



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, February 14th, 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.: 19-003A
Applicant: Brian & Benedetta Leuner
Owner: Same
Location: 156 S. Remington Road

ARB Request: The applicant is seeking architectural review and approval for an addition to the rear (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: 1-31-2019

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: (732) 979-1142

Property Owner Information:

Owner Name:

Owner Address: , ,

Owner Email & Phone: (732) 979-1142

Attorney/Agent Information:

Agent Name:

Agent Address: , ,

Agent Email & Phone: 614.291.6876

- 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: Digitally signed by Brian Leuner Date: 2018.12.10 10:20:58 -05'00' Date:

Owner Signature: Digitally signed by Benedetta Leuner Date: 2018.12.10 10:22:55 -05'00' Date:

Agent Signature: Digitally signed by Courtney Bowe Date: 2018.12.10 11:57:25 -05'00' Date:

Internal Use:

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

Staff Signature: Date:



Project Worksheet



Residential



Commercial

Property Address:

156 S 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.):

50

Depth (ft.):

142

Total Area (SF):

7100

Primary Structure Info:

Existing Footprint (SF):

1886

Proposed Addition (SF):

60

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1946

FRAMING IN UNDER EXISTING ROOF

(Type of Structure):

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

Existing Footprint (SF):

480

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):

1862

COVERED DECK
Existing Patio (SF):

60

Existing Private Sidewalk (SF):

131

Proposed Additional Hardscape (SF):

118

Total Hardscape (SF):

1993

60 sqft to be framed in

118 sqft of drive to become elevated deck

Totals:

Total overall lot coverage (SF):

4419

=

62

% of lot

(SAME AS EXISTING)

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

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):	<input type="text" value="1886"/>	<i>FRAMING IN UNDER EXISTING ROOF</i>
Proposed Addition (SF):	<input type="text" value="60"/>	
Removing (SF):	<input type="text"/>	
Proposed new primary structure or residence (SF):	<input type="text"/>	
Total Square Footage:	<input type="text" value="1946"/>	

(Type of Structure):

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

Existing Footprint (SF):	<input type="text" value="480"/>	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? Yes No

Hardscape:

Existing Driveway (SF):	<input type="text" value="1862"/>	<i>COVERED DECK</i>	Existing Patio (SF):	<input type="text" value="60"/>	Existing Private Sidewalk (SF):	<input type="text" value="131"/>
Proposed Additional Hardscape (SF):	<input type="text" value="118"/>	<i>ELEVATED DECK</i>	<i>60 sqft to be framed in 118 sqft of drive to become elevated deck</i>			
Total Hardscape (SF):	<input type="text" value="1993"/>					

Totals: Total overall lot coverage (SF): = % of lot *(SAME AS EXISTING)*

Applicant Initial: 

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

Staff Comments:

Staff Initial:

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 type="checkbox"/>	Wood Shingle	Straight edge cedar shingle with exposure to match existing- Berni
<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: