



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- 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 2<sup>nd</sup> 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:

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Purpose of Application (check all that apply):

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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](http://www.bexley.org/plans).

### Document Submittal and Naming Requirements:

Documents submitted to the upload portal at [www.bexley.org/plans](http://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

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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:

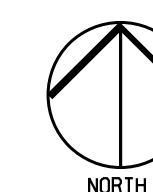
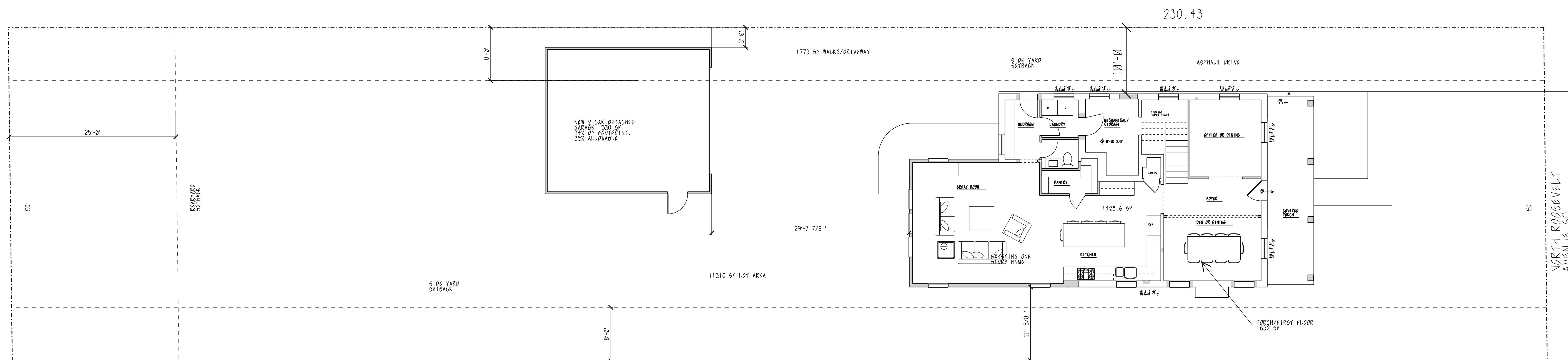
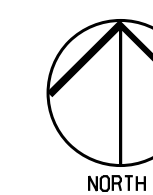
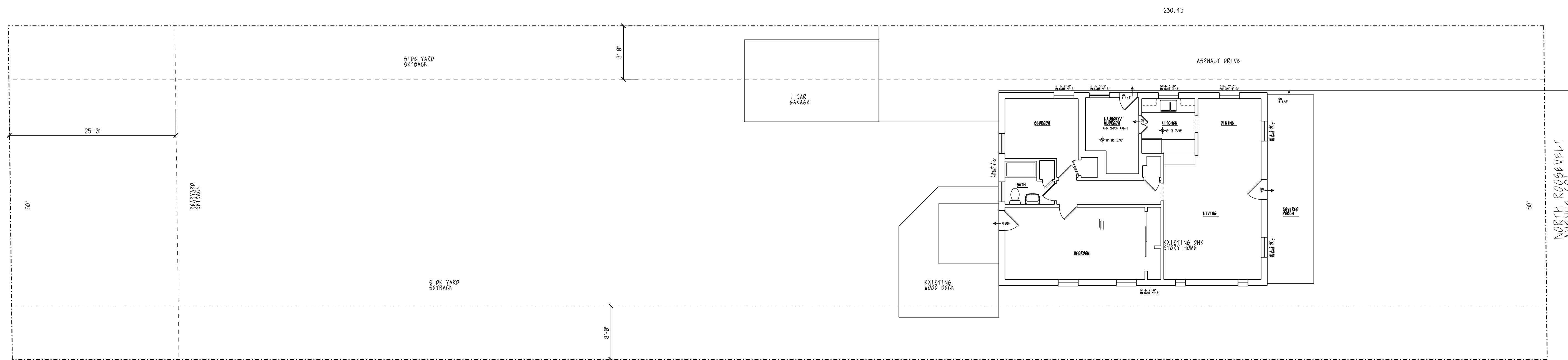
Staff Initials:



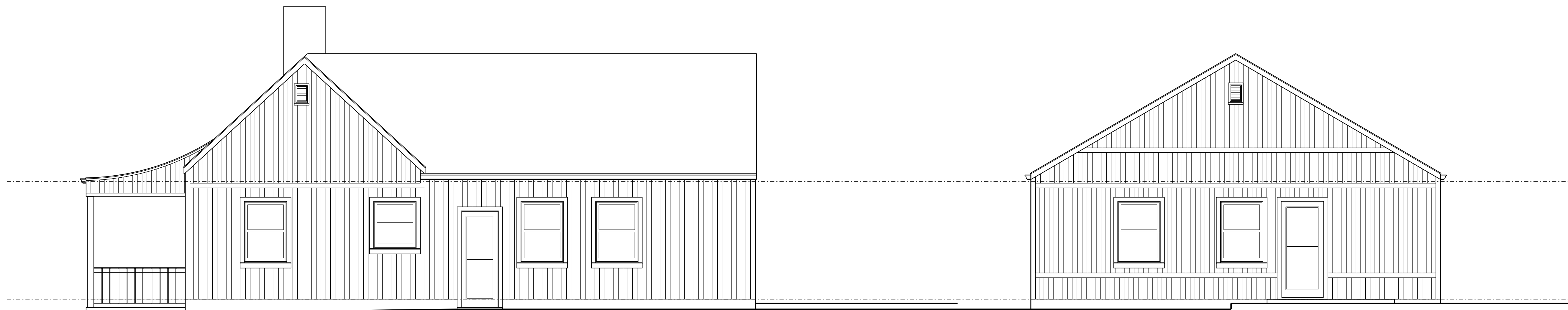






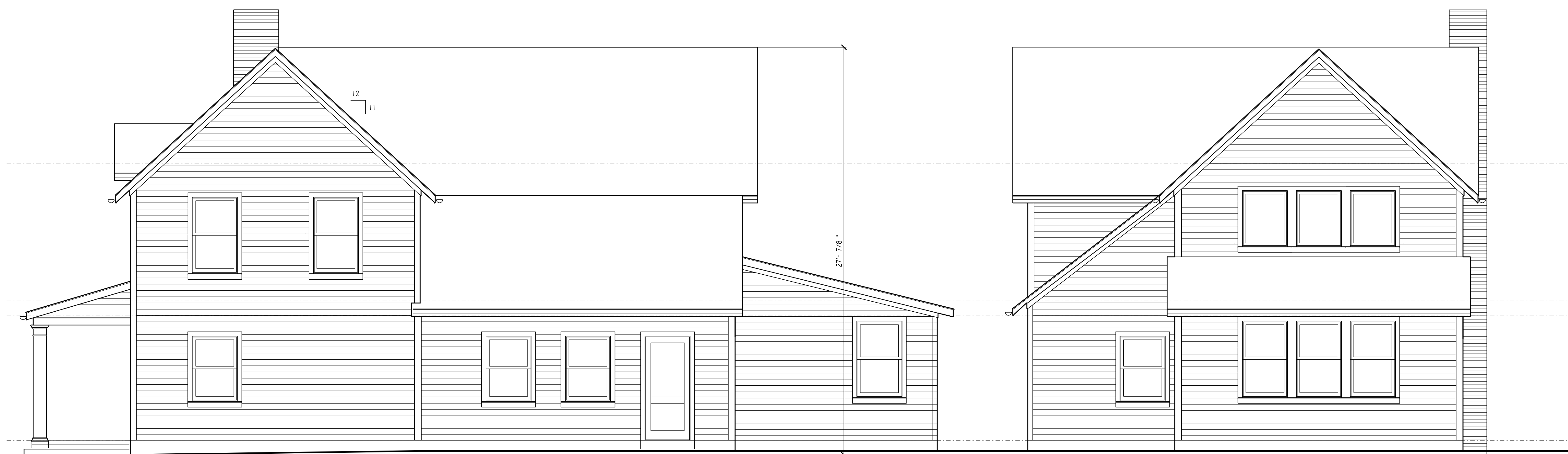


9/10/18



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

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



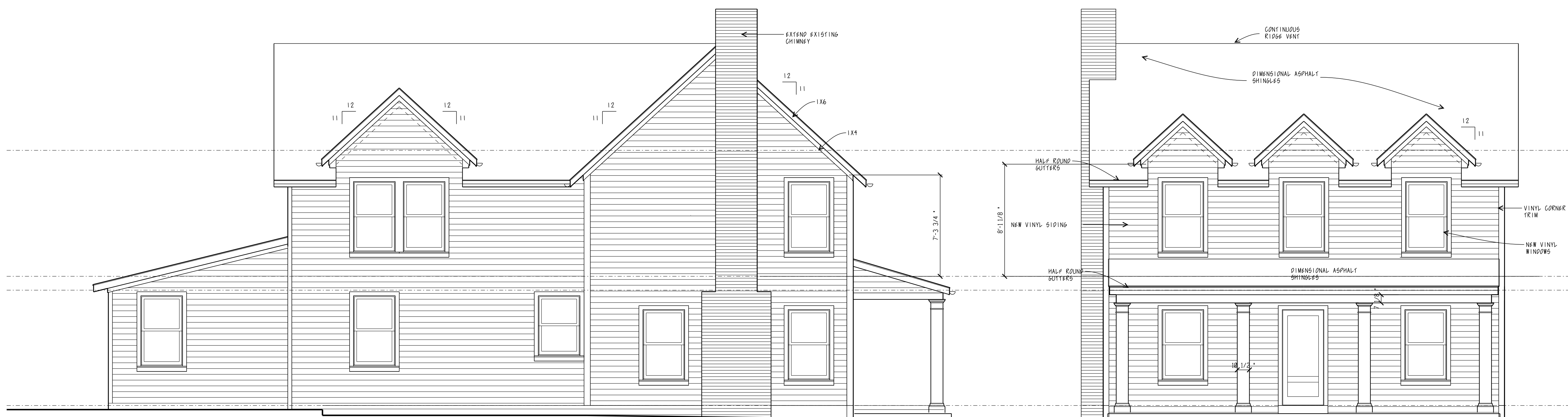
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NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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



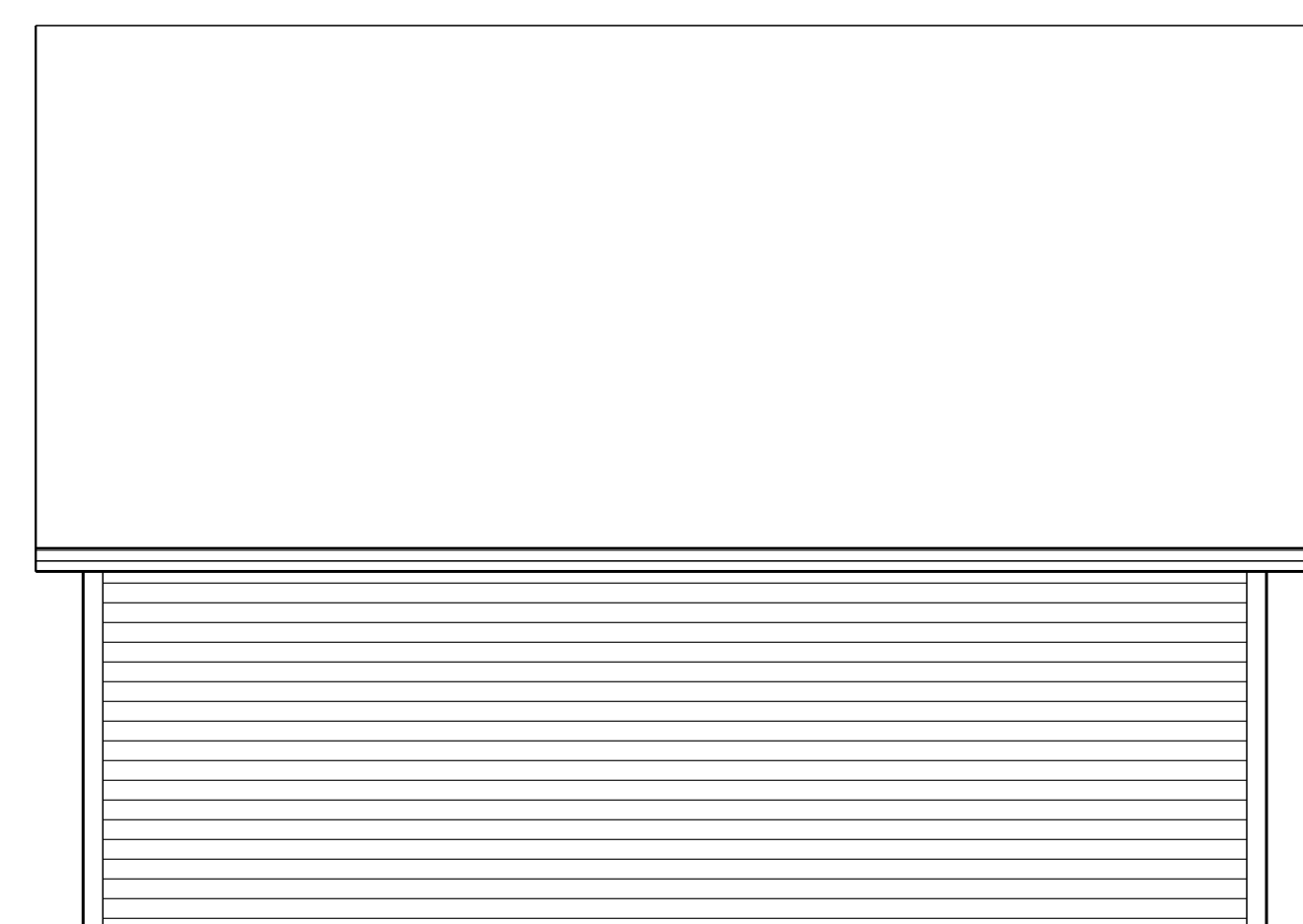
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 SOUTH ELEVATION  
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ASBUILT  
 EAST ELEVATION  
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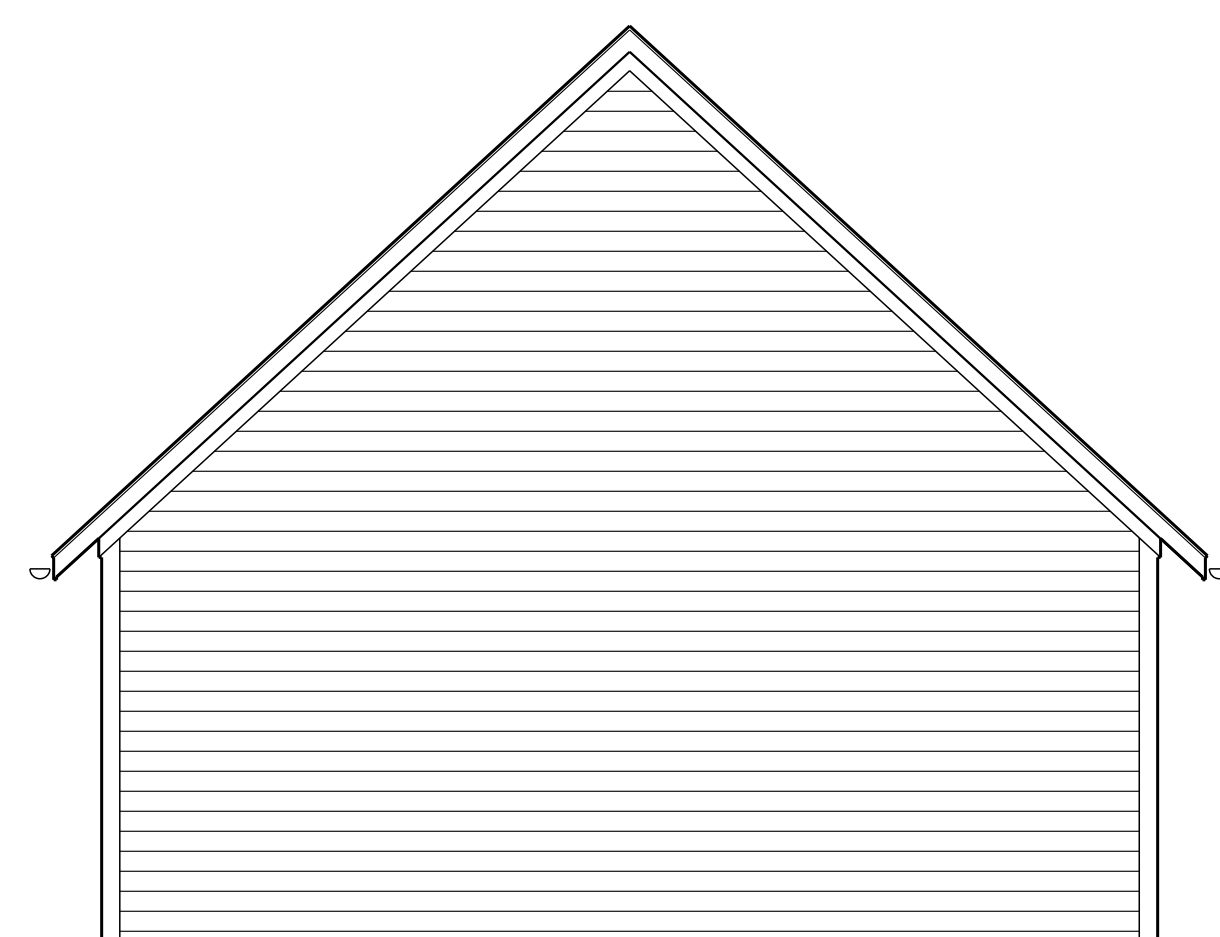


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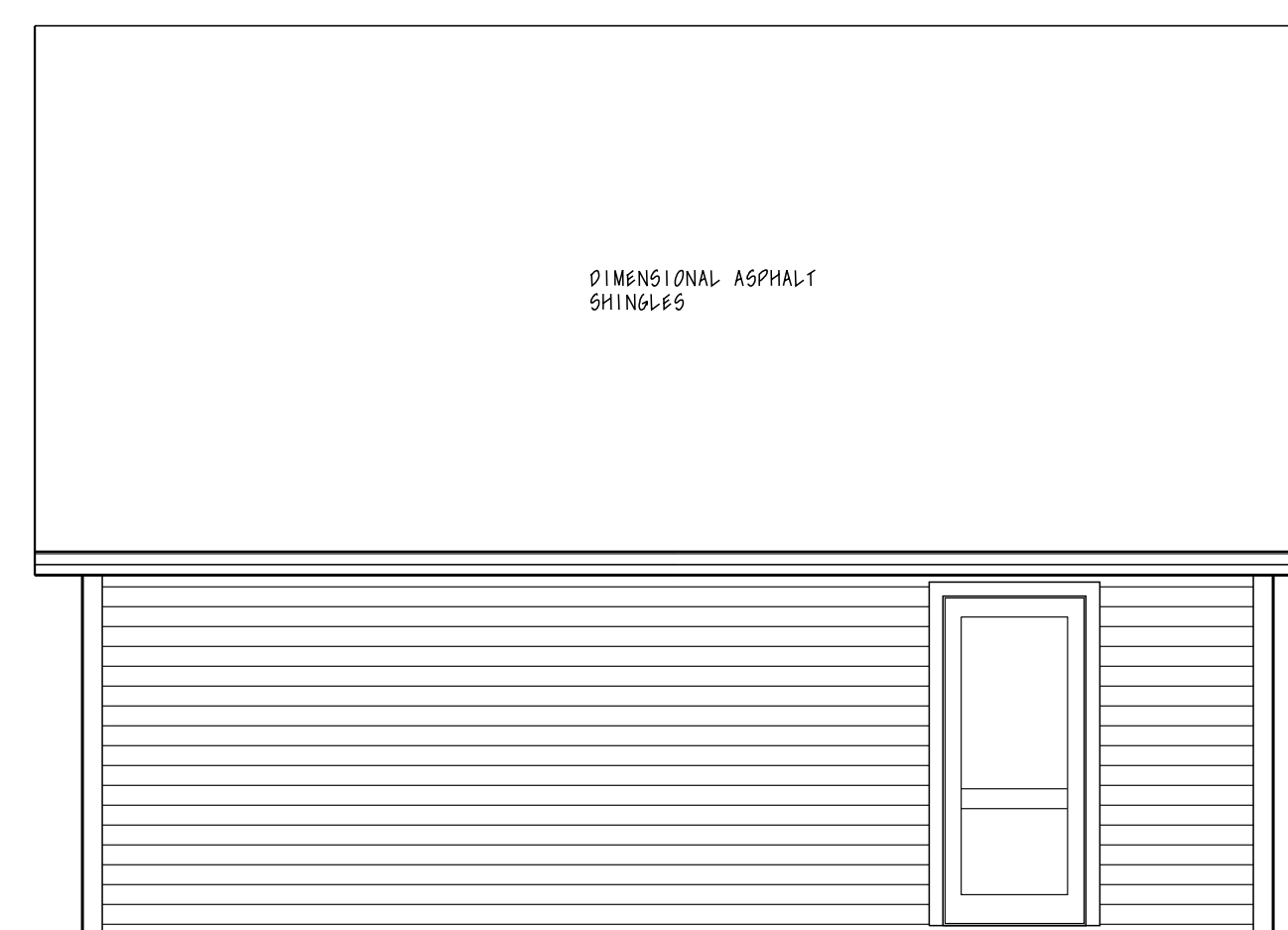
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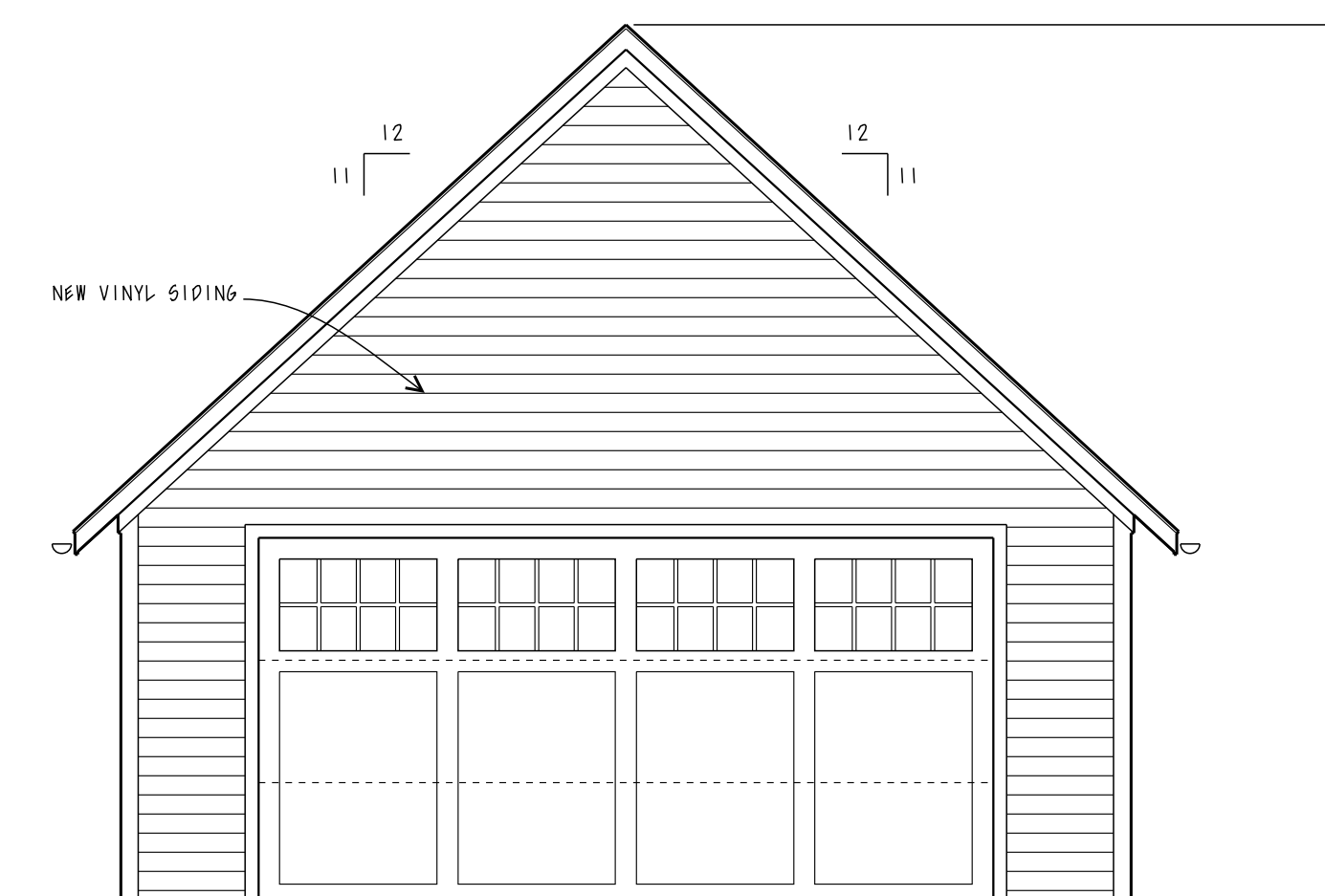
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PROPOSED  
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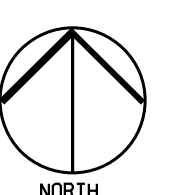
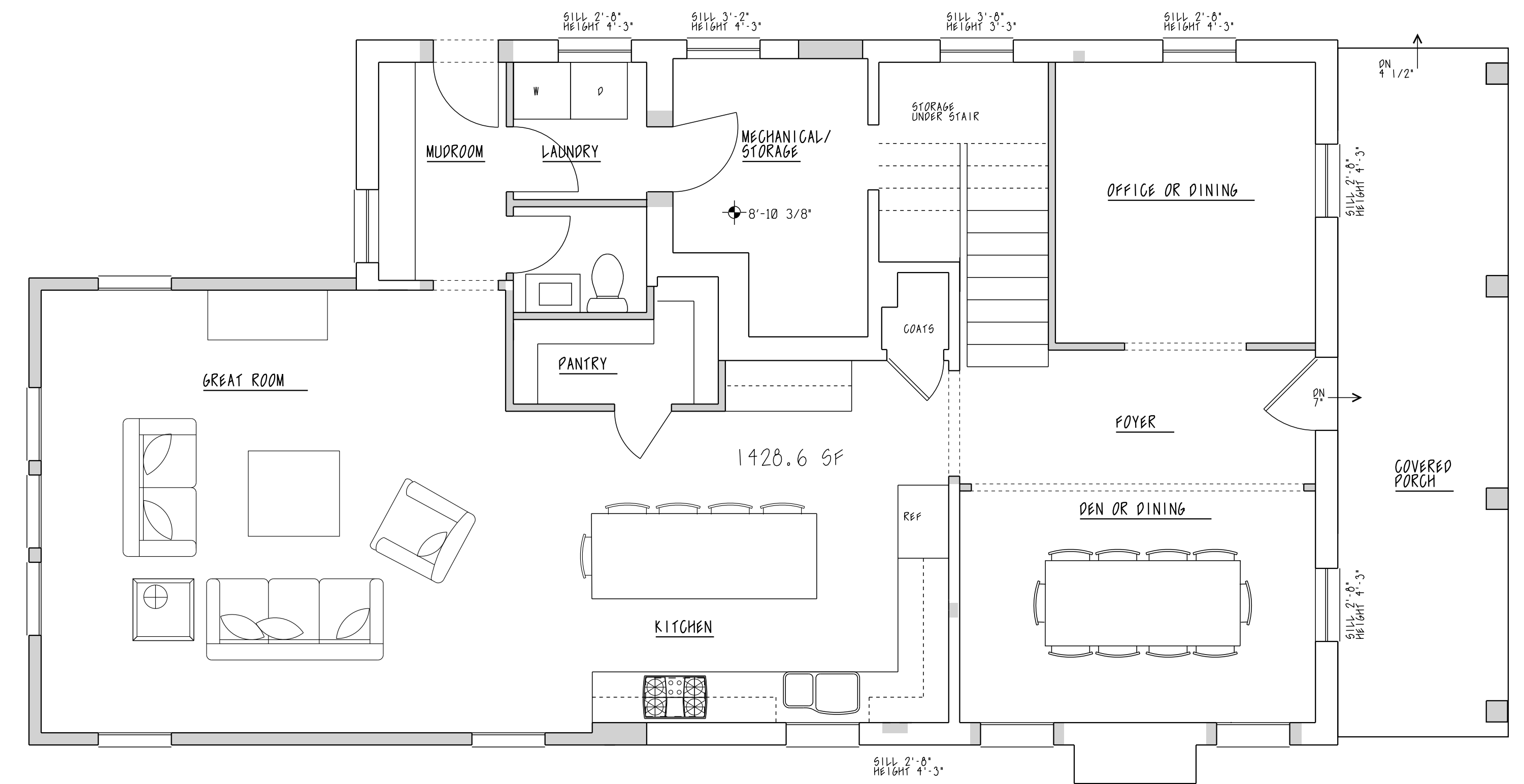
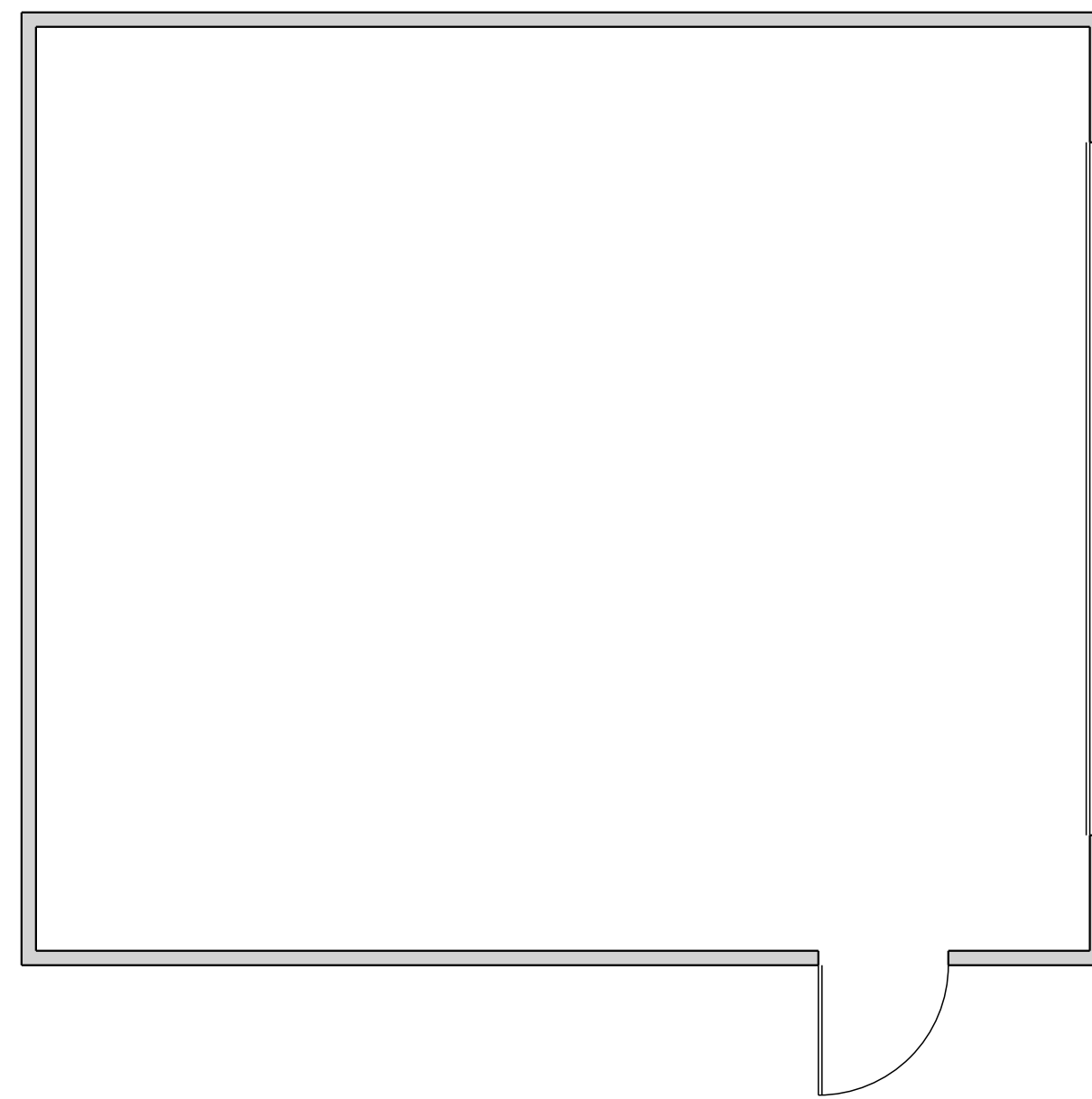
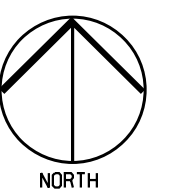
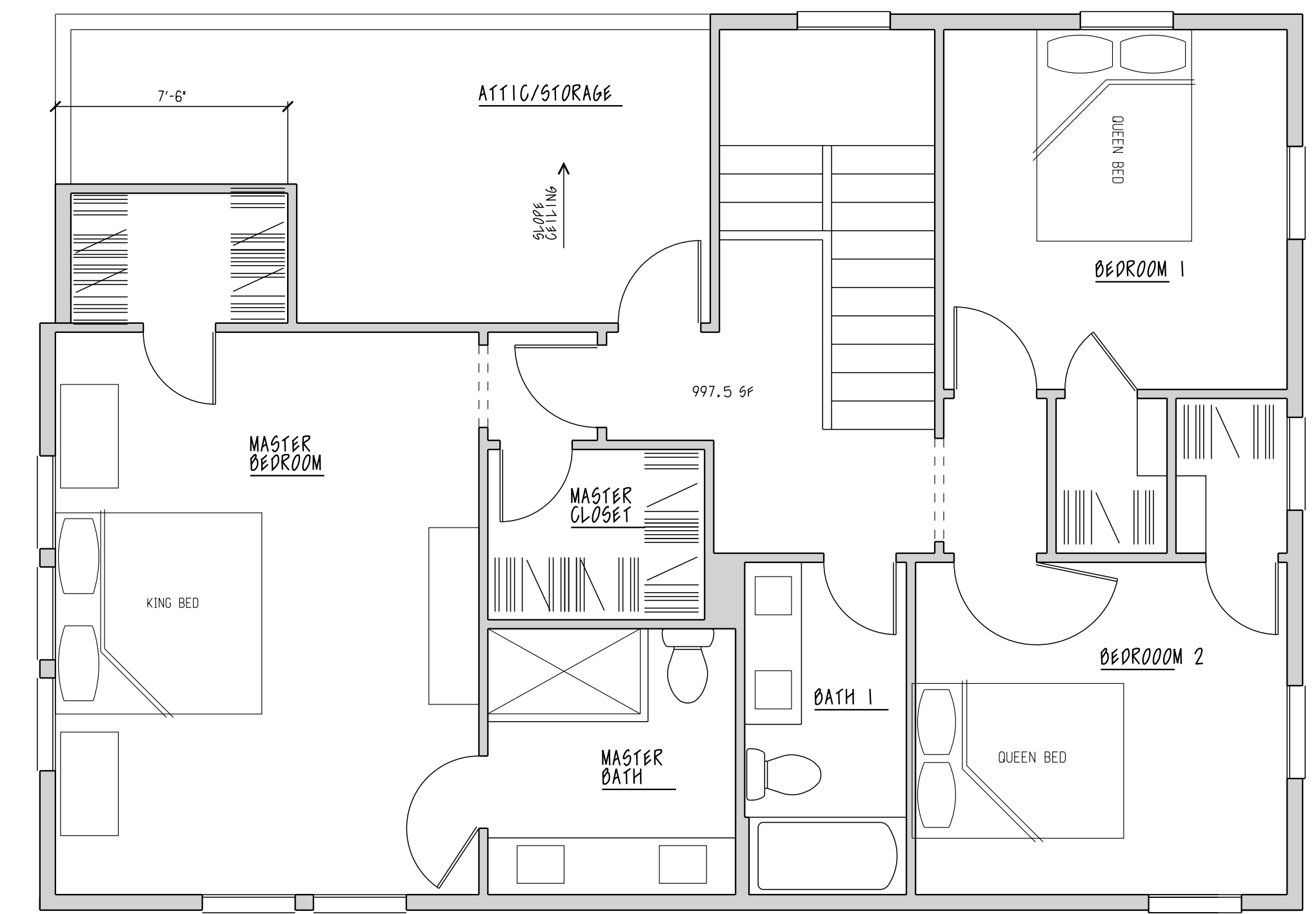
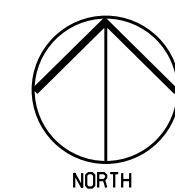
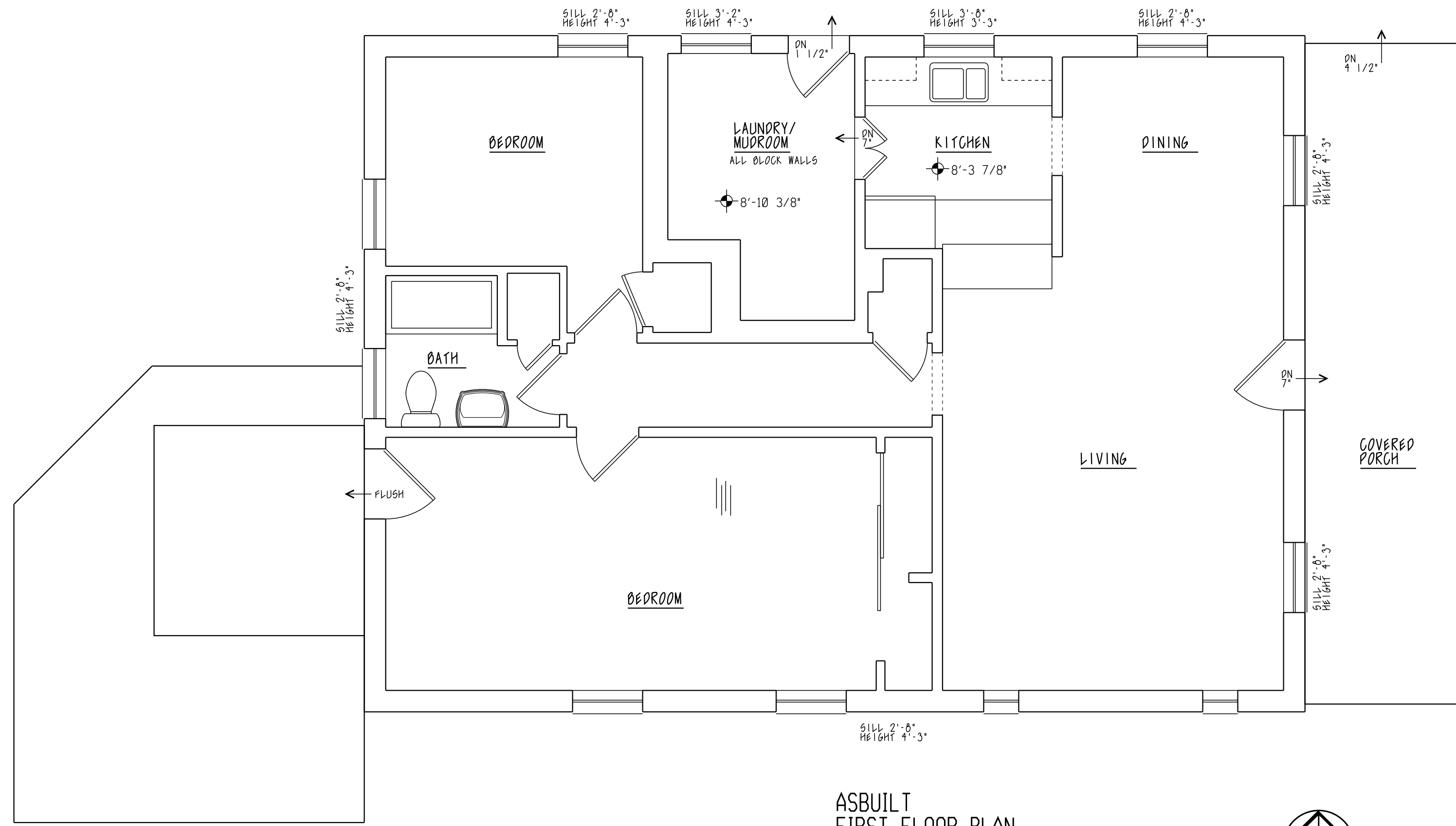


PROPOSED  
 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



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





9/10/18