



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, March 14, 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.: 19012 A

Applicant: John Behal, Behal Sampson Dietz

Owner: Drs. Krishna & Deepa Mannava

Location: 138 S. Parkview Avenue

ARB Request: The applicant is seeking architectural review and approval to allow the existing attached garage to become enclosed living space, add a 3-car attached garage, and modifications to the existing principal structure. The modifications include adding sloped roofs to existing dormers, remove and replace the non-original entry porch structure, and replace the in-ground pool with a patio space. Portions of the garden wall along Elm Avenue will also be removed.

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: 2-28-2019

BA

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
- 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:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 300,000

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: - \$90.00 for the 1st \$10,000 valuation \$ 90.00
 - \$5.00 for each additional \$10,000 valuation \$ 150.00
 - \$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: \$ 240.00

Project Worksheet

Residential Commercial

Property Address:

138 South Parkview Ave

Zoning District:

R-3

- 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.): 100 Depth (ft.): 250 Total Area (SF): 25,000

Primary Structure Info:

Existing Footprint (SF): 3250
 Proposed Addition (SF): 1060
 Removing (SF): - (Type of Structure:)
 Proposed new primary structure or residence (SF): 4310
 Total Square Footage: 4310

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

N/A

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

Hardscape:

Existing Driveway (SF): 2124 Existing Patio (SF): 3018 Existing Private Sidewalk (SF): 175
 Proposed Additional Hardscape (SF): 0
 Total Hardscape (SF): 5317

Totals:

Total overall lot coverage (SF): 9627 = 39 % of lot

Applicant Initial:

JP

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: Match Existing Slate

New Roof Style & Color: Bronze Painted Metal Standing Seam (Aged Copper Look)

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: Pella

New Window Style/Mat./Color: Contemporary Series (Narrow Side Line) Wood-clad black

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: ceavage Style: Carrage Style Color: not determined

Exterior Trim

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

Proposed New Door Trim: match existing

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: match existing Trim Color(s): not determined

Do the Proposed Changes Affect the Overhangs? Yes No



BEHAL || SAMPSON || DIETZ
ARCHITECTURE & CONSTRUCTION

Attachment to 138 South Parkview Application

Scope of Work:

- Remove pool and replace south facing terraces.
- Remove portions of non-conforming garden wall.
- Remove and replace non-original entrance “porch” structure.
- Add sloped roof to existing dormers.
- Replace single glazed metal windows with narrow line black clad wood windows.
- Add attached garage with additional living space above. Modify driveway.
- Renovate existing garage space into living spaces.















