



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 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- 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.

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: 8-30-2018



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# 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:

895 S. Roosevelt Ave., Bexley, OH 43209

Brief Project Description:

Adding a framed screened porch on top of an existing deck, attached to the rear of the house.

### Applicant Information:

Applicant Name:

Sherman Hall

Applicant Address:

895 S. Roosevelt Ave.   Bexley   OH   43209

Applicant Email & Phone:

shermhall@gmail.com   614-264-6659

### Property Owner Information:

Owner Name:

Sherman Hall

Owner Address:

895 S. Roosevelt Ave.   Bexley   OH   43209

Owner Email & Phone:

shermhall@gmail.com   614-264-6659

### 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:

7/30/18

Owner Signature:



Date:

7/30/18

Agent Signature:

Date:

**Internal Use:**

Application #: 2018045A   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 \$   
 - \$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 \$   
 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 \$

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

Re-submittal Fee: \$50.00 \$

### Appeals

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

**Fee Total:** \$

## Project Worksheet

Residential       Commercial

Property Address: 895 S. Roosevelt Ave.

Zoning District: Single Family Residential

- 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.): 40      Depth (ft.): 135      Total Area (SF): 5400

Primary Structure Info:

Existing Footprint (SF):	<u>1144</u>	
Proposed Addition (SF):	<input type="text"/>	
Removing (SF):	<input type="text"/>	(Type of Structure): <input style="width: 100px;" type="text"/>
Proposed new primary structure or residence (SF):	<input type="text"/>	
Total Square Footage:	<input type="text"/>	

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

Existing Footprint (SF):	<u>544</u>	New Structure Type: <u>Porch</u>
Proposed Addition (SF):	<u>144</u>	Ridge Height: <u>12 ft</u>
Proposed New Structure (SF):	<del>544</del>	Is there a 2nd floor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total of all garage and accessory structures (SF):	<u>544</u>	2nd Floor SF: <input style="width: 100px;" type="text"/>
Total building lot coverage (SF):	<u>1688</u>	= <u>31</u> % of lot
Is this replacing an existing garage and/or accessory structure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Hardscape:

Existing Driveway (SF):	<u>300</u>	Existing Patio (SF):	<u>360</u>	Existing Private Sidewalk (SF):	<u>120</u>
Proposed Additional Hardscape (SF):	<u>0</u>				
Total Hardscape (SF):	<u>780</u>				

Totals:      Total overall lot coverage (SF): 2469 = 46 % of lot

Applicant Initial: SH

<b>Internal Use:</b>	Staff Review Date: <input style="width: 80px;" type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments: <input style="width: 450px; height: 30px;" type="text"/>	Staff Initial: <input style="width: 50px; height: 20px;" 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 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 type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<i>Hardi, board + batten, white - low porch + gable end</i>
<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:

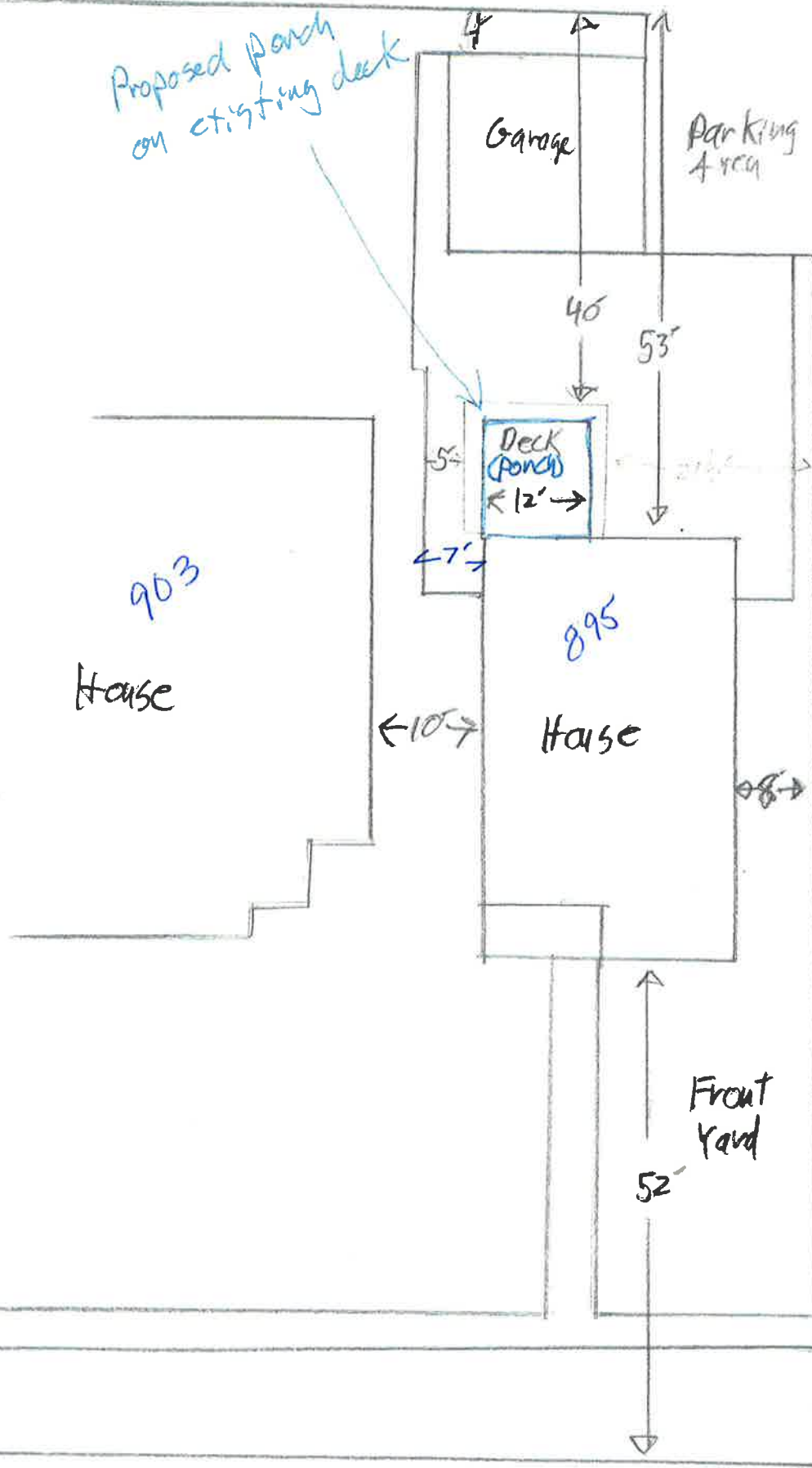
Conditions/Stipulations:

Staff Initials:





Proposed porch  
on existing deck



903  
House

Garage

Parking Area

Deck (Porch)

House

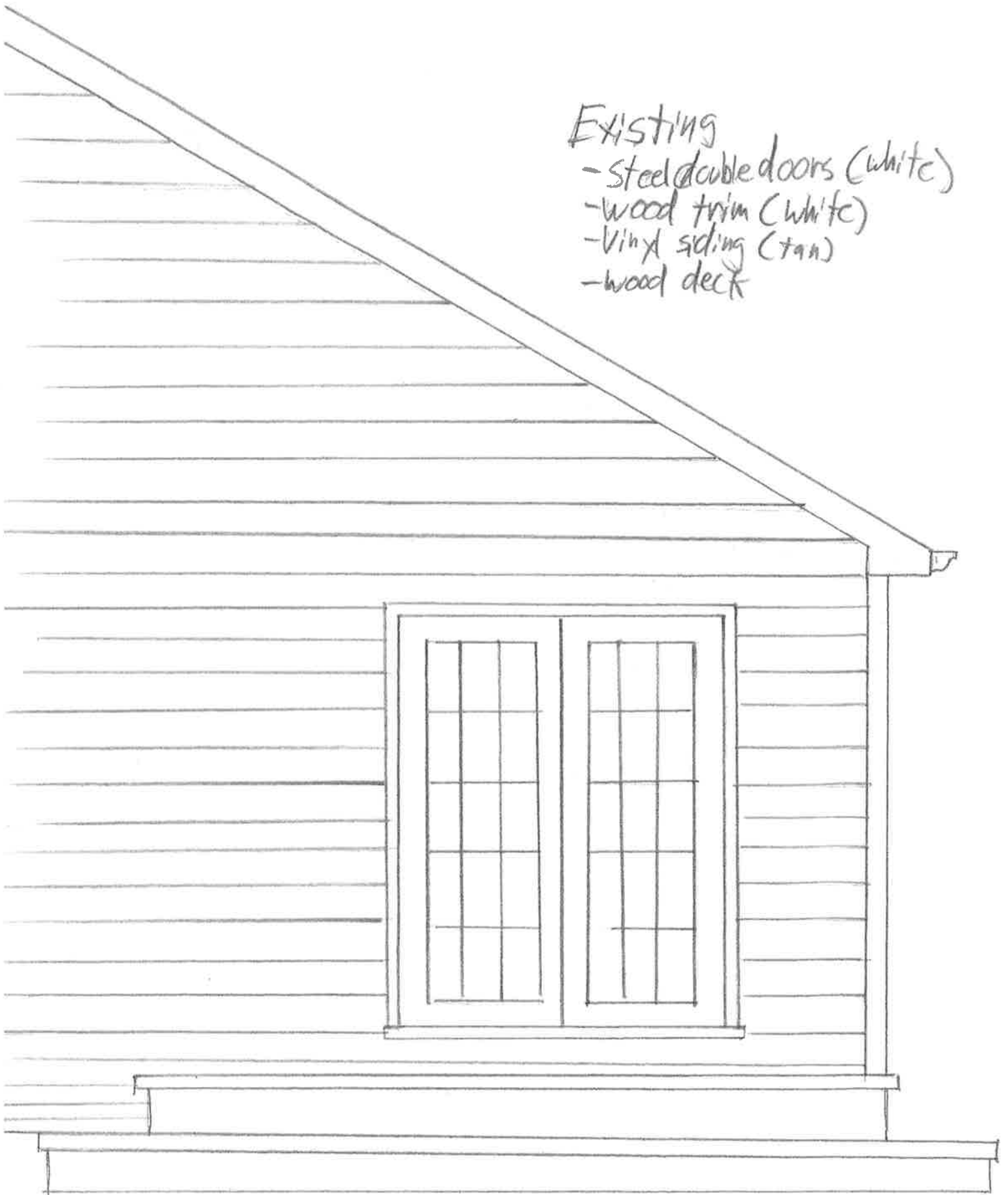
Alley

Front Yard

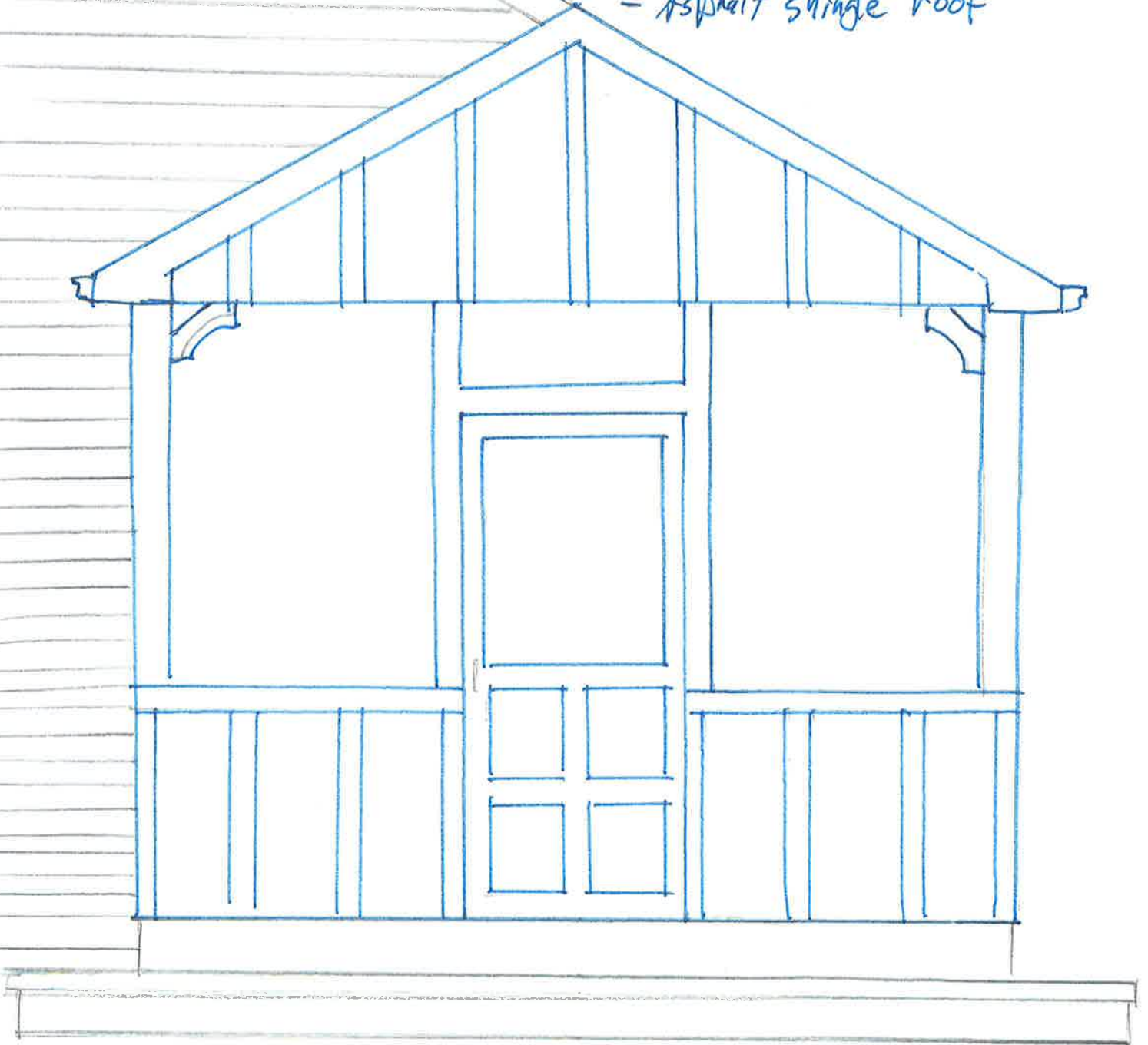
Roosevelt Ave

Existing

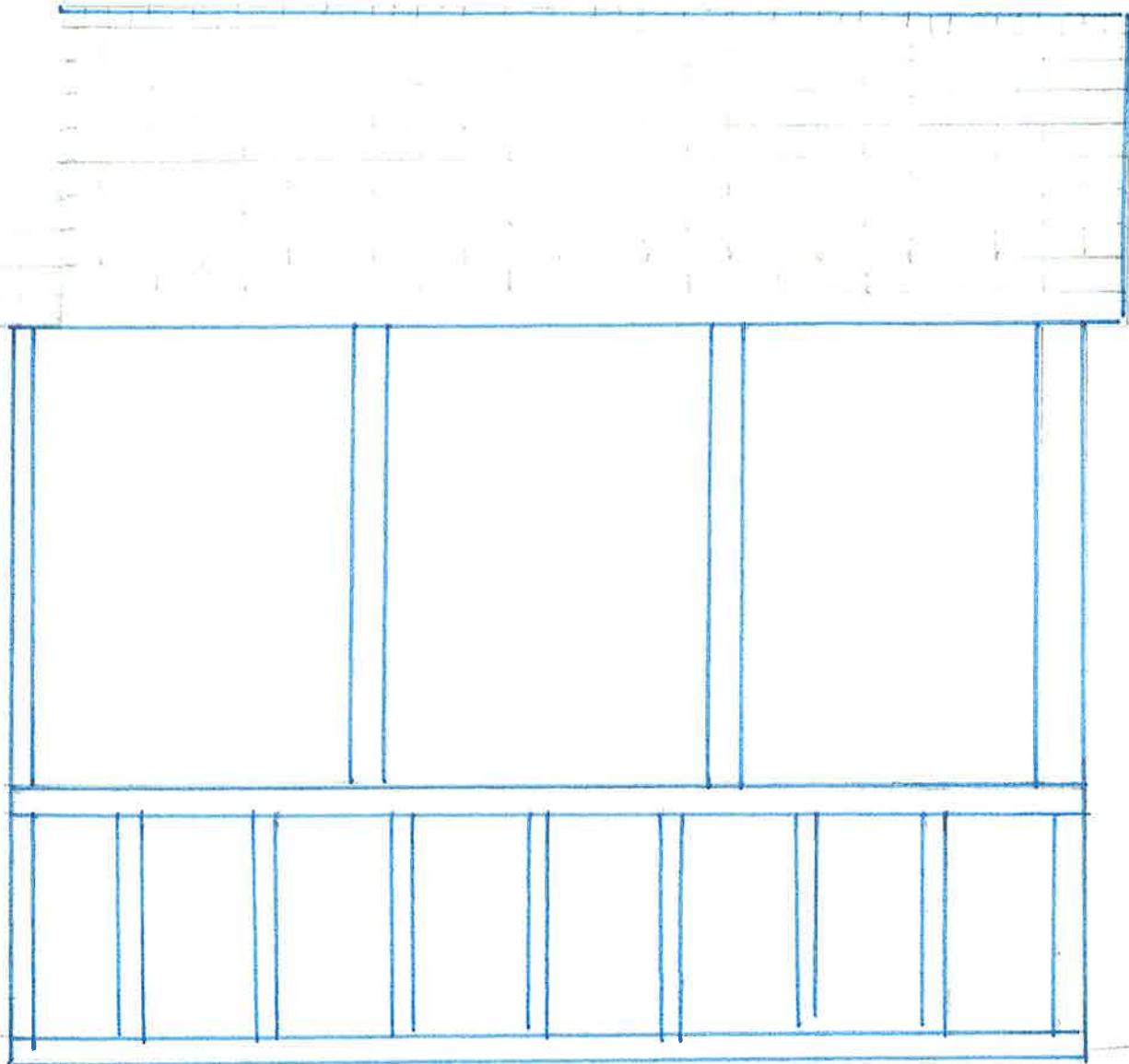
- Steel double doors (white)
- Wood trim (white)
- Vinyl siding (tan)
- Wood deck



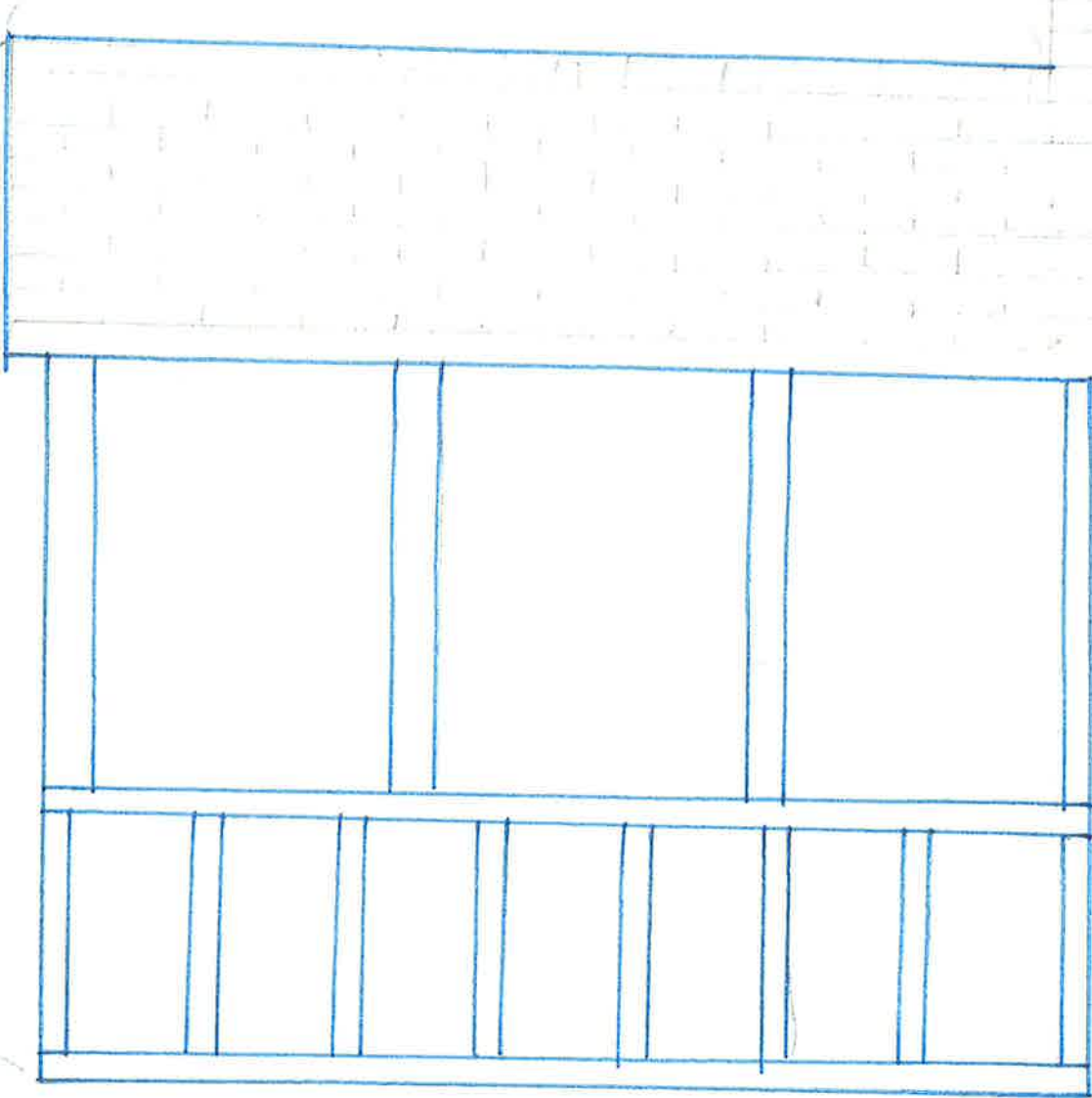
- Proposed
- Added wood-frame screened porch enclosure on existing deck
  - wood trim (white) @ screens + door
  - board-and-batten siding (white)
  - asphalt shingle roof



# North Elevation



# South Elevation

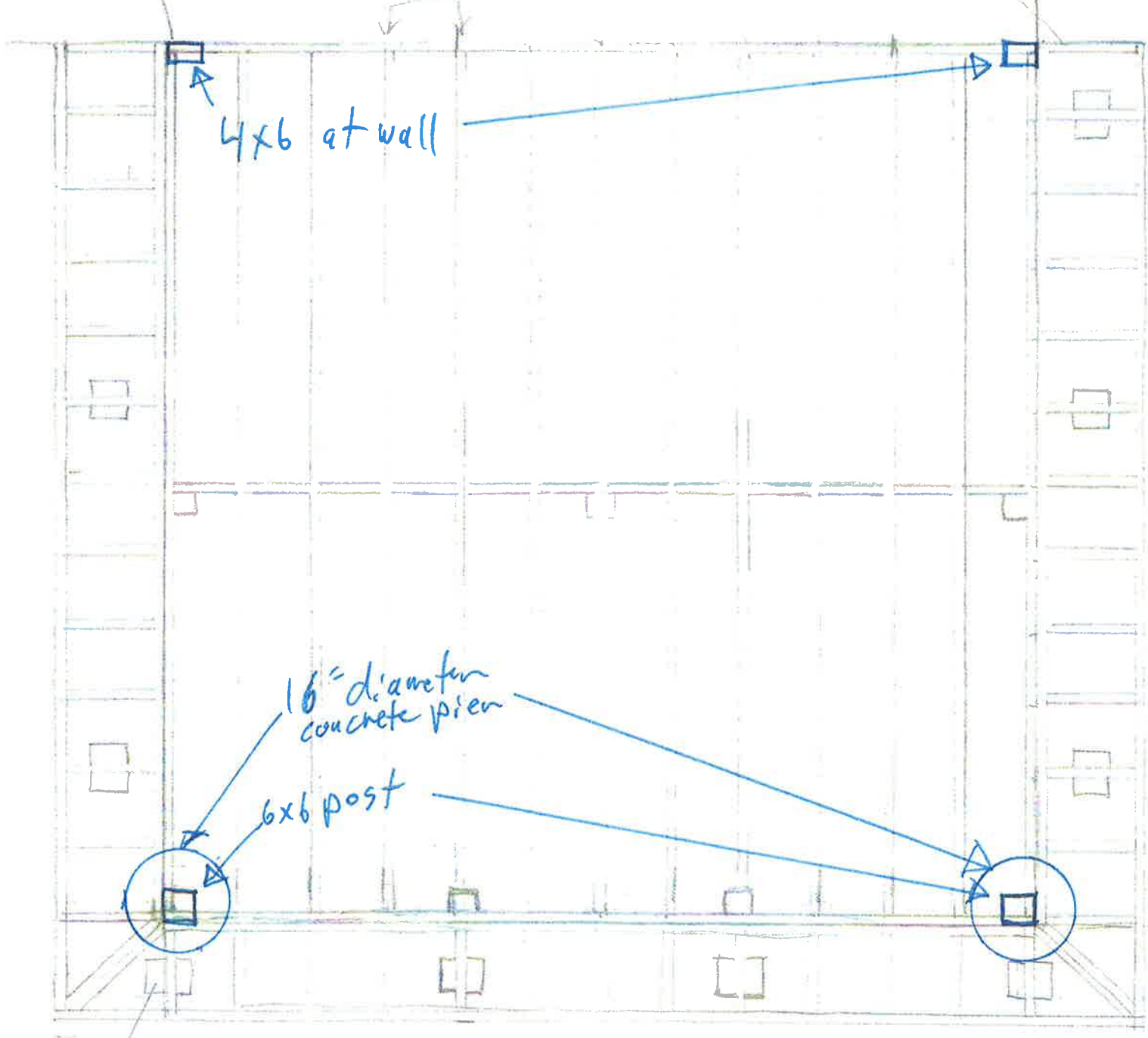


on side ledger  
1 @ 2x10x12

15 @ 2x8x12  
1' oc

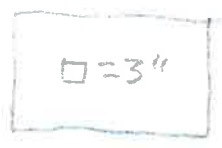
3 @ 2x8x10  
7 @ 4x4x6

9 @ 2x6



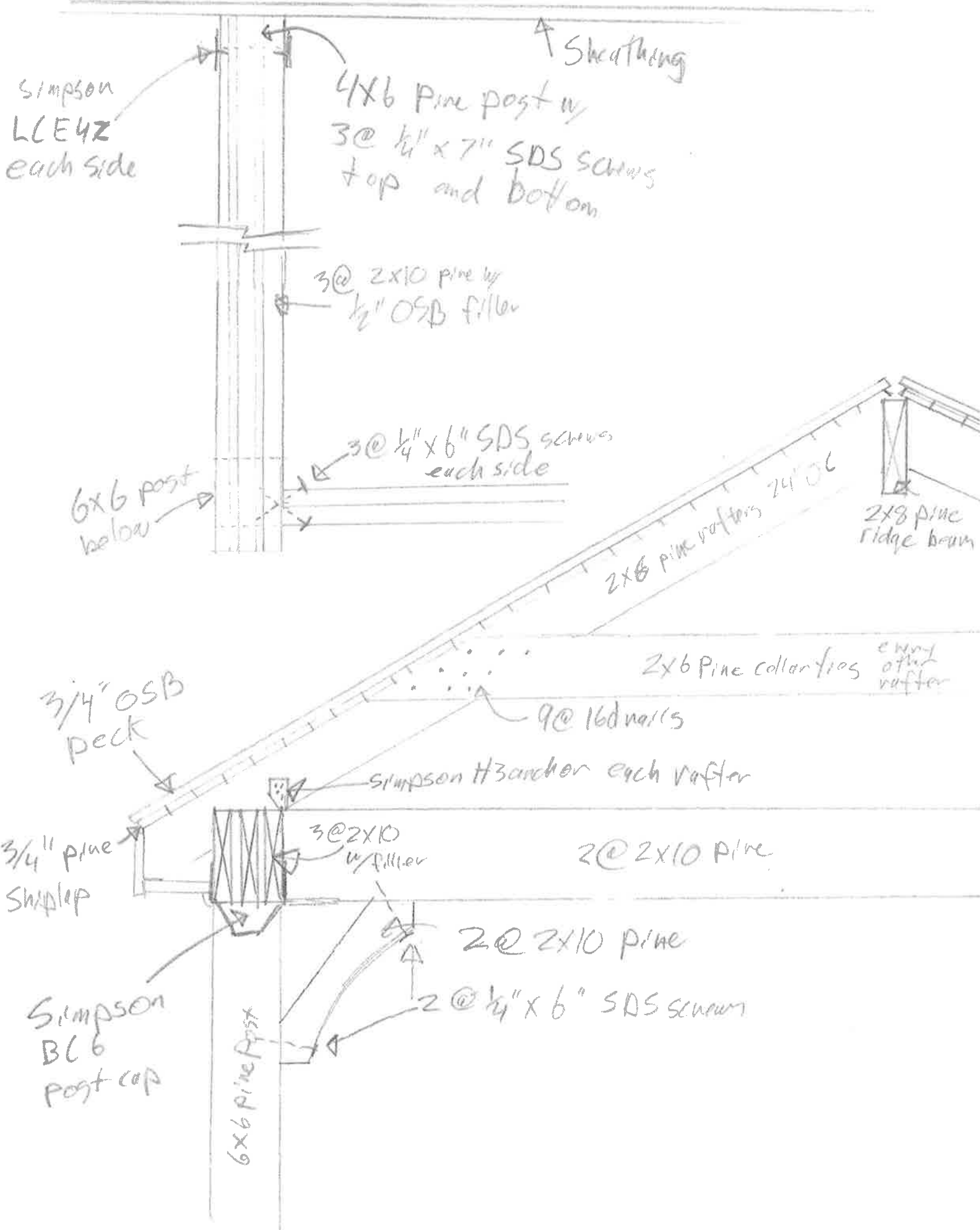
8 @ 7x10x10 Block

- All lumber is pressure treated pine
- All Joists supported w/ galvanized joist hangers



Load Bearing Points





Simpson  
LCE4Z  
each side

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

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

6x6 post  
below

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

2x6 Pine rafters 24" OC

2x8 pine  
ridge beam

3/4" OSB  
peck

2x6 Pine collar ties  
every  
other  
rafter

9 @ 16d nails

Simpson H3 anchor each rafter

3/4" pine  
shiplap

3 @ 2x10  
w/ filler

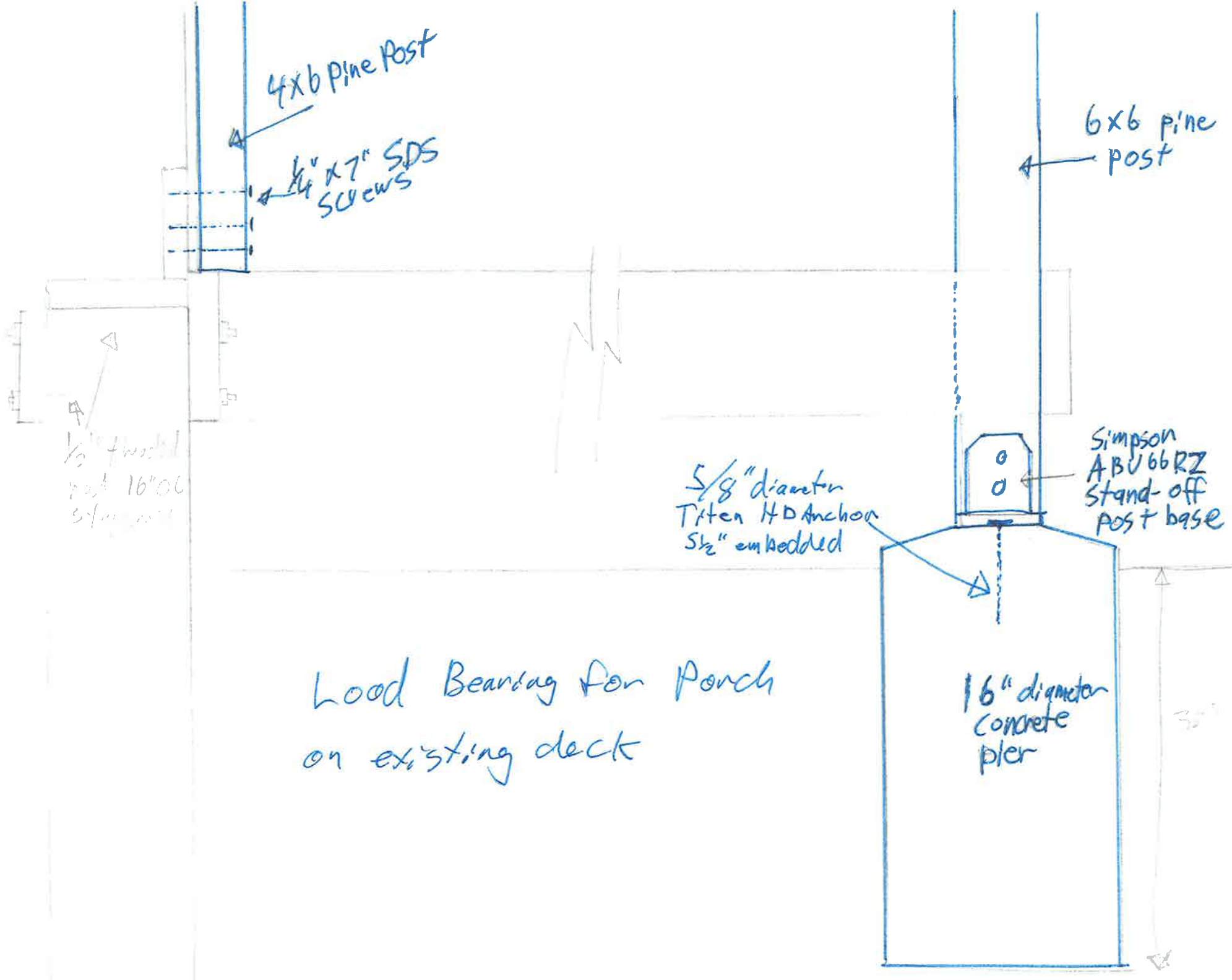
2 @ 2x10 pine

Simpson  
BC6  
post cap

6x6 pine post

2 @ 2x10 pine

2 @ 1/4" x 6" SDS screws



4x6 Pine Post

4" x 7" SDS  
Screws

6x6 pine  
post

1/2" wood  
post 16" OC  
spacing

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

Simpson  
ABU66RZ  
stand-off  
post base

Load Bearing for Porch  
on existing deck

16" diameter  
concrete  
pier

36"



895 S. Roosevelt Ave.







