



**Bexley Architectural Review Board  
Staff Report - November 8, 2018**

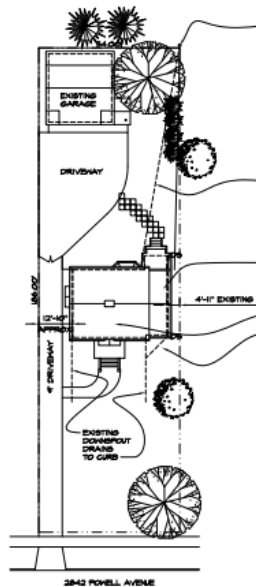
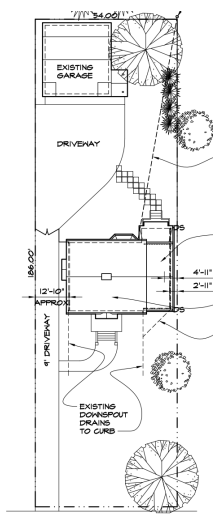
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**Application No.:** 18- 019 Z  
**Applicant:** James Hunley and Ingrid Emch  
**Owner:** James Hunley and Ingrid Emch  
**Location:** 2842 Powell Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story addition on the east side of the principal structure, which will replace the existing screened porch.

**Staff comments:**  
This application was before the Architectural Review Board at the September meeting to seek recommendation to the Board of Zoning and Planning and to determine its aesthetic appropriateness as an addition to the streetscape. This application was tabled at that time to give the applicant time to further develop the design details, particularly with regard to the roof design. At the presentation and hearing it was clear that the Architectural Review Board was uncomfortable making a recommendation to the BZAP due to the proximity of the addition to the property line. In the current proposal the applicant has scaled back the addition to meet the footprint of the existing porch side yard setback, reducing the last setback encroachment by 2 feet.

Original:

New Proposal:



**Staff Recommendation:**

Staff supports the recommendation to the BZAP noting that the pulling back of the building line from the original proposal to match the existing screened porch eliminates many of the concerns of the ARB. These concerns related to the proximity to the neighboring property, the ability to perform maintenance and the potential of neighboring structures close to the property line in the future.

**Application No.:** 18-027 Z

**Applicant:** Andrew J. Meyer Agent: James Reiter

**Owner:** Nancy W. Meyer

**Location:** 2824 Delmar Drive

**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow the existing open front porch to be enclosed as part of the exterior improvements to the principal structure.

**Staff comments:**

This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the existing structure. This project has already been framed. This property is located in a mixed used largely commercial district.

**Staff Recommendation:**

Staff recommends approving this application as submitted noting that it is compatible with the existing structure and the neighboring structures.

**Application No.:** 18-049 A

**Applicant:** Pete Foster

**Owner:** Mr. Phillip Rothrock and Mrs. Diane Meves

**Location:** 37 North Ardmore

**ARB Request:** The applicant is seeking architectural review and approval for a two-story addition to both the south and west sides of the existing 2-story principal structure, including. The addition to the south side would include a 2-car garage that will be accessed off of the alley along the south side of the property.

**Staff comments:**

This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the existing structure.

**Staff Recommendation:**

Staff recommends approving this application as submitted noting that it is compatible with the existing structure.

**Application No.:** 18-050 A

**Applicant:** Cap City Restoration

**Owner:** 350 South Stanwood Road

**ARB Request:** The applicant is seeking architectural review and approval to allow the existing slate roof on the principal structure to be replaced with Architectural Dimensional shingles, to match the detached garage.

**Staff comments:**

This application is in front of the Architectural Review Board to determine its aesthetic

appropriateness as an addition to the streetscape. Staff has requested several estimates and evaluations of the existing roof that will be presented at the Board meeting. The existing home already has asphalt shingles on the detached garage.

**Staff Recommendation:**

Staff has reviewed the roof replacement documentation requests with the applicant and the applicant will present the case to the Board for determination of approval of replacement roof.

**Application No.:** 18-029 Z

**Applicant:** Darryl Schrock

**Owner:** Steve and Elizabeth Olson

**Location:** 2600 Fair Avenue

**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a covered patio addition off the back (north side) of the principal structure.

**Staff comments:**

This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the existing structure. Staff is concerned about some of the details in this project. This is a significant structure and, although it is an open porch, it does have proposed electric roll up shades which will often appear to the neighboring property as an enclosed space close to the property line. The other staff concern is in regard to many of the details in the proposed addition - the columns which don't match the columns in the front, the connection of the proposed structure to the home, and the heaviness of the structure in relationship to the house and garage.

**Staff Recommendation:**

Staff recommends tabling this application to allow the applicant to address the above issues.