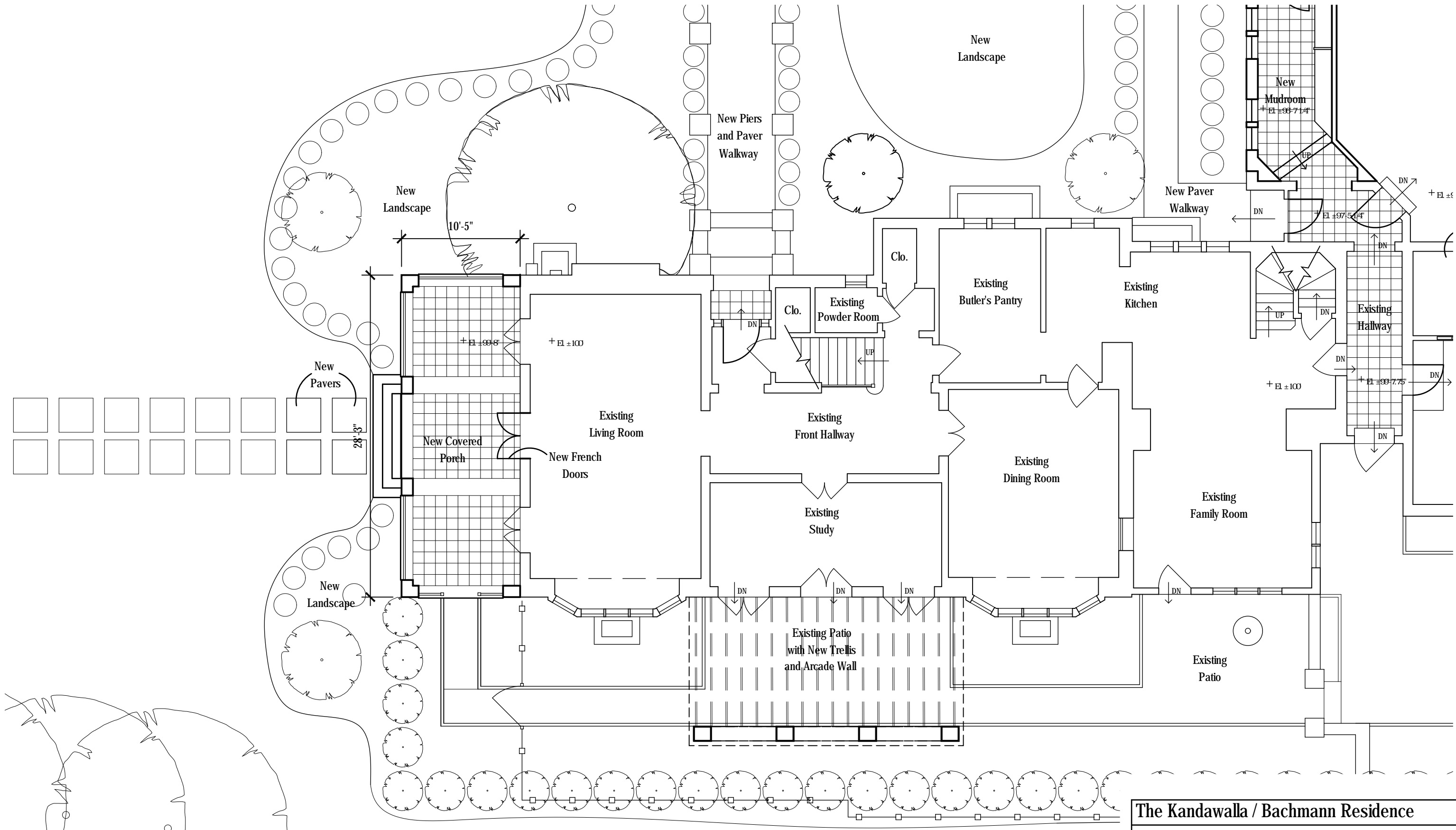
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09.06.18
Final Schematic Design

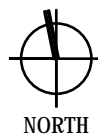
A0.0

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Proposed First Floor Plan

1/8" = 1'-0"



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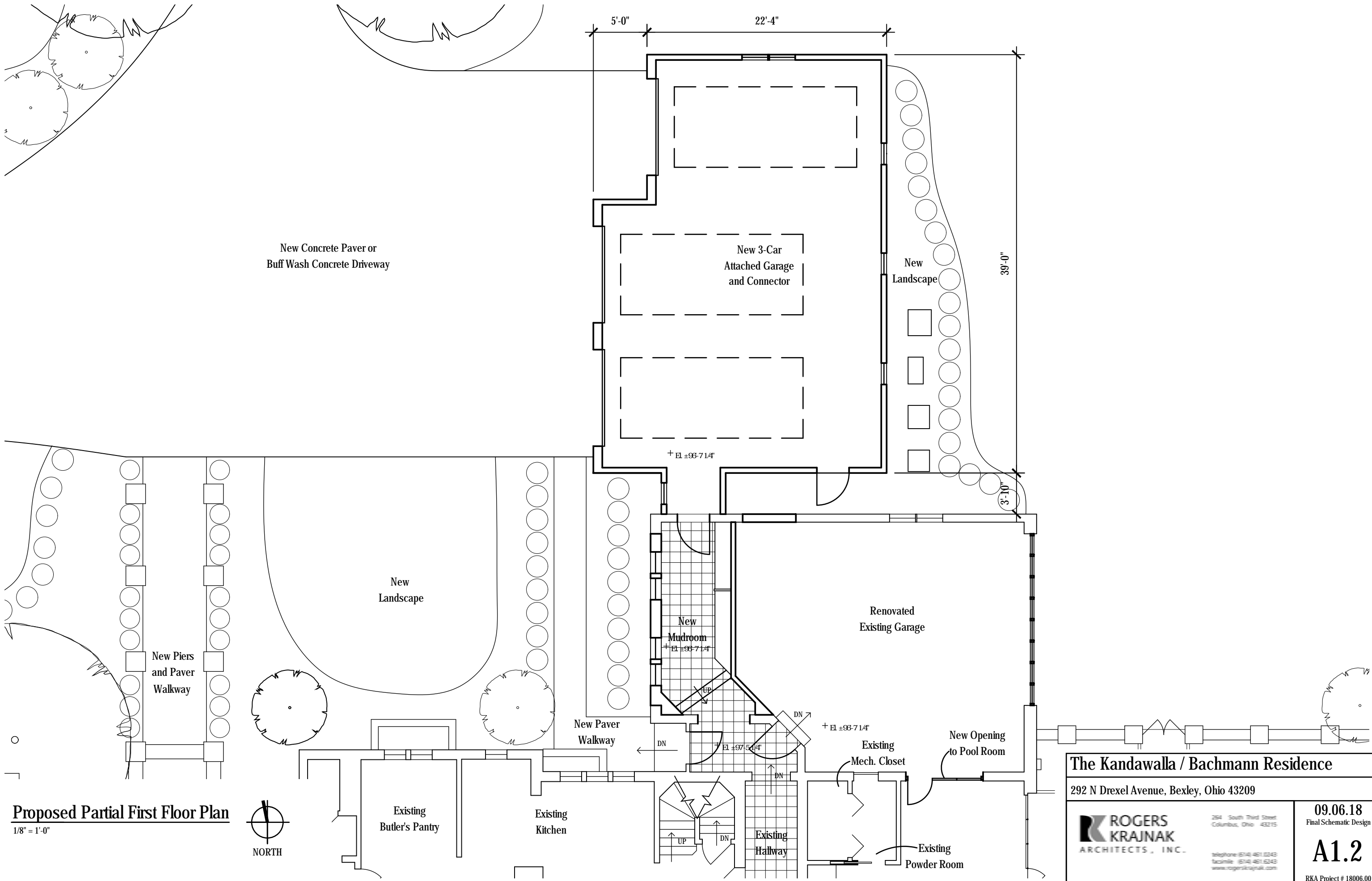
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Proposed Partial First Floor Plan

1/8" = 1'-0"



NORTH

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A1.2

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1 Proposed West Elevation
1/8" = 1'-0"

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 <small>264 South Third Street Columbus, Ohio 43215</small>	09.06.18 Final Schematic Design
	A3.0 <small>RKA Project # 18006.00</small>



New Three Car Garage and Connector

New Piers and Concrete Paver Walkway

New Covered Front Porch

1 Proposed North Elevation
 1/8" = 1'-0"

The Kandawalla / Bachmann Residence

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New Covered Front Porch

New Trellis with Arched Support Wall

1 Proposed South Elevation

1/8" = 1'-0"

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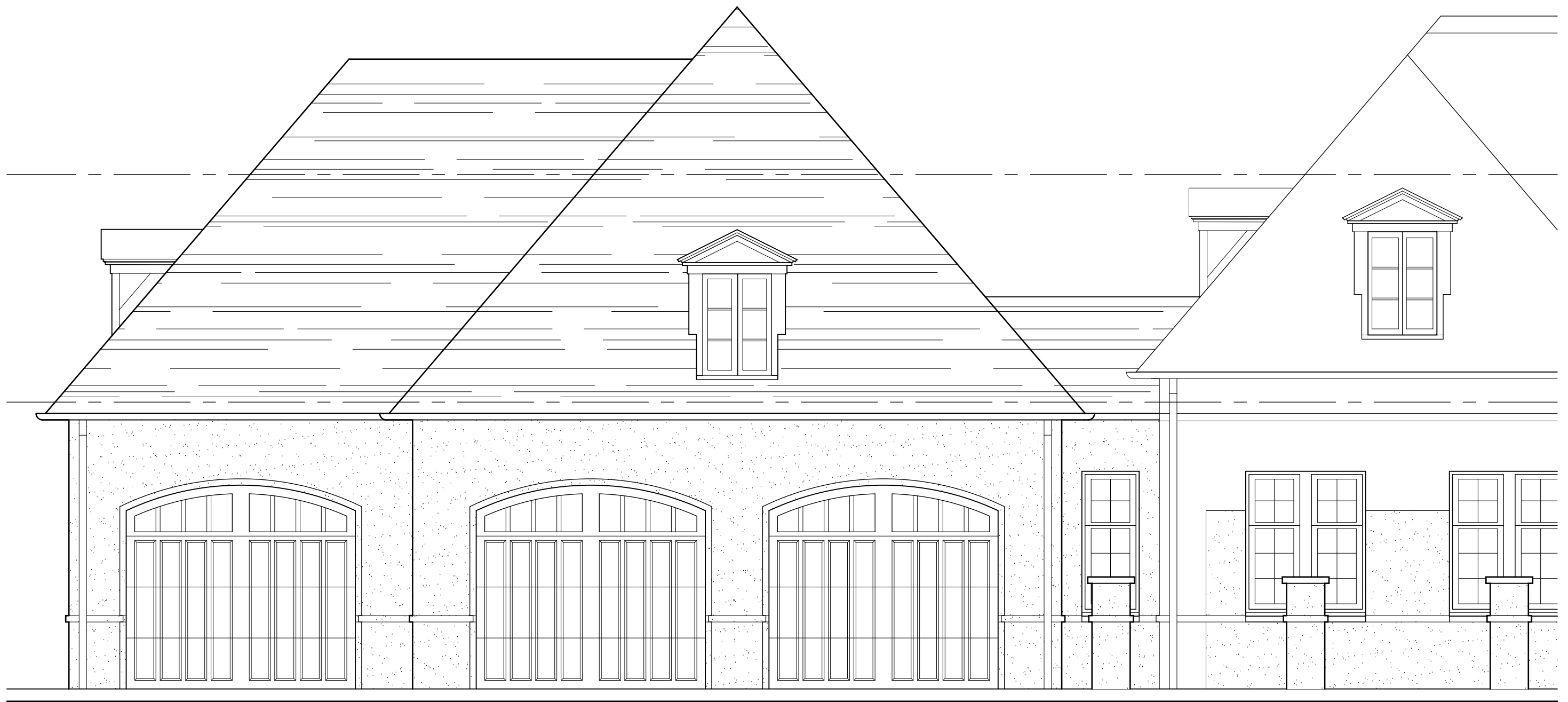
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RKA Project # 18006.00



New Three Car Garage and Connector

New Piers and Concrete Paver Walkway and
New Renovated Existing Attached Garage

1 Proposed Partial West Elevation - New Garage
1/4" = 1'-0"

The Kandawalla / Bachmann Residence

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Final Schematic Design

A3.5

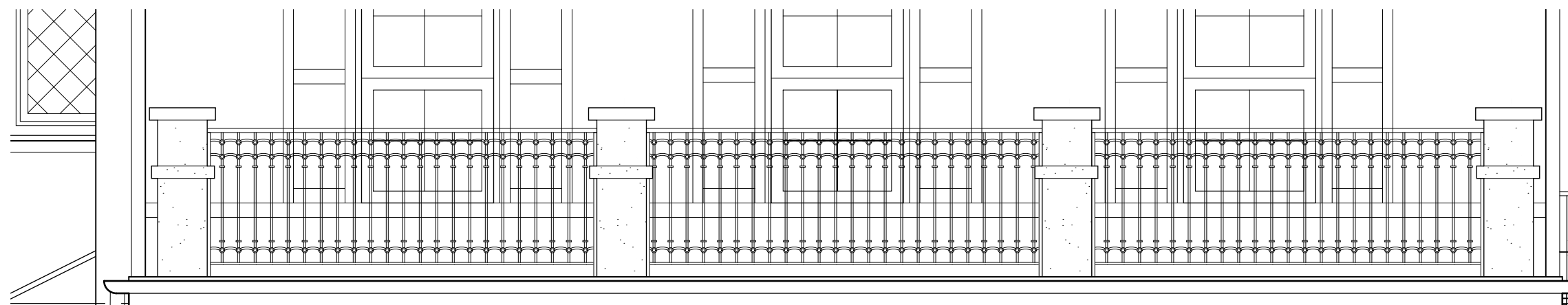
RKA Project # 18006.00



New Covered Front Porch

New Trellis with Arched Support Wall

1 Proposed Partial West Elevation - New Front Porch
 1/4" = 1'-0"



2 Proposed Wrought Iron Railing Detail
 3/8" = 1'-0"

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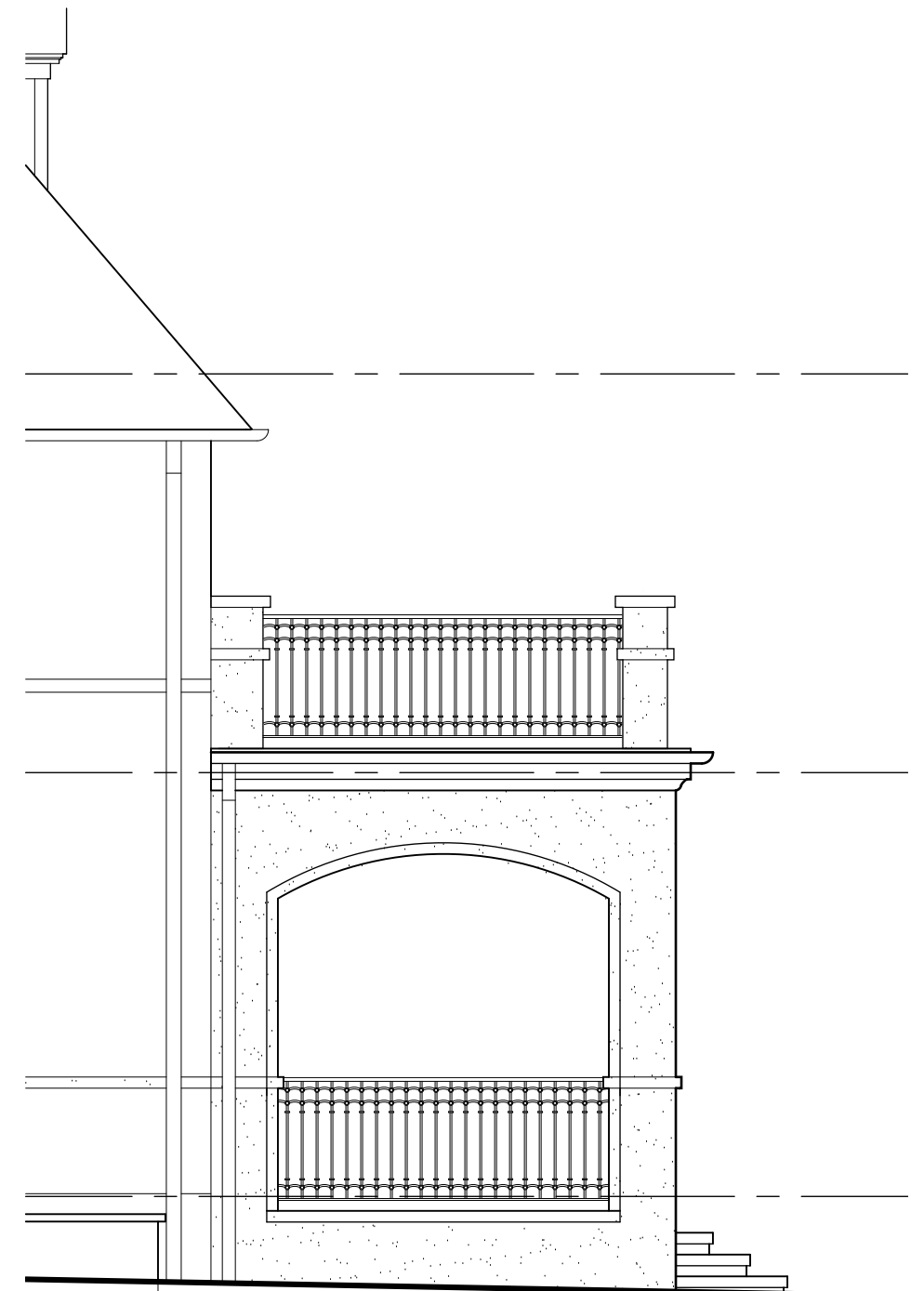
A3.6

RKA Project # 18006.00



New Three Car Garage and Connector

1 Proposed Partial North Elevation - New Three Car Garage
1/4" = 1'-0"



New Covered Front Porch

2 Proposed Partial North Elevation - New Front Porch
1/4" = 1'-0"

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New Covered Front Porch

1 Proposed Partial South Elevation - New Porch
1/4" = 1'-0"



New Trellis with Arched Support Wall

2 Proposed Partial South Elevation
1/4" = 1'-0"

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264 South Third Street
Columbus, Ohio 43215

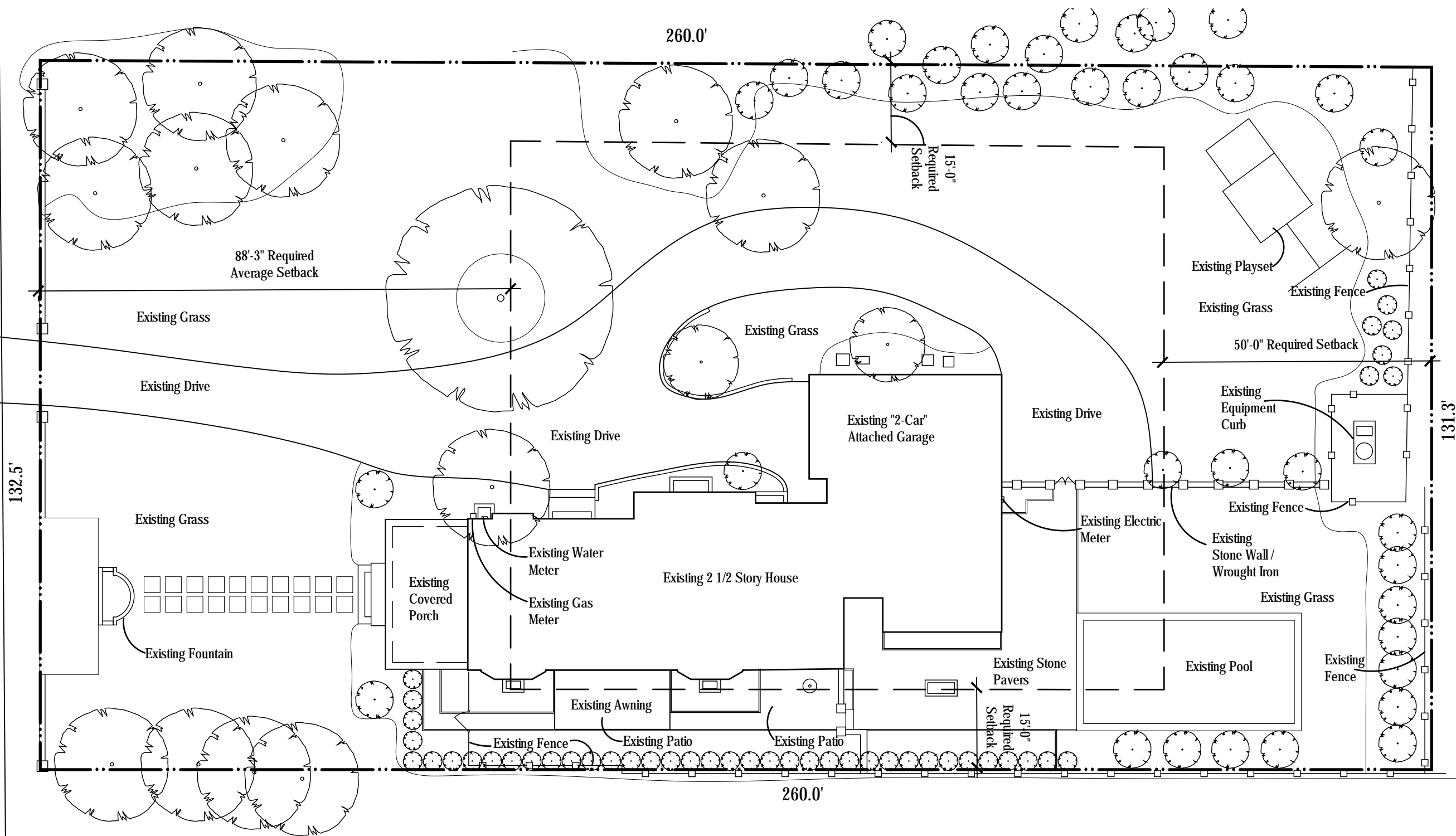
Telephone (614) 451-6345
Facsimile (614) 451-6345
www.rogerskrajnak.com

09.06.18
Final Schematic Design

A3.8

RKA Project # 18006.00

Drexel Avenue



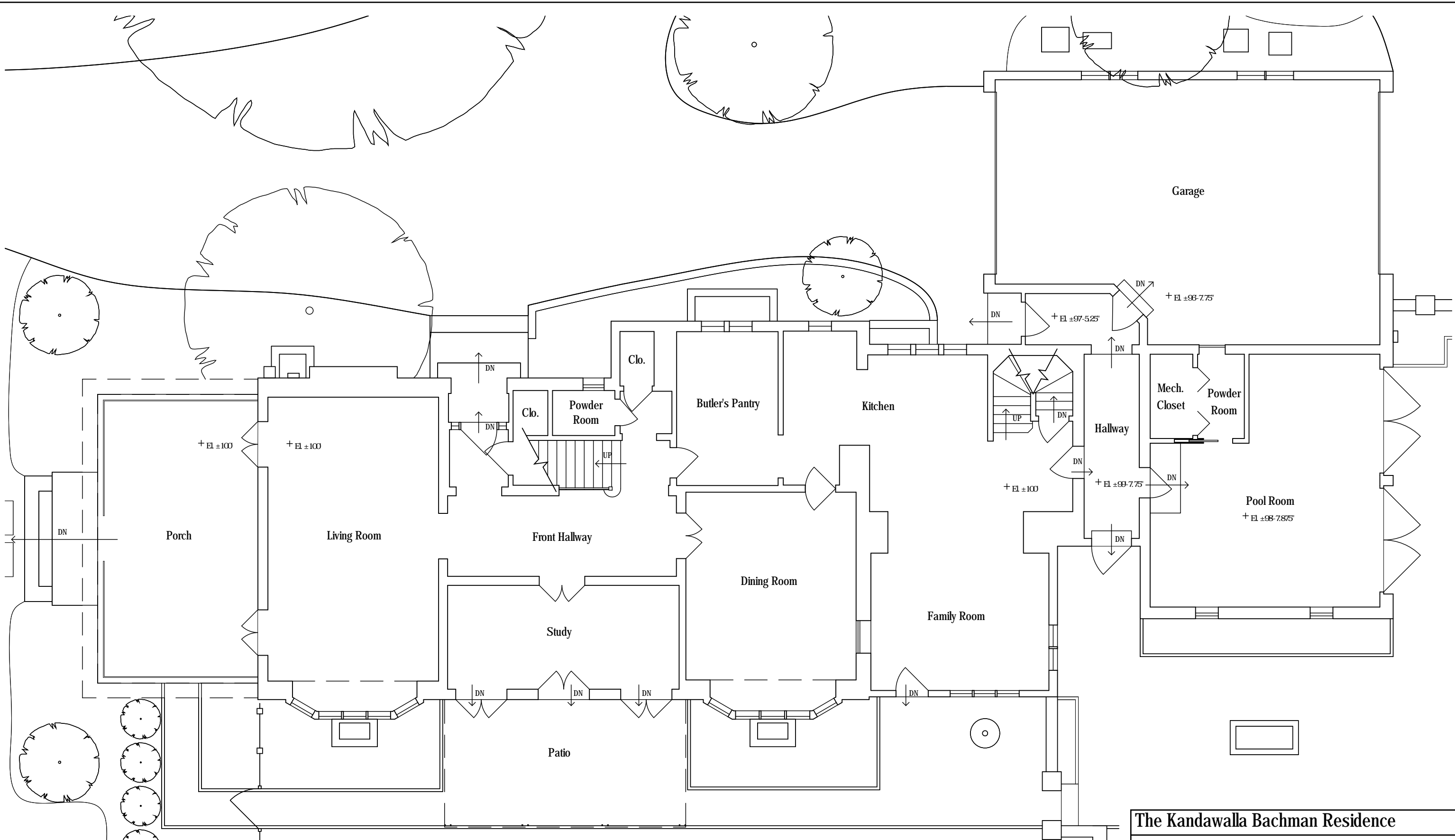
Existing Site Plan

1" = 20'-0"



*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from a mortgage survey prepared by Myers Surveying Company, dated 06/08/2016, information from the Franklin County Auditor Website, and approximate field measurements. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajinak Architects, Inc. shall maintain no liability for the information contained on this site plan.

The Kandawalla Bachman Residence	
292 N Drexel Avenue, Bexley, Ohio 43209	
<p>ROGERS KRAJNAK ARCHITECTS, INC.</p>	<p>264 South Third Street Columbus, Ohio 43215</p> <p>Telephone: (614) 451-8345 Facsimile: (614) 451-8345 www.rogerskrajnak.com</p>
	<p>07.09.18 Existing Conditions</p> <p>A0.0</p> <p>RKA Project # 18006.00</p>



Existing First Floor Plan

1/8" = 1'-0"



The Kandawalla Bachman Residence

292 N Drexel Avenue, Bexley, Ohio 43209

**ROGERS
KRAJNAK**
ARCHITECTS, INC.

264 South Third Street
Columbus, Ohio 43215

Telephone (614) 451-8343
Facsimile (614) 451-6343
www.rogerskrajnak.com

07.09.18
Existing Conditions

A1.1

RKA Project # 18006.00



1 Existing West Elevation
1/8" = 1'-0"

The Kandawalla Bachman Residence

292 N Drexel Avenue, Bexley, Ohio 43209

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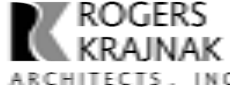
07.09.18
Existing Conditions

A3.0

RKA Project # 18006.00




1 Existing North Elevation
 1/8" = 1'-0"

The Kandawalla Bachman Residence	
292 N Drexel Avenue, Bexley, Ohio 43209	
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215 telephone (614) 451-6345 facsimile (614) 451-6345 www.rogerskrajnak.com
	07.09.18 Existing Conditions A3.1 RKA Project # 18006.00



1 Existing East Elevation
 1/8" = 1'-0"

The Kandawalla Bachman Residence	
292 N Drexel Avenue, Bexley, Ohio 43209	
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215 telephone (614) 451-6343 facsimile (614) 451-6343 www.rogerskrajnak.com
	07.09.18 Existing Conditions A3.2 RKA Project # 18006.00



1 Existing South Elevation
1/8" = 1'-0"

The Kandawalla Bachman Residence

292 N Drexel Avenue, Bexley, Ohio 43209

**ROGERS
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ARCHITECTS, INC.

264 South Third Street
Columbus, Ohio 43215

Telephone: (614) 451-6343
Facsimile: (614) 451-6345
www.rogerskrajnak.com

07.09.18
Existing Conditions

A3.3

RKA Project # 18006.00



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, September 13, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, October 11th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, , at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 043 A
Applicant: Alexander & Gelena Libin
Owner: Alexander & Gelena Libin
Location: 65 S. Merkle Rd.
ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition on the front (east side) of the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 09-27-2018

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review
 Conditional Use
 Demolition
 Planned Unit Dev.
 Rezoning
 Landscape Review
 Special Permit

Property & Project Information:

Property Address:

65 S. MERKLE RD

Brief Project Description:

ADDING ON A FRONT PORCH THAT IS ROUGHLY 90 SF WILL HAVE (2) PILLARS W/ PART OF ROOFING IN NATURAL STONE. ROOF WILL BE RUBBER AND WILL HAVE CROWN MOULDING

Applicant Information:

Applicant Name:

ALEXANDER + GLENNA LIBIN

Applicant Address:

65 S. MERKLE RD, BEXLEY, OH 43209

Applicant Email & Phone:

libin.alexander@gmail.com 614-633-9981

Property Owner Information:

Owner Name:

ALEXANDER + GLENNA LIBIN

Owner Address:

65 S. MERKLE RD, BEXLEY, OH 43209

Owner Email & Phone:

libin.alexander@gmail.com 614-633-9981

Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

Completed Worksheets:

- Project Worksheet (Sheet A)
 Architectural Review (Sheet B)
 Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:

alex libin

Date:

8/13/18

Owner Signature:

glenna libin

Date:

8/13/18

Agent Signature:

Date:

Internal Use:

Application #:

Board Referrals:

- ARB
 BZAP
 City Council
 Tree Commission

Staff Signature:

Date:

Project Worksheet

Residential Commercial

Property Address:

65 S. MARLER RD BEXLEY OH 43209

Zoning District:

- R-1 (25% Building & 40% Overall)
- R-2 (25% Building & 50% Overall)
- R-3 (25% Building & 50% Overall)
- R-6 (35% Building & 60% Overall)
- R-12 (35% Building & 70% Overall)
- Other:

* Overall coverage includes hardscape

Lot Info:

Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF): BUILD FRONT AWNING

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

(Type of Structure):

Total Square Footage: VALUATION OF PROJECT ≈ \$ 1000.00

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF): = % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

New Structure Type:

Ridge Height:

Is there a 2nd floor? Yes No

2nd Floor SF:

Hardscape:

Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF): = % of lot

Applicant Initial:

AL

Internal Use: Staff Review Date: Meets Zoning ARB Only Variance or Modifications Needed

Staff Comments:

Staff Initial:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation \$
- \$5.00 for each additional \$10,000 valuation. \$

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation \$
- \$5.00 for each additional \$10,000 valuation \$
- \$600.00 cap \$
- \$50.00 resubmittal fee \$

Variance Review

Single Family:	\$100.00	\$ <input type="text"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text"/>
Replatting or new plat:	\$250.00	\$ <input type="text"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>

Fences and walls: \$65.00 \$

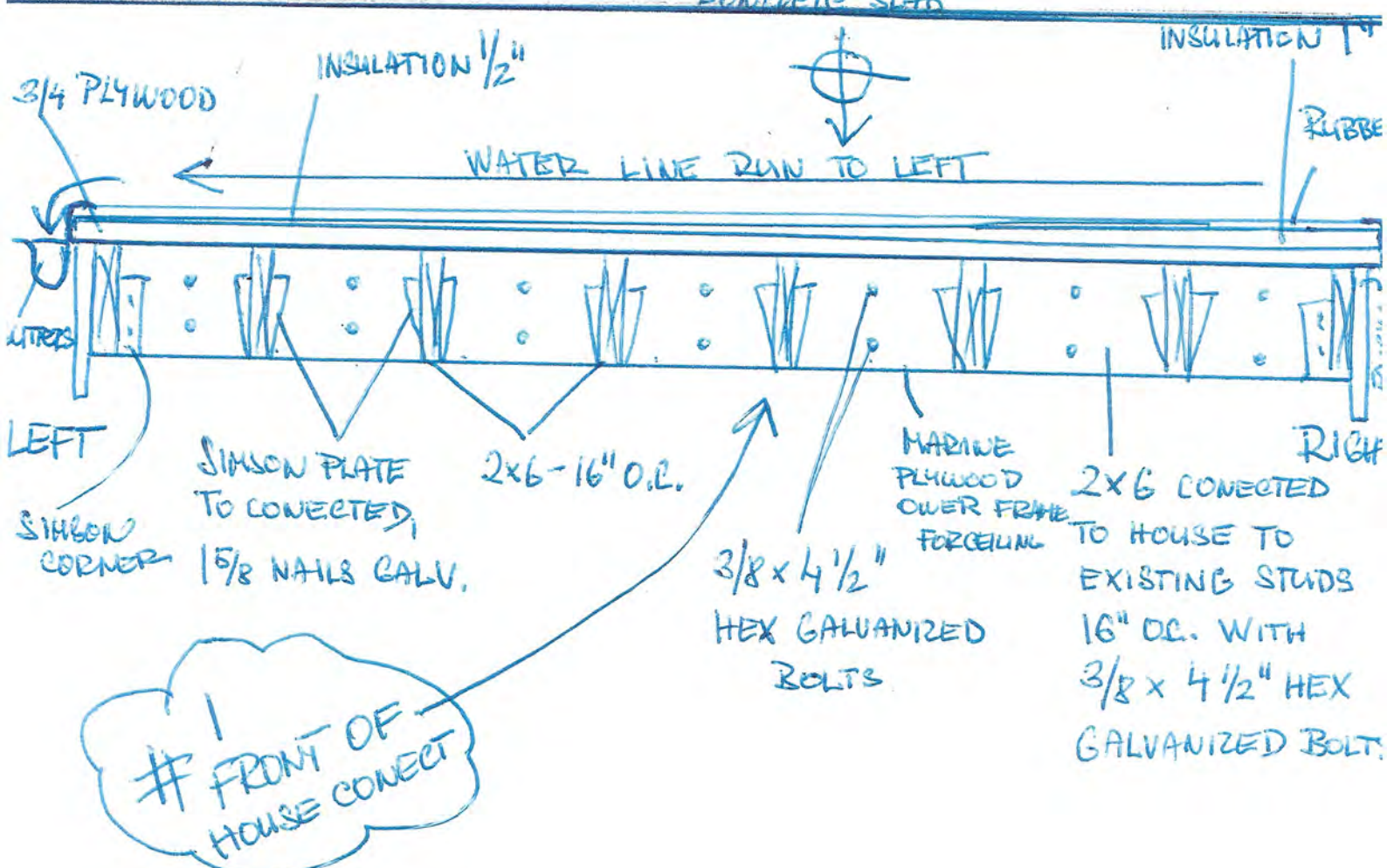
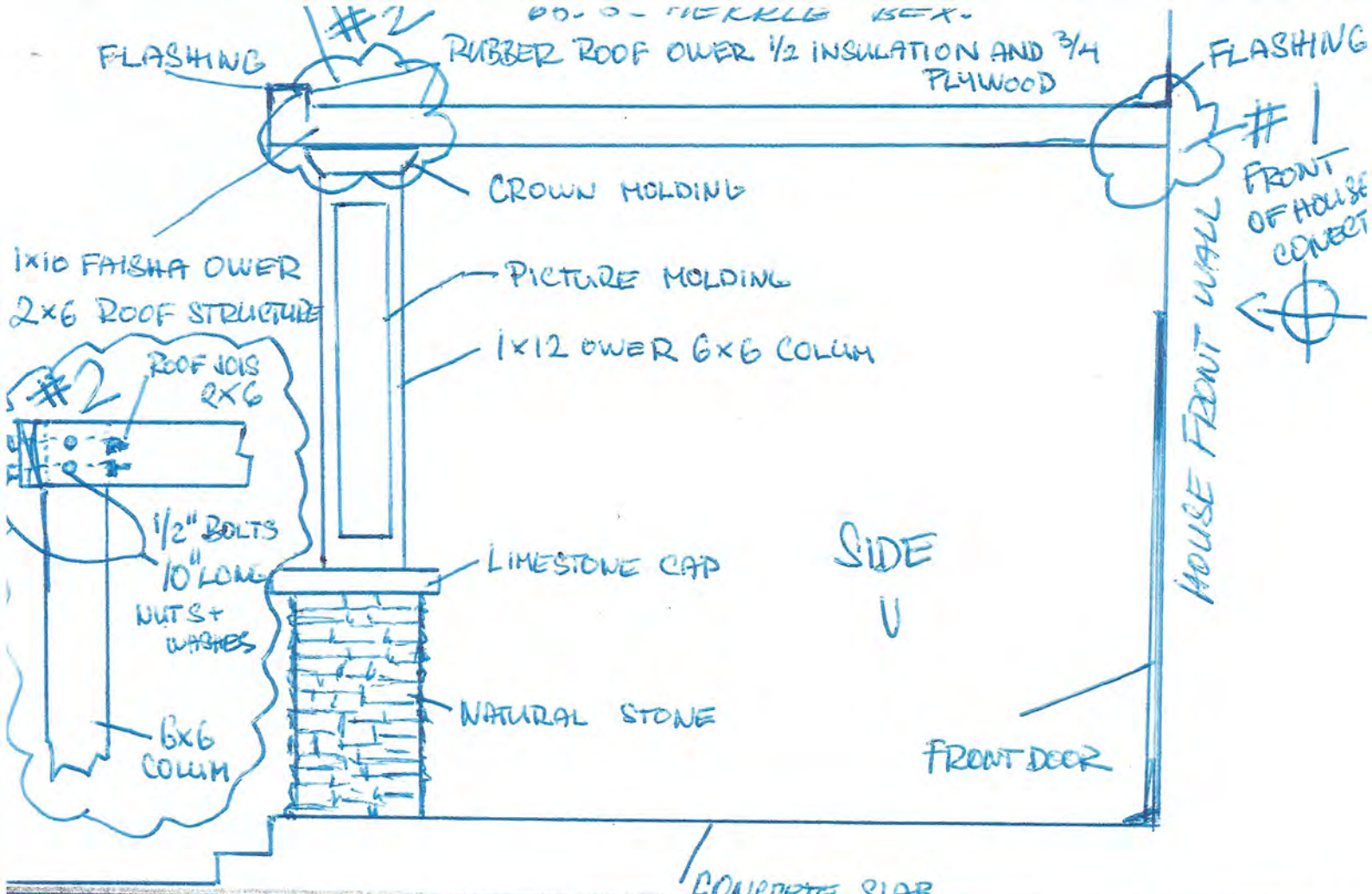
Special Permit, Conditional Uses and All others: \$90.00 \$

Re-submittal Fee: \$50.00 \$

Appeals

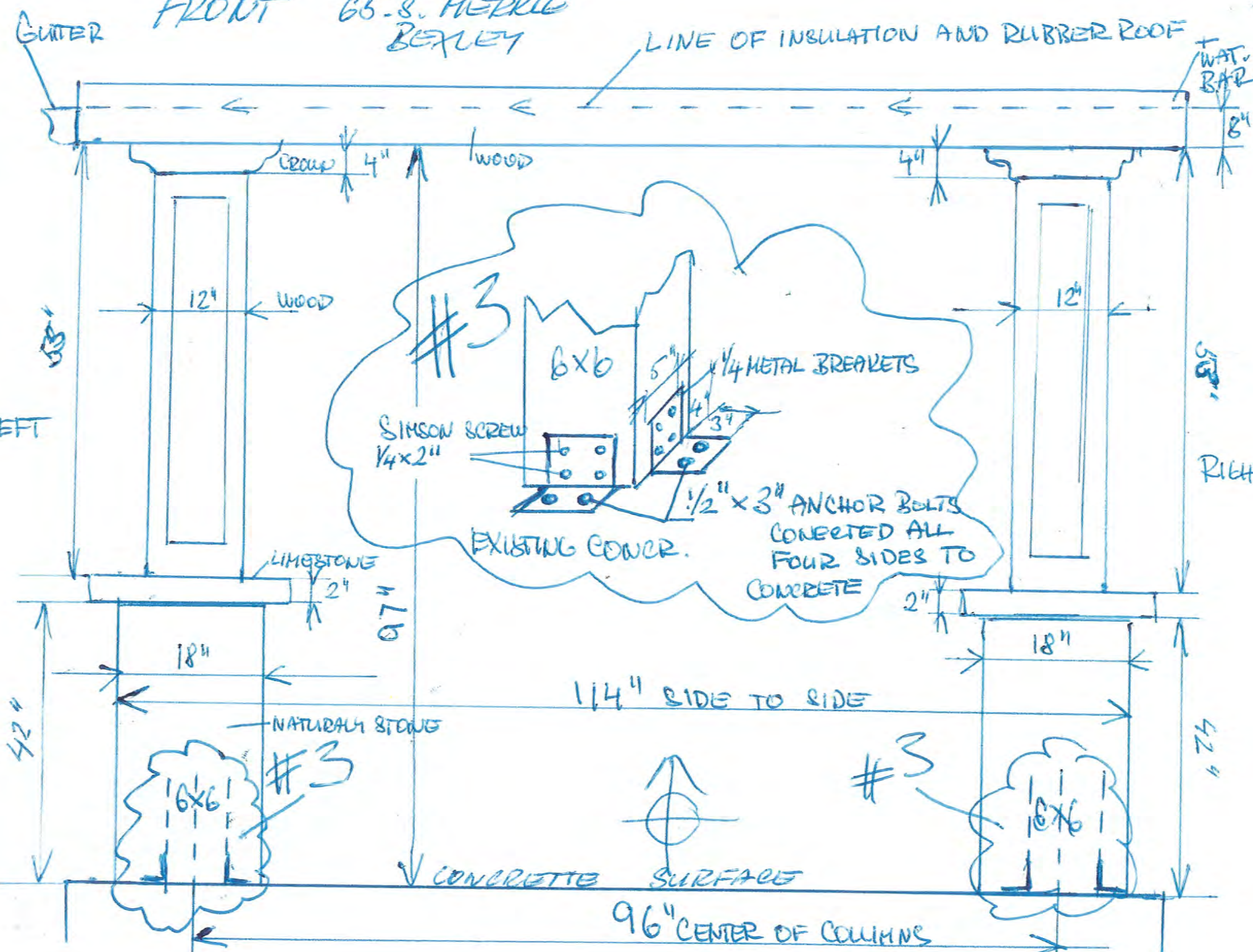
Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$



FRONT 65-S. MERKLE
BEXLEY

LINE OF INSULATION AND RUBBER ROOF



SIDE 63.8. MERKLE
ROOF STRUCTURE BEXLEY

+ WATER STOP BARRIER

10" FAHSA OVER FRAME STRUCTURE

8" INCL. 2x6,
PLYWOOD, INSULATION
AND RUBBER SUR.
NOT INCL. FAHSA

4" CROWN MOLDING

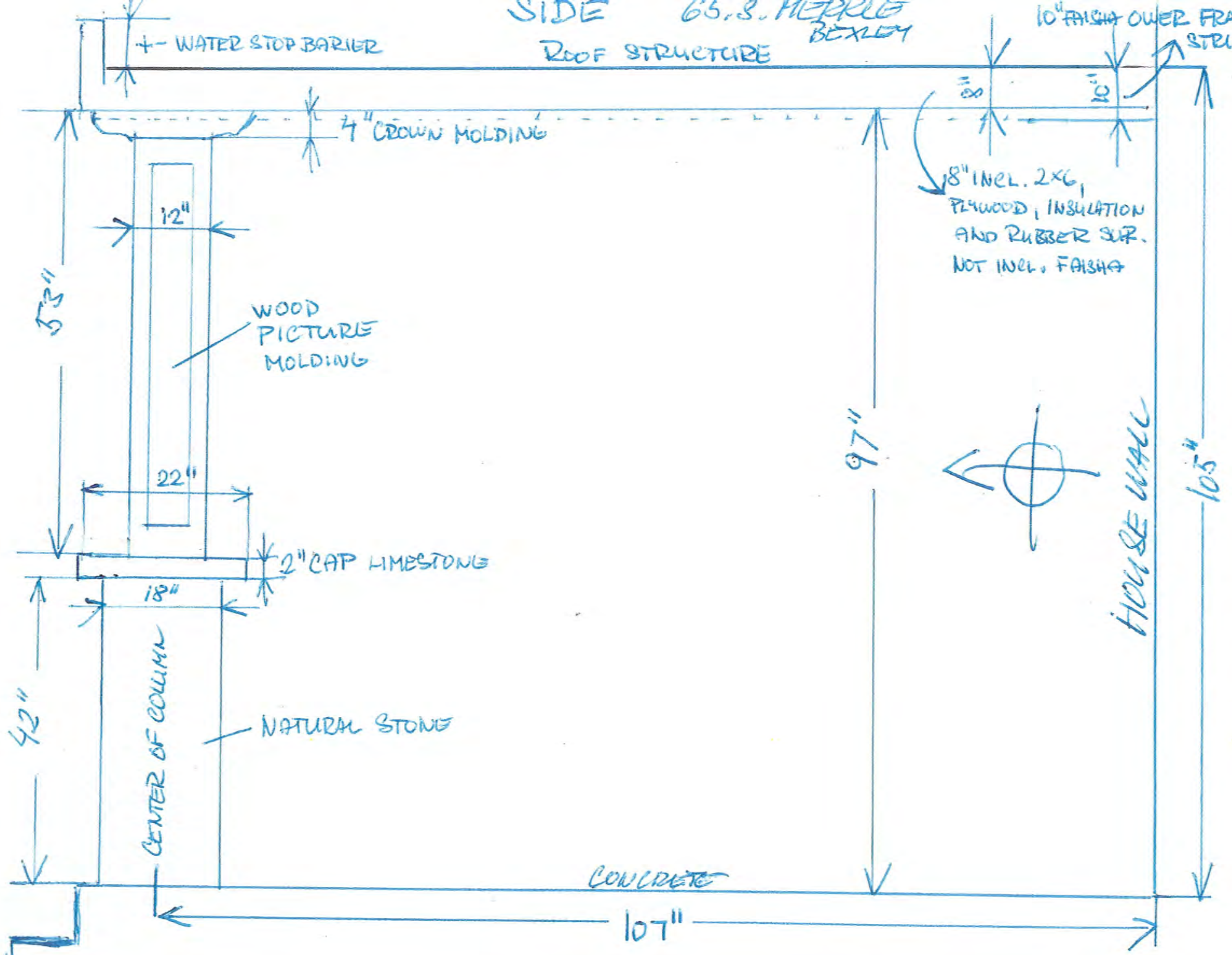
WOOD PICTURE MOLDING

2" CAP LIMESTONE

NATURAL STONE

CONCRETE

HOUSE WALL



53"

12"

22"

18"

42"

CENTER OF COLUMN

97"

107"

105"

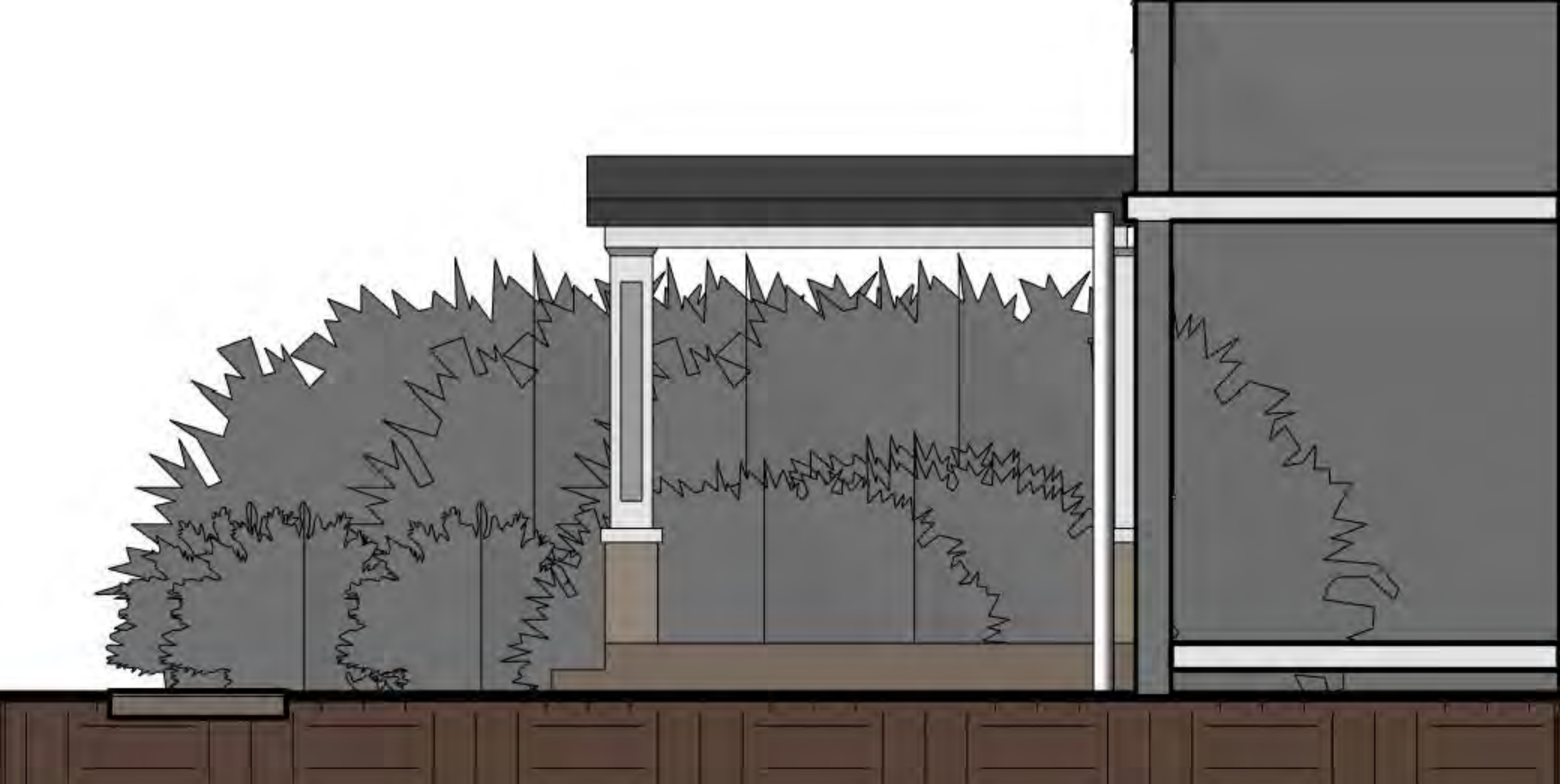




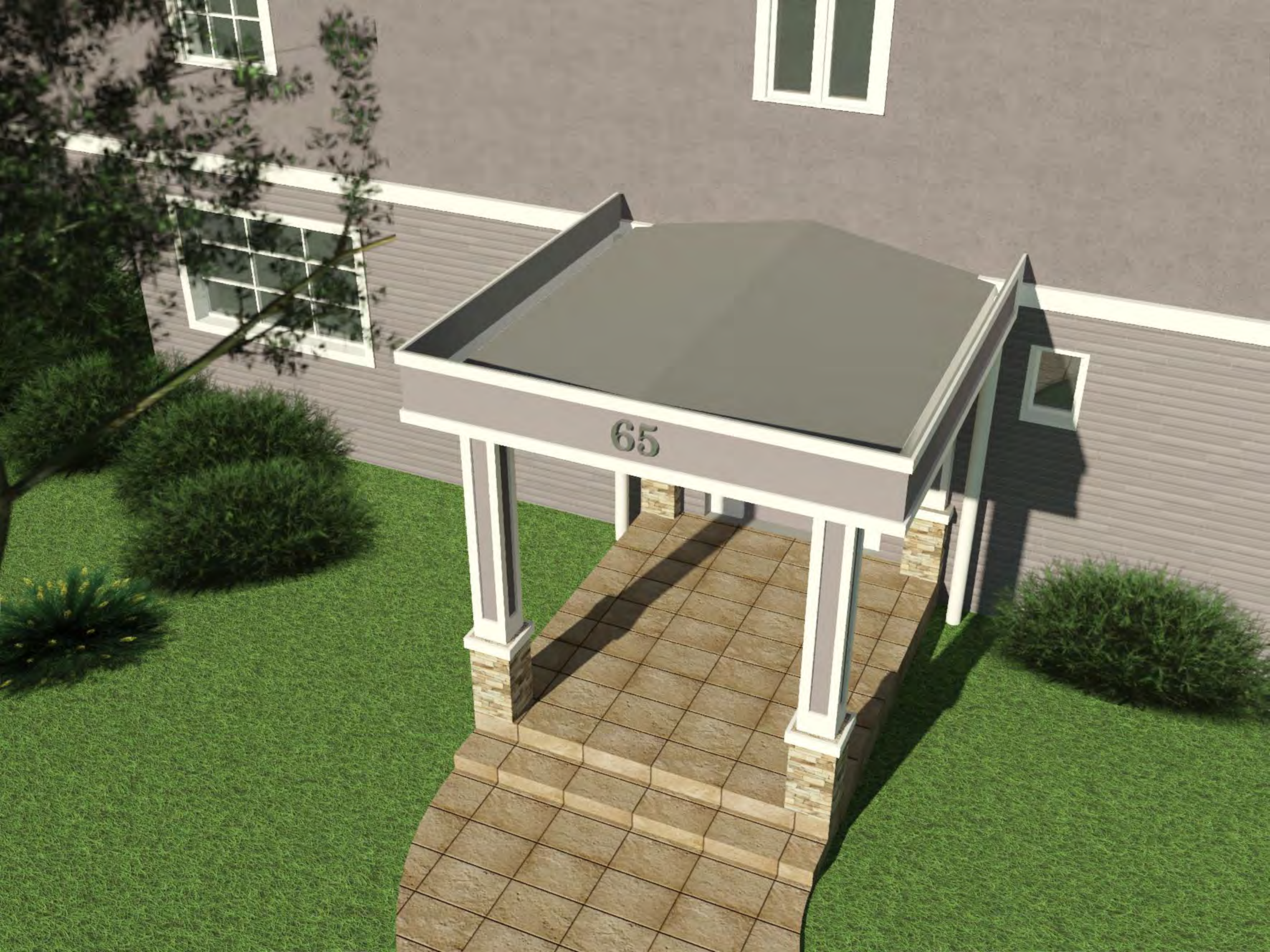
CURRENT CONDITION (PATIO FLOOR APPL. IS PENDING)







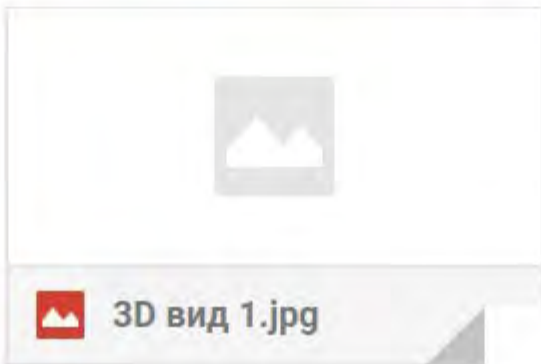




65







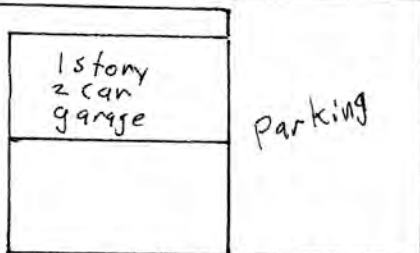
1/16" = 1'

N ↓

Alley

40'

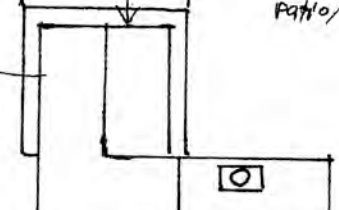
Proposed porch
on existing
deck
12' x 12'



parking

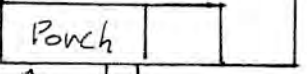
1 story
2 car
garage

Paved
path/walk



2 story
house

7'



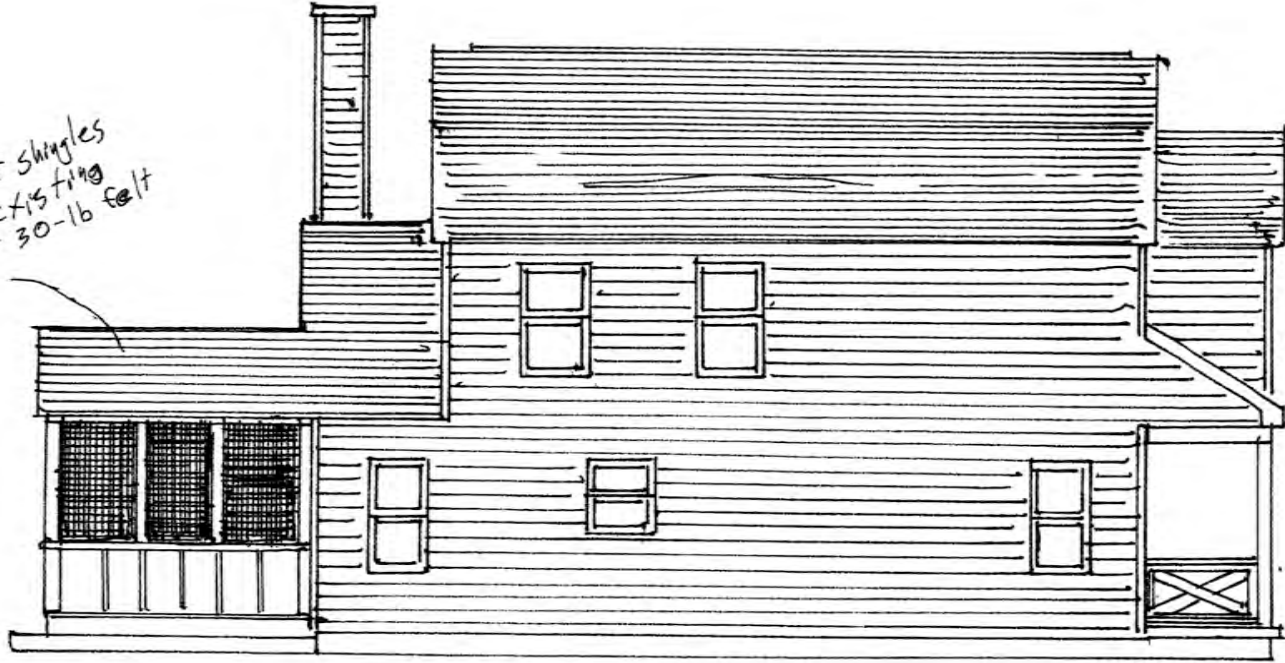
36" concrete
sidewalk

52'

Alley

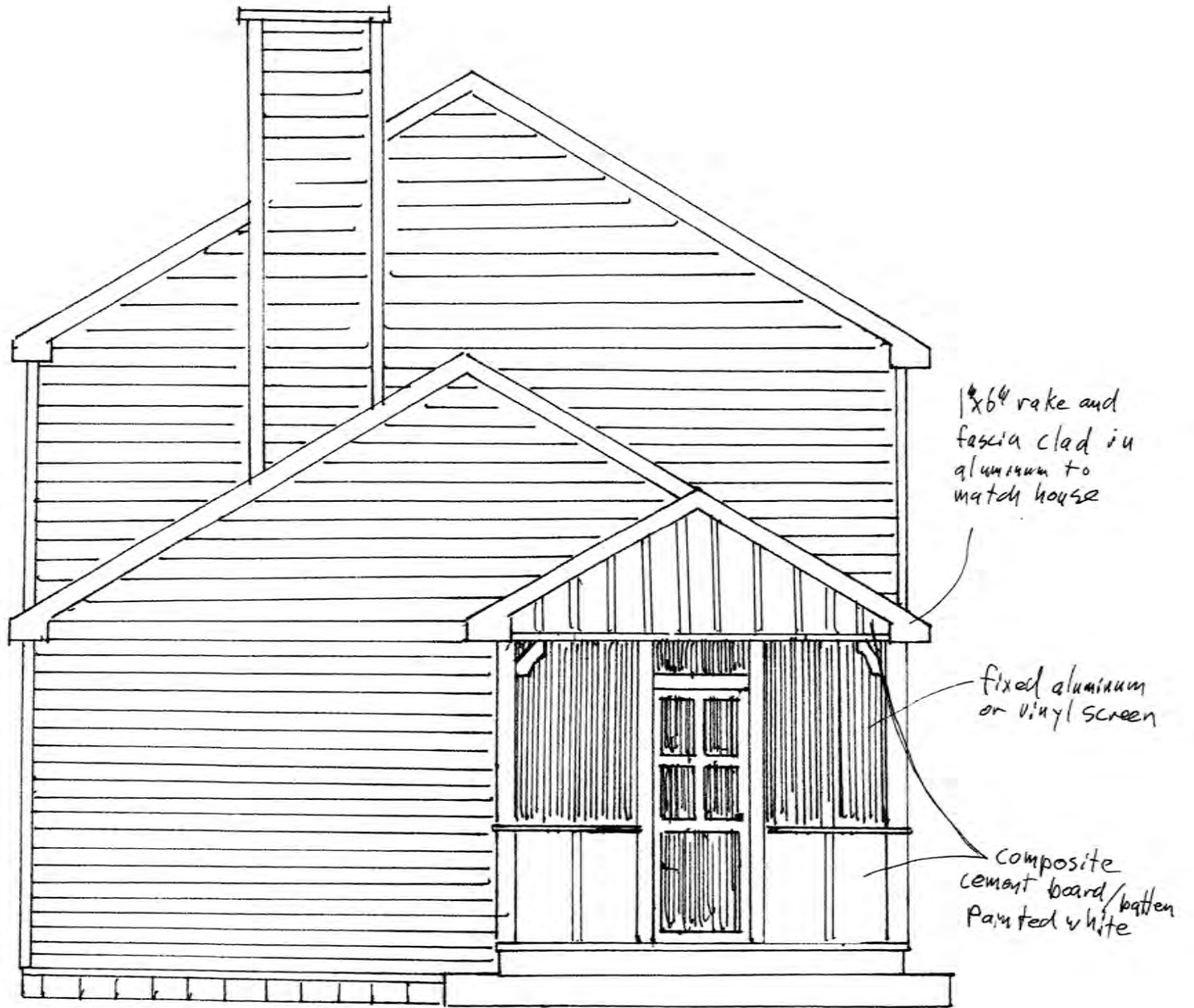
South Roosevelt Avenue

3-tab asphalt shingles
woven into existing
roof over 30-lb felt



Left
(south)

$\frac{1}{8}'' = 1'$



Back
(west)

$$\frac{1}{4}'' = 1'$$

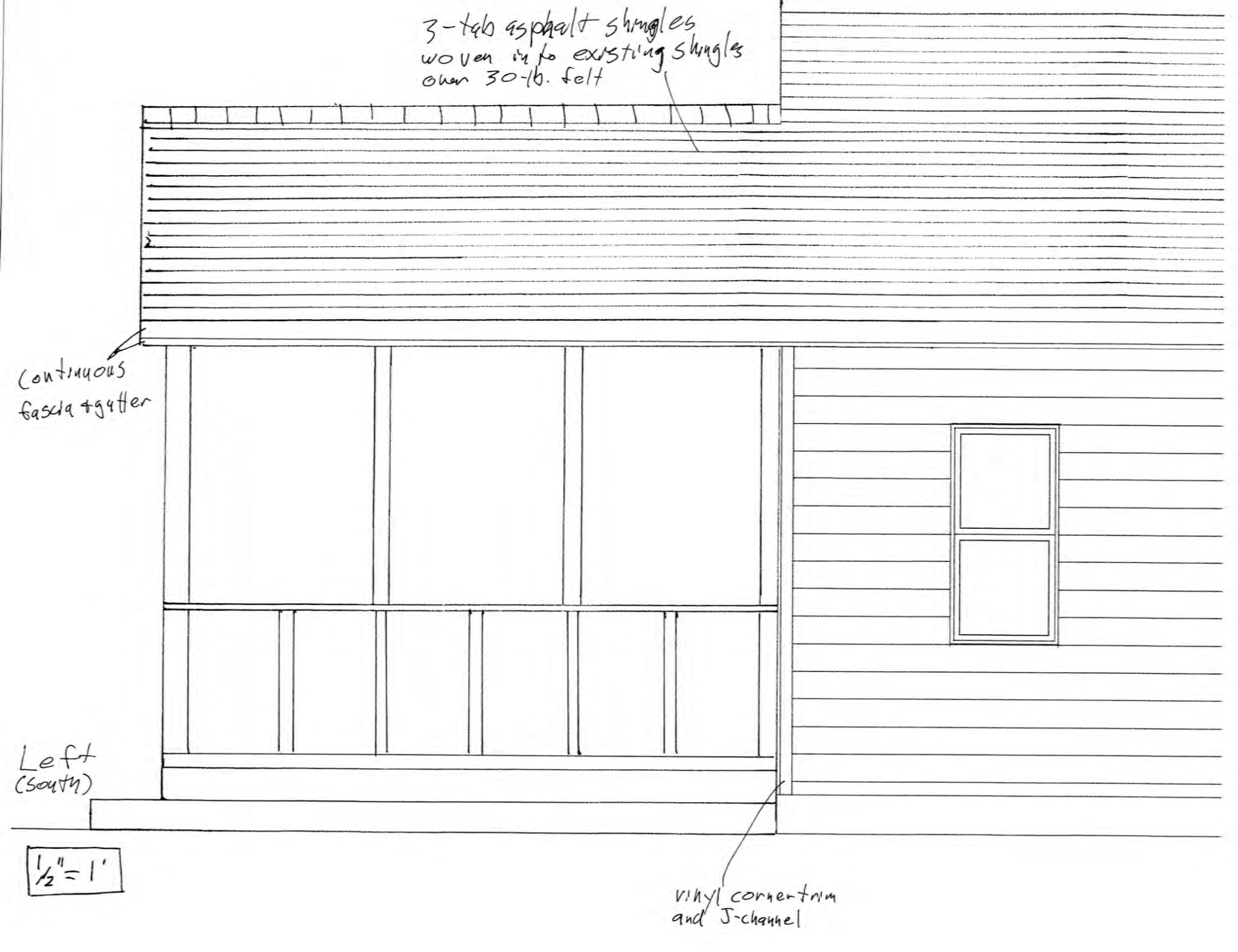
3-tab asphalt shingles
woven into existing shingles
over 30-lb. felt

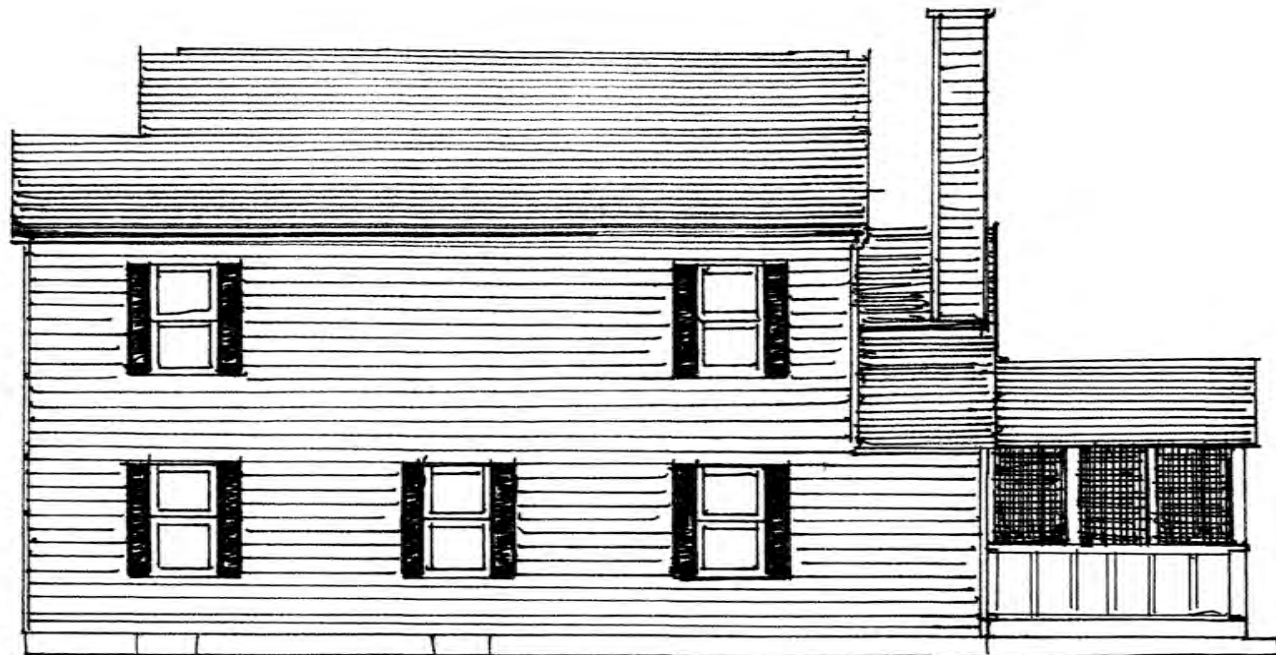
continuous
fascia + gutter

Left
(South)

$\frac{1}{2}'' = 1'$

vinyl corner trim
and J-channel





Right
(North)

$\frac{1}{8}'' = 1'$

house sheathing

load-bearing
4x6
Pine post
screwed
to structure

Non-load-bearing
4x4 pine posts

load-bearing
6x6 pine
post from
beam to footer

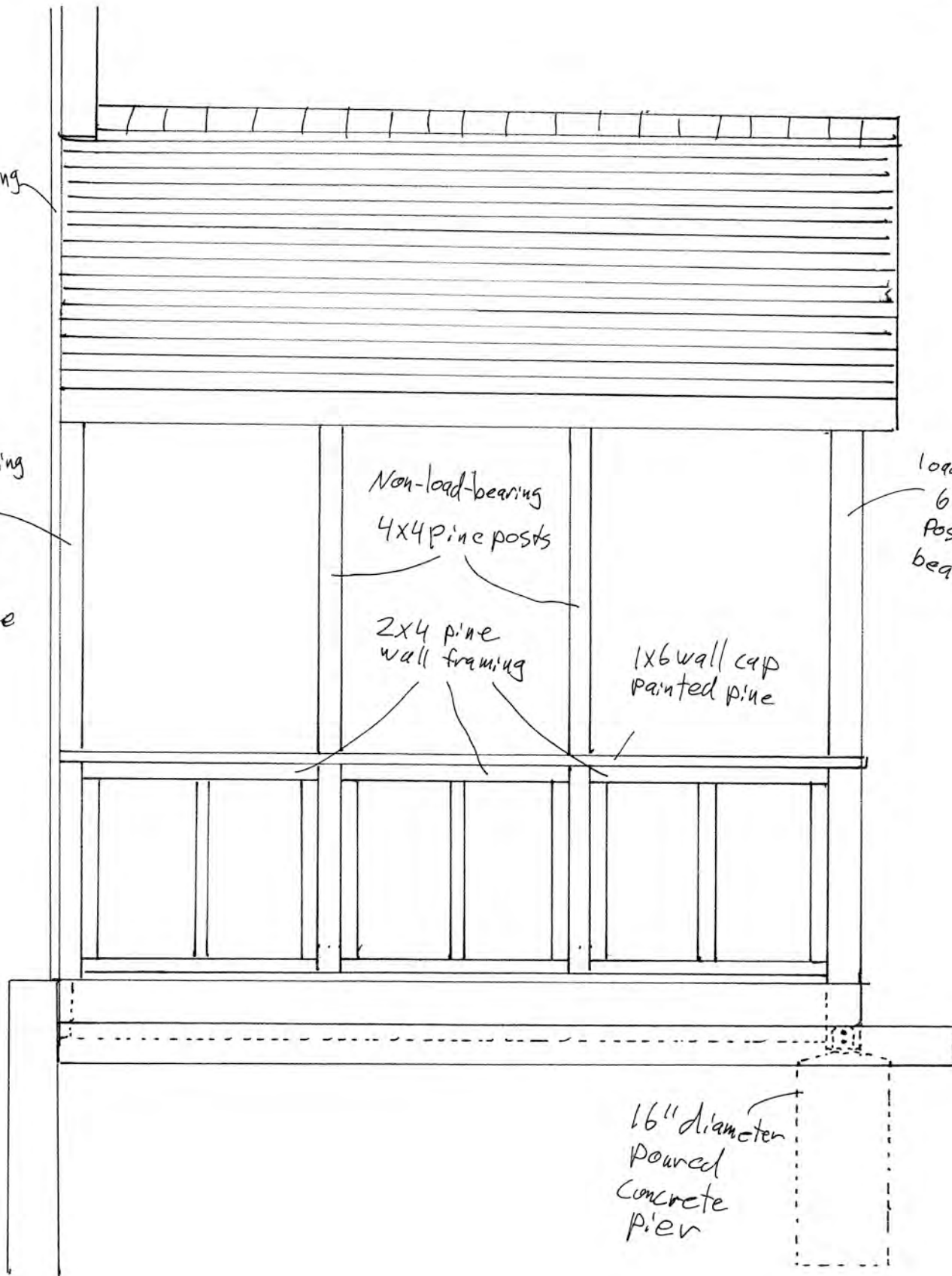
2x4 pine
wall framing

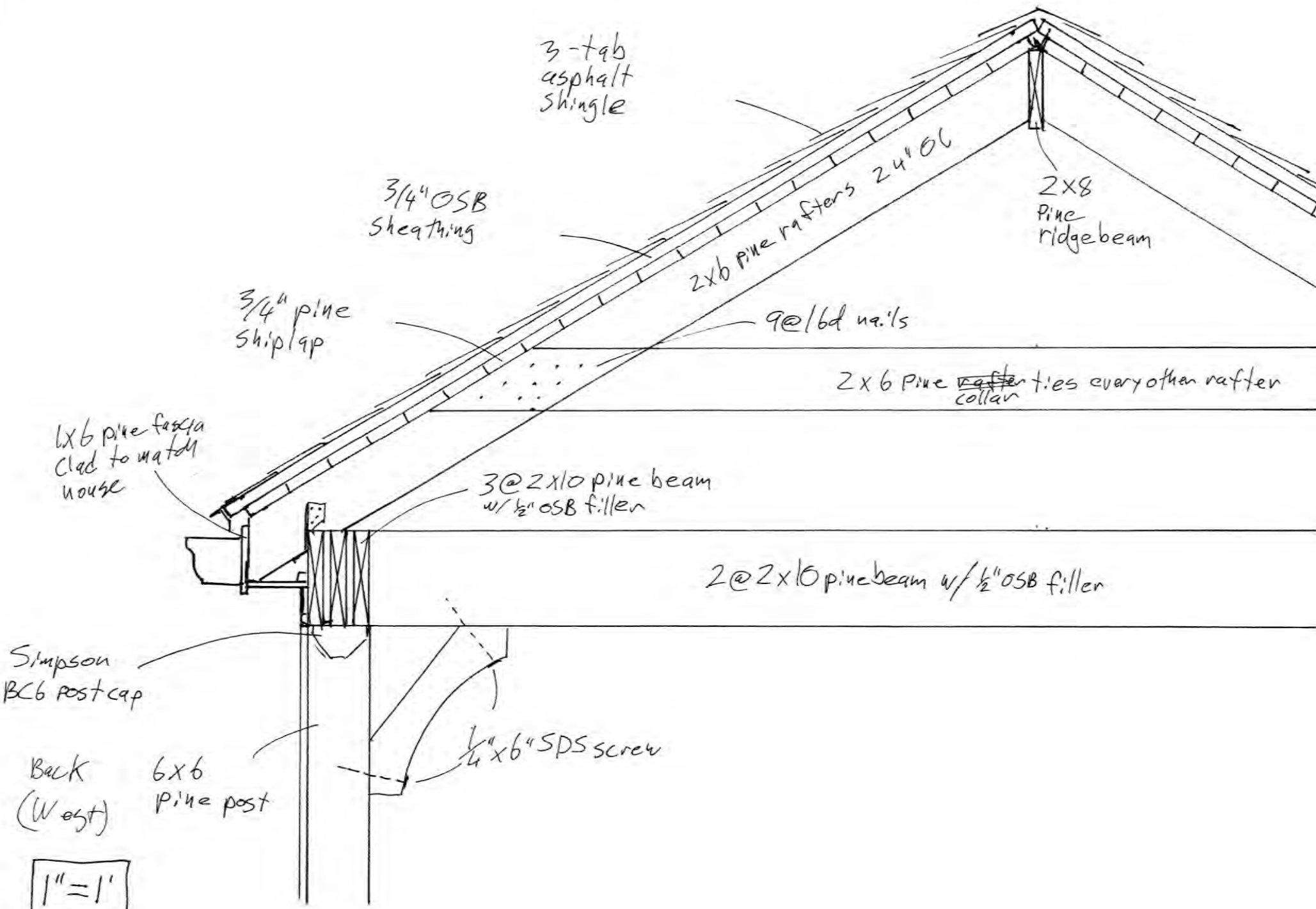
1x6 wall cap
painted pine

16" diameter
poured
concrete
pier

Right
(North)

$\frac{1}{2}'' = 1'$





3-tab
asphalt
shingle

3/4" OSB
Sheathing

2x6 Pine rafters 24" OC

2x8
Pine
ridgebeam

3/4" pine
shiplap

9@16d nails

2x6 Pine ~~rafter~~ ties every other rafter
collar

6x6 pine fascia
clad to match
house

3@2x10 pine beam
w/ 1/2" OSB filler

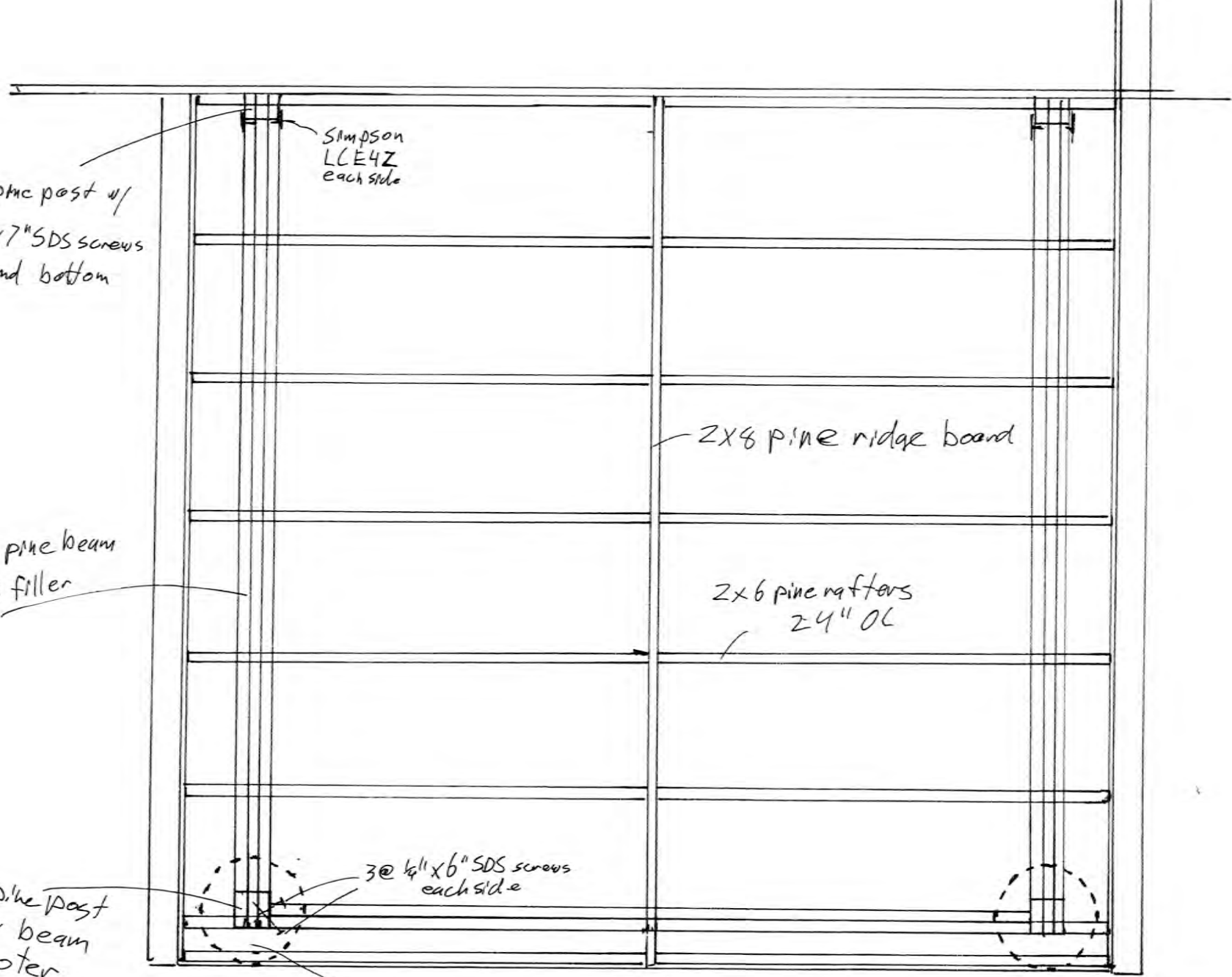
2@2x10 pine beam w/ 1/2" OSB filler

Simpson
BC6 post cap

1/4" x 6" SPS screw

Back
(West) 6x6
Pine post

1" = 1'



4x6 pine post w/
3 @ 1/4" x 7" SDS screws
top and bottom

Simpson
LCE4Z
each side

2x6 pine ridge board

3 @ 2x6 pine beams
w/ 1/2" OSB filler

2x6 pine rafters
24" OC

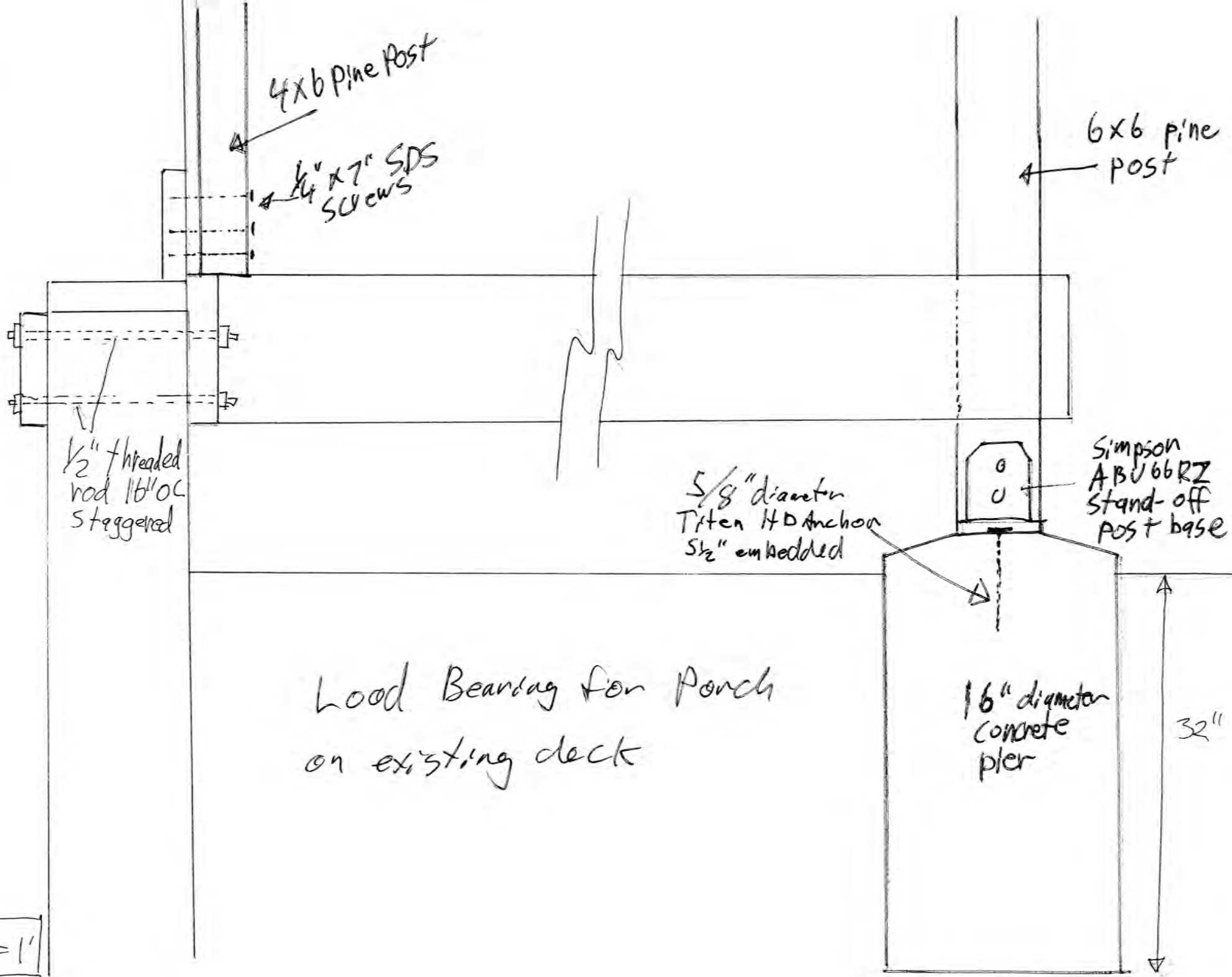
6x6 pine post
below beam
to footer

3 @ 1/4" x 6" SDS screws
each side

16" diameter
concrete pier

E↑

1/2" = 1'



4x6 Pine Post

1/4 x 7" SDS
Screws

6x6 pine
post

1/2" threaded
rod 16" OC
staggered

5/8" diameter
Titen HD Anchor
1/2" embedded

Simpson
ABU66RZ
stand-off
post base

Load Bearing for Porch
on existing deck

16" diameter
concrete
pier

32"

1/2" = 1'