



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, January 10, 2019 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- 054 A
Applicant: Katherine and Gerald Weissberg
Owner: Same
Location: 21 S. Merkle Rd.
ARB Request: [The applicant is seeking architectural review and approval, to allow an existing screen porch to be converted to a 4-season room.](#)

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: 12-27-2018



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extension

SHEET A.1 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:

Glass block on north facade

Property Address: 21 S. Merkle Road / 2843 E. Broad St.

Brief Project Description: *Remodeling a screened/plexiglass porch into an all-season room. Replacing screens with double hung vinyl clad wood windows, dry wall, & insulation. Windows to match style of existing windows, siding to match existing exterior. Adding HVAC to room. Removing exterior door.*

Applicant Information:

Applicant Name: Gerald & Katherine Weissberg

Applicant Address: 4274 Bridgelane Place, New Albany, OH 43054

Applicant Email & Phone: jerryweissberg@hotmail.com 614-357-8056

Property Owner Information: Kathyweissberg@gmail.com 951-970-2972

Owner Name: Same as above

Owner Address: [] [] [] []

Owner Email & Phone: [] []

Attorney/Agent Information:

Agent Name: N/A

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: [Signature] Date: 11/5/18

Owner Signature: [Signature] Date: 11.5.18

Agent Signature: N/A Date: []

Internal Use:

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

Staff Signature: [Signature] Date: []

→ Glass block only - porch to ARB

Project Worksheet

Residential Commercial

Property Address: 21 S. Merkle Rd / 2843 E. Broad St.

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: LOT 7-PT 6 Width (ft.): 85.95 Depth (ft.): 160 Total Area (SF): 13,752

Primary Structure Info:

Existing Footprint (SF):	<input type="text" value="1552"/>	
Proposed Addition (SF):	<input type="text" value="0"/>	
Removing (SF):	<input type="text" value="0"/>	(Type of Structure): <input type="text" value="Porch"/>
Proposed new primary structure or residence (SF):	<input type="text" value="192"/>	
Total Square Footage:	<input type="text" value="1744"/>	

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

N/A

Existing Footprint (SF):	<input type="text"/>	New Structure Type:	<input type="text"/>
Proposed Addition (SF):	<input type="text"/>	Ridge Height:	<input type="text"/>
Proposed New Structure (SF):	<input type="text"/>	Is there a 2nd floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total of all garage and accessory structures (SF):	<input type="text"/>	2nd Floor SF:	<input type="text"/>
Total building lot coverage (SF):	<input type="text"/>	=	<input type="text"/> % of lot
Is this replacing an existing garage and/or accessory structure?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Hardscape:

N/A

Existing Driveway (SF):	<input type="text"/>	Existing Patio (SF):	<input type="text"/>	Existing Private Sidewalk (SF):	<input type="text"/>
Proposed Additional Hardscape (SF):	<input type="text"/>				
Total Hardscape (SF):	<input type="text"/>				

Totals: Total overall lot coverage (SF): = % of lot No change

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:

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: Removable panels
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other: Wood frame, plexiglass/screens

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: * Remove door Style: Color: *There will not be an exterior door to the room.

Exterior Trim

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

Proposed New Door Trim: N/A

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other: NONE

Proposed New Window Trim: Vinyl Clad / Wood Interior Trim Color(s): Terra Bronze

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<i>To match existing exterior (see photos)</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:

Remodel/Update PORCH at 21 S. Merkle Road, Bexley**

** Previously known as 2843 E. Broad Street

* Footprint of the house remains unchanged

Porch (additional details provided with photos and sketches)

- Update the porch to an all-season room; modifications to include:
- Remove screens but leave the structure in tack (load-bearing studs and top header to stay)
- Install 5 double-hung windows to match the style of existing windows, adding dry wall to sections that are not being replaced with windows. Exterior will match existing exterior.
- Adding outlets, replacing existing ceiling fan/can lights with new.
- Adding HVAC to the room. Work to be completed by licensed HVAC contractor.
- Installing carpet and adding granite top to non-working grill.

Porch Remodel

Photos of the existing porch. Living room is to the right of the fireplace; porch is to the left.



Porch



Corner view. Exterior door will be removed.



Side view.



Side view. Exterior to match existing design.



Interior SW corner of porch



Interior SE corner of porch



Interior NW corner of porch



Interior NE corner of porch

Crestline Select 500 Windows

Whether building new, remodeling, or replacing windows, Crestline® Windows and Doors offers unparalleled flexibility, reliability, and energy efficiency. Crestline® Select 500™ offers the best of both worlds. Maintenance-free vinyl exteriors with solid wood interiors provide function and beauty, all at an affordable price.

Zo-E 5 glass is made up of 2 panes of 3/4" thick glass along with a triple layer of Lo-E coatings for optimum energy efficiency

- Maintenance-free vinyl exterior
- Ready-to-finish, stain-grade pine interior
- Steel-reinforced meeting rail adds long lasting strength
- Frame depth measures 4-9/16" and provides superior strength
- High visibility screen with Terra Bronze finished frame included for great views and fresh air circulation
- Both top and bottom sash with tan hardware operate and tilt inward with easy tilt latches, plus are fully removable for easy cleaning
- Includes a nailing fin for complete installation and a tight seal
- ENERGY STAR® qualified
- Proudly made in the USA and covered by a lifetime warranty



WEISSBERG
21 S. Merkle Road/2843 E. Broad Street
Porch/Family Room Renovation

Overview of Project:

We are converting an existing enclosed summer porch to a family room located on the southwest corner of the house. HVAC will be added to the room. We will be using the existing lighting and electrical already in the room with the addition of 4 electrical outlets.

The exterior design has been created to give our home a consistent look across the back of the house which is viewable from the alley. We will use windows and panels to achieve the look. The panels will be detailed with the same style of trim used on the existing windows of the home.

Attached to this document are:

- Photos of the current elevation
- Drawings of the proposed exterior of the room
- Franklin County Auditor sketches

Our home is a Frank Lloyd Wright-inspired house built in 1951 and was featured on the cover of Better Homes & Garden in April 1951.

Materials to be used:

Windows – Crestline Select 500 Double Hung. See details below. The dimensions of the two individual windows on the south side of house are 35.5"W x 48"H. There will be three windows on the west side of the house and they will be installed as one unit measuring 23 13/16"W x 48"H individually and 84"W x 48"H as a total unit.

Zo-E 5 glass is made up of 2 panes of 3/4" thick glass along with a triple layer of Lo-E coatings for optimum energy efficiency

- Maintenance-free vinyl exterior
- Ready-to-finish, stain-grade pine interior
- Steel-reinforced meeting rail adds long lasting strength
- Frame depth measures 4-9/16" and provides superior strength
- High visibility screen with Terra Bronze finished frame included for great views and fresh air circulation
- Both top and bottom sash with tan hardware operate and tilt inward with easy tilt latches, plus are fully removable for easy cleaning
- Includes a nailing fin for complete installation and a tight seal
- ENERGY STAR® qualified
- Proudly made in the USA and covered by a lifetime warranty

Siding – to be determined. We are investigating HardiePanel Smooth Vertical Siding at this time.



Porch is to the left separated by the fireplace with the main living area to the right and the attached garage on the far right.





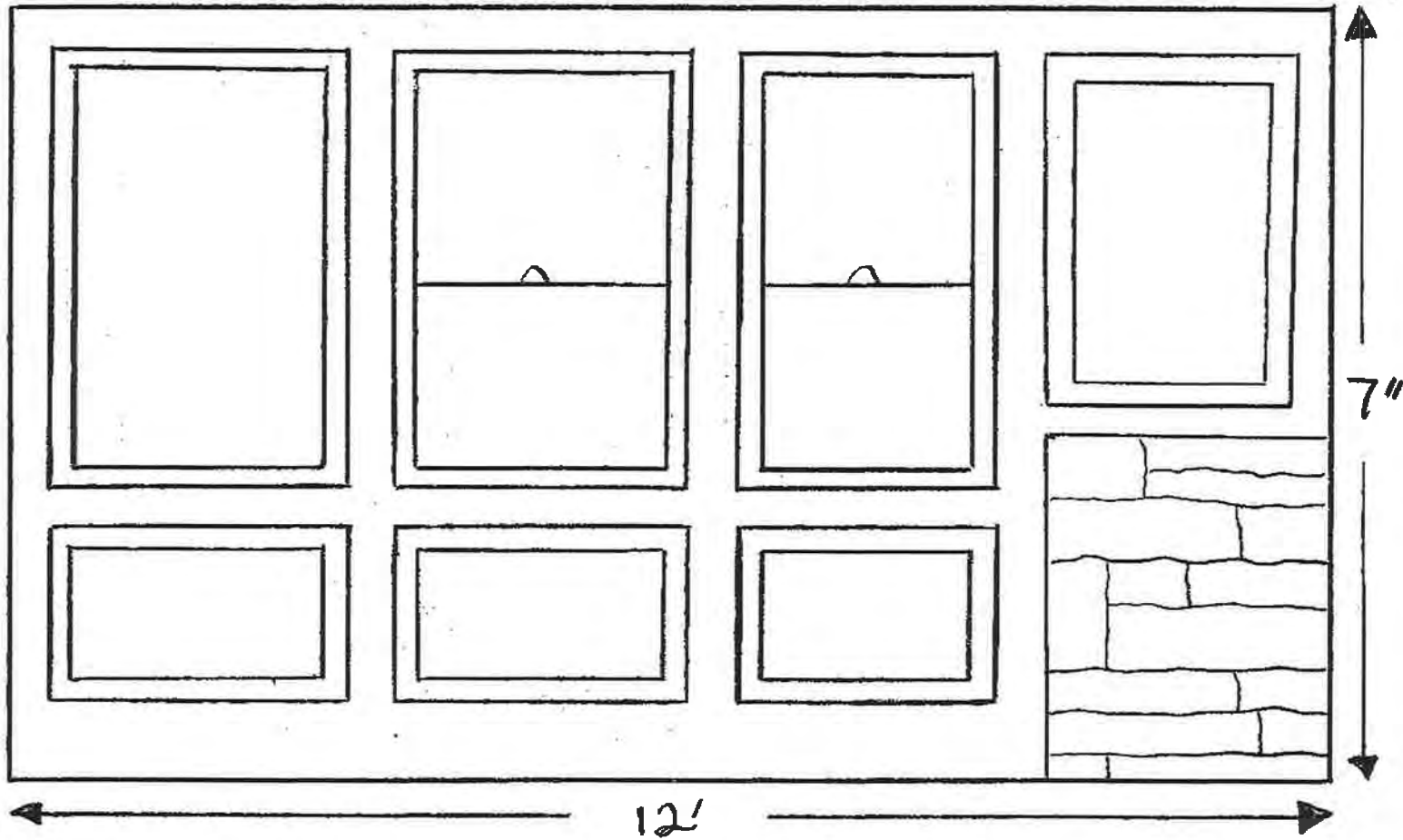




Detail of the trim work around the existing windows of the house to be incorporated into the panel detail.

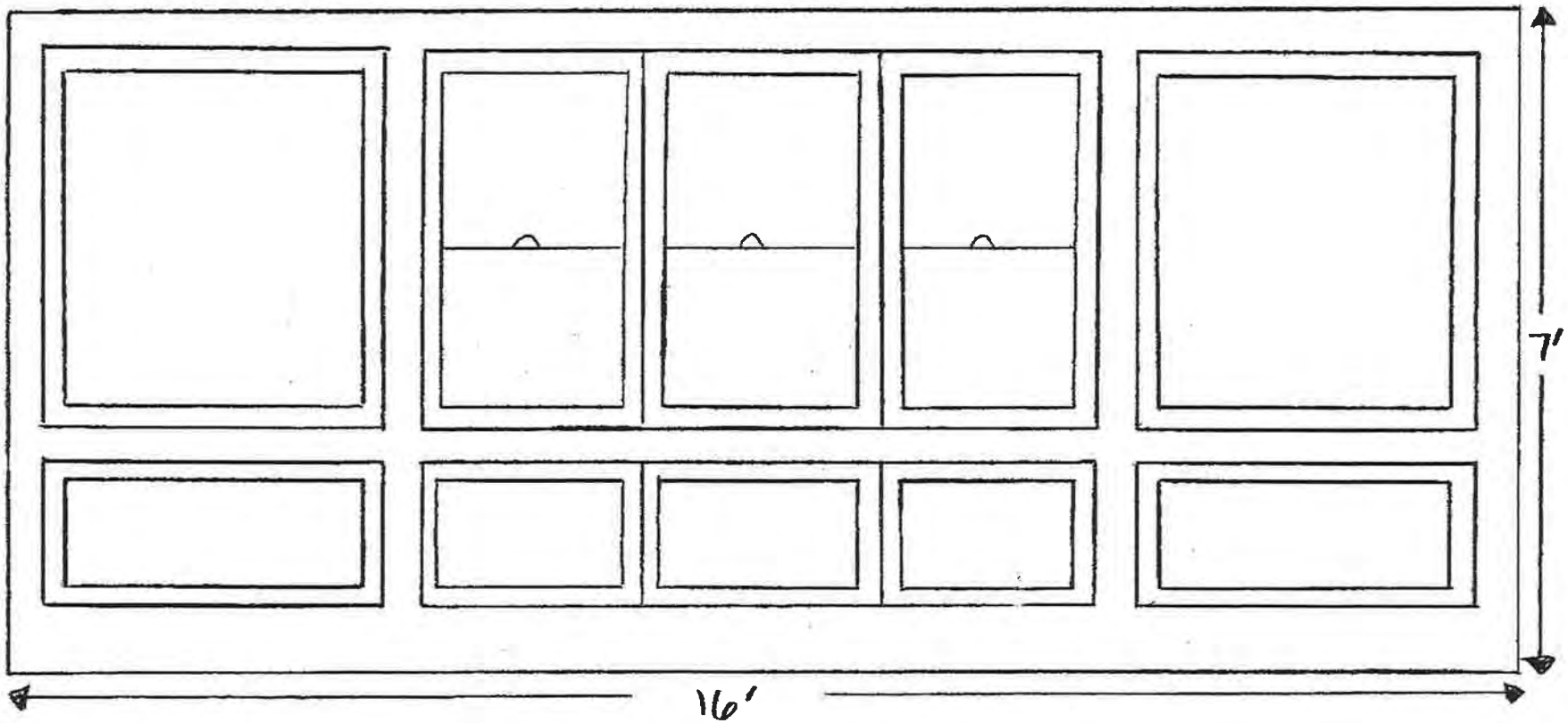
21 S. MERKLE RD / 2843 E. BROAD ST

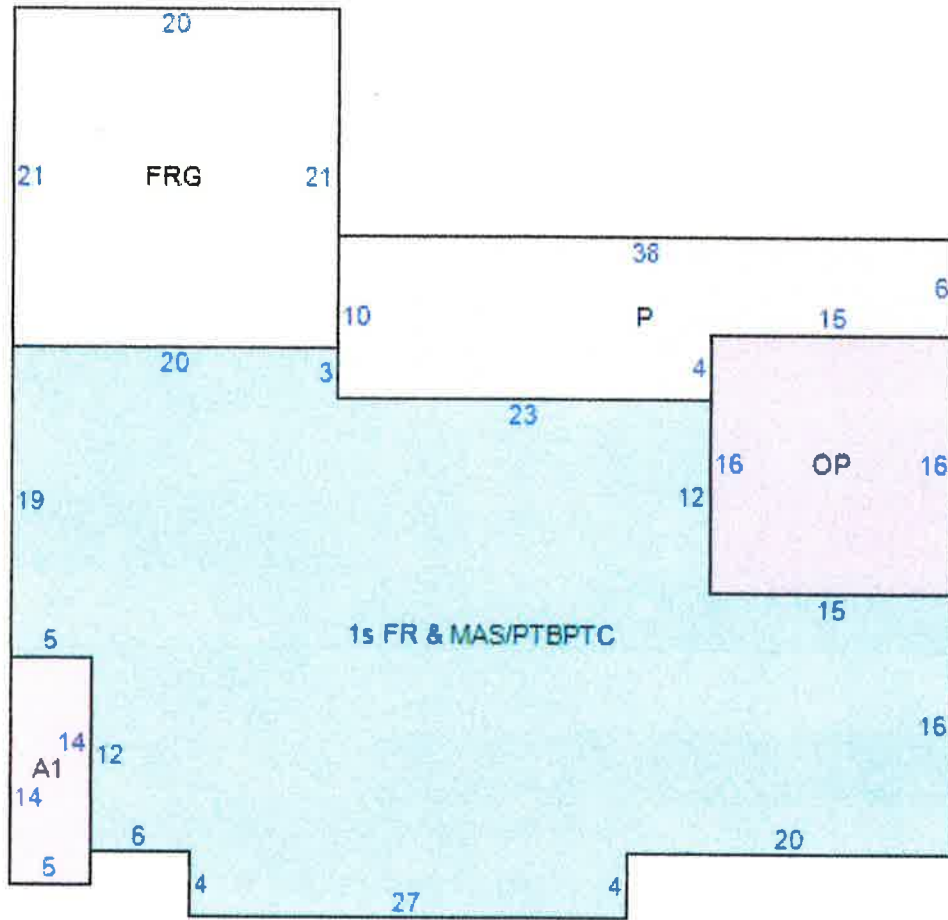
SOUTH SIDE - PORCH/FAMILY ROOM



21 S. MERKLE RD / 2843 E. BROAD ST.

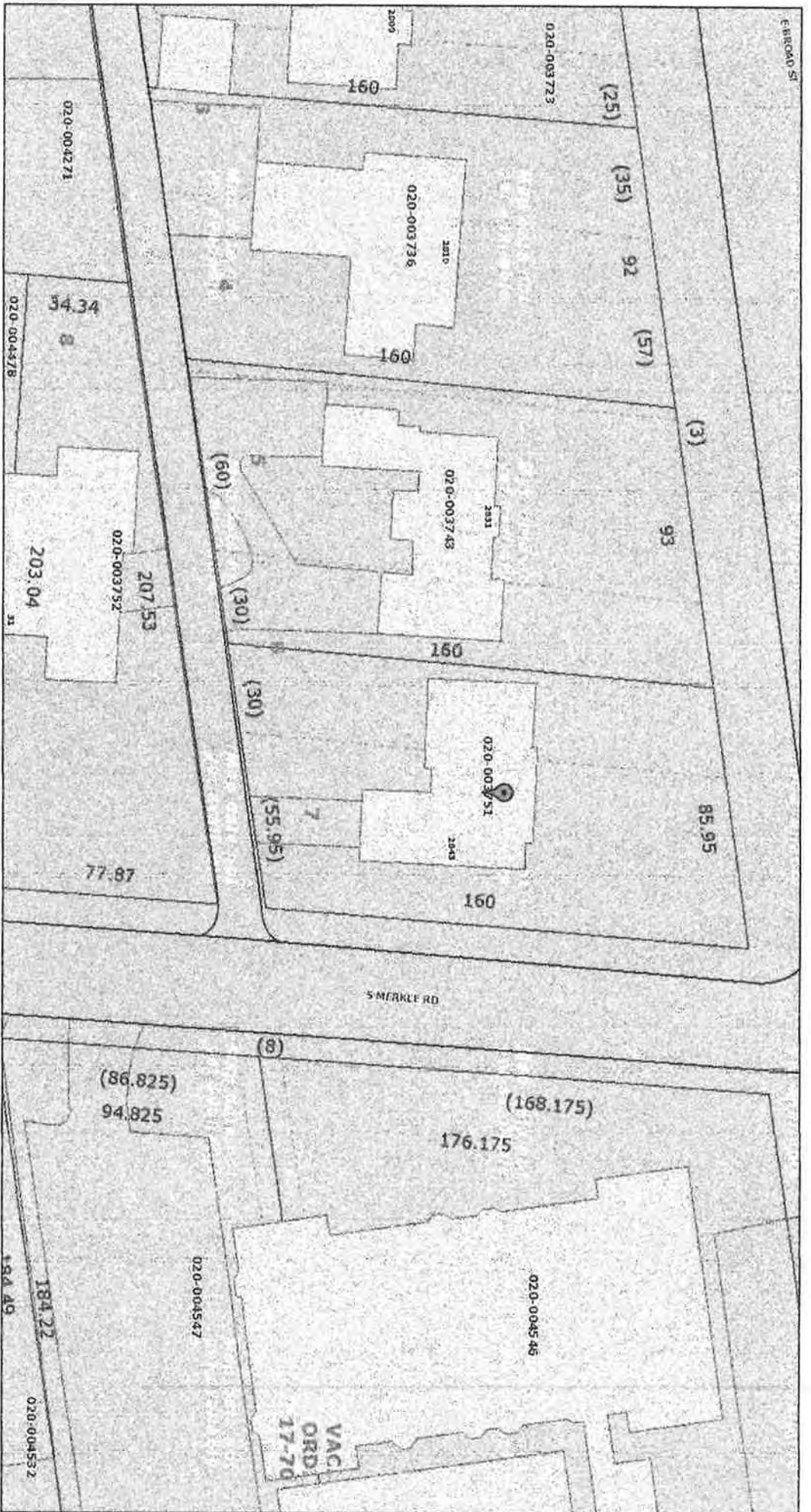
WEST SIDE - PORCH / FAMILY ROOM



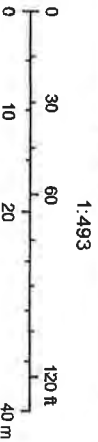


Item	Area
1s FR & MAS/PTBPTC	1552
CNPY/MS - 43/39:MASONRY STOOP/CANOPY	70
FRG - 15:FRAME GARAGE	420
P - 40:CONCRETE PATIO	320
OP - 13:OPEN FRAME PORCH	240

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December 3, 2018



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community