



CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: March 14, 2019
TIME: 6:00 P.M.
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the February 14th, 2018 ARB meeting.
4. Public Comment:
5. Other Business:
6. Old Business:

- a. Application No.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.
ARB Request: The applicant is seeking architectural review and approval, to allow an expansion of and modifications to the first floor of the principal structure, which includes a garage addition, and a 2nd-story addition on the northern half of the principal structure. Please Note: This application was tabled at the February 14th Architectural Review Board Meeting.
- b. Application No.: 18-0032 Z
Applicant: Brad Schoch
Owner: Greg & Corry Tishkoff
Location: 280 S. Columbia Ave. (vacant lot south of 256 S. Columbia)
ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location.

Please Note: This application was tabled at the February 14th meeting.

- c. Application No.: 19-002A
Applicant: SBA-Studios, LLC
Owner: Paymax Properties, LLC, Joe Grundy
Location: 387 S. Parkview Avenue

ARB Request: The applicant is seeking architectural review for new addition to the north side, and modifications to the principal structure, which includes a window and material changes. **Please Note: This application was tabled at the February 14th Architectural Review Board Meeting.**

New business:

- a. Application No.: 19-008 A
Applicant: Designnetwork – D. Bollinger
Owner: Dr. Stephanie McClure
Location: 500 N. Cassady
ARB Request: The applicant is seeking architectural review and for a new one-story addition to the front (west side) of the existing 2-story building, and site modifications. Variance approved under Application No.18- 020 Z.

- b. Application No.: 19006 A
Applicant: Brian Zingelmann, Architect
Owner: Tony & Dianna Contosta
Location: 834 S. Remington Road
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd story addition at the rear of the principal structure.

- c. Application No.: 19007 A
Applicant: Craig W. Murdick, Architect
Owner: Margaret Kelley
Location: 2392 Brentwood Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a screened porch addition and expand the existing deck and privacy wall, at the rear of the principal structure.

- d. Application No.: 19009 A
Applicant: Amy Lauerhass, Architect
Owner: Adriane & Lawrence Baylis
Location: 2413 Bexley Park Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a covered porch addition at the front entrance of the principal structure, which will replace an existing canopy.

- e. Application No.: 19010 A
Applicant: Pete Foster Residential Design, LLC
Owner: Mr. & Mrs. Colin Rice
Location: 324 S. Ardmore Rd.
ARB Request: The applicant is seeking architectural review and approval to allow an open entry porch at the rear of the principal structure to be enclosed.
- f. Application No.: 19011 A
Applicant: Pete Foster Residential Design, LLC
Owner: Mr. & Mrs. Mark Dausen
Location: 2737 Sherwood Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a two-story addition to the rear of the existing 2-story principal structure.
- g. 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.
- h. Application No.: 19003 Z
Applicant: City of Bexley
Owner: Ismail I. Jallaq
Location: 2761 E. Main
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a temporary meeting space at the above noted location.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

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.

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- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.
ARB Request: The applicant is seeking architectural review and approval, to allow an expansion of and modifications to the principal structure, which includes a 2nd-story addition on the northern half of the principal structure and a new detached garage. **Please Note: This application was tabled at the February 14th Architectural Review Board Meeting.**

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: 03-05-2019

PRELIMINARY
ONLY FOR REVIEW BY HOME OWNER.
NOT THE FINISHED PRODUCT.

ESTIMATING
COMPARE PRICES FOR CONSTRUCTION.

CONSTRUCTION
FOR BUILDING PURPOSES.



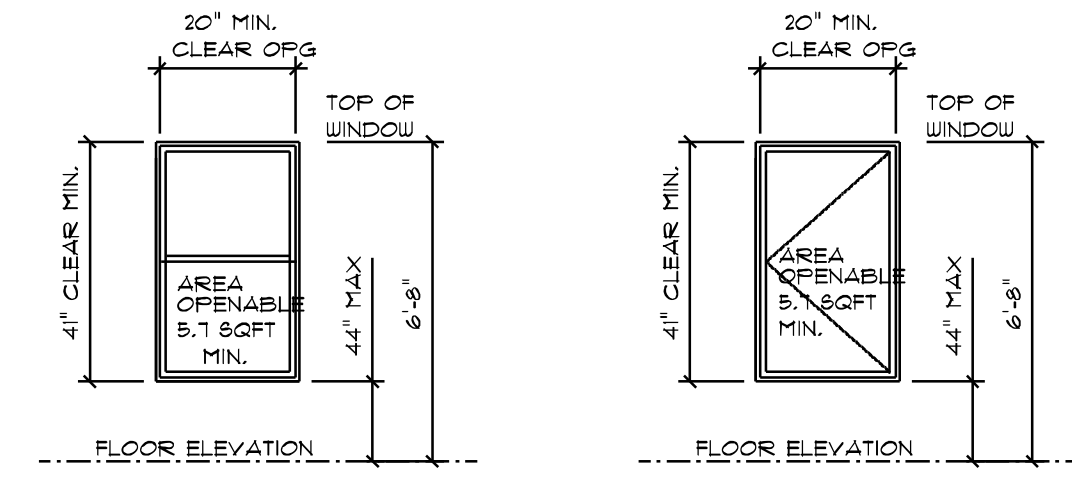
REAR ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"

**PRELIMINARY REVIEW PLANS
NOT FOR CONSTRUCTION
DATE: 2-26-2019**

EXTERIOR ELEVATION NOTES	
	SIDING MATCH EXIST'G PER SPECS.
	SHAKE PER SPECS.
	STONE PER. SPECS. MATCH EXIST'G
	SHINGLES (30 y. DIMENSIONAL SHINGLES)
EXTERIOR TRIM: MATCH EXIST'G	
FASCIA: MATCH EXIST'G	
GUTTER: MATCH EXIST'G	
SOFFIT: MATCH EXIST'G	
WINDOW TYPE: MATCH EXIST'G (SIZES PER FLOOR PLANS)	
HEAD 4 TRIM: MATCH EXIST'G	
PORCH POST: SEE FLOOR PLAN FOR SIZE	
RIDGE VENT: CONT.	
WINDOW TRIM: MATCH EXIST'G	



THE DIMENSIONING CRITERIA OF THE OPENING PERMIT FIRE SERVICE PERSONNEL WITH AIR PACKS TO ENTER, AS WELL AS OCCUPANTS TO ESCAPE. THE NET CLEAR OPENING AREA AND MINIMUM DIMENSIONS ASSUME THAT THE WINDOW IS OPENED TO ITS FULLEST NATURAL EXTENT WITHOUT THE NEED FOR DISASSEMBLY OR DESTRUCTION OF THE UNIT.

EGRESS WINDOW DETAIL

**Addition to Residence
334 N. Remington
Bexley, Ohio
Brynwood Builders**



LEFT ELEVATION 1/4" = 1'-0"

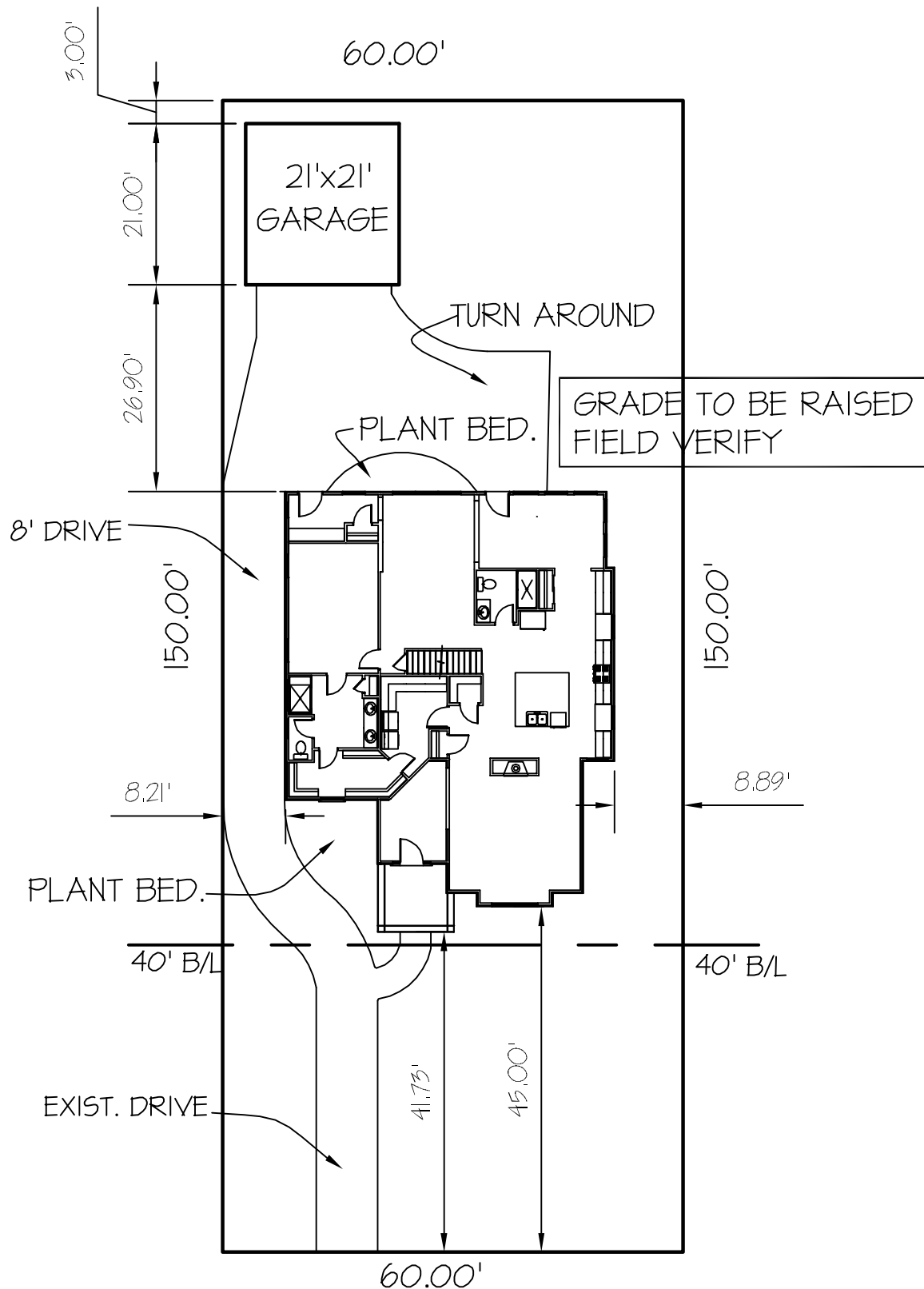


FRONT ELEVATION 1/4" = 1'-0"

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DISCLAIMER NOTE:
WHOM EVER USES THESE PLANS AGREE TO THE FOLLOWING:
MY DESIGNER HOMES WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS.
OWNER OR BUILDER MUST COMPLY WITH ALL LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF ANY WORK.

DATE: 02/26/19
REVISED:



N. Remington Road

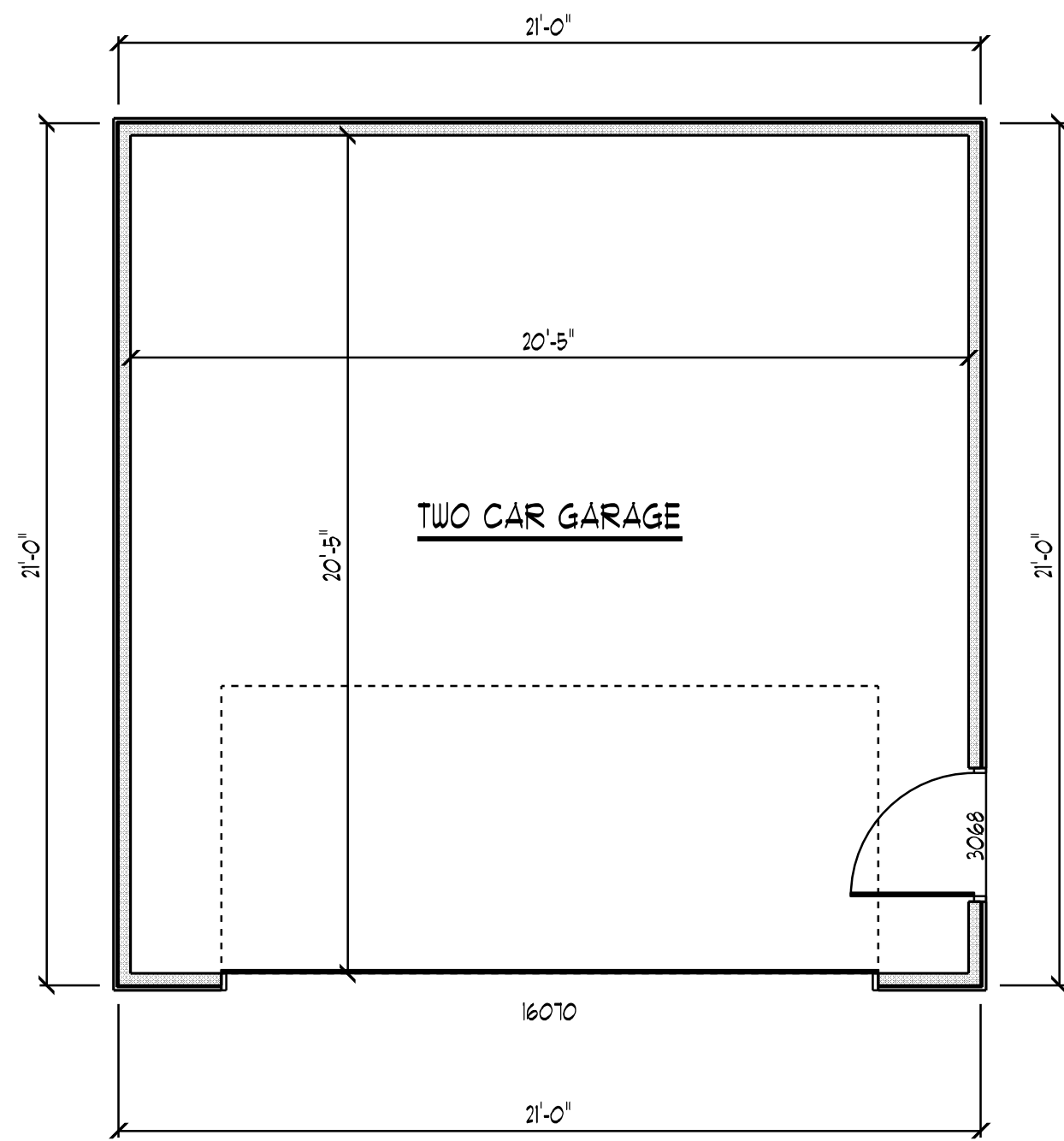
SITE PLAN

1"=20'-0"

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House Plans by
Chateaux
 Designs

Chateaux Designs 740-819-8206



DETACHED GARAGE PLAN 1/4"=1'-0"

**PRELIMINARY REVIEW PLANS
NOT FOR CONSTRUCTION
DATE: 2-25-2019**

BUILDING SQFT:	
FIRST FLOOR EXIST'G:	1372 SQFT
SECOND FLOOR EXIST'G:	593 SQFT
FIRST FLOOR ADDITION: 625 SQFT	
SECOND FLOOR ADDITION: 438 SQFT	
TOTAL:	3,028 SQFT
DETACHED GARAGE:	462 SQFT

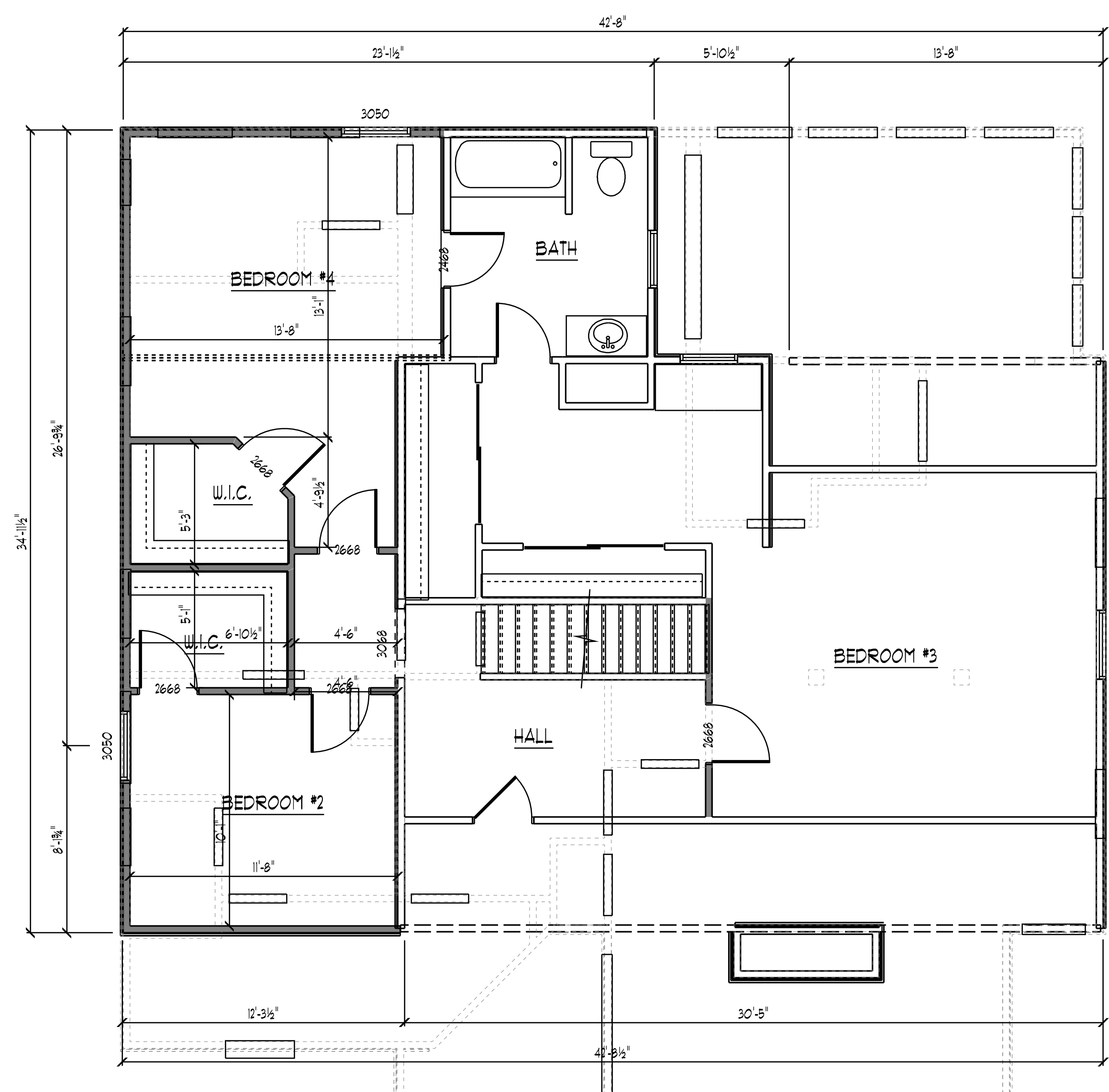


Residential Design
740-819-8206
www.chateauxdesigns.com
email: rmdh24@gmail.com

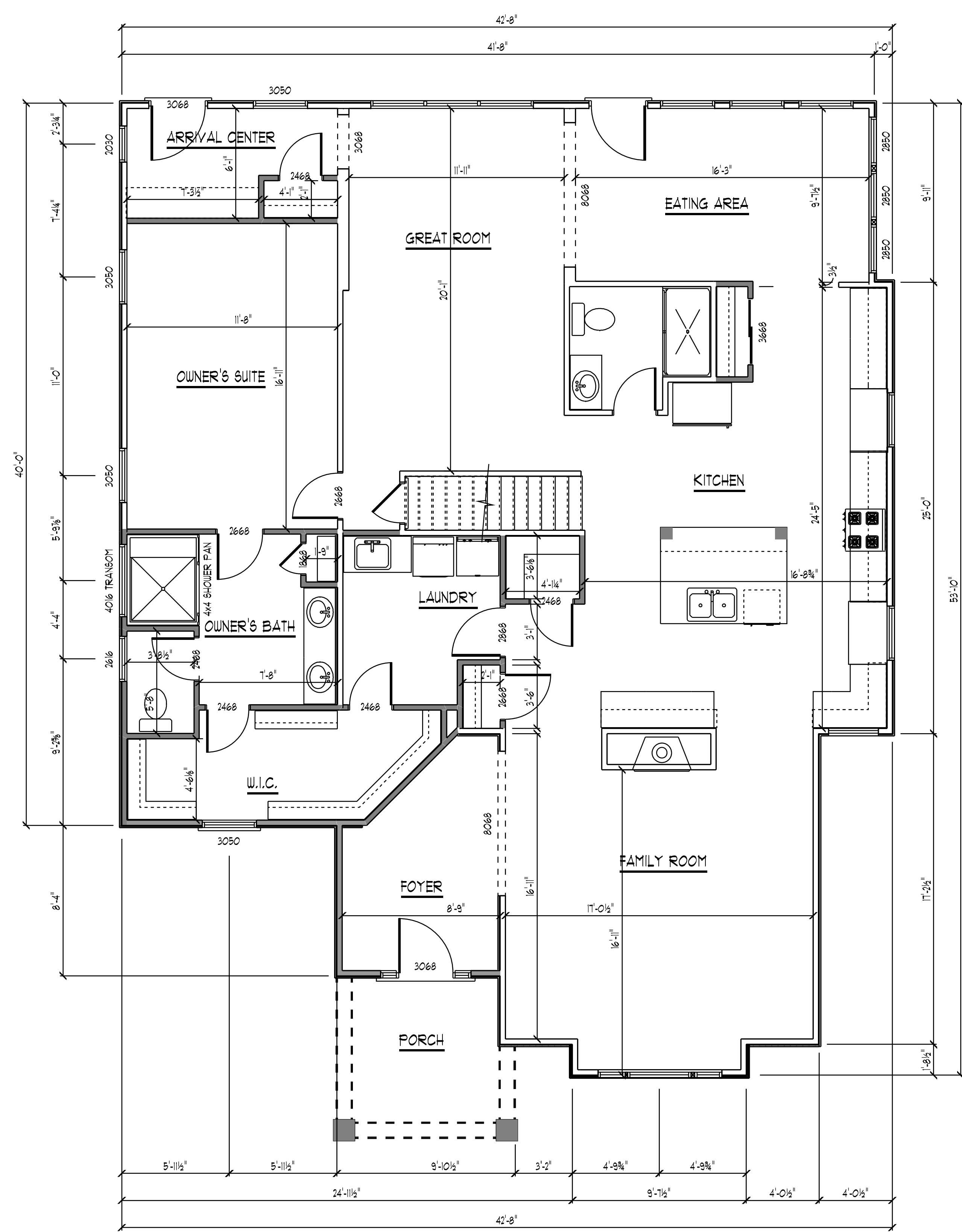
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ESTIMATING
COMPARE PRICES FOR CONSTRUCTION

CONSTRUCTION
FOR BUILDING PURPOSES



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4" = 1'-0"

**Addition to Residence
334 N. Remington
Bexley, Ohio
Brynwood Builders**

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OR DEFICIENCIES ON THESE PLANS.
OWNER OR BUILDER MUST COMPLY
WITH ALL LOCAL BUILDING CODE PRIOR
TO COMMENCEMENT OF ANY WORK.

DATE: 02/25/19
REVISED:



PUBLIC NOTICE
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- a. Application No.: 18-0032 Z
Applicant: Brad Schoch
Owner: Greg & Corry Tishkoff
Location: 280 S. Columbia Ave. (vacant lot south of 256 S. Columbia)

ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location. Please Note: This application was tabled at the February 14th 2019 meeting of the Board.

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: 3-05-2019

2018030

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: 270 S. Columbia Ave.
~~256 S. Columbia~~

Property Address: 256 Columbia Avenue, Bexley Ohio

Brief Project Description: Construct new two story frame residence

Applicant Information:

Applicant Name: Brad Schoch - Romanelli & Hughes Building Company

Applicant Address: 148 W. Schrock Rd., Westerville, OH 43081

Applicant Email & Phone: btschoch@gmail.com - 614 530-9400

Property Owner Information:

Owner Name: Greg and Corry Tishkoff

Owner Address:

Owner Email & Phone: gregtishkoff@gmail.com - 614 403-8265

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: 10/18/18

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: \$

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: \$

~~1,100.00~~

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"/>	(Type of Structure:)	<input type="text"/>
Proposed Addition (SF):	<input type="text"/>		
Removing (SF):	<input 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):	<input type="text"/>	New Structure Type:	<input type="text" value="FRAME RESIDENCE"/>
Proposed Addition (SF):	<input type="text"/>	Ridge Height:	<input type="text" value="31'-8\"/>
Proposed New Structure (SF):	<input type="text" value="4,542"/>	Is there a 2nd floor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total of all garage and accessory structures (SF):	<input type="text" value="963"/>	2nd Floor SF:	<input type="text" value="2,383"/>
Total building lot coverage (SF):	<input type="text" value="5,505"/>	=	<input type="text" value="15.6"/> % 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):	<input type="text"/>	Existing Patio (SF):	<input type="text"/>	Existing Private Sidewalk (SF):	<input type="text"/>
Proposed Additional Hardscape (SF):	<input type="text" value="3,867"/>				
Total Hardscape (SF):	<input type="text"/>				

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

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"/>			

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 checked="" type="checkbox"/>	Cultured Stone	NOTE ALL EXTERIOR SELECTIONS ARE IN PROCESS - TO BE PROVIDED SHORTLY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input checked="" 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:

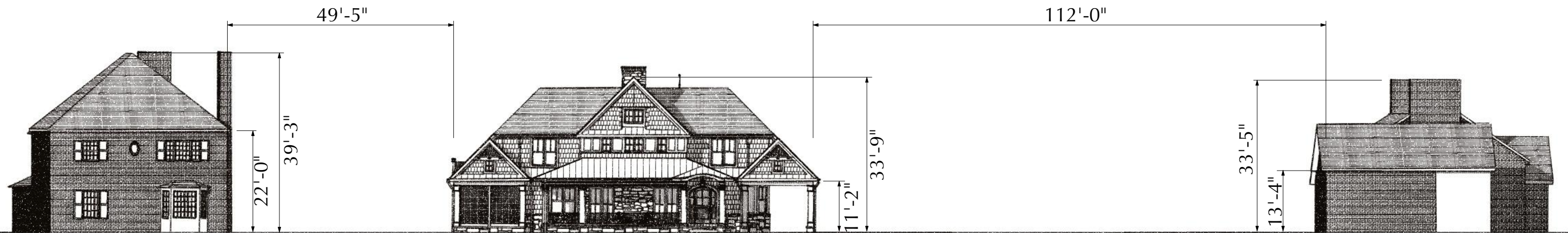
Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:



256 S. COLUMBIA AVE

280 S. COLUMBIA AVE

292 S. COLUMBIA AVE

ADJACENT PROPERTIES

226

256

PROPOSED NEW HOME
280 S. COLUMBIA

292

318

336



S. COLUMBIA AVE.

STREET ELEVATION

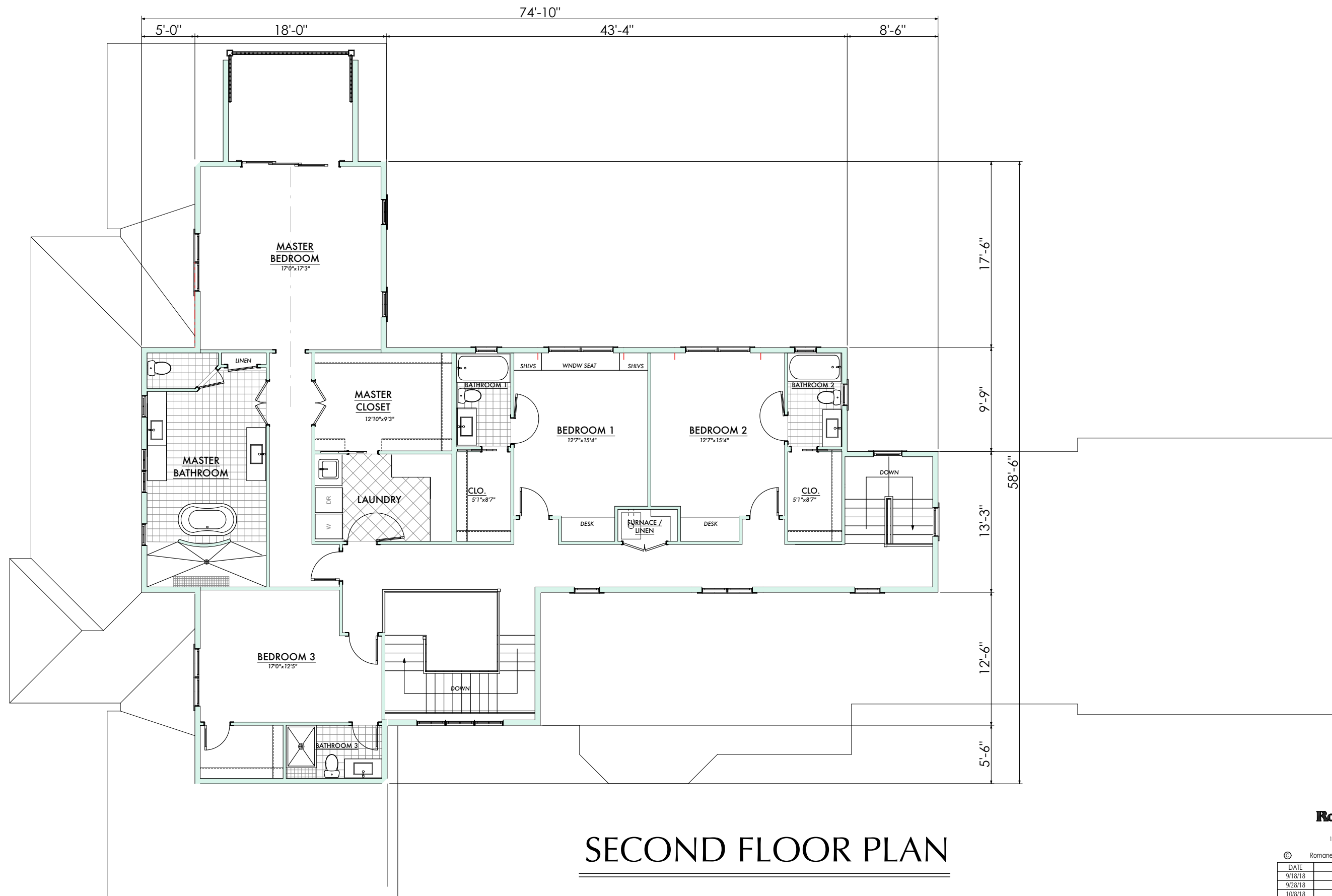
RH
Romanelli & Hughes
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW	2/25/19	STAFF REVIEW
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



SECOND FLOOR PLAN



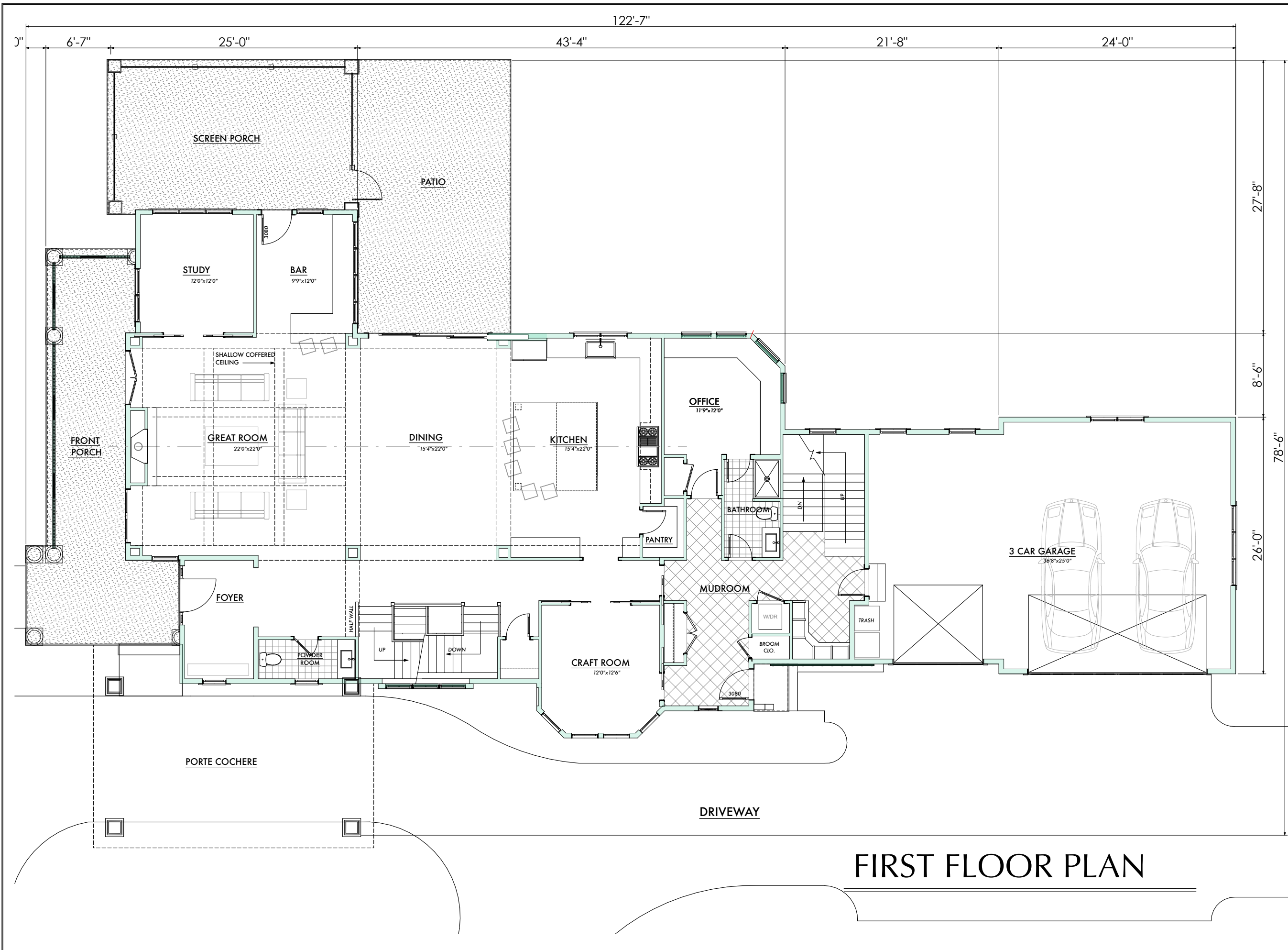
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10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



FIRST FLOOR PLAN



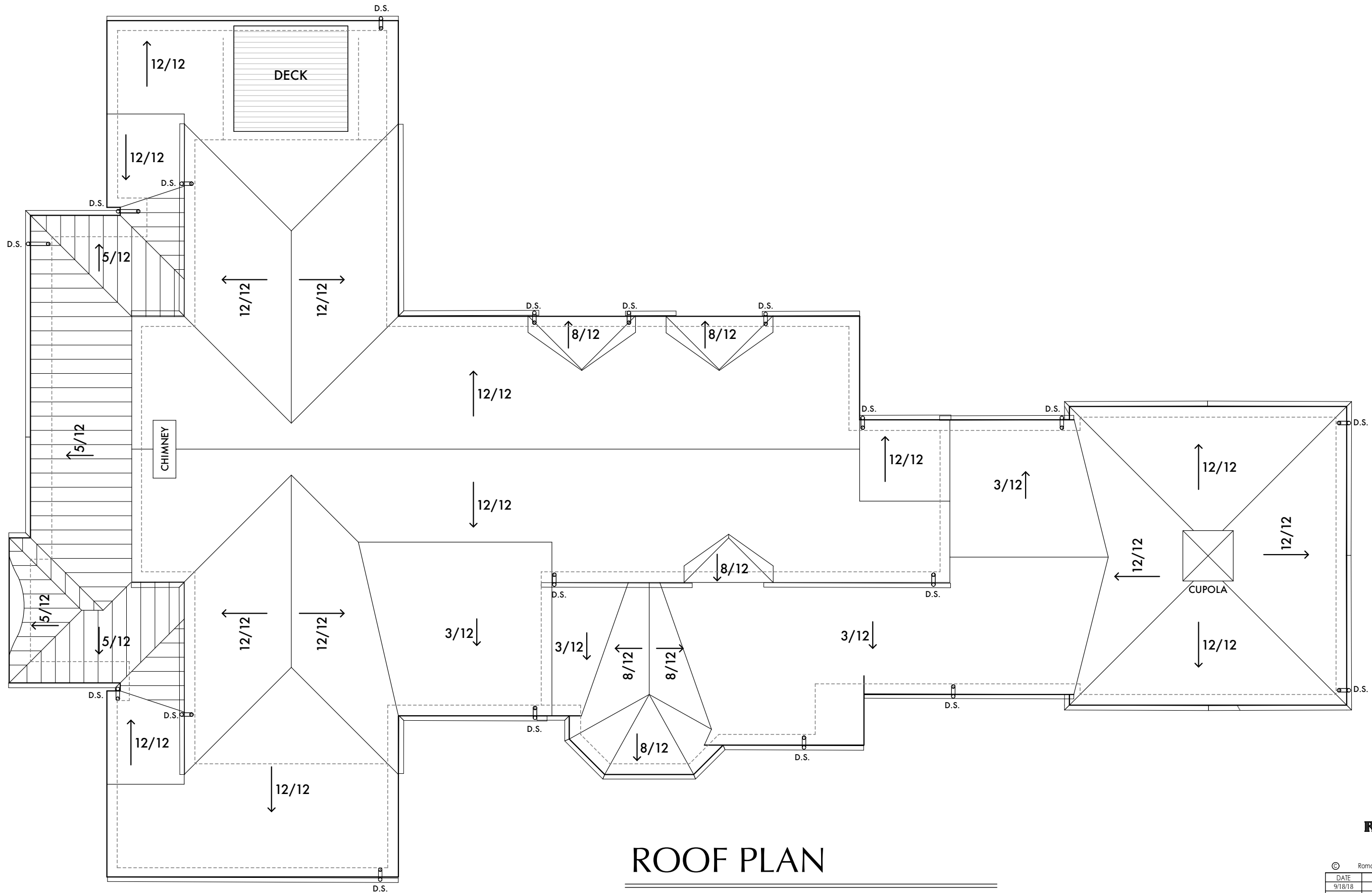
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10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



ROOF PLAN



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10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



- 30 YEAR DIMENSIONAL ASPHALT SHINGLES - GEORGETOWN GREY
- PAINTED ALUM DOWNSPOUT - TYP.
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- 1 X 6 TRIM AT WINDOWS / DOORS TYP.
- 1 X 6 TRIM AROUND RECESS CEMENT PANEL
- DECORATIVE CORBELS - PAINTED WHITE
- STANDING SEAM METAL ROOFING
- 14"X14" SQ. COLUMN - FIBERGLASS - PAINTED
- 14" DIA. TUSCAN COLUMN - FIBERGLASS - PAINTED
- MANUF. STONE VENEER
- SCREEN PORCH
- STAINED WOOD FRONT DOOR

FRONT (WEST) ELEVATION

REAR (EAST) ELEVATION



- 36" X 36" CUPOLA
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- STANDING SEAM METAL ROOFING
- SLIDING WINDOWS AND RECESS PANEL



Romanelli & Hughes
BUILDING COMPANY

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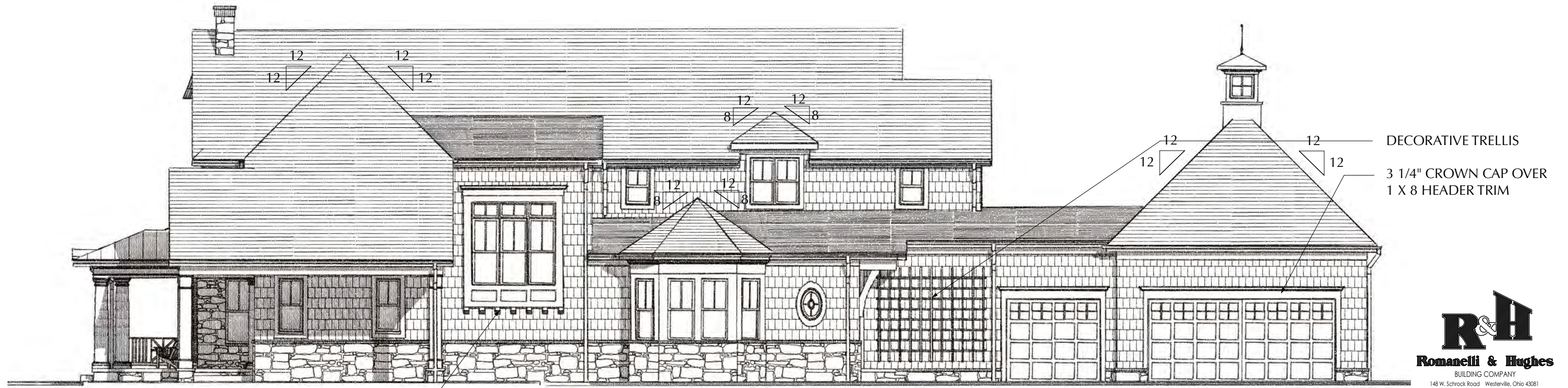
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10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION

DECORATIVE CORBELS
UNDER WINDOW BAY

DECORATIVE TRELLIS
3 1/4" CROWN CAP OVER
1 X 8 HEADER TRIM

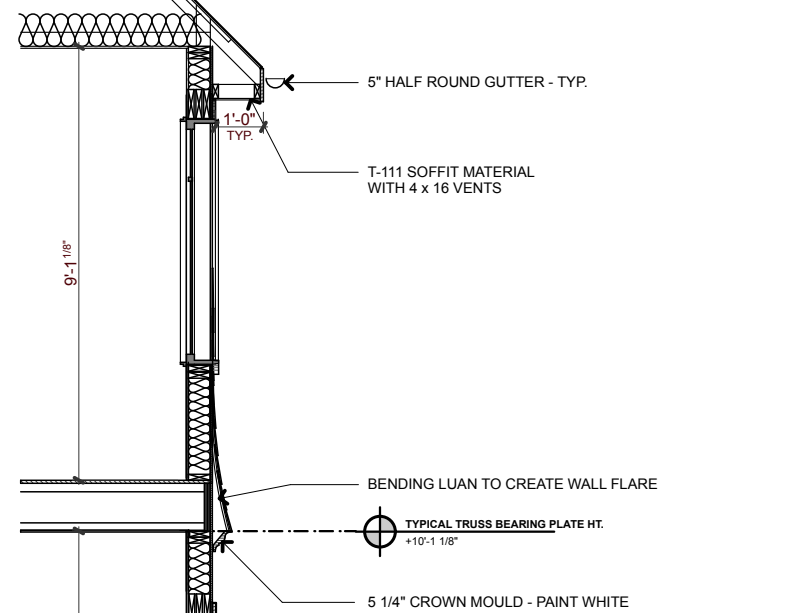
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10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE

- TYPICAL FRAME ROOF CONSTRUCTION**
- 30YR. ASPHALT SHINGLES
 - ICE & WATER SHIELD OVER
 - 15# FELT PAPER
 - 7/16" OSB SHEATHING
 - PRE-ENGINEERED TRUSSES -- SEE TRUSS PLAN AND MNFCTR. SHOP DRAWINGS FOR TRUSS SPECIFICATIONS
 - R-36 BATT FACED INSULATION
 - 1/2" GYP. BD. AT CEILING



TYPICAL WALL CONSTRUCTION

- 6" REVEAL CEDAR SHAKE SHINGLES
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 BATT FACED INSULATION.
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

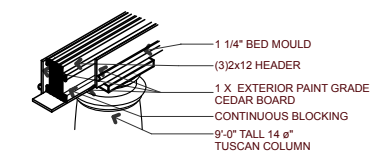
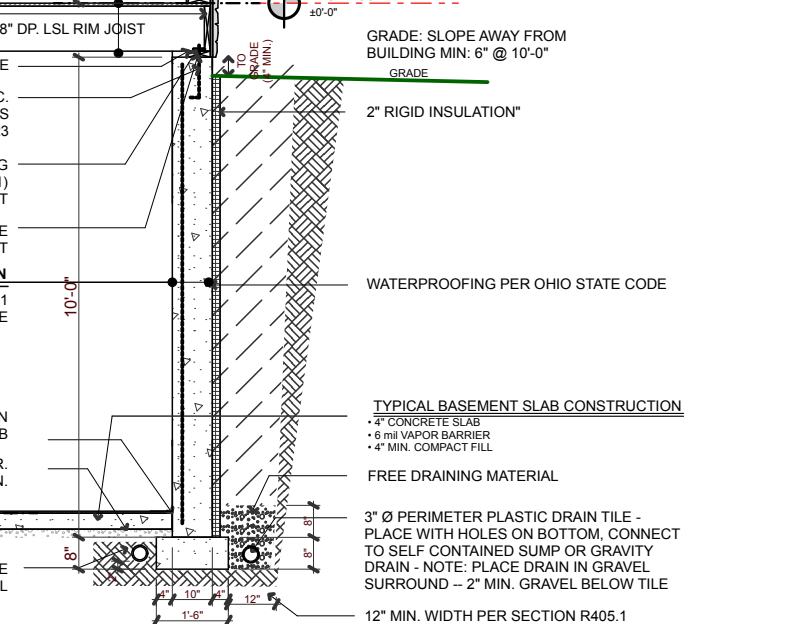
- SCHEDULED FINISH FLOOR -- SEE FLOOR PLANS
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & NAILED
- 11-7/8" TJI JOISTS

TYPICAL FNDN WALL CONSTRUCTION

- 11 7/8" DP. LSL RIM JOIST
- TREATED 2 x 8 SILL PLATE
- 1/2" ø x 10" ANCHOR BOLT @ 72" O.C. MIN. 7" EMBED MAX. 12" FROM CORNERS - GALVANIZED PER ASTM123
- PROVIDE 2 WASHERS PRIOR TO ANCHORING NUT: (1) WASHER FOR 1/2" ø BOLT & (1) WASHER FOR 3/4" ø BOLT
- PROVIDE 9/16" ø HOLES IN SILL PLATE FOR ANCHOR BOLT
- 8" WIDE POURED CONCRETE WALL w/ #4 BARS @ 16" o.c. VERT. - MIN. 1 1/2" CLEAR FROM INSIDE FACE

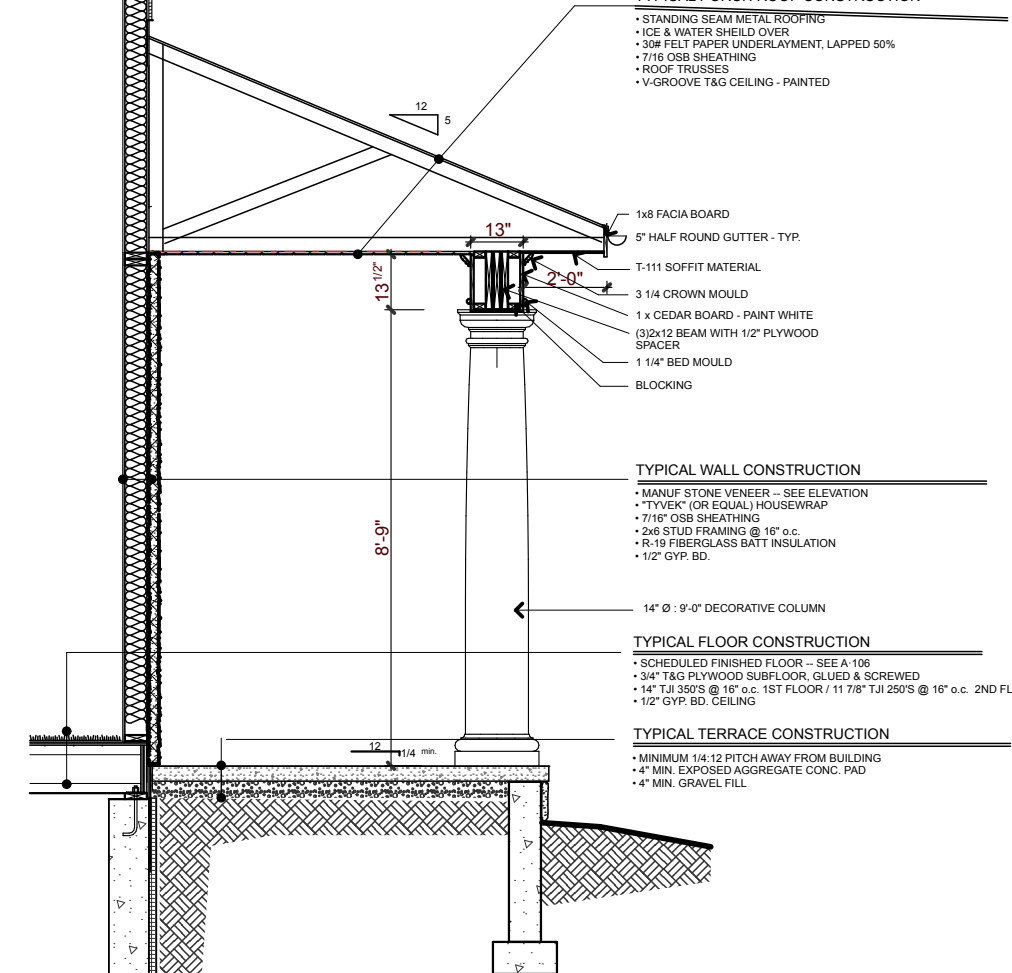
TYPICAL BASEMENT SLAB CONSTRUCTION

- 4" CONCRETE SLAB
- 6 MIL VAPOR BARRIER
- 4" MIN. COMPACT FILL
- FREE DRAINING MATERIAL
- 3" ø PERIMETER PLASTIC DRAIN TILE - PLACE WITH HOLES ON BOTTOM, CONNECT TO SELF CONTAINED SUMP OR GRAVITY DRAIN - NOTE: PLACE DRAIN IN GRAVEL SURROUND -- 2" MIN. GRAVEL BELOW TILE
- 12" MIN. WIDTH PER SECTION R405.1



TYPICAL PORCH ROOF CONSTRUCTION

- STANDING SEAM METAL ROOFING
- ICE & WATER SHIELD OVER
- 30# FELT PAPER UNDERLAYMENT, LAPPED 50%
- 7/16 OSB SHEATHING
- ROOF TRUSSES
- V-GROOVE T&G CEILING - PAINTED



TYPICAL WALL CONSTRUCTION

- MANUF STONE VENEER -- SEE ELEVATION
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 FIBERGLASS BATT INSULATION
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

- SCHEDULED FINISHED FLOOR -- SEE A-106
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 14" TJI 350'S @ 16" o.c. 1ST FLOOR / 11 7/8" TJI 250'S @ 16" o.c. 2ND FLOOR
- 1/2" GYP. BD. CEILING

TYPICAL TERRACE CONSTRUCTION

- MINIMUM 1/4-1/2 PITCH AWAY FROM BUILDING
- 4" MIN. EXPOSED AGGREGATE CONC. PAD
- 4" MIN. GRAVEL FILL

EXTERIOR DETAILS



Romanelli & Hughes

BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW	2/25/19	STAFF REVIEW
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE

S. COLUMBIA AVENUE



141.00'

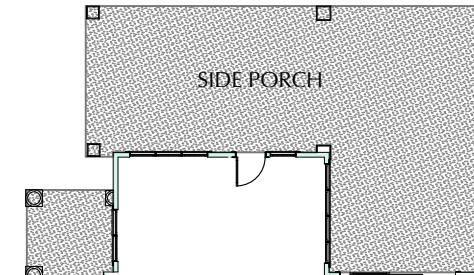
30'-0"

94'-0"

12'-6"

250.09'

12'-0"

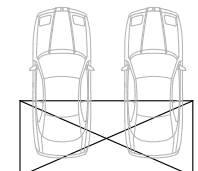


PROPOSED 2 STORY
FRAME RESIDENCE

PORTE-CORCHERE

DRIVEWAY

SITE CALCULATIONS	
LOT SIZE: 250' x 141' =	35,250 Sq. Ft.
HOUSE W PORCHES SQ. FT. =	5,505
DRIVEWAY SQ.FT. =	4,508
TOTAL LOT COVERAGE =	10,013
% LOT COVERAGE =	28.4%



40'-0"

12'-0"

250.16'

141.00'



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10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE

SITE PLAN



ALTERNATE SHAKE COLOR SCHEME



RENDERINGS

FRONT OF HOUSE



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10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



RENDERINGS

SIDES OF HOUSE



Romanelli & Hughes

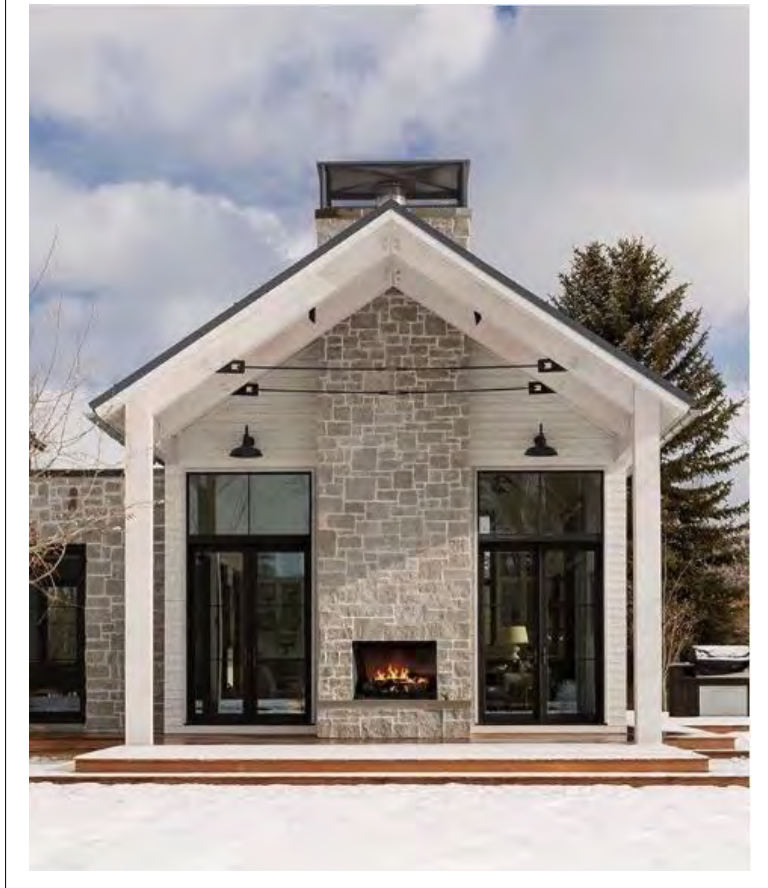
BUILDING COMPANY

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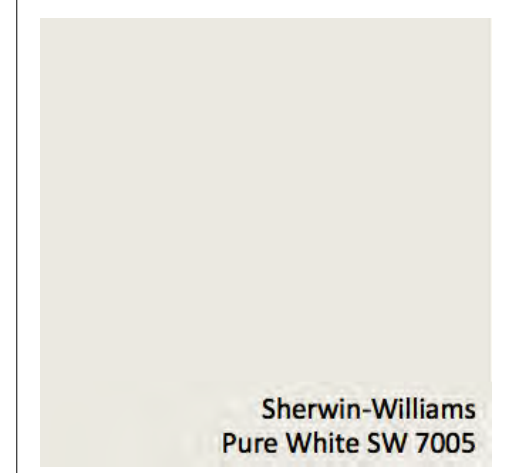
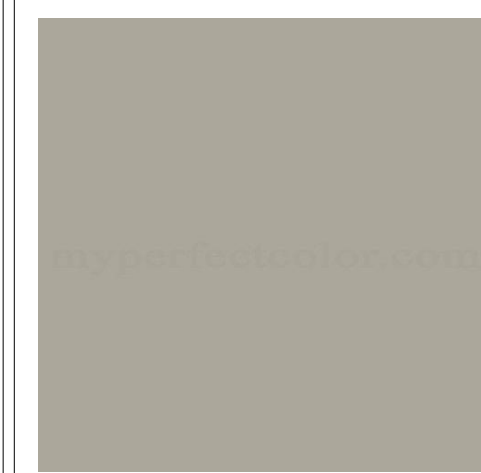
DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW	2/25/19	STAFF REVIEW
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



ROOF COLOR

STONE COLOR



CEDAR SHAKE COLORS

TRIM COLOR



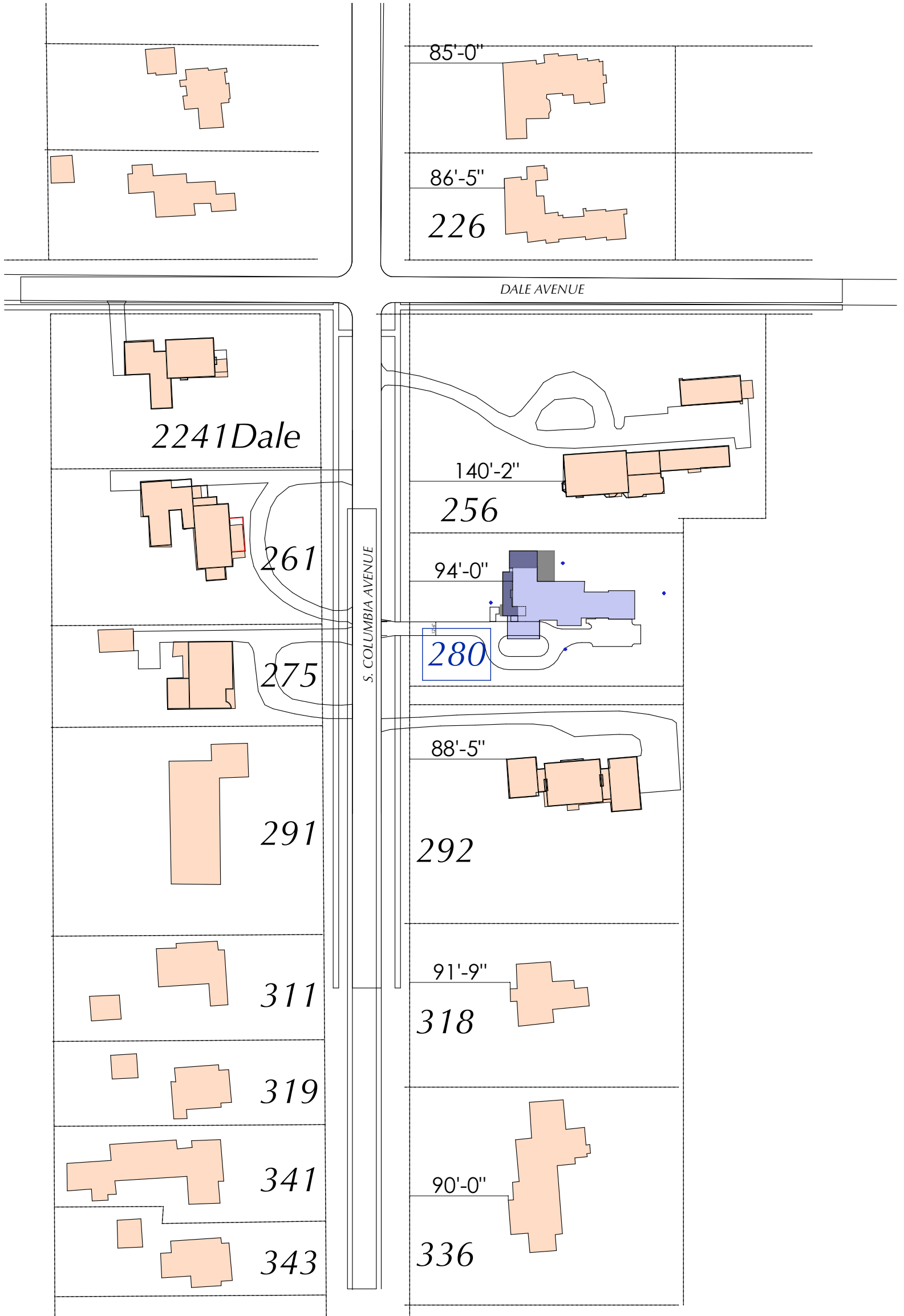
EXTERIOR FINISHES

FRONT DOOR



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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW	2/25/19	STAFF REVIEW
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			



NEIGHBORHOOD SITE PLAN



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DATE	ISSUE	DATE	ISSUE
4/25/18	REVIEW		
SCHMITT RESIDENCE			

SOUTH COLUMBIA AVENUE 80'

LOT 8
LOT 9

LOT 5

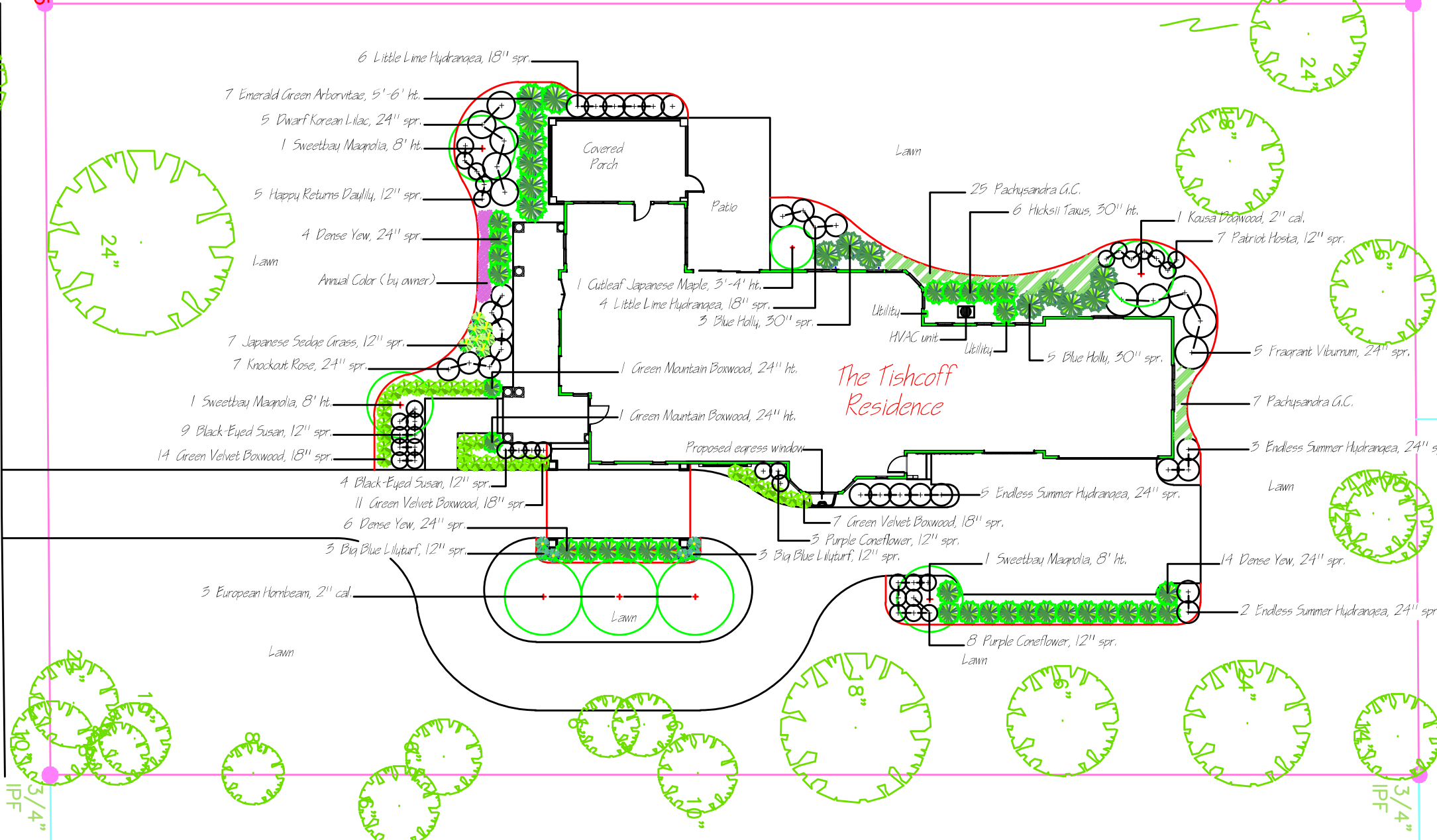
LOT 4

LOT 3

LOT 10
LOT 11

3/4" IPF
785

3/4" IPF



Preliminary Planting Plan

567 Lazelle Road
Westerville, Ohio 43081
(614) 865-3779



Preliminary Landscape Plan
The Tishcoff Residence
South Columbia Avenue
Bexley, Ohio 43209

Project	
Design	Levi M. Palona
Drawn	Levi M. Palona
Date	
Revisions	
Sheet	



148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW	2/25/19	STAFF REVIEW
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHCOFF RESIDENCE

PRELIMINARY LANDSCAPE PLAN



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 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.: 19-002A
- Applicant: SBA-Studios, LLC
- Owner: Paymax Properties, LLC, Joe Grundy
- Location: 387 S. Parkview Avenue

ARB Request: The applicant is seeking architectural review for new addition to the north side, and modifications to the principal structure, which includes a window and material changes. **Please Note: This application was tabled at the February 14th Architectural Review Board Meeting.**

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: 3-07-2019

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: \$

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	\$ <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: \$

Project Worksheet

Residential Commercial

Property Address:

387 S. Parkview

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):

Proposed Addition (SF):

Removing (SF):

(Type of Structure):

Proposed new primary structure or residence (SF):

Total Square Footage:

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

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):

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

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

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: <input 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 checked="" type="checkbox"/>	Cultured Stone	Glen-Gery Limestone, Cashmere
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick	Existing Red tone
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	Aged Pewter to match Shake siding
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	James Hardie, Staggered edge Shake panel, Aged Pewter
<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:

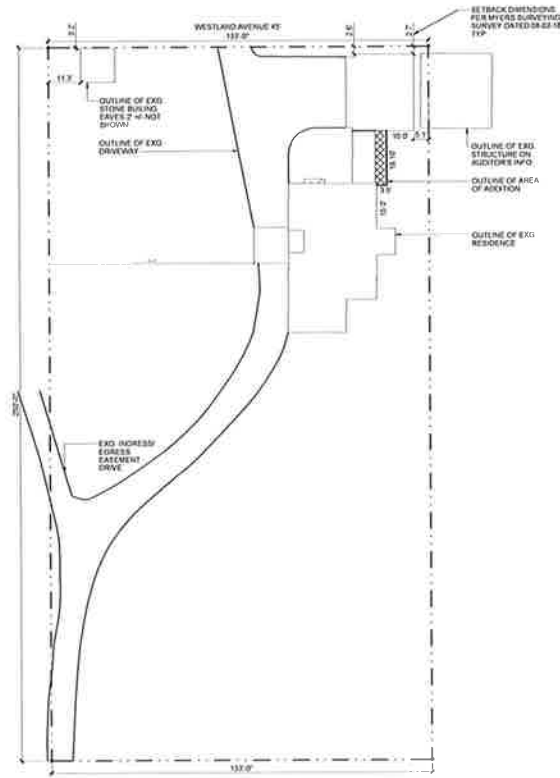
To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

BEXLEY ZONING: R3

YARD CALCULATIONS
 TOTAL LOT SQUARE FOOTAGE = 33,260 S.F.
 BUILDING MAX 25% = 8,315 S.F.
 OVERALL MAX 25% = 16,630 S.F.
 PROPOSED BUILDING SQ FT = 2,713.6, W/ DETACHED STRUC
 EXISTING DRIVEWAY, SQ FT = 3,807.3
 EXISTING PATIOS & WALKS SQ FT = 44,350 FT
 TOTAL YARD MAX 50% = 16,630 S.F.
 TOTAL COVERAGE = 6,745.2 S.F. = COMPLIES



SITE PLAN 1" = 20'-0"

SITE PLAN NOTES:

BUILDER TO MAINTAIN A MINIMUM GRADE OF 8" OF FALL IN THE FIRST 10' AWAY FROM THE HOUSE
 BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL AS REQUIRED DURING ALL PHASES OF CONSTRUCTION
 FINAL GRADING TO BE DETERMINED BY THE GENERAL CONTRACTOR. FIELD VERIFY ALL GRADING WITH OWNER. NOTIFY SBA STUDIOS, LLC IN WRITING IF GRADING IS DIFFERENT THAN EXTERIOR HOUSE ELEVATIONS
 INDICATE ON DRAWINGS

THIS SITE PLAN WAS PREPARED WITH INFORMATION PROVIDED BY THE CLIENT & DATA OBTAINED FROM MUNICIPALITY OR COUNTY GIS. THIS SITE PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. ALL GRADES, LOCATIONS, AND INFORMATION PROVIDED WITHIN TO BE VERIFIED BY THE GENERAL CONTRACTOR & SURVEYOR PRIOR TO PROVIDING ANY SERVICES AT THIS LOCATION. THE USE OF THIS SITE PLAN FOR ANY OTHER PURPOSE BEYOND OBTAINING A BUILDING PERMIT FOR PLANS PROVIDED BY SBA STUDIOS, LLC IS PROHIBITED.

#	DATE	ISSUED WITH CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
 BEXLEY, OHIO



STATE OF OHIO
 PROFESSIONAL ARCHITECT
 PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE: 1/4" = 20'-0"
 SHEET # / DESCRIPTION
SITE PLAN
A0-1
 DATE: 03.18.2019
 DESIGN REVIEW SUBMISSION
 SBA STUDIOS PROJECT # 2018-476

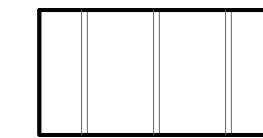
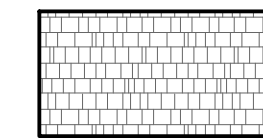
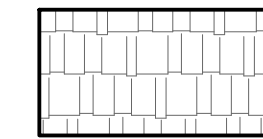
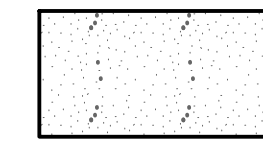
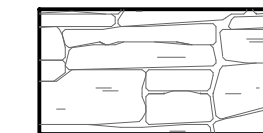


2 EXISTING FRONT ELEVATION (FROM WESTLAND AVE.)



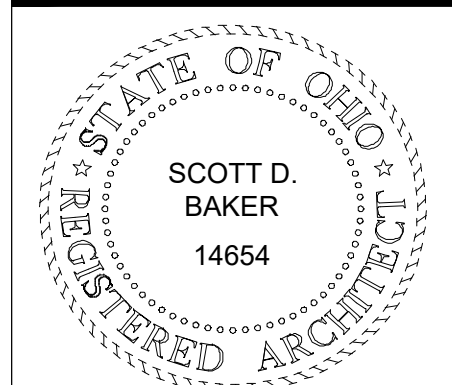
1 PROPOSED FRONT ELEVATION (FROM WESTLAND AVE.)

ELEVATION MATERIAL LEGEND

-  STANDING SEAM METAL ROOF
-  SHINGLES
-  HARDIE-SHAKES
-  STUCCO
-  CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 03.01.2019
BEXLEY ARB REVIEW
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-428

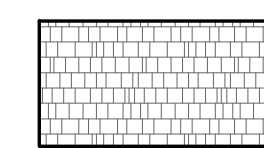
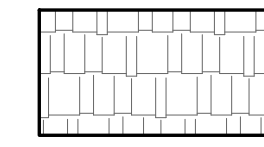

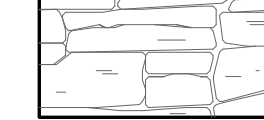


2 EXISTING REAR ELEVATION (FROM WESTLAND AVE.)



1 PROPOSED REAR ELEVATION (FROM WESTLAND AVE.)

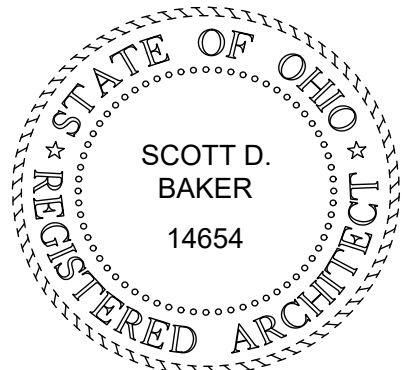
ELEVATION MATERIAL LEGEND

-  SHINGLES
-  HARDIE-SHAKES
-  STUCCO
-  CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



 <p>SCOTT D. BAKER 14654</p>	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	EXTERIOR ELEVATIONS
	A2-2
	DATE: 03.01.2019
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019	BEXLEY ARB REVIEW SBA STUDIOS PROJECT # 2018-428

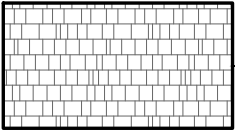
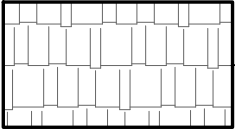
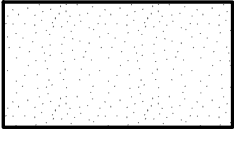
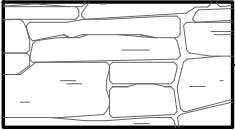


2 EXISTING RIGHT ELEVATION (FROM WESTLAND AVE.)



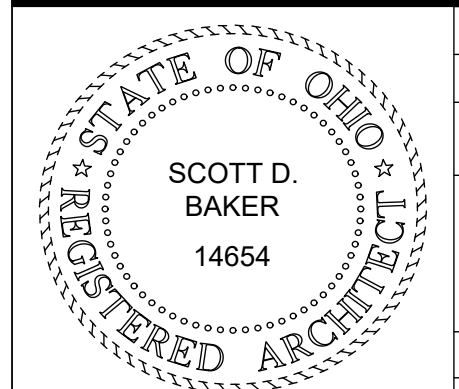
1 PROPOSED RIGHT ELEVATION (FROM WESTLAND AVE.)

ELEVATION MATERIAL LEGEND

-  SHINGLES
-  HARDIE-SHAKES
-  STUCCO
-  CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-3
DATE: 03.01.2019
BEXLEY ARB REVIEW
SBA STUDIOS PROJECT # 2018-428

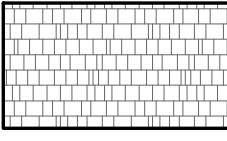

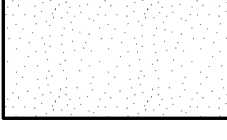
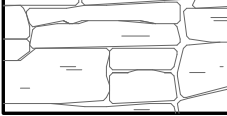


2 EXISTING LEFT ELEVATION (FROM WESTLAND AVE.)



1 PROPOSED LEFT ELEVATION (FROM WESTLAND AVE.)

ELEVATION MATERIAL LEGEND

-  SHINGLES
-  HARDIE-SHAKES
-  STUCCO
-  CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS

A2-4

DATE: 03.01.2019
BEXLEY ARB REVIEW
SBA STUDIOS PROJECT # 2018-428

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019









PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

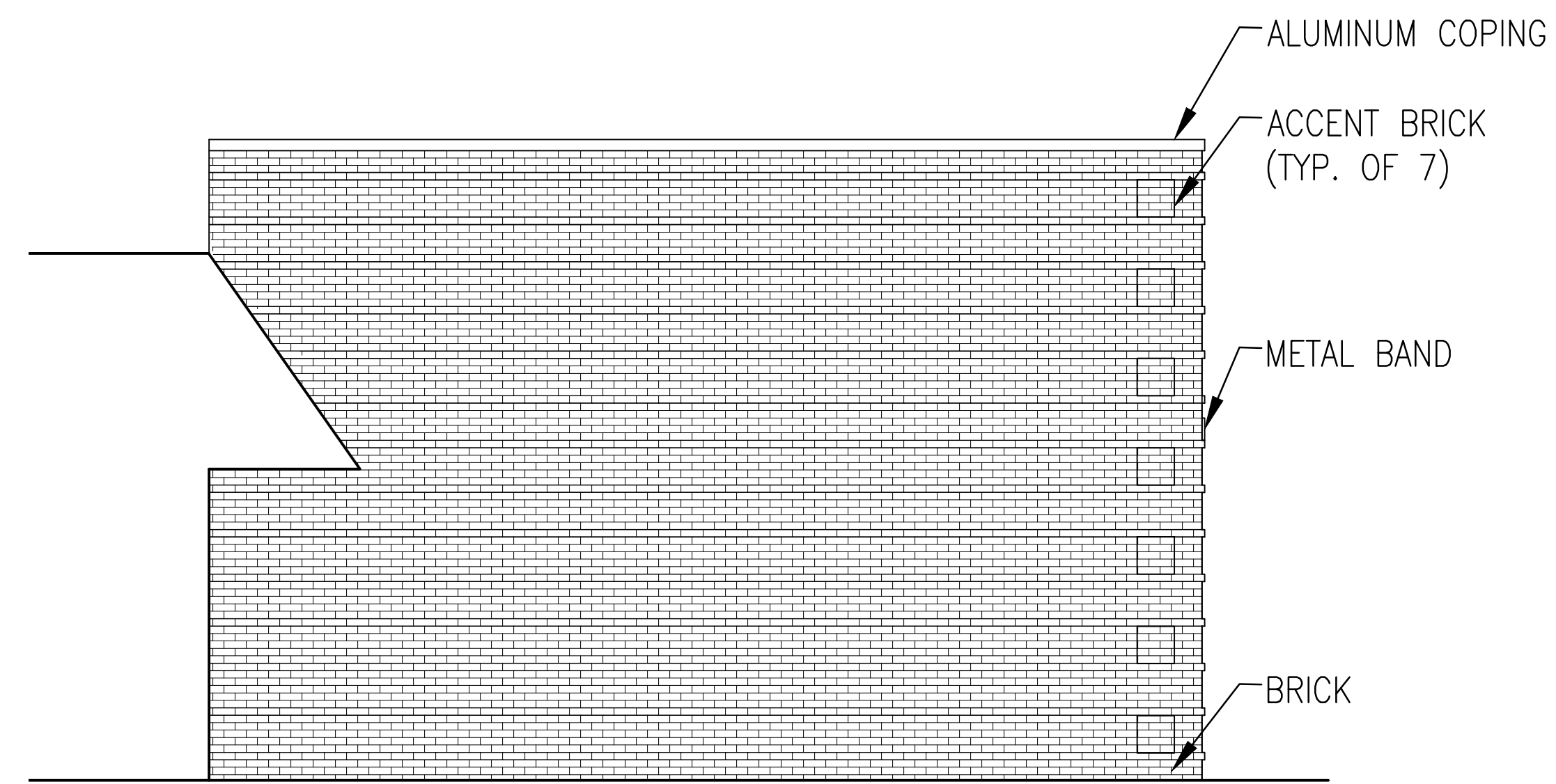
The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 14th, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

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.: 19-008 A
- Applicant: Designetwork – D. Bollinger
- Owner: Dr. Stephanie McClure
- Location: 500 N. Cassady
- ARB Request:** The applicant is seeking architectural review and for a new one-story addition to the front (west side) of the existing 2-story building, and site modifications. Variance approved under Application No.18- 020 Z.

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.

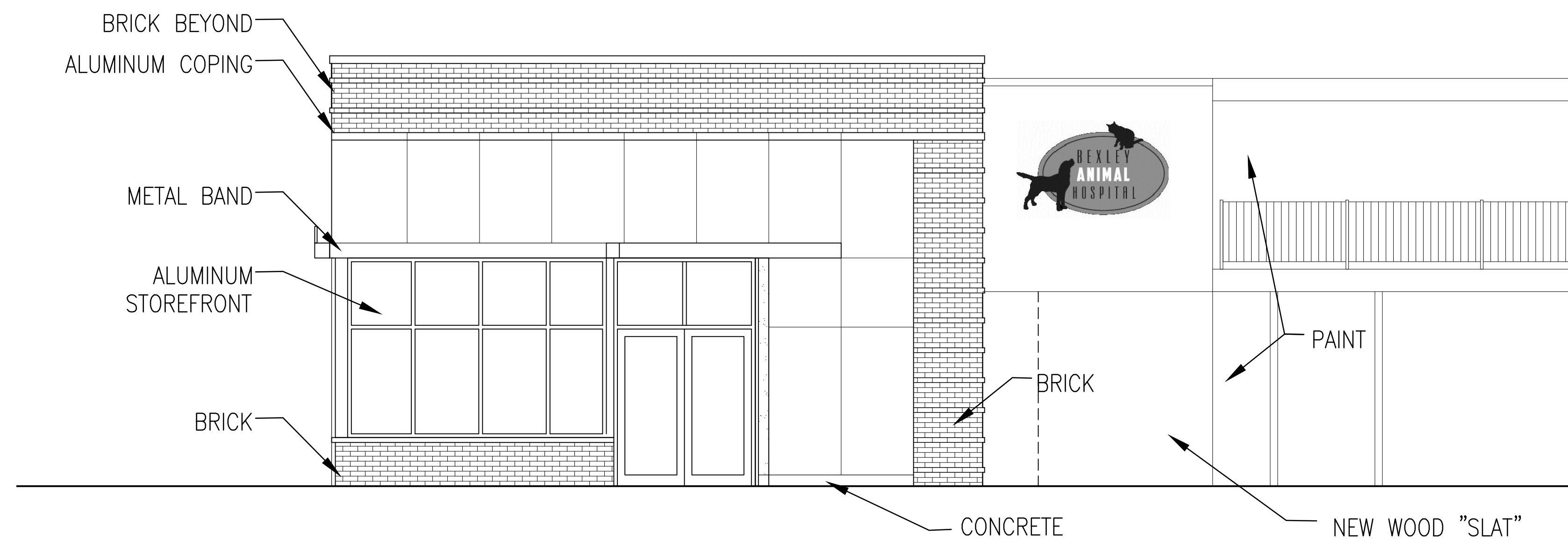
Mailed by: 3-5-2019



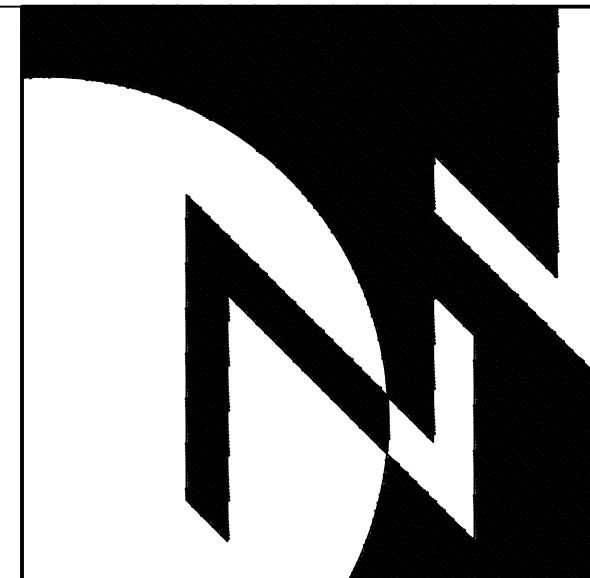
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WWW.DNW-AE.COM
DESIGNnetwork
 Discover, Design, Deliver
 41 fellows avenue, west jefferson, ohio 43162 (614) 406-0124
ADDITION FOR BEXLEY ANIMAL HOSPITAL
 500 N. CASSADY AVE. COLUMBUS, OHIO 43209



DEAN C. BOLLINGER #9092
EXPIRES 12 / 31 / 2019

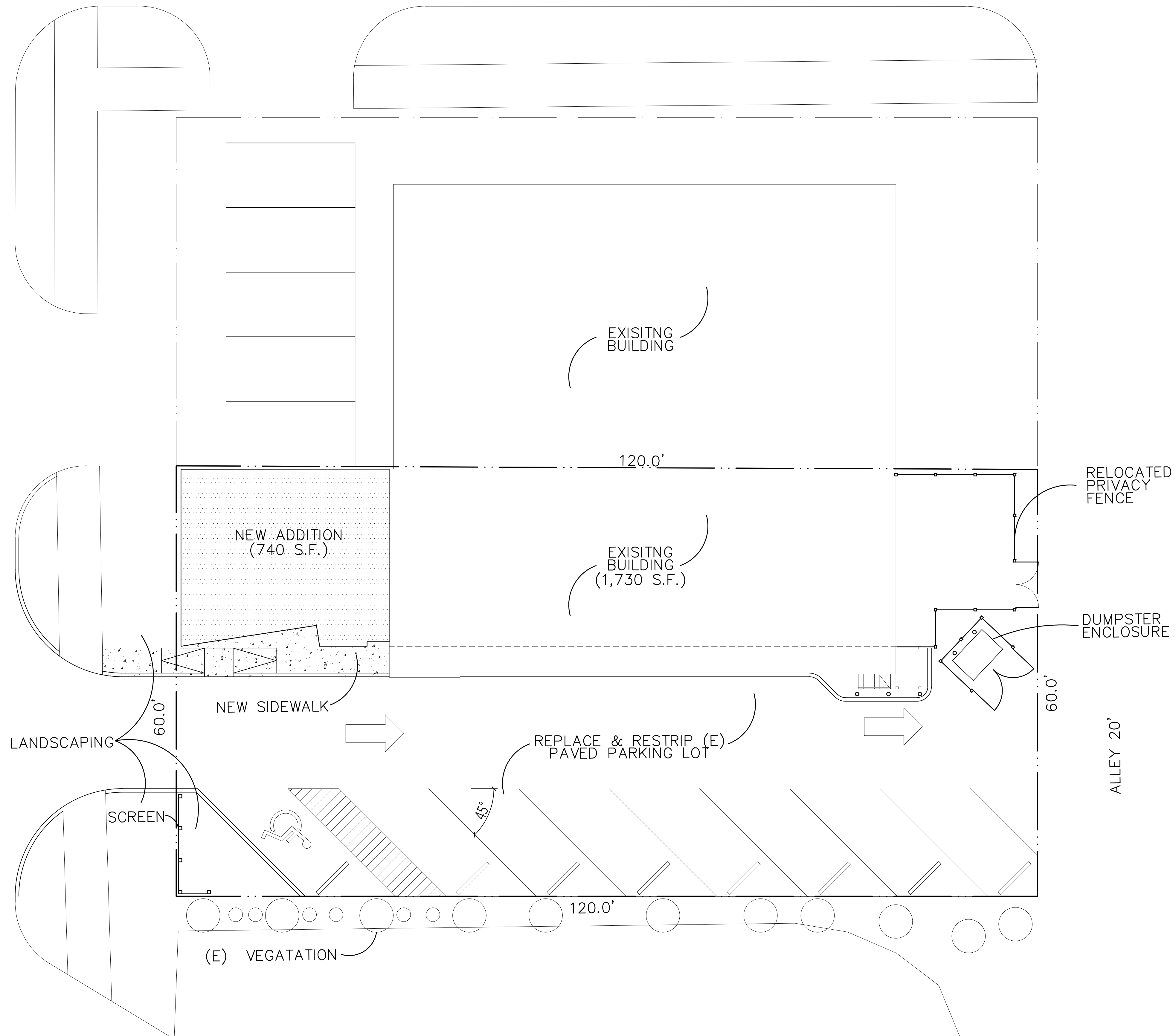
REVISIONS

DATE
02/14/2019
 JOB NUMBER
1902
 SHEET NUMBER

A4.1

N. CASSADY AVE.

ALLEGHENY AVE.



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DESIGNNetwork
 Discover, Design, Deliver
 41 fellows avenue, west jefferson, ohio 43162 (614) 406-0124
ADDITION FOR BEXLEY ANIMAL HOSPITAL
 500 N. CASSADY AVE. COLUMBUS, OHIO 43209



DEAN C. BOLLINGER #9092
 EXPIRES 12 / 31 / 2019

REVISIONS

DATE

02/14/2019

JOB NUMBER

1902

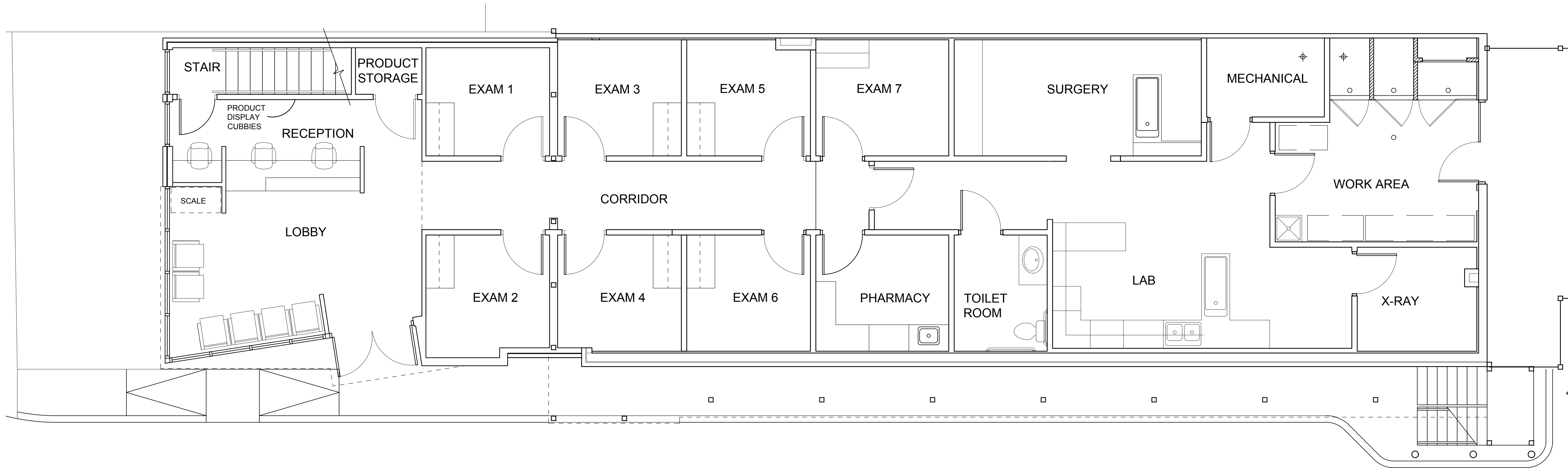
SHEET NUMBER

SD.1



SITE PLAN

SCALE: 1/8" = 1'-0" PID 020-000485



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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ADDITION FOR BEXLEY ANIMAL HOSPITAL

500 N. CASSADY AVE. COLUMBUS, OHIO 43209



DEAN C. BOLLINGER #9092
EXPIRES 12 / 31 / 2019

REVISIONS

DATE

02/14/2019

JOB NUMBER

1902

SHEET NUMBER

A1.1



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DESIGNNetwork

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41 fellows avenue, west jefferson, ohio 43162

ADDITION FOR BEXLEY ANIMAL HOSPITAL

500 N. CASSADY AVE. COLUMBUS, OHIO 43209



DEAN C. BOLLINGER #9092
EXPIRES 12 / 31 / 2019

REVISIONS

DATE

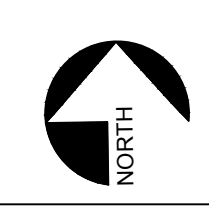
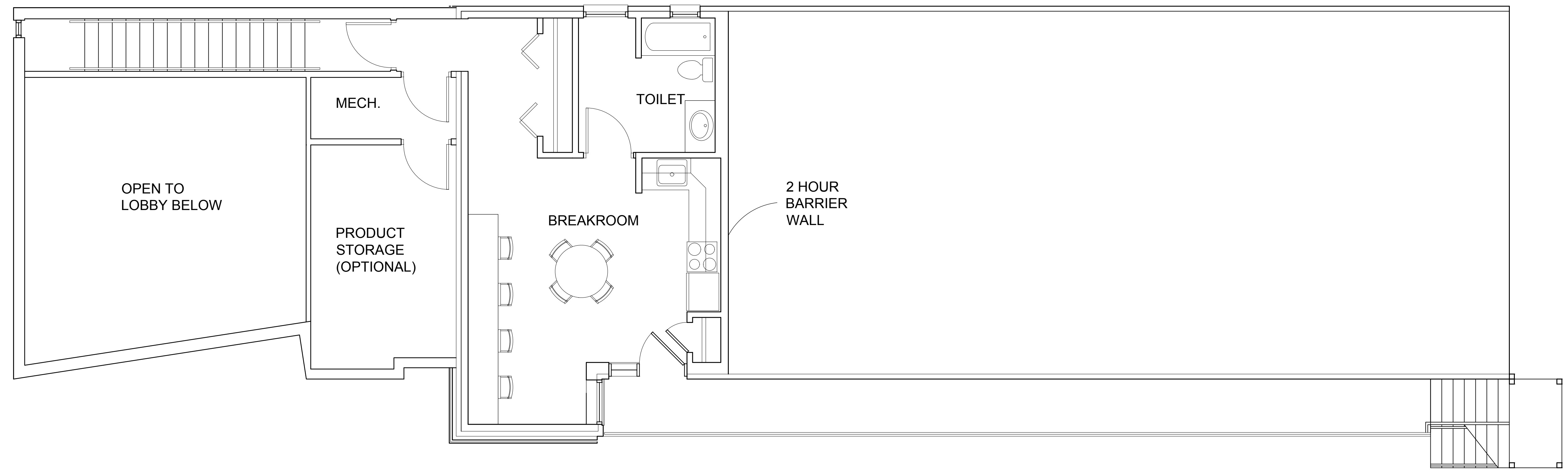
02/14/2019

JOB NUMBER

1902

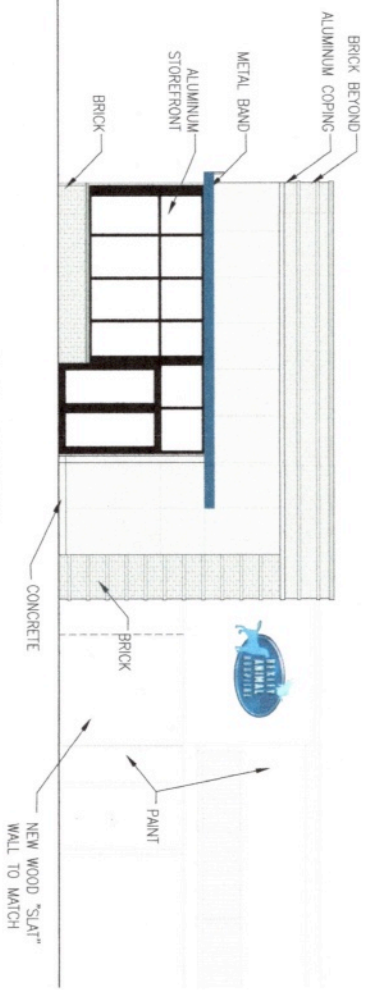
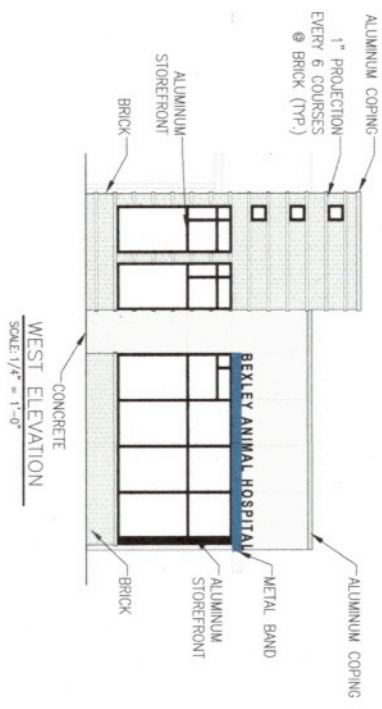
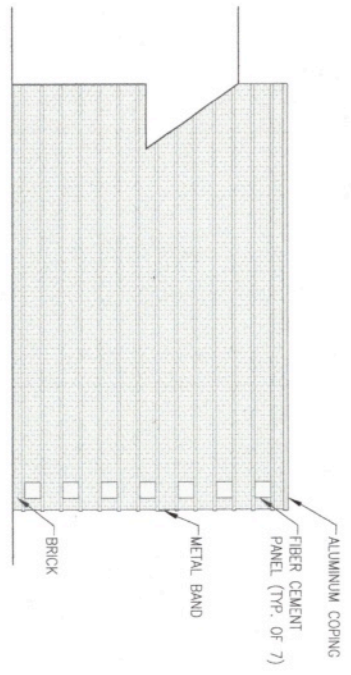
SHEET NUMBER

A1.2



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



DESIGNNetwork
Discover, Design, Deliver
41 fellows avenue, west jefferson, ohio 43162 (614) 406-0124
ADDITION FOR BEXLEY ANIMAL HOSPITAL
500 N. CASSADY AVE. COLUMBUS, OHIO 43209



REVISIONS
DATE 02/14/2019
JOB NUMBER 1902
SHEET NUMBER

A4.1

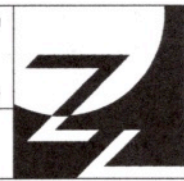


ALLEGHENY AVE.

N. CASSADY AVE.



SITE PLAN
SCALE: 1/8" = 1'-0"
PID 000-000485



DESIGNNetwork

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Discover, Design, Deliver

41 fellows avenue, west jefferson, ohio 43162

(614) 406-0124

ADDITION FOR BEXLEY ANIMAL HOSPITAL

500 N. CASSADY AVE. COLUMBUS, OHIO 43209

REVISIONS



DATE

03/12/2019

JOB NUMBER

1902

SHEET NUMBER

SD.1



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.: 19006 A
Applicant: Brian Zingelmann, Architect
Owner: Tony & Dianna Contosta
Location: 834 S. Remington Road
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd story addition at the rear 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: 2-28-2019

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 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: \$ 90K.

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation	\$	<input type="text"/>
- \$5.00 for each additional \$10,000 valuation.	\$	<input type="text"/>

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	\$	<u>90</u>
- \$5.00 for each additional \$10,000 valuation	\$	<u>40</u>
- \$600.00 cap	\$	<input type="text"/>
- \$50.00 resubmittal fee	\$	<input type="text"/>

8x

Variance Review

Single Family:	\$100.00	\$	<input type="text"/>
Commercial Property:	\$100.00	\$	<input type="text"/>
Fences or Special Permits:	\$65.00	\$	<input type="text"/>
All others:	\$90.00	\$	<input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$	<input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$	<input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$	<input type="text"/>
Split of lot or existing parcel:	\$250.00	\$	<input type="text"/>
Replatting or new plat:	\$250.00	\$	<input type="text"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	\$	<input type="text"/>
\$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	\$	<input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$	<input type="text"/>

Fee Total: \$ 130.00

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Project Worksheet

Residential

Commercial

Property Address:

834 S. REMINGTON ROAD

Zoning District:

R-6

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.):

40.0

Depth (ft.):

134.42

Total Area (SF):

5384

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(Type of Structure):

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

Existing Footprint (SF):

Proposed Addition (SF):

315

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

New Structure Type:

Ridge Height:

MATCH EXISTING

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):

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

NO CHANGE

Totals:

Total overall lot coverage (SF):

=

% of lot

Applicant Initial:

MS

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: TO BE DETERMINED

New Roof Style & Color: TO MATCH EXISTING

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: EXTERIOR STORM WINDOWS

New Window Manufacturer: JELD - WIN

New Window Style/Mat./Color: WHITE VINYL DOUBLE HUNG

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: FIBERGLASS Style: FULL LITE Color: WHITE

Exterior Trim

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

Proposed New Door Trim: SMOOTH WOOD, PAINTED, WHITE

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

Proposed New Window Trim: SMOOTH WOOD, PAINTED Trim Color(s): WHITE

Do the Proposed Changes Affect the Overhangs? Yes No REAR OF DORMER ONLY.

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 checked="" type="checkbox"/>	Wood Shingle	COLOR AND PATTERN, TO MATCH EXISTING.
<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:

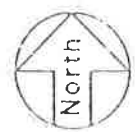
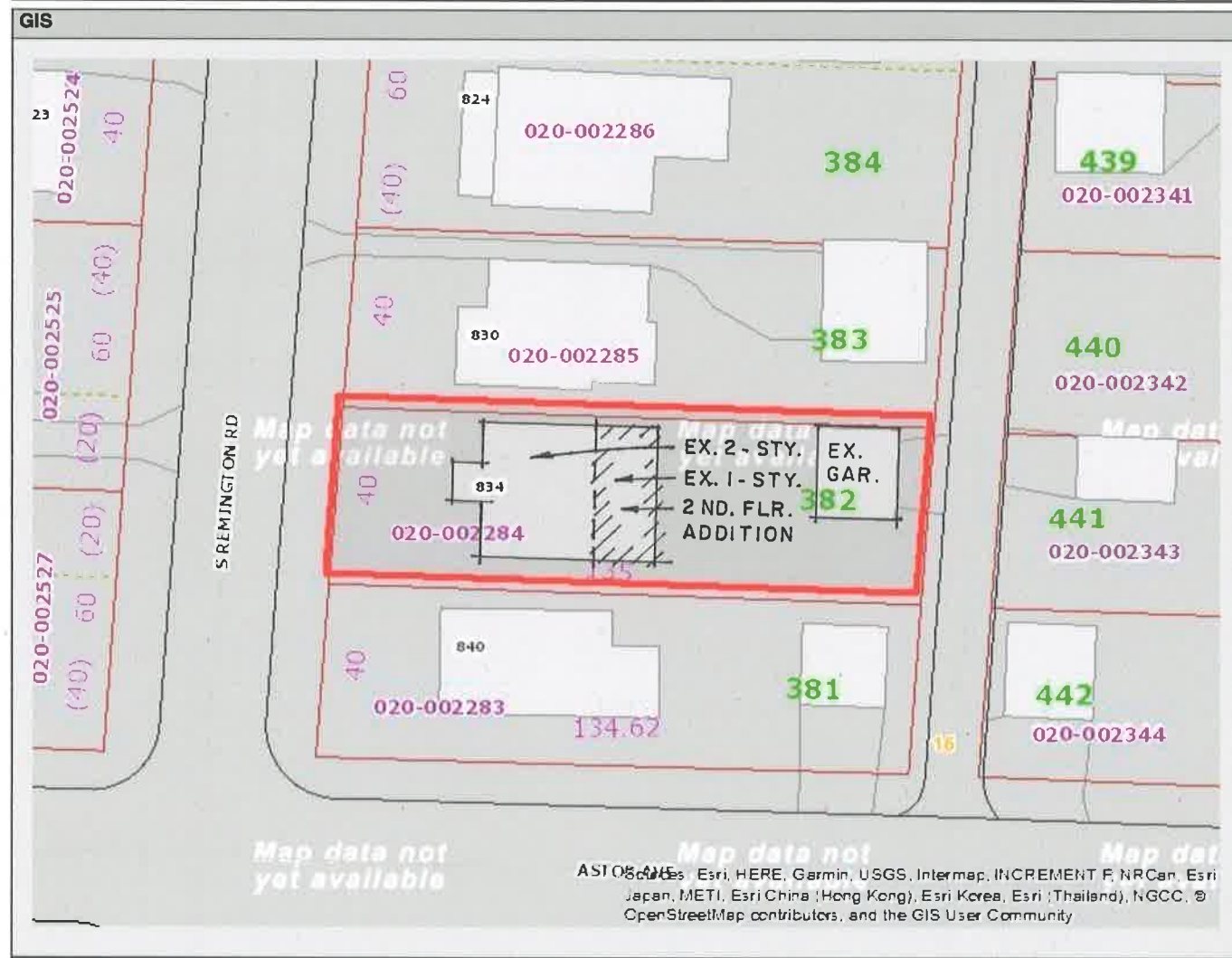
To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

MAP(GIS)

Parcel ID 02000228400 Map Routing No 020N021 08500 Owner CONTOSTA ANTONIO J Location 834 REMINGTON RD



SITE PLAN

NOT TO SCALE



PREFINISHED WHITE ALUMINUM HEAD FLASHING

5/4 x 3 " HEAD & JAMB SMOOTH WOOD TRIM.

WINDOW OR DOOR - SEE PLANS & ELEVATIONS.

WALL SHAKES, PAINTED. COLOR & PATTERN TO MATCH EXISTING.

1 1/2 " H. X 2 1/2 " WOOD SILL AT WINDOWS ONLY, PAINTED. SLOPE TOP TO SHED RAIN AND/OR SNOW

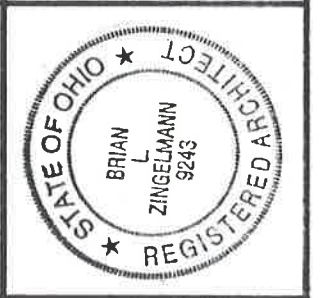
EXISTING & PROPOSED EXTERIOR SIDING & TRIM

NOT TO SCALE

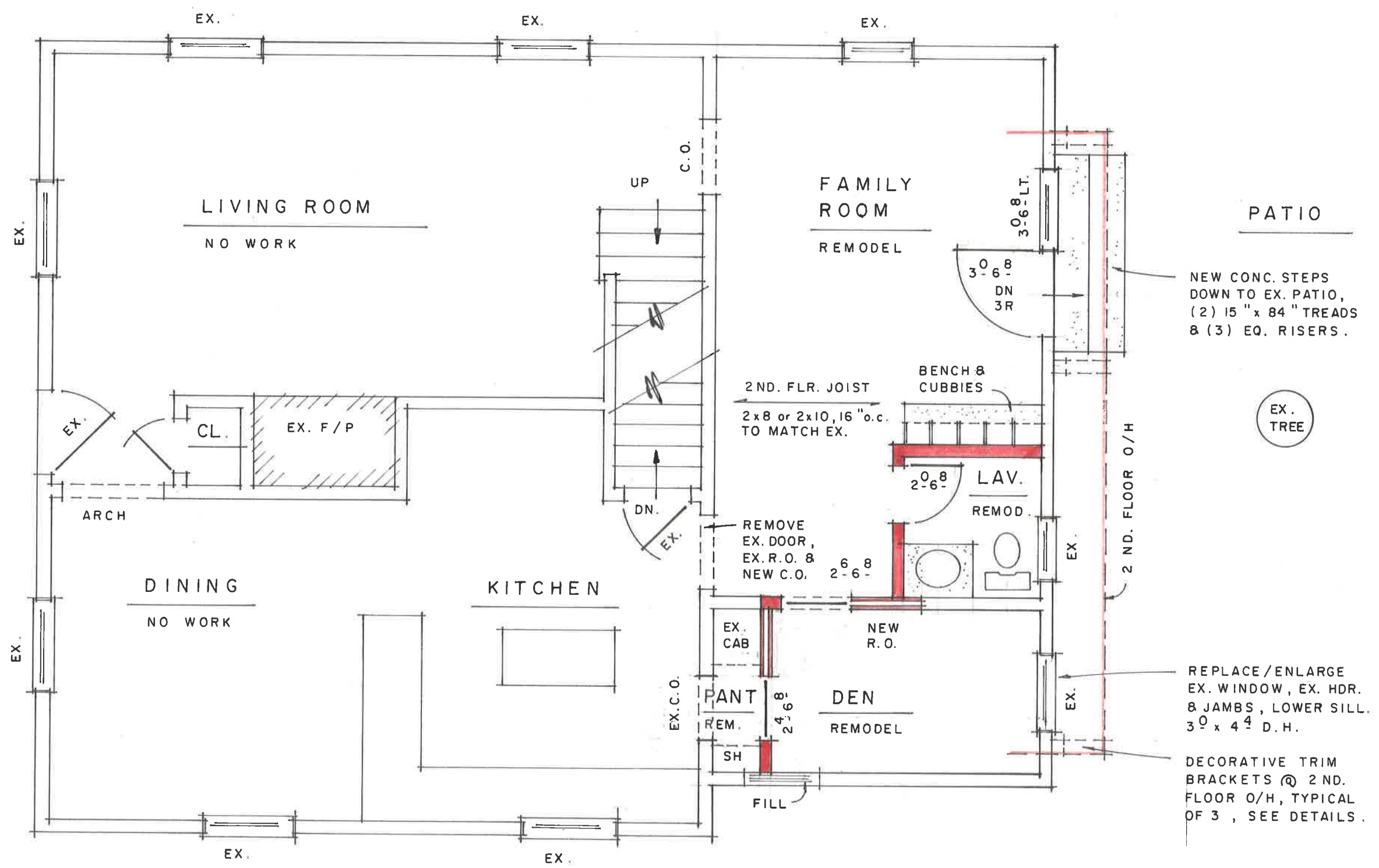
SHEET NO.:	1	DATE DRAWN	2/07/2019
DATE ISSUED			

REVISIONS	MARK	DATE

Brian Zingelmann
Architect
261 Garden Road
Columbus, Ohio 43214
(614) 262-7565

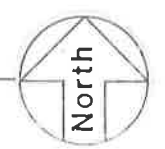


The Contosta Residence
Proposed remodel and addition
834 South Remington Road
Bexley, Ohio



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

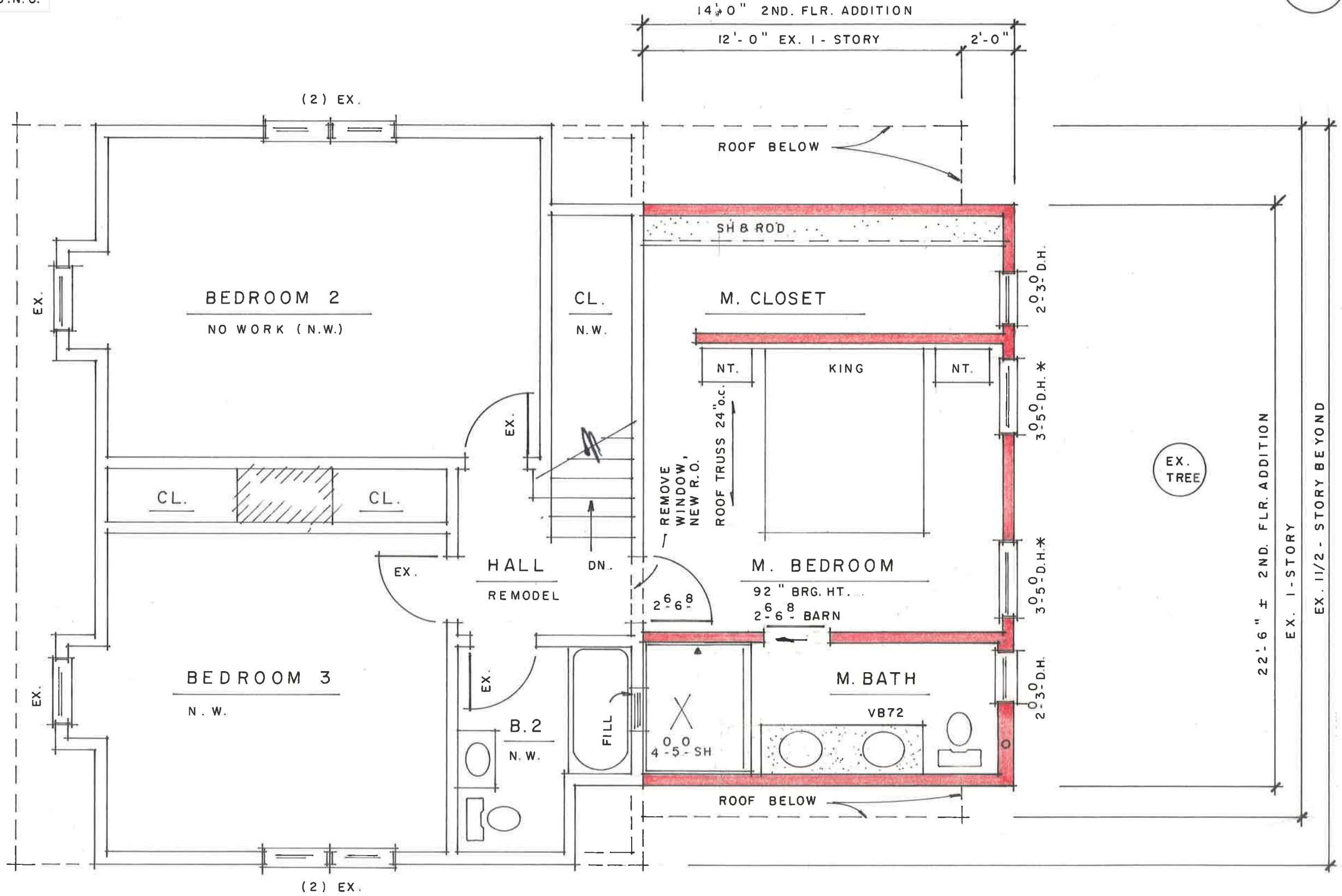


- NEW WALLS SHOWN SHADED
- NEW WALLS 2 x 4 WOOD STUDS, U.N.O.
- ALL DIMENSIONS ROUGH TO ROUGH, U.N.O.

- NEW WALLS SHOWN SHADED
- NEW WALLS 2 x 4 WOOD STUDS, U.N.O.
- ALL DIMENSIONS ROUGH TO ROUGH, U.N.O.

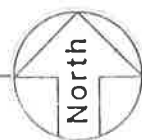
*** EGRESS WINDOW**

EVERY ROOM USED FOR SLEEPING MUST HAVE AN OPERABLE WINDOW FOR EMERGENCY EGRESS. SILL HEIGHT LESS THAN 44" ABOVE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (24" MIN. HEIGHT AND 20" MIN. WIDTH).



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



Material Notes:

- | | |
|--|--|
| 1. Existing house or construction. | 10. Prefinished aluminum drip edge. |
| 2. Existing window, see plans. | 11. Prefinished aluminum step flashing. |
| 3. New window, see plans. | 12. Prefinished aluminum apron flashing. |
| 4. New door, see plans. | 13. Prefinished aluminum valley flashing. |
| 5. Concrete steps, see plans. | 14. Prefinished aluminum 5" ogee gutter. |
| 6. Cedar wall shakes, to match existing. | 15. Prefinished aluminum 2" x 3" downspout. |
| 7. Decorative bracket at floor overhang. | 16. Asphalt shingle roof, to match existing. |
| 8. Eave and fascia, to match existing. | 17. Continuous ridge vent, shingle over style. |
| 9. Rake and trim, to match existing. | 18. Restore all disturbed areas of existing house. |

FYPON

Search for

POLYURETHANE - PUR » DECORATIVE MILLWORK » BRACKETS » N/A

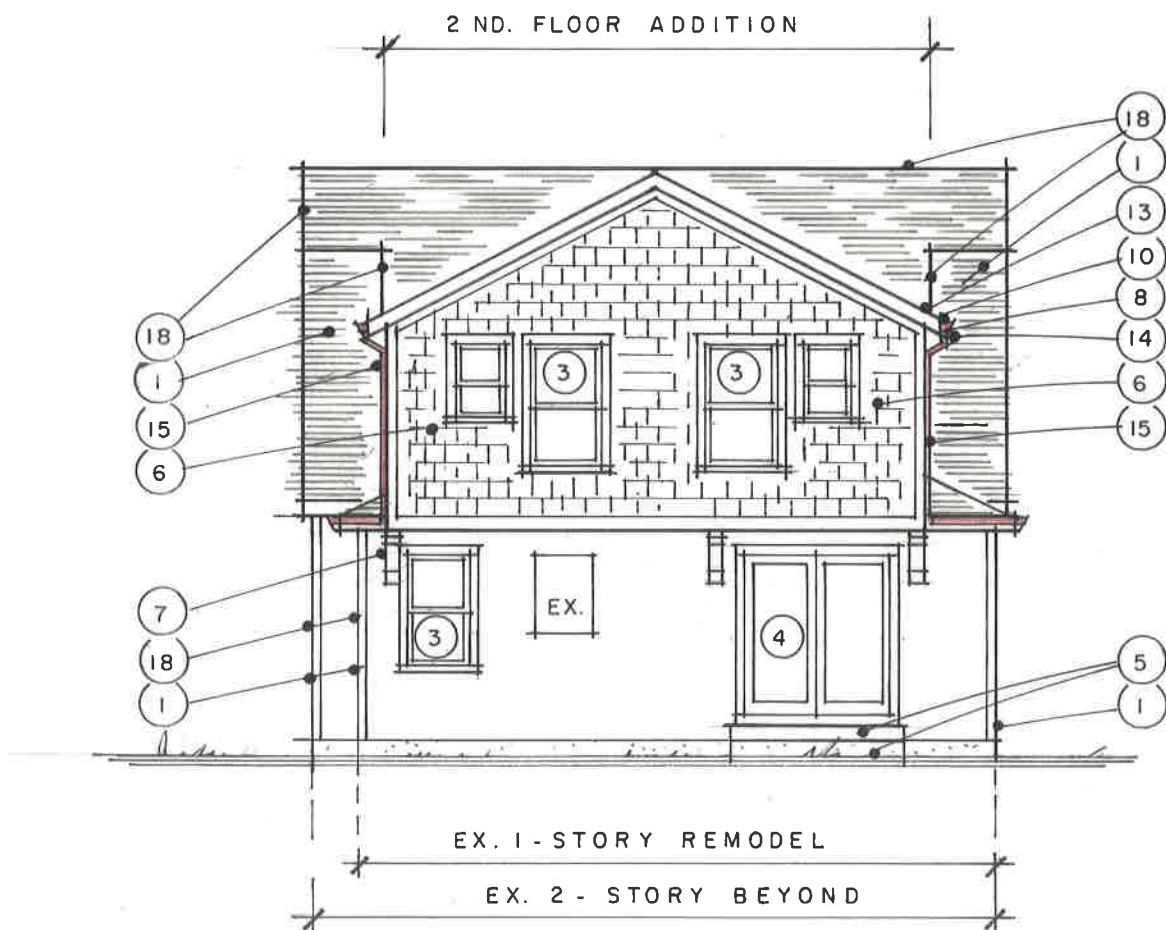
BKT13X18X8S

Price: \$73.82

CAD Elevation: DWG DXF
CAD Profile: DWG DXF

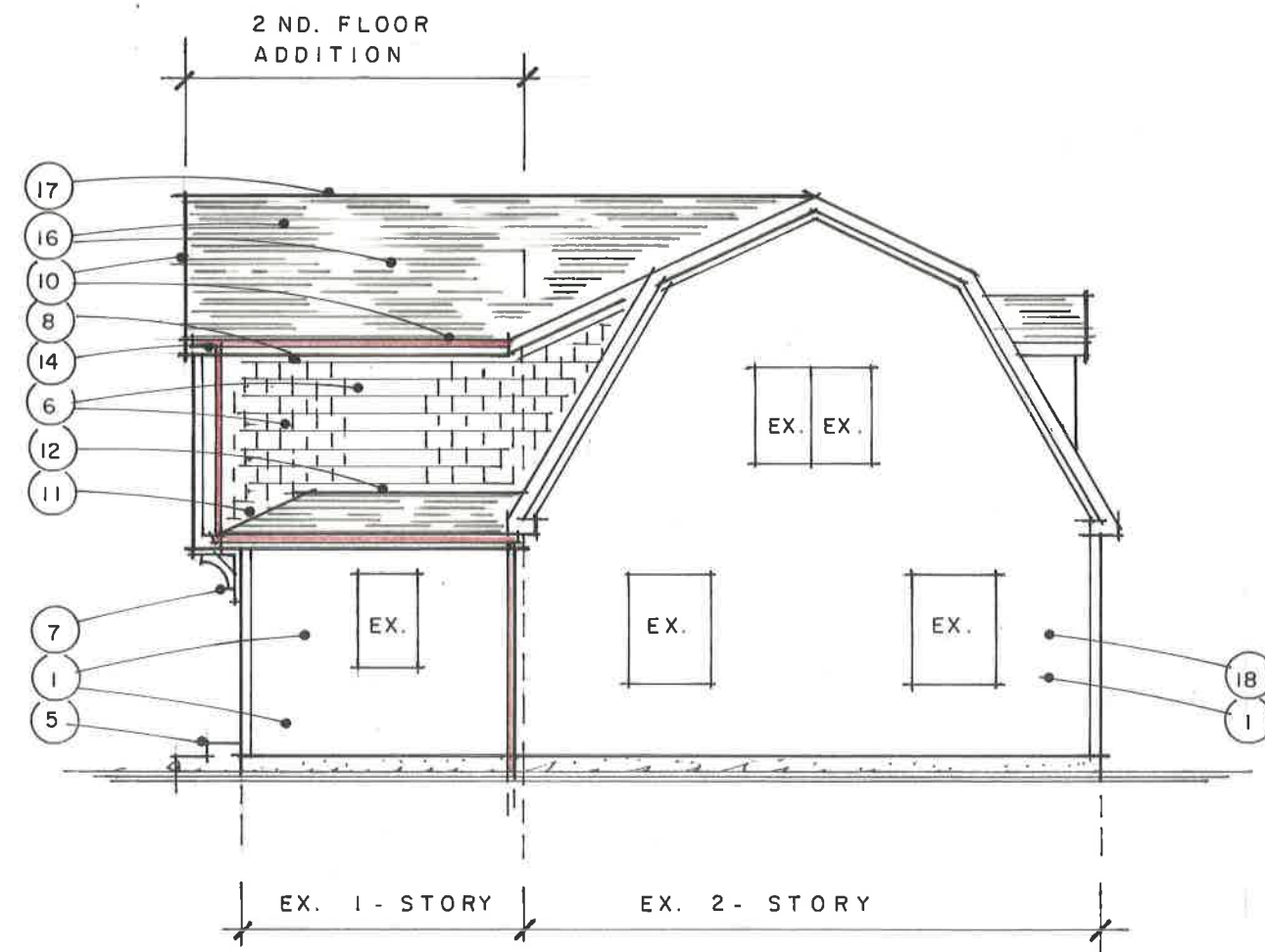
WIDTH	13.5000
HEIGHT	8.5000
LENGTH	18.5000
PROJECTION	13.0000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

All dimensions in inches



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE (SHOWN)
RIGHT SIDE (SIMILAR)

1/8" = 1'-0"



FRONT & LEFT SIDE



REAR & LEFT SIDE



FRONT & RIGHT SIDE



REAR & RIGHT SIDE

834 SOUTH REMINGTON ROAD BEXLEY, OHIO



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.: 19007 A

Applicant: Craig W. Murdick, Architect

Owner: Margaret Kelley

Location: 2392 Brentwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow a screened porch addition and expand the existing deck and privacy wall, at the rear 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: 2-28-2019

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: \$

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	\$
\$5,001 to \$25,000	\$200.00	\$
\$25,001 to \$75,000	\$250.00	\$
\$75,001 to \$200,000	\$600.00	\$
\$200,001 to \$750,000	\$1,000.00	\$
Over \$750,000	\$350.00	\$
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: \$



CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Instructions: Application Requirements by Application Type

Requirements:	New Construction	Addition	Demolition	Windows, Doors, Deck, Pergola, Etc.	Rezoning	Conditional Use or Special Permit	Variance
Worksheet A: Cover Sheet & Fee Calculation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet B: Project Worksheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet C: Architectural Review Worksheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet D: Tree Commission Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet E: Variance Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet F: Fence Variance Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet G: Demolition Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet H: Rezoning Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worksheet I: Conditional Use Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet J: Home Occupation Worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs of Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



= Required



= May Be Required



= Not Required

PLEASE NOTE: Incomplete information may result in the rejection of this submittal. Applications must be submitted by appointment. Please call 614-559-4240 to schedule.



CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Instructions: Detailed Application Requirements

The application package must consist of one (1) complete printed set of all items listed below, as well as a single full-color PDF document with a complete set, in order of the checklist, of all the items listed below, as well as any additional documentation required in the Microsoft Word format. All requested documents must be submitted via the City’s Plan Application Upload portal:

www.bexley.org/plans.

Document Submittal and Naming Requirements:

Documents submitted to the upload portal at www.bexley.org/plans must be consolidated into a zip file which must be named using the following naming methodology:

[Year]-[Month]-[Day] [Application #] [Street #] [Street Direction - if applicable] [Street Name] [Project name - if applicable]

ex.: “2015-12-01 ARB-15-24 2242 East Main Bexley City Hall”

Requirements by Exhibit Type:

Architectural Details	Architectural details drawn to scale of non-typical design elements. Plans shall be provided in a vector-based electronic format designed to print at a 2’ x 3’ original scale.	File Type: PDF
Architectural Plan	The plans must be drawn to Engineer’s scale and provide applicable information as itemized on the Zoning Review Checklist Form. Plans shall be provided in a vector-based electronic format designed to print at a 2’ x 3’ original scale.	File Type: PDF
Exterior Elevations	Exterior elevation drawings, to scale, designating and differentiating existing construction from proposed construction. Elevation drawings shall include indications of exterior materials, door and window styles, and notes as required to clearly communicate the concept of the design. Plans shall be provided in a vector-based electronic format designed to print at a 2’ x 3’ original scale.	File Type: PDF
Floor Plan	A floor plan, to scale, designating and differentiating existing construction from proposed construction. Plans shall include overall dimensions and notes, as required to clearly communicate the concept of the design. Plans shall be provided in a vector-based electronic format designed to print at a 2’ x 3’ original scale.	File Type: PDF
Landscape Plan	Landscape architectural plans, to scale, indicating all proposed garden walls and structures, plantings, species and size of landscape details (see Tree Commission Worksheet C).	File Type: PDF
Photographs	Photographs to be provided of all sides of all structures on the property, as well as relevant site photographs. Photographs shall be provided as uncompressed JPEG files with a minimum width dimension of 1,000 pixels.	File Type: JPEG
Site Plan	The site plan must be drawn to Engineer’s scale and provide applicable information as itemized on the Zoning Review Checklist Form. Site plans shall be provided in a vector-based electronic format designed to print at a 2’ x 3’ original scale.	File Type: PDF

PLEASE NOTE: Incomplete information may result in the rejection of this submittal.
Applications must be submitted by appointment.
Please call 614-559-4240 to schedule.

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):

Proposed Addition (SF):

Removing (SF):

(Type of Structure:)

Proposed new primary structure or residence (SF):

Total Square Footage:

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

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):

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF):

=

% of lot

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: <input 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:
		Natural Stone	
		Cultured Stone	
		Brick	
		Mortar	
		Stucco	
		Wood Shingle	
		Wood Siding	
		Vinyl Siding	
		Aluminum Siding	
		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:

Tree & Public Gardens Commission Worksheet

City Right-of-Way Landscape

Commercial Landscape

New Build

Property Address:

Landscape Architect/Designer:

Phone:

E-mail:

Description:

Review Guidelines and List of Criteria:

1. Project Description

Design Concept to include: Brief narrative describing the area to be designed/changed; relevance/significance to the community; general impact that will be created & affect on community; procedures to implement plan

2. Research:

a. Provide significant examples (articles, visuals, and the like) relating to project's need and future effect on community

3. Design Documentation Drawings

Design Plan to include:

- a. Plan drawing/s with north directional indication
- b. Elevations of all landscape orientations (north, south, east, west) perspectives, isometrics or axonometric renderings, of important features that impact design
- d. A detailed model may substitute for B or C
- e. Photographs to support design vision
- f. Construction plans, elevations, sections & details as necessary for project clarity
- g. City trees indicated on plan
- h. Irrigation plan as appropriate

Specifications to include:

- a. Vegetation - Including botanical and common names and installation size
- b. Hardscape
- c. Lighting Locations & Specifications
- d. Furniture & furnishings
- e. Equipment
- f. Accessories
- g. Materials for reference
- h. Buildings for reference
- i. Other

All documentation should be clear, precise and complete. Package should be presented to commission one week prior to presentation

Applicant Initial:

Staff Confirmation:

In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application:

- Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)
- Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above
- It is highly recommended that the Landscape Designer/Architect is present at meeting

Staff Initial:

Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

Variance Question 1

Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Variance Question 2

Is the variance substantial? Please describe.

Variance Question 3

Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Variance Question 4

Would the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)? Please describe.

Variance Question 5

Did the property owner purchase the property with knowledge of the zoning restriction? Please describe.

Variance Question 6

Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

Variance Question 7

Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Fence Variance Worksheet

Background & Requirements

This worksheet is required to be reviewed and completed by property owners wishing to apply for a variance from the City's fence regulations. Fence regulations are outlined in the summary below. Please check next to the regulation you are seeking a variance from.

Please attach a narrative to this worksheet that provides a description of how you plan to meet the pertinent outlined variance criteria

Side and Rear Yard Restrictions for Interior Lots (non-corner lots):

- **Height Limitations:** Maximum height of 72" (6') as measured from the average grade of that portion of the lot in the rear or side yard. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height restriction.
- **Front Set-back Lines:** No side yard fence shall extend beyond the front set-back line or the existing front building façade, whichever is greater.
- **Finish Side Rules:** Any fence or wall erected along the front set back line, side or rear property lines must have the finished and not the structural side facing the adjacent property, or street. Interior lots having rear lot lines coincident with alley right-of-way shall be permitted to place the structural side of the fence facing the alley right of way. Chain link, wire mesh or other similar material allowed only along interior lot lines and along rear lot lines coincident with alley right-of-way.

Side and Rear Yard Restrictions for Corner Lots:

- **Height Limitations:** No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street.
- **Special Permits for Taller Fencing:** Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications.

Side and Rear Yard Restrictions for Corner Lots: Criteria 1 - Compatibility

Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

Side and Rear Yard Restrictions for Corner Lots: Criteria 2 - Height

Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

Fence Variance Worksheet (Continued)

Side and Rear Yard Restrictions for Corner Lots: Criteria 3 - Transparency

Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

Side and Rear Yard Restrictions for Corner Lots: Criteria 4 - Screening

A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

Side and Rear Yard Restrictions for Corner Lots: Criteria 5 - Visibility and Safety

The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

Side and Rear Yard Restrictions for Corner Lots: Criteria 6 - Material Compatibility

No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

Side and Rear Yard Restrictions for Corner Lots: Criteria 7 - Finished Side

Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

Fence Variance Worksheet (continued)

Front Yard Restrictions:

- No person shall erect any fence or wall in any residential zoning district, between the front yard setback line and the street except with the following exceptions:
 - Fences or walls which do not comply with this section may be allowed if approved as part of a detailed development plan for a Planned Unit Development District;
 - Decorative landscaping walls and fences which do not exceed twenty-four inches in height above ground level may be allowed after review in accordance with subsections (c)(1) through (c)(5) of Chapter 1256 BRC, and issuance of a permit by the Building Department; and
 - Decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning and Planning. The Board of Zoning and Planning shall consider the following criteria in reviewing such applications:

<ul style="list-style-type: none"> The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood. 	Yes	No
<ul style="list-style-type: none"> The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height. 	Yes	No
<ul style="list-style-type: none"> Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance 	Yes	No
<ul style="list-style-type: none"> A landscaping plan shall be filed with the application indicating how such fencing and/or wall is to be integrated with existing front yard landscaping. 	Yes	No
<ul style="list-style-type: none"> The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. 	Yes	No
<ul style="list-style-type: none"> No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence. 	Yes	No
<ul style="list-style-type: none"> The fence and/or wall shall have a minimum of 50% transparency. 	Yes	No
<ul style="list-style-type: none"> That the lot exhibits unique characteristics that support the increase in fence height. 	Yes	No

Fences Adjacent to Commercial Districts

For residential lots abutting a commercial zoning district, no fence, wall or combination thereof shall exceed ninety-six inches in height along that abutting side, as measured from the average grade of that portion of the lot in the rear or side yard. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the ninety-six inch maximum height restriction. (a) Side yard fence shall be allowed to extend beyond the front set-back line of the house if adjacent to paved vehicular service areas including parking lots and service drives. Any fence or wall erected along the side or rear property lines must have the finished and not the structural side facing the adjacent property. (b) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

Require Commercial Fences Adjacent to Residential Districts

For commercial uses abutting a residential zoning district, a fence, wall or combination thereof shall be installed along the lot line of adjacency except as otherwise determined for adjacent uses contained in the same Planned Unit Development District. Commercial uses with residential zoning districts located directly across a public alley must also meet this requirement along the interior alley line, subject to sight triangle requirements required by the city Building Department. (a) The height shall be ninety-six inches, as measured from the average grade of that portion of the lot. (b) Any fence or wall erected along the property lines of the commercial use must have the finished and not the structural side facing the adjacent property. (c) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. (d) No chain link, wire mesh or other similar material shall be installed. (e) The fence design shall be 100-percent opaque from any viewing angle, and approved by the Building Department.

Demolition Worksheet

Background

Per Bexley Codified Ordinance, demolition of a residence which is determined to be historically or architecturally significant and worthy of preservation is prohibited in the absence of economic hardship or the existence of unusual and compelling circumstances. Please fill out this worksheet to aid in the determination of eligibility of your property for demolition.

Process for Review

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

1. That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;
2. If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:
 - i. A substantial economic hardship, or;
 - ii. That demolition is justified by the existence of unusual and compelling circumstances.
3. The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.

Worksheet: Historical & Architectural Significance

- | | | |
|--|-----|----|
| 1. Is your property historically significant? Please attached supporting documentation. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc. | Yes | No |
| 2. Is your property architecturally significant? Please attached supporting documentation. Recommended sources include a letter of opinion from an architect or expert with historical preservation expertise. | Yes | No |
| 3. If you answered "yes" to either question #1 or #2, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence. | | |
| 4. If you answered "yes" to either question #1 or #2, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence. | | |

Worksheet: Replacement Plan Details

1. Please provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.
2. Provide a narrative time schedule for the replacement project below.
3. Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

Rezoning Worksheet

Existing Zoning:

Proposed Zoning:

Narrative Description of Rezoning:

Please provide a reason for the rezoning request and a project description.

Reason for rezoning request:

Project description:

Conditional Use Worksheet

Background

The Board of Zoning and Planning shall have the power to approve applications for conditional uses specified in Chapters 1252 and 1254. The proposed use shall be approved if, and only if, it meets the intent of this Zoning Code and the intent of the zoning district in which the property is located, fits harmoniously with adjacent uses and structures and complies with all other provisions of this Zoning Code. The Board of Zoning and Planning has no obligation to approve a conditional use. This Zoning Code assumes that conditionally permitted uses are not appropriate unless an applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.

An approved conditional use must be substantially operational within 2 years of its approval. Applications for any construction permits necessary for the operation of the conditional use must be filed within 1 year of approval. A conditional use permit may be revoked by BZAP if the Board finds the conditions of approval of the existing conditional use permit are not met or maintained, the property ceases to be operated as an approved conditional use, or the continuance of the conditional use would pose a substantial risk to the public health, safety and welfare. A conditional use permit shall not be revoked without providing notice to the permit holder and the opportunity to be heard. A conditional use permit shall automatically expire if it ceases operation for more than one year.

Conditional Use Checklist

Conditional uses shall only be approved if the applicant proves the following factors are met. Please indicate your acknowledgement that your conditional use application meets the following criteria:

1. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.	Yes	No
2. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.	Yes	No
3. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.	Yes	No
4. The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.	Yes	No
5. The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.	Yes	No
6. The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.	Yes	No
7. The use is in character and keeping and compatible with the adjacent structures and uses.	Yes	No
8. Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.	Yes	No

Please provide supporting information to the Conditional Use questions above by attachment to this worksheet - provide a narrative of how you meet the above criteria (1-8).

Home Occupation Worksheet

Background & Checklist

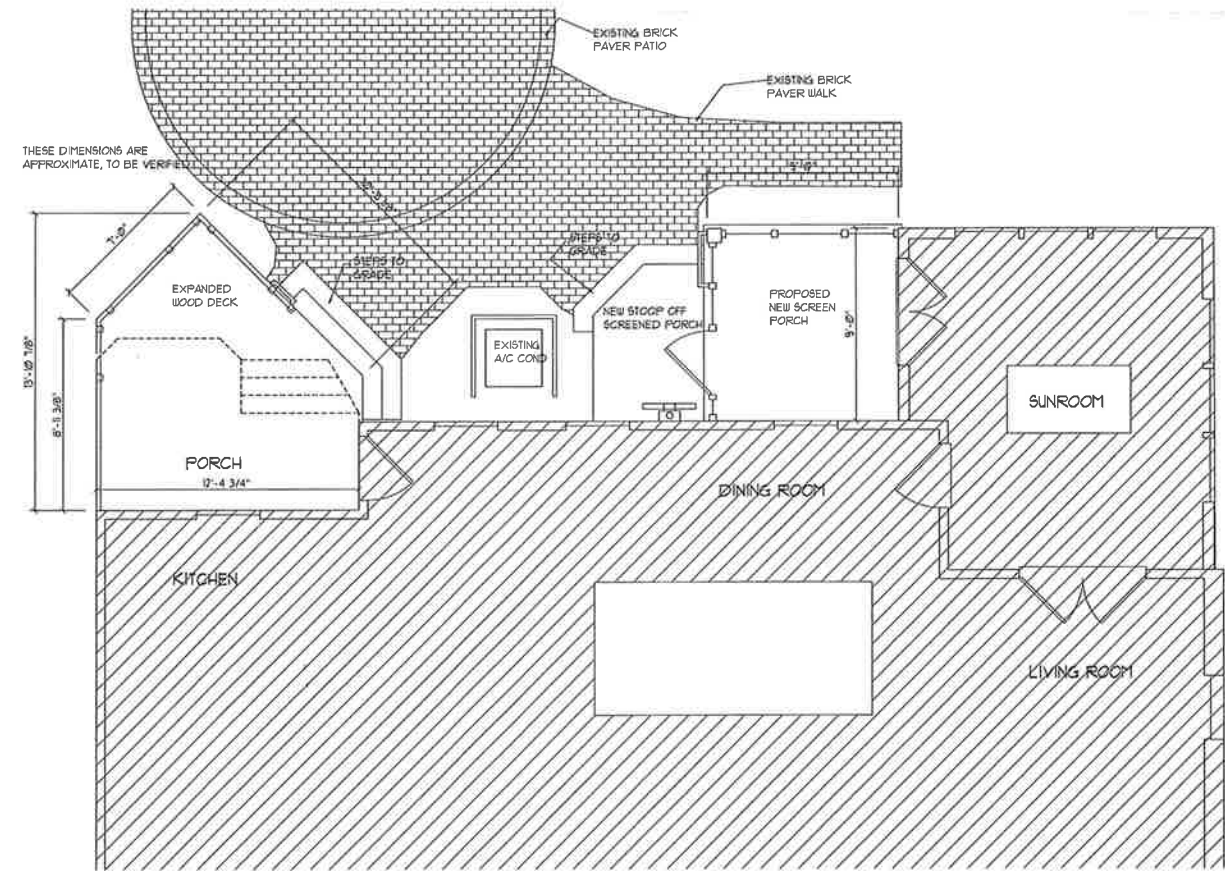
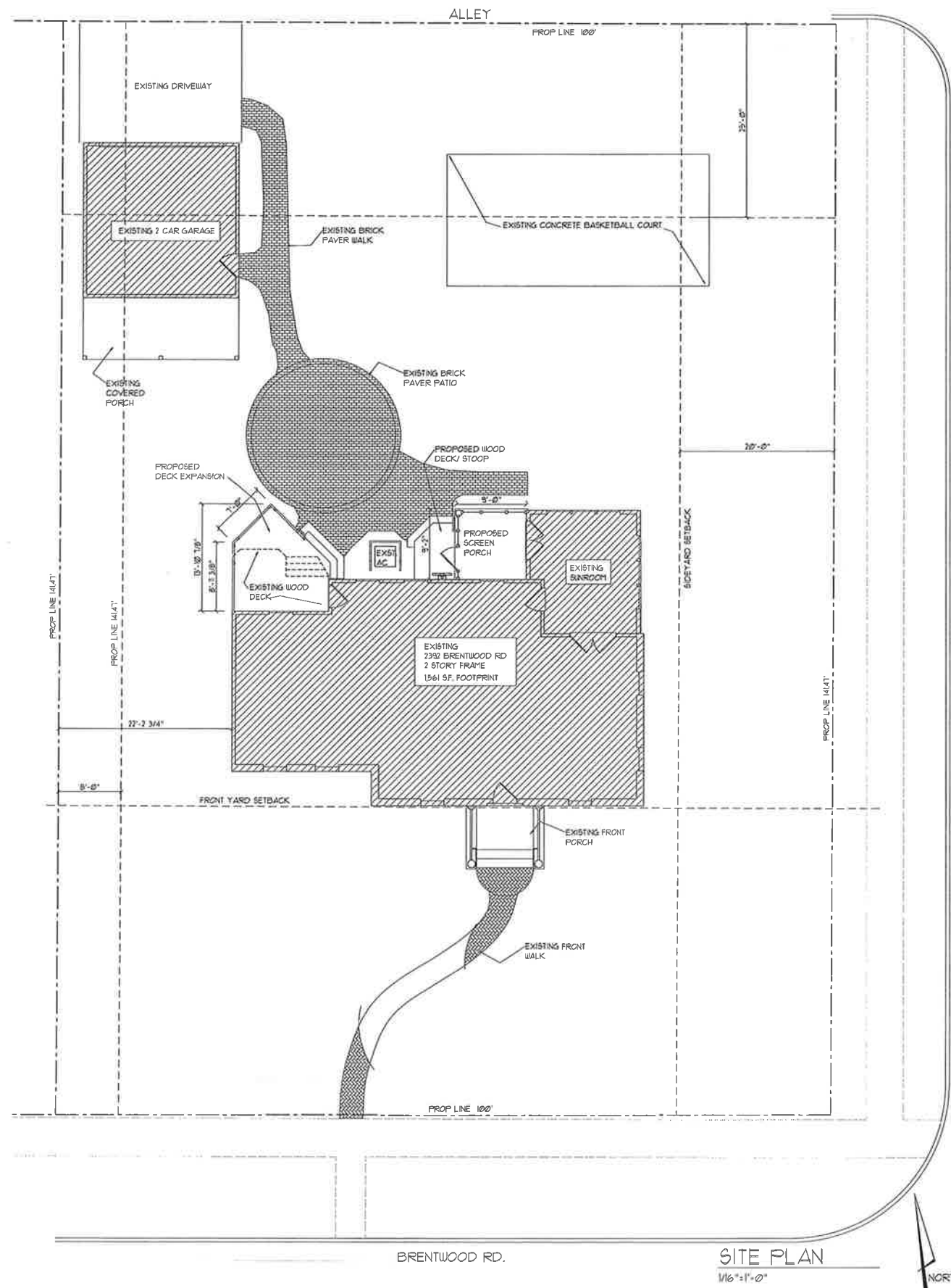
A home occupation may be allowed as a conditional use as specified in Chapter 1252 provided that the following additional conditions are met. Please indicate your acknowledgement that your home occupation use meets the following criteria:

Business Name:

Business Description:

1. No person other than members of the family residing on the premises shall be engaged in such occupation.	Yes	No
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.	Yes	No
3. There shall be no change in the outside appearance of the building or premises, or other visible or nuisance evidence of the conduct of such home occupation.	Yes	No
4. There shall be no sales in connection with a home occupation.	Yes	No
5. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood.	Yes	No
6. Any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself.	Yes	No

Please provide supporting information to the Home Occupation questions above by attachment to this worksheet - provide a narrative of how you meet the above criteria (1-6).



2392 BRENTWOOD RD., BEXLEY - ZONED R-6

TOTAL LOT AREA S.F.	14122
ALLOW BLDG COVER 35%	4943
ALLOW TOTAL COVER 60%	8473

EXISTING GARAGE WITH COVERED PORCH	560
EXISTING HOUSE HOUSE INCL. FRONT PORCH STOOP	1645
PROPOSED SCREEN PORCH	80
BUILDING COVER- PROPOSED NEW TOTAL	2285
PROPOSED BLDG COVER AS PERCENT OF TOTAL LOT AREA	16%

DRIVEWAY	322
BASKETBALL COURT	580
FRONT WALK	136
REAR PATIO AREA INCL DECKS	785
OTHER COVER TOTAL	1823
COMBINED TOTAL LOT COVER	4108
COMBINED LOT COVER AS PERCENT OF TOTAL LOT AREA	29%



2392 Brentwood Rd.,
Bexley, Oh 43209

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REVISED

1	REV.
2
3

DATE: Feb. 14, 2019
SET:
PAGE: A-1



EAST - RIGHT ELEV.
1/4"=1'-0"



WEST - LEFT ELEV.
1/4"=1'-0" DECK AND SCREEN NOT SHOWN



NORTH - REAR ELEV.
1/4"=1'-0"



WEST-LEFT ELEV.
1/4"=1'-0" SHOWING DECK AND SCREEN

Craig W. Murdick
ARCHITECT LTD.
1441 Kingsmill Rd.
Columbus, Oh 43224
614.273.8181
For quick response send questions to:
craig@murdick-arch.com

2392 Brentwood Rd.,
Bexley, Oh 43209

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REVISED
REV.
1
2
3

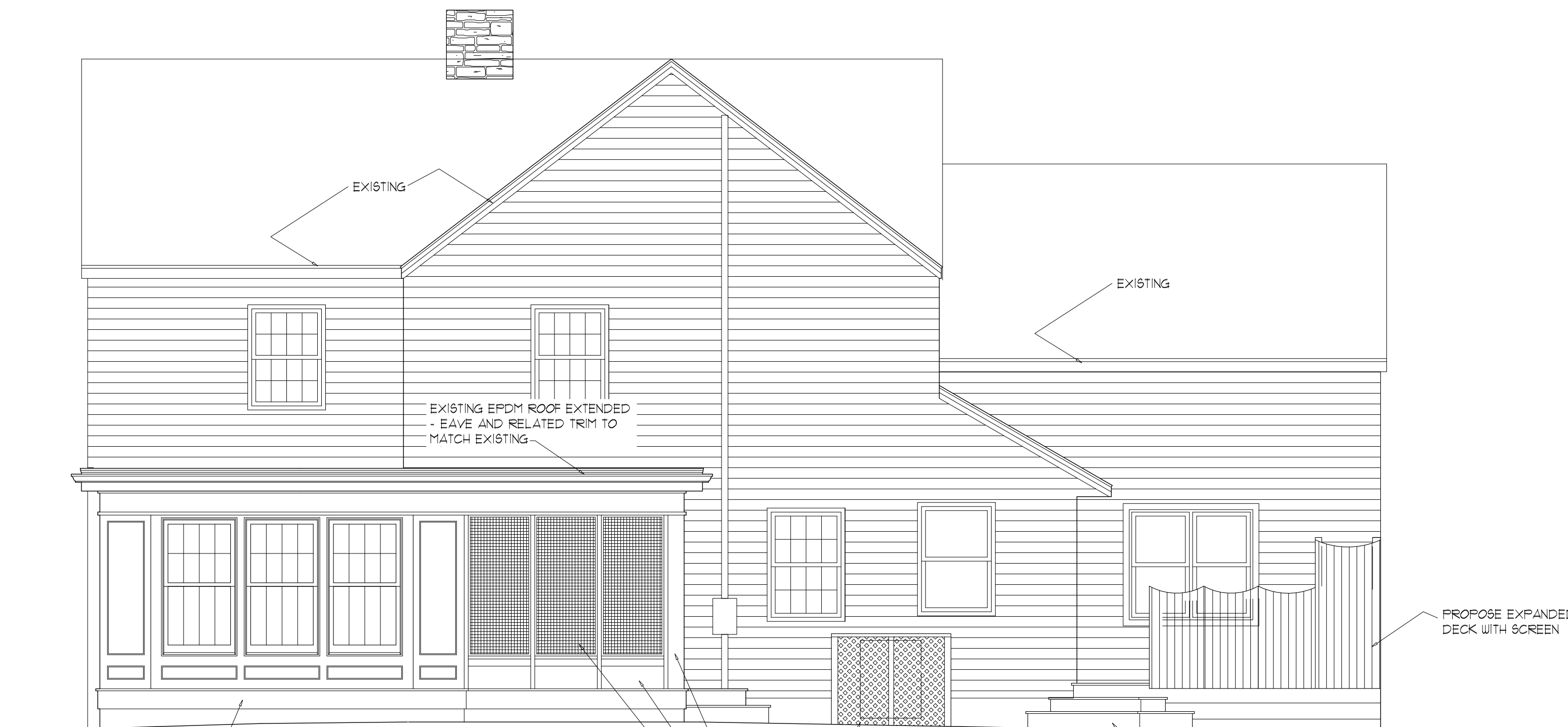
DATE: Feb. 13, 2019
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PAGE: 2



EAST - RIGHT ELEV.
1/4" = 1'-0"



WEST - LEFT ELEV.
1/4" = 1'-0" DECK AND SCREEN NOT SHOWN



NORTH - REAR ELEV.
1/4" = 1'-0"



WEST-LEFT ELEV.
1/4" = 1'-0" SHOWING DECK AND SCREEN

Craig W. Murdick
ARCHITECT LTD.

1441 Kingsgate Rd.
Columbus, OH 43221
614.273.0101

For quick response send questions to:
craig@murdick-arch.com

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Bexley, Oh 43209

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- REVISED
- 1 REV.
 - 2
 - 3

DATE: Feb. 13, 2019
SET:
PAGE: A-2



Craig W. Murdick, Architect, Ltd.

1441 Kingsgate Road, Columbus, Ohio 43221

614-273-0101 craig@murdick-arch.com

PHOTOS FOR 2392 BRENTWOOD RD., BEXLEY, OH 43209 FEB. 14, 2019



SOUTH/ FRONT VIEW



EAST/ RIGHT SIDE VIEW



NORTH/ REAR VIEW



WEST/ LEFT SIDE VIEW



GARAGE – EAST VIEW



GARAGE – WEST VIEW



GARAGE – SOUTH VIEW



GARAGE – NORTH VIEW



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.: 19009 A

Applicant: Amy Lauerhass, Architect
Owner: Adriane & Lawrence Baylis
Location: 2413 Bexley Park Rd.

ARB Request: The applicant is seeking architectural review and approval to allow a covered porch addition at the front entrance of the principal structure, which will replace an existing canopy.

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

CITY OF BEXLEY
2242 EAST MAIN STREET
BEXLEY, OH 43209

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Permit Date: 02/25/2019 APPLICATION NUMBER : 2019009 BA

Address: 2413 BEXLEY PARK RD

Scope of Work: ARCHITECTURAL RVW
Project: PORCH

Owner: BAYLIS LAWRENCE LAWRENCE B
 2413 BEXLEY PARK RD

 BEXLEY, OH 43209
Telephone:

Applicant:

Telephone:

An application to request review upon payment of a fee of \$ \$55.00 is hereby granted.

Receipt number: 20136401

_____/_____
Zoning Officer Date

= = = = = = = = = = = = =

Date of Review Meeting: _____ Action: ___Approved ___Denied

BA

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:

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 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 Amy Lauerhass Date: 2019.02.13 09:21:35 -05'00' 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: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation	\$ <input type="text" value="50.00"/>
- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text" value="5.00"/>

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	\$ <input type="text"/>
- \$5.00 for each additional \$10,000 valuation	\$ <input type="text"/>
- \$600.00 cap	\$ <input type="text"/>
- \$50.00 resubmittal fee	\$ <input type="text"/>

Variance Review

Single Family:	\$100.00	\$ <input type="text"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text"/>
Replatting or new plat:	\$250.00	\$ <input type="text"/>

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	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$

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="1190"/>	
Proposed Addition (SF):	<input type="text" value="58"/>	
Removing (SF):	<input type="text"/>	(Type of Structure): <input type="text"/>
Proposed new primary structure or residence (SF):	<input type="text"/>	
Total Square Footage:	<input type="text" value="1248"/>	

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

Existing Footprint (SF):	<input type="text" value="353"/>	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" value="1601"/>	= <input type="text" value="22.8"/> % of lot
Is this replacing an existing garage and/or accessory structure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Hardscape:

Existing Driveway (SF):	<input type="text" value="54"/>	Existing Patio (SF):	<input type="text" value="208"/>	Existing Private Sidewalk (SF):	<input type="text" value="415"/>
Proposed Additional Hardscape (SF):	<input type="text"/>				
Total Hardscape (SF):	<input type="text" value="677"/>				

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

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 style="width: 90%;" type="text"/>	Staff Initial: <input 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 checked="" 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	
<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	<input type="text"/> <input type="text"/>

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

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:

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 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 Amy Lauerhass
Date: 2019.02.13 09:21:35 -05'00' Date:

Owner Signature: Date:

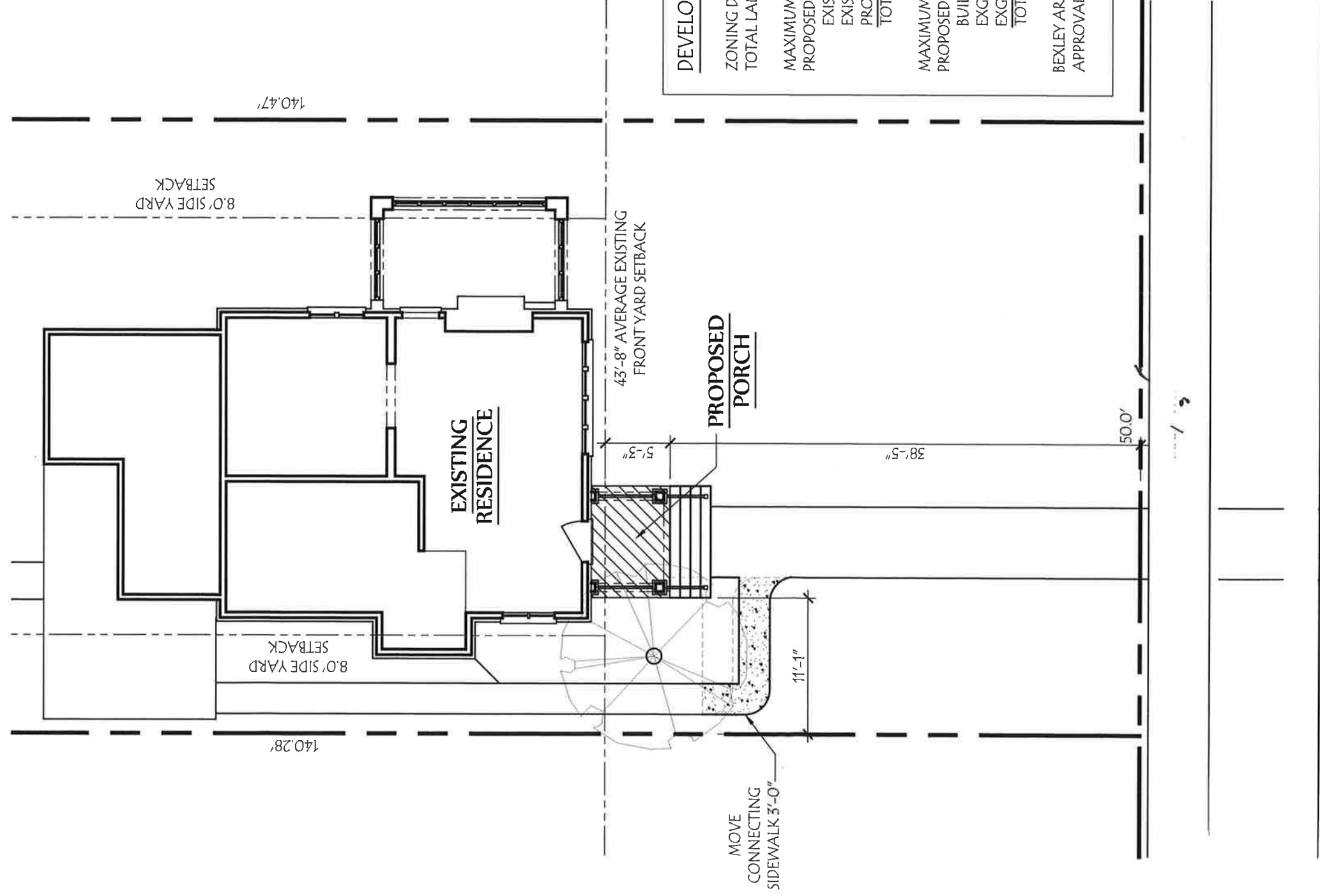
Agent Signature: Date:

Internal Use:

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

Staff Signature: Date:

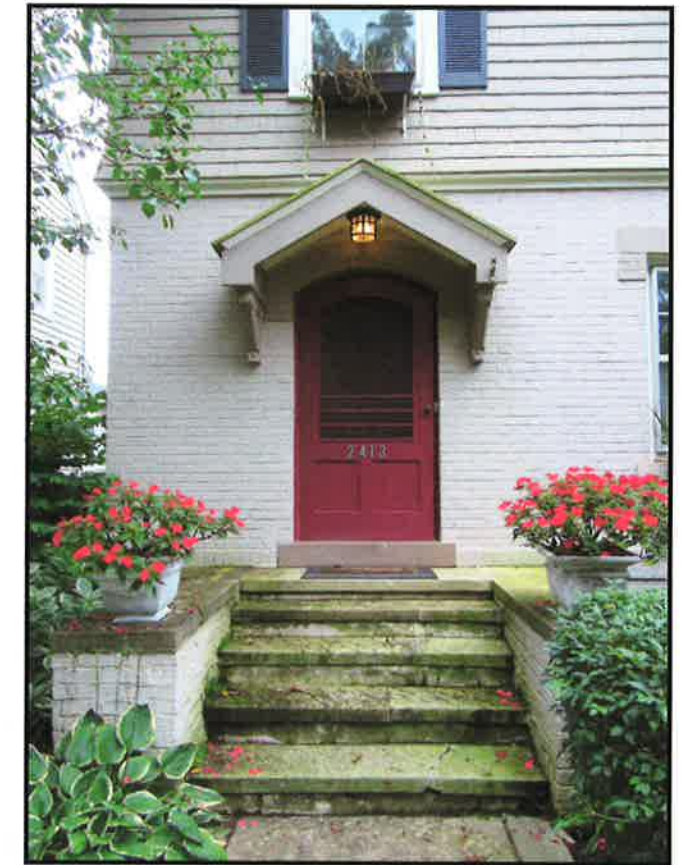
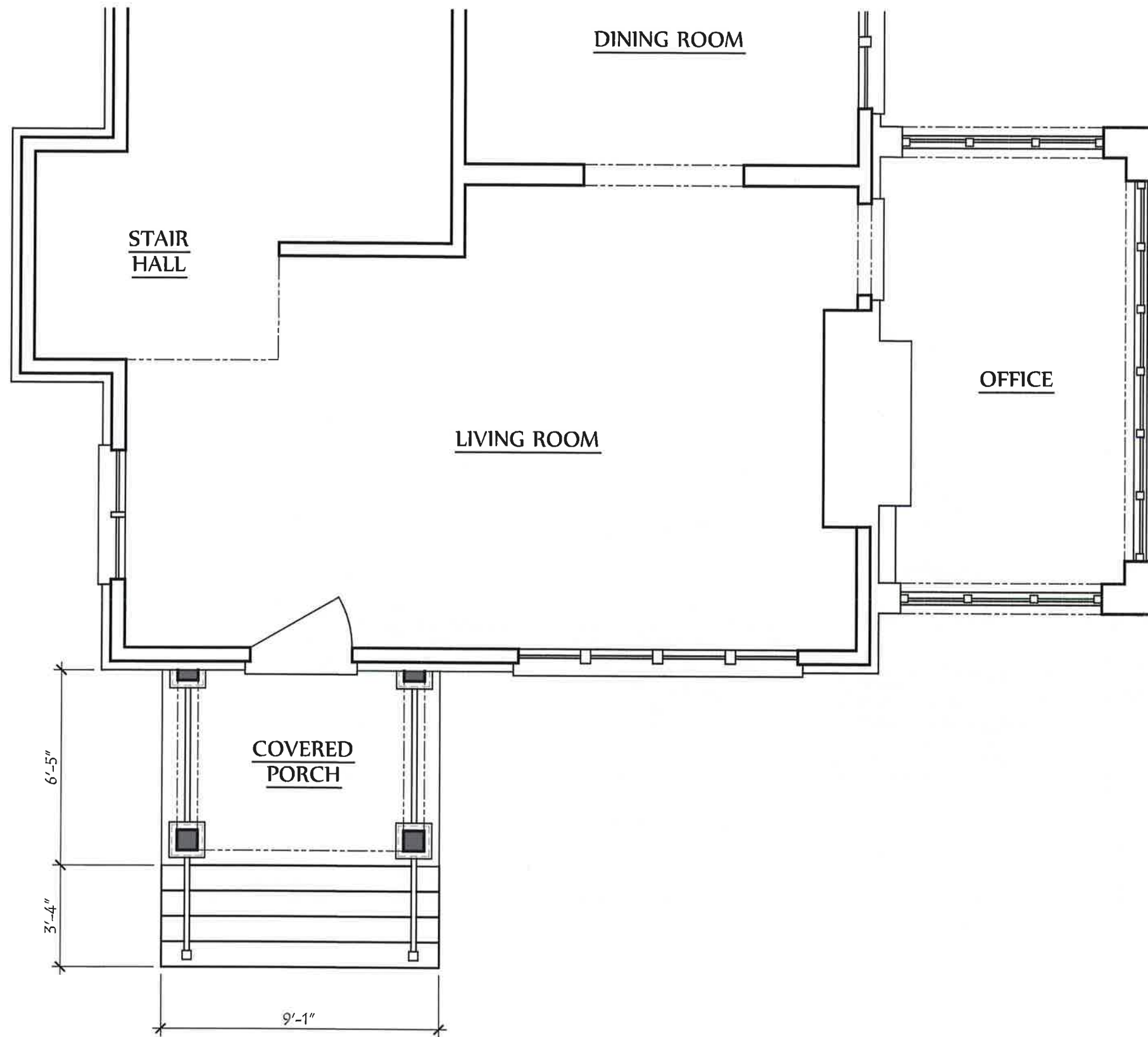
FRONT PORCH FOR:
Adriane & Lawrence Baylis
 2413 BEXLEY PARK ROAD
 BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7018 SF
MAXIMUM BUILDING COVER	35 % = 2456 SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 1190 SF
EXISTING GARAGE	= 353 SF
PROPOSED FRONT PORCH	= 58 SF
TOTAL BUILDING COVER	22.8% = 1601 SF
MAXIMUM DEVELOP. COVER	60 % = 4210 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1601 SF
EXG. DRIVEWAY	= 54 SF
EXG. SIDEWALK + PATIO	= 623 SF
TOTAL	32.5 % = 2278 SF
BEXLEY ARB APPLICATION #	MARCH 14, 2019
APPROVAL GRANTED:	

BEXLEY PARK ROAD
 (80' R.O.W.)

Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME
 753 Francis Ave. Bexley, OH 43209 614-371-3523



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Date: 13 Feb 2019	Drawing Title: First Floor Plan	Scale: 1/4" = 1'-0"
Project Number: 18-073	Project Name: The Baylis Residence	Sheet Number: A-1


Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
13 Feb 2019

Drawing Title:
Side Elevations

Scale:
3/16" = 1'-0"

Project Number:
18-073

Project Name:
The Baylis Residence

Sheet Number:
A-3



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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.: 19010 A

Applicant: Pete Foster Residential Design, LLC

Owner: Mr. & Mrs. Colin Rice

Location: 324 S. Ardmore Rd.

ARB Request: The applicant is seeking architectural review and approval to allow an open entry porch at the rear of the principal structure to be enclosed.

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



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.: 19011 A

Applicant: Pete Foster Residential Design, LLC

Owner: Mr. & Mrs. Mark Dausen

Location: 2737 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow a two-story addition to the rear of the existing 2-story 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: 2-28-2019



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-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.): 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:

JPS

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

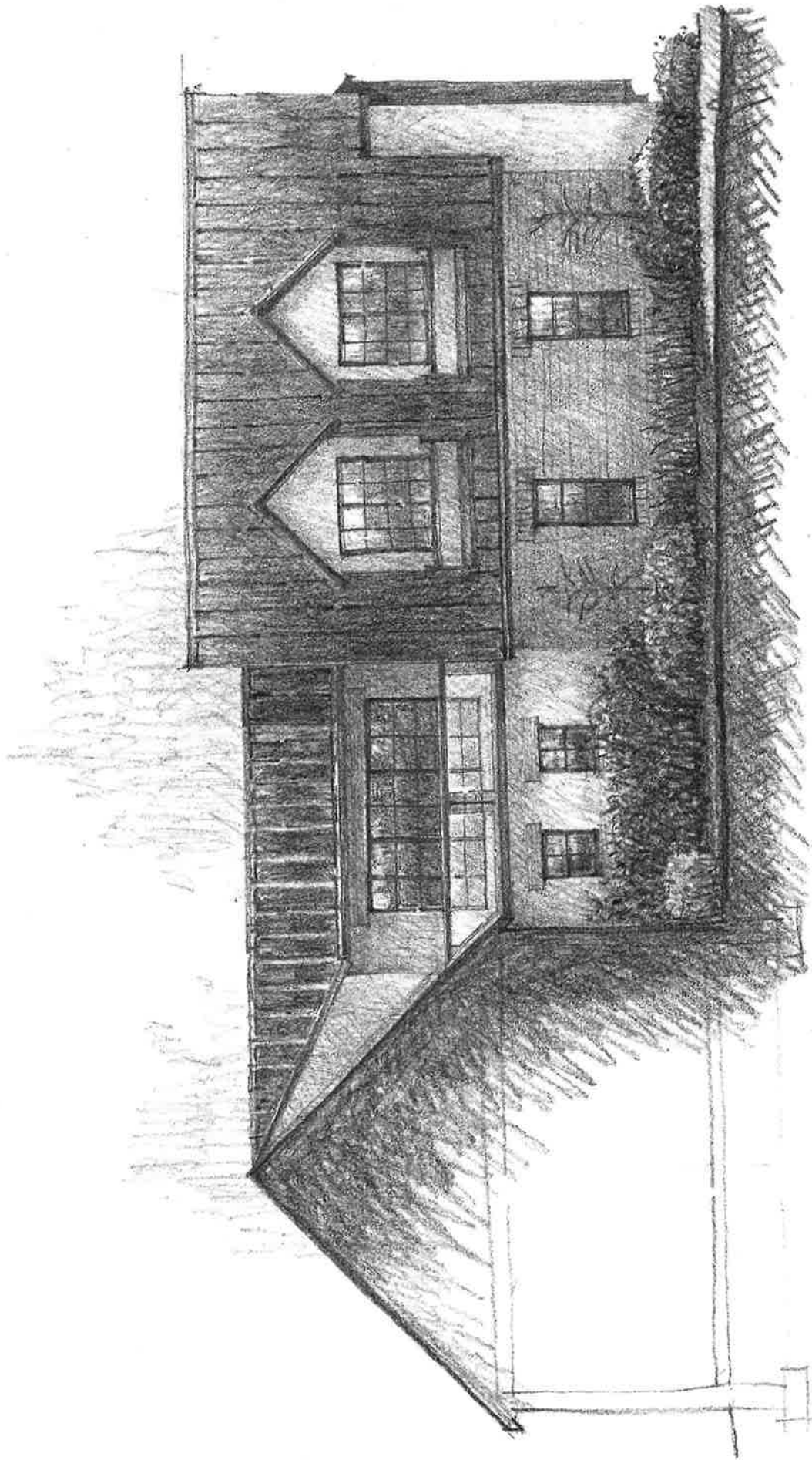


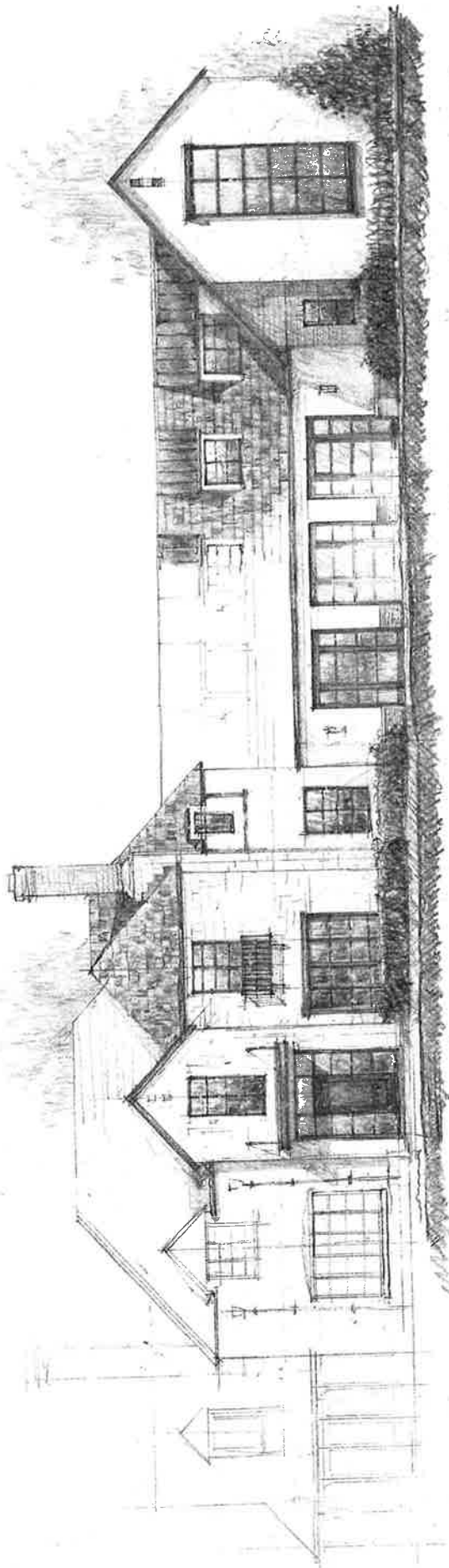
BEHAL || SAMPSON || DIETZ
ARCHITECTURE & CONSTRUCTION

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.







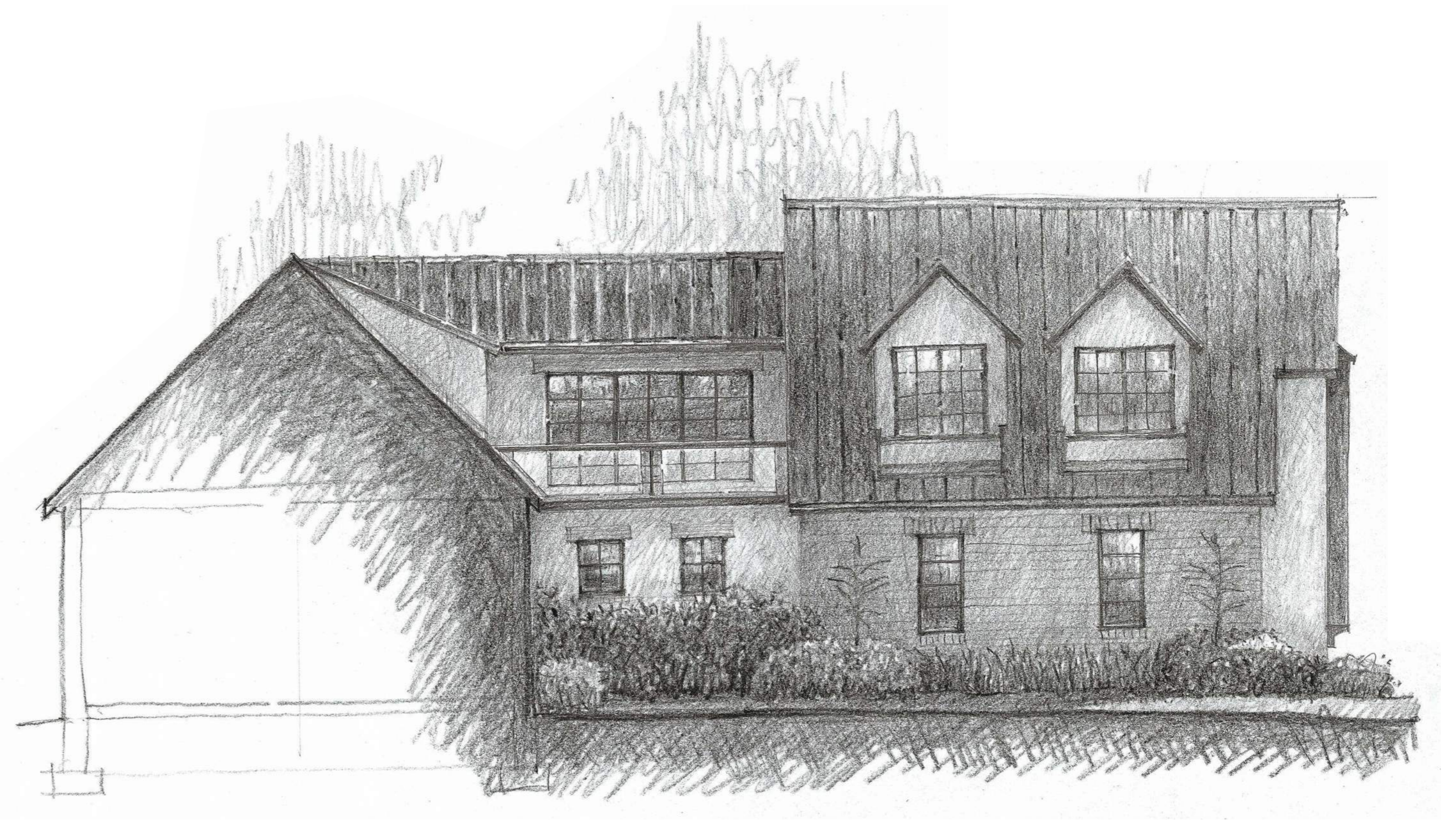




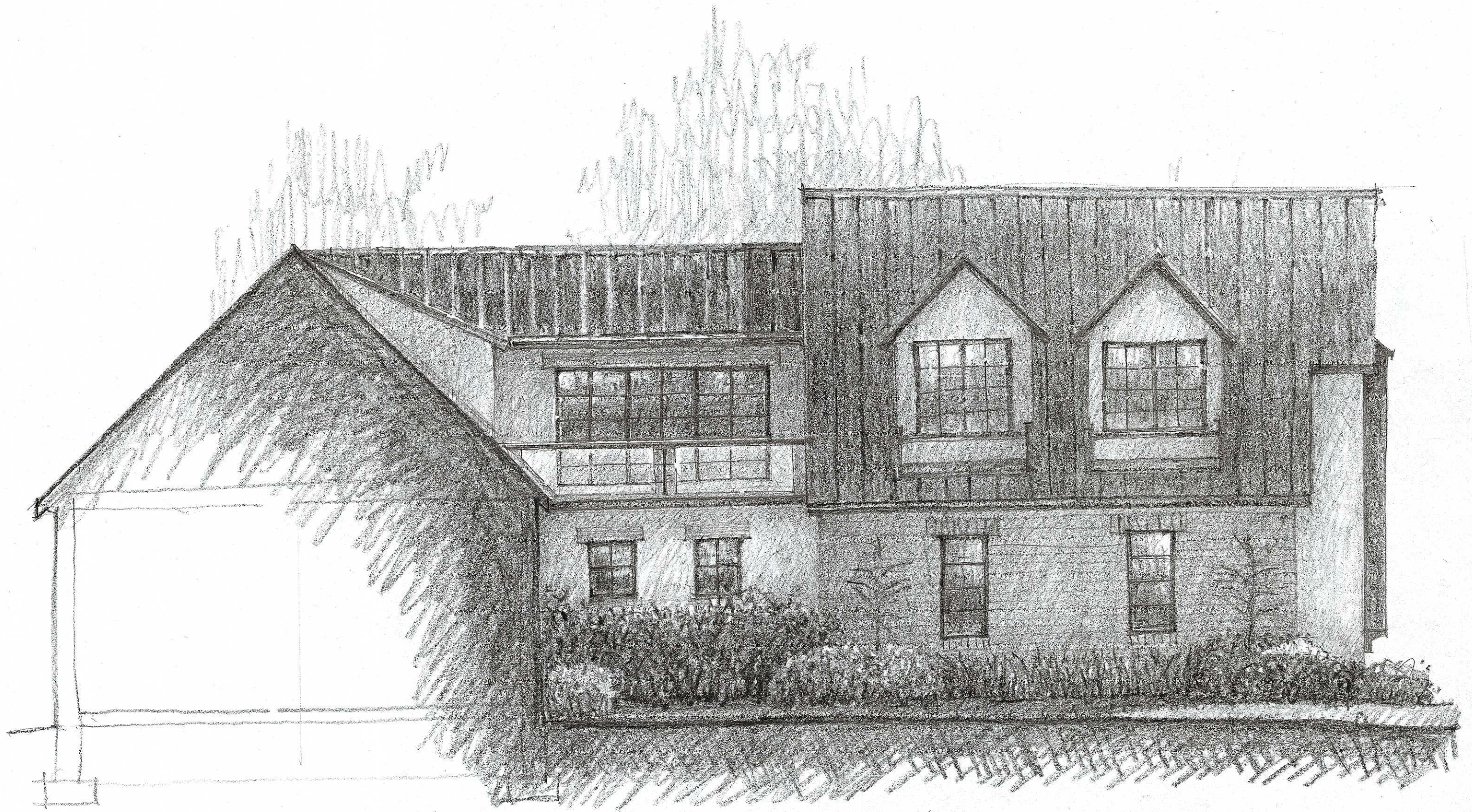














PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

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-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.): 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):

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ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:



Architectural Review Worksheet

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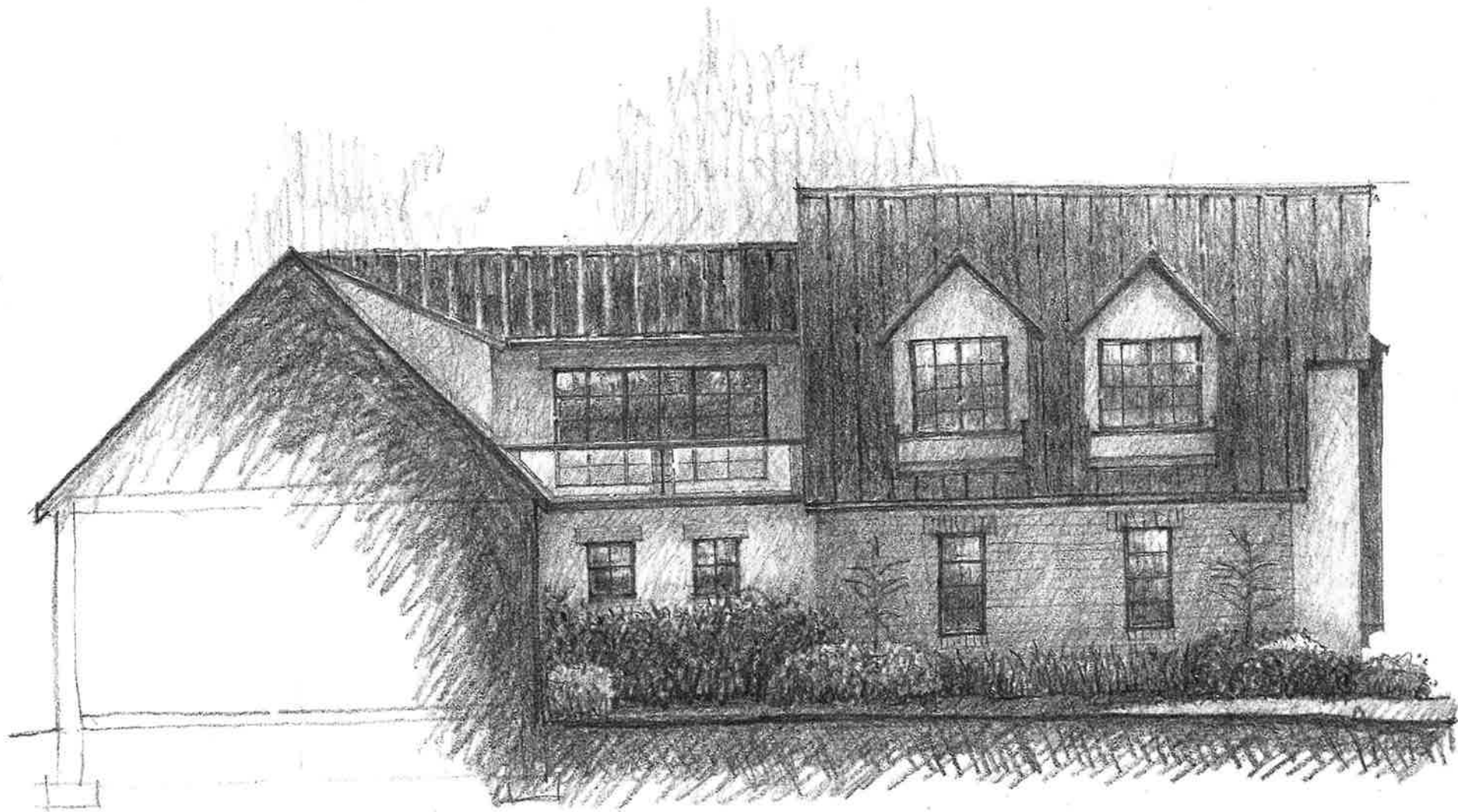


BEHAL || SAMPSON || DIETZ
ARCHITECTURE & CONSTRUCTION

Attachment to 138 South Parkview Application

Scope of Work:

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- Renovate existing garage space into living spaces.



















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 Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 28, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

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.: 19003 Z

Applicant: City of Bexley

Owner: Ismail I. Jallaq

Location: 2761 E. Main

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a temporary meeting space at the above noted location.

BZAP Request: The applicant is seeking architectural review and approval to allow a temporary meeting space at the above noted location.

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: 3-01-2019

oot



getootbox.com



FLAMMABLE
KEEP FIRE AWAY

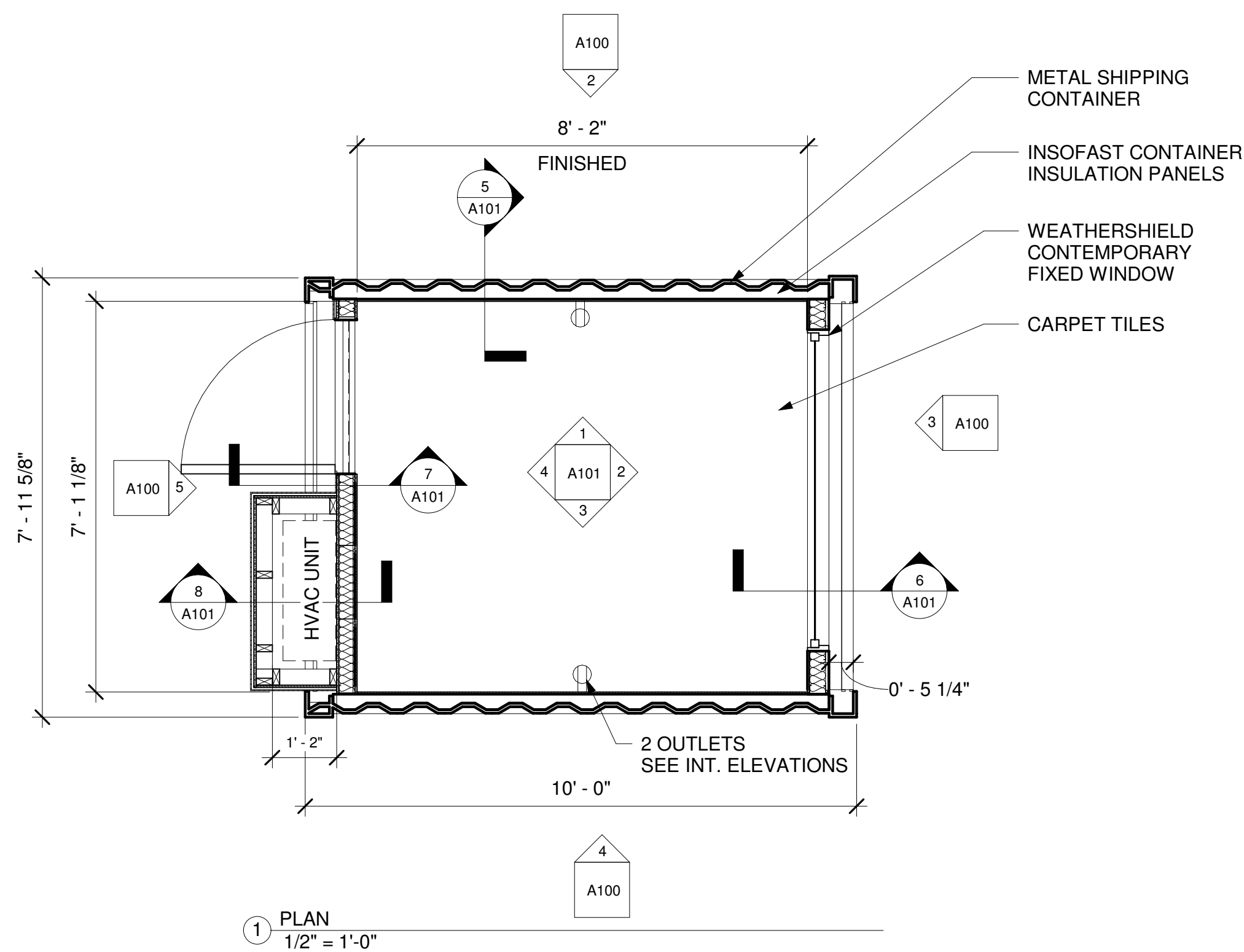


3 4

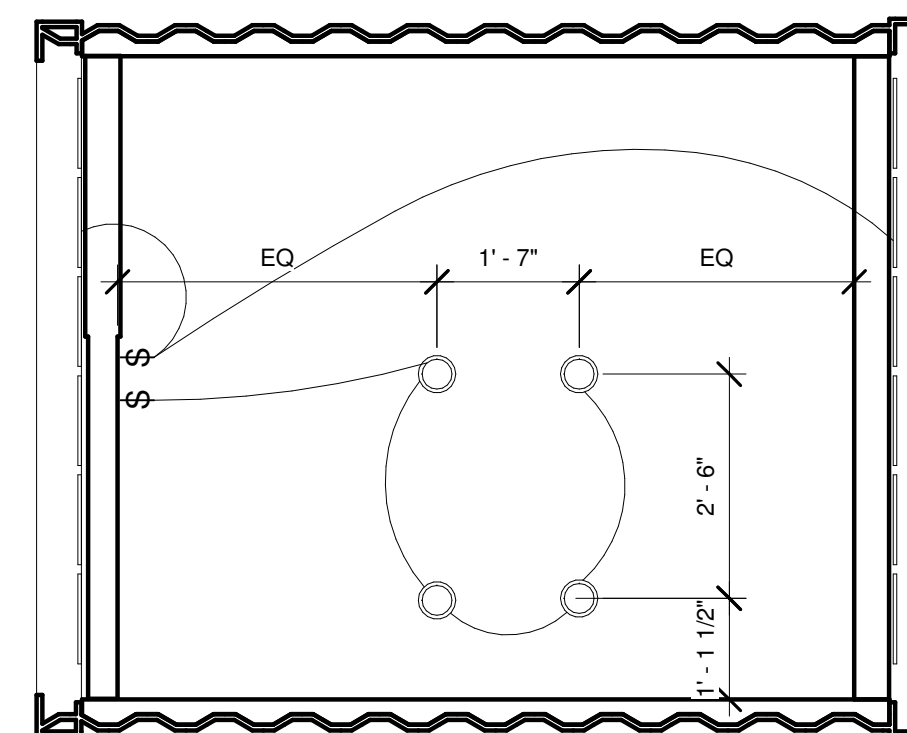




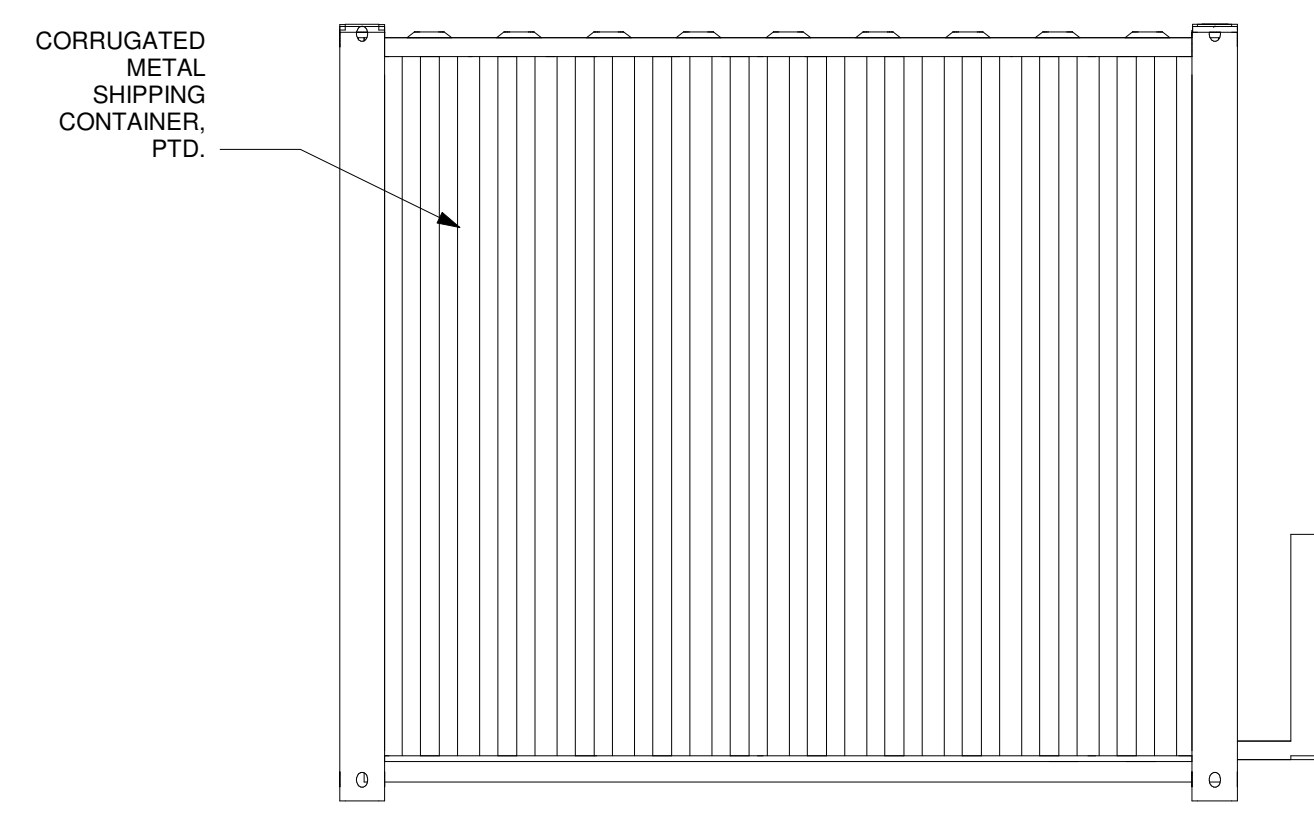
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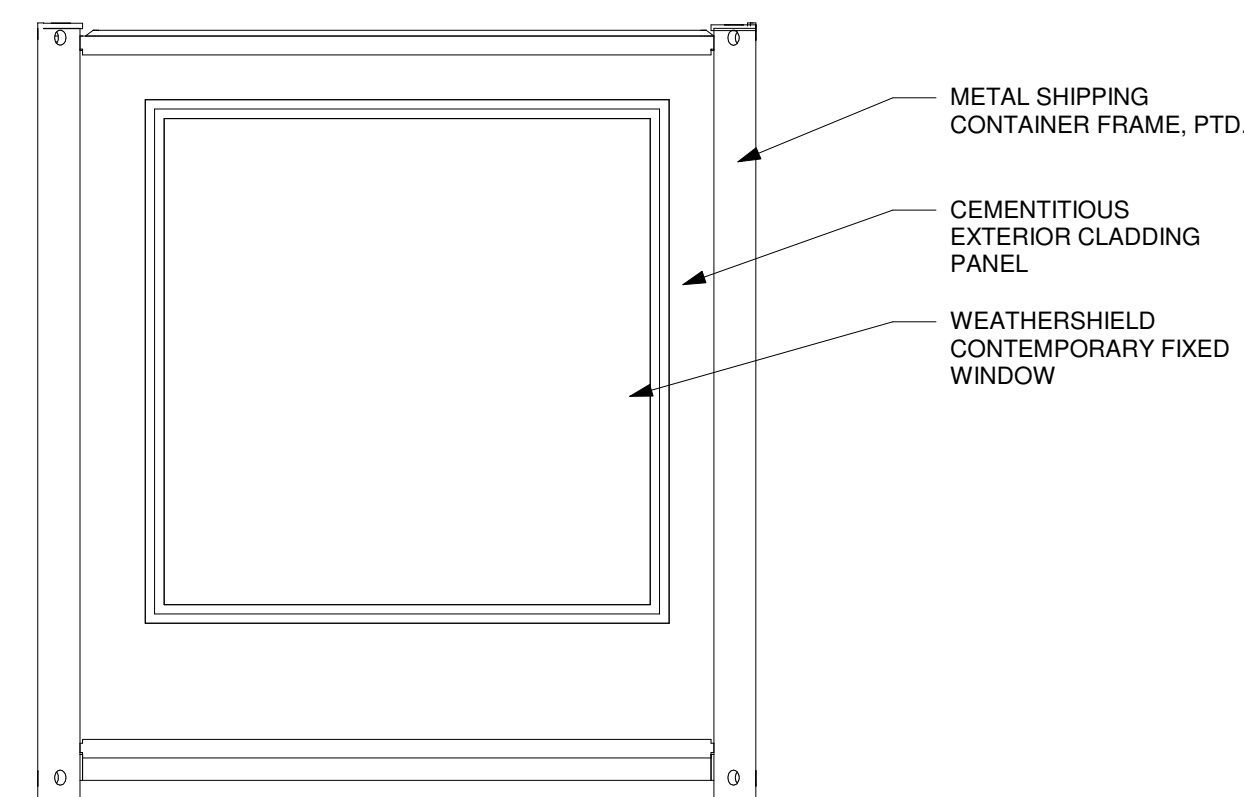
1 PLAN
1/2" = 1'-0"



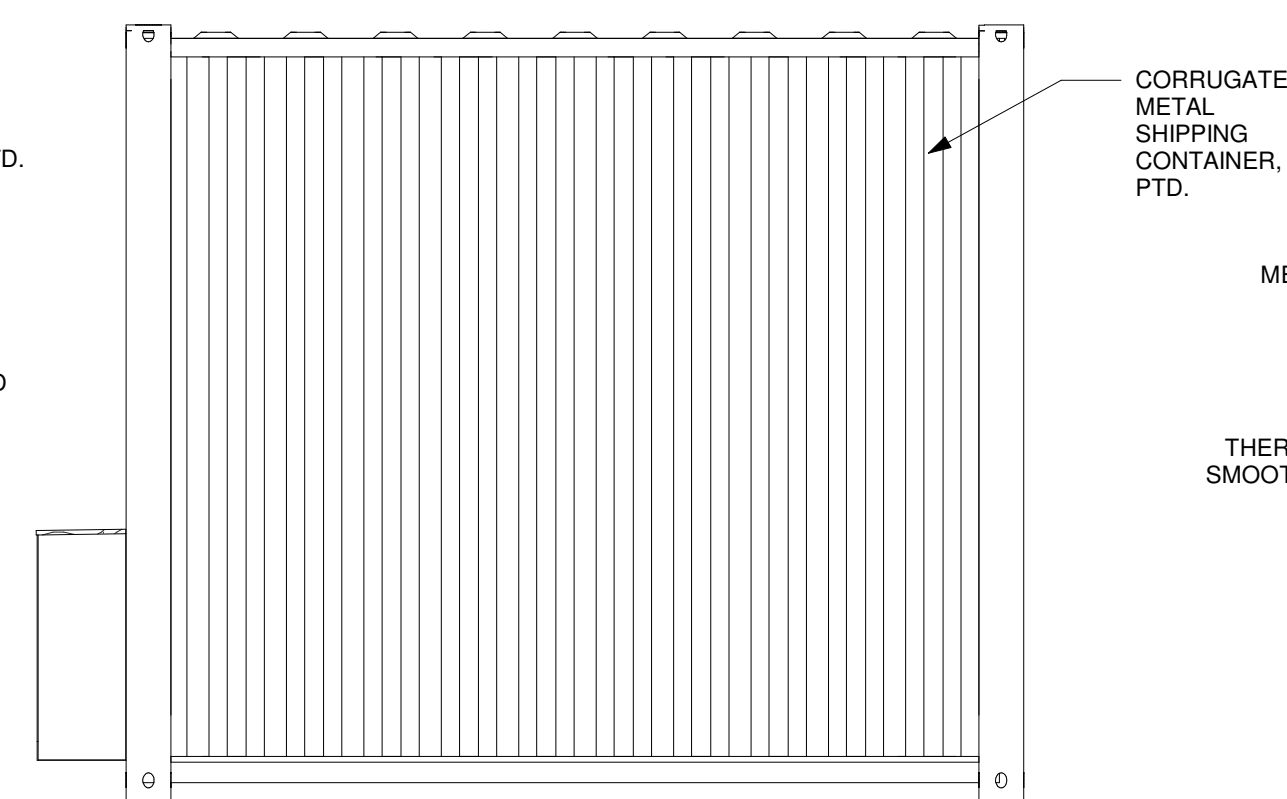
6 REFLECTED CEILING PLAN
1/2" = 1'-0"



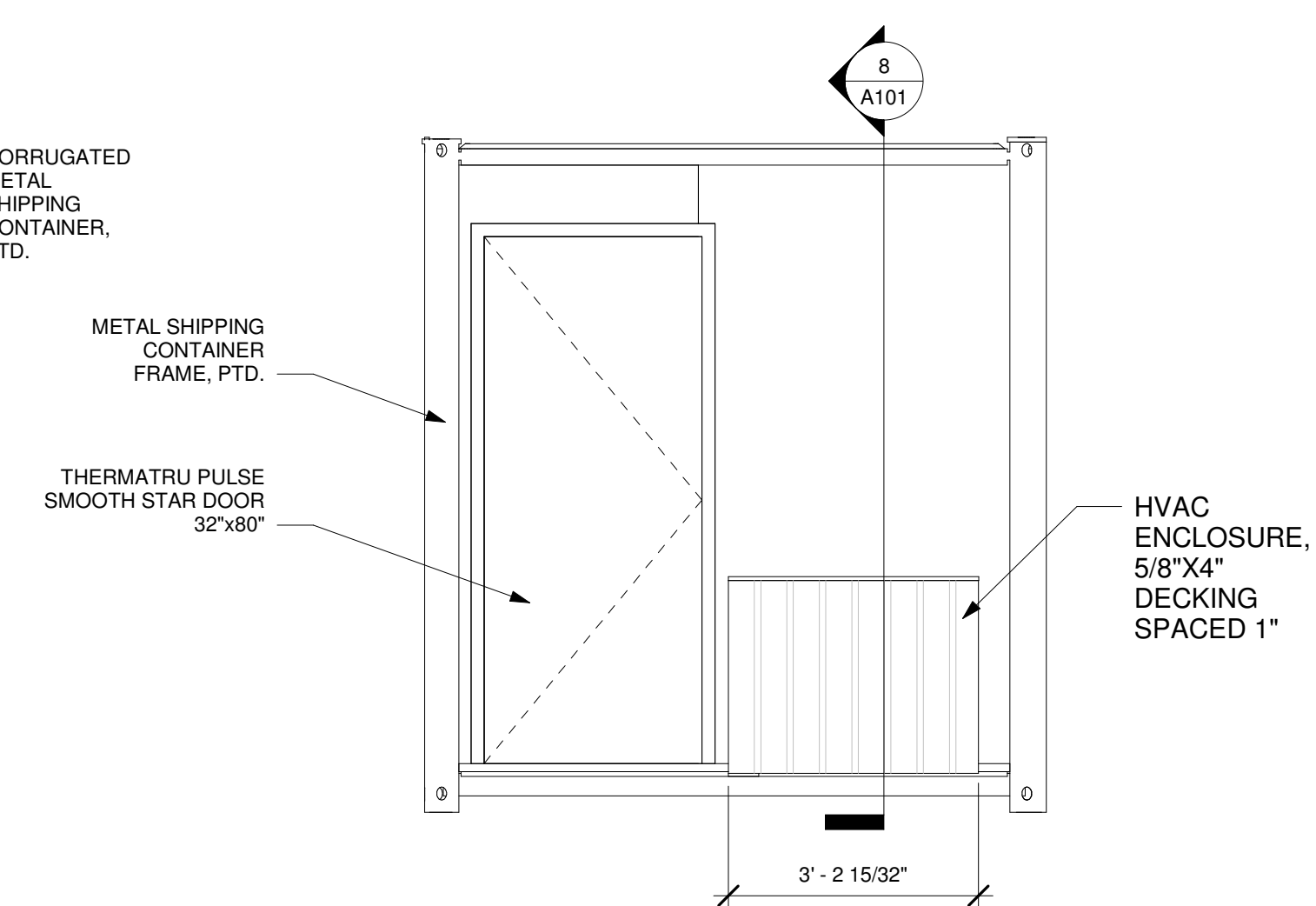
2 Exterior - 1
1/2" = 1'-0"



3 Exterior - 2
1/2" = 1'-0"



4 Exterior - 3
1/2" = 1'-0"



5 Exterior - 4
1/2" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF FINISHED WALL U.N.O.
2. ELECTRICAL OUTLETS @ 18" ON CENTER A.F.F. U.N.O.
3. LIGHT SWITCH @ 60" ON CENTER A.F.F. U.N.O.
4. DO NOT SCALE TO DRAWINGS. ALL MEASUREMENTS AS NOTED.

ELECTRICAL LEGEND

- 4" SUPER SLIM LED LIGHTS
- EXTERIOR LED STRIP LIGHT
- DUPLEX OUTLET
- LIGHT SWITCH

PROGRESS

THIS DRAWING IS PRELIMINARY AND NOT INTENDED TO BE USED FOR CONTRACT PRICING, FABRICATION OR CONSTRUCTION. ALL CONTENT IS SUBJECT TO CHANGE.

DISCLAIMER

NO GUARANTEE IS IMPLIED AS TO THE ACCURACY OF THE DIMENSIONS OR BUILDING FEATURES SHOWN. USERS OF THIS DRAWING ASSUME ALL RESPONSIBILITY FOR VERIFYING ITS ACCURACY.

PROJECT NAME :

OOTBOX

Construction Documents

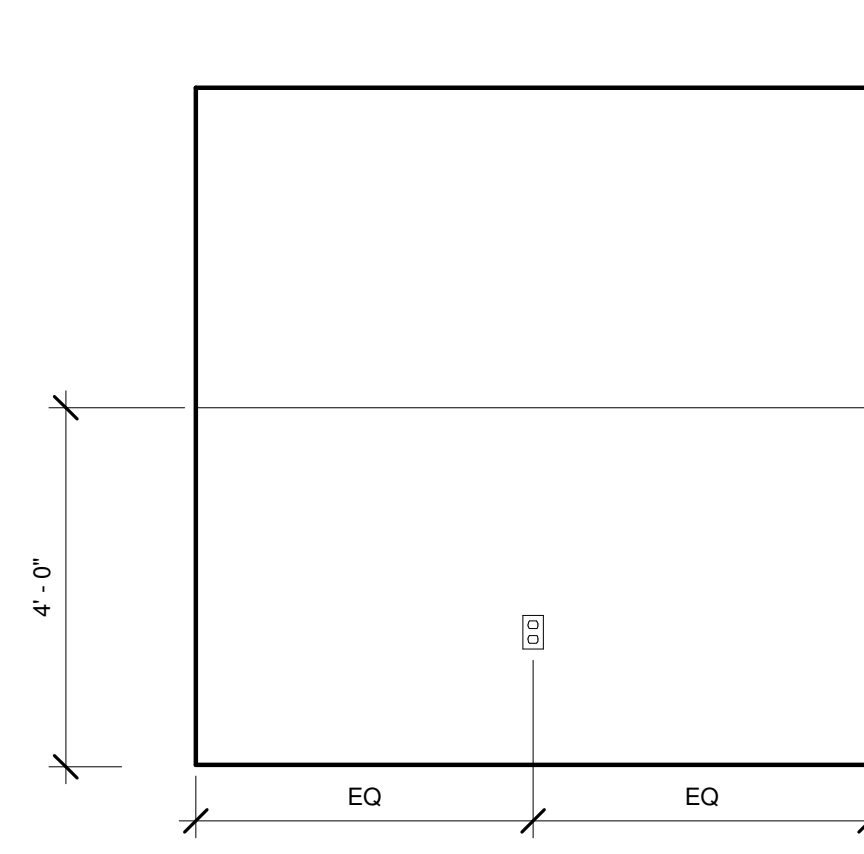
ISSUE DATE : 03.01.2019

PLANS & EXTERIOR ELEVATIONS

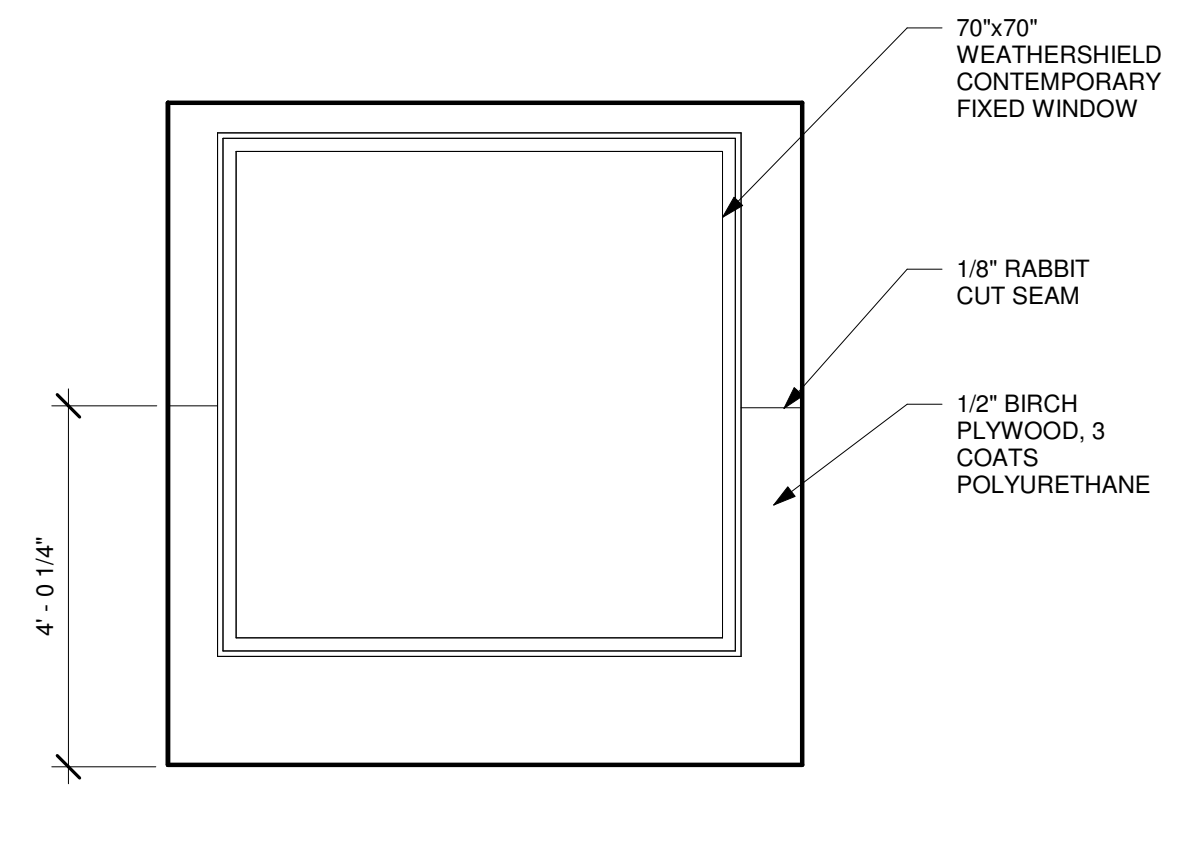
A100

GENERAL NOTES

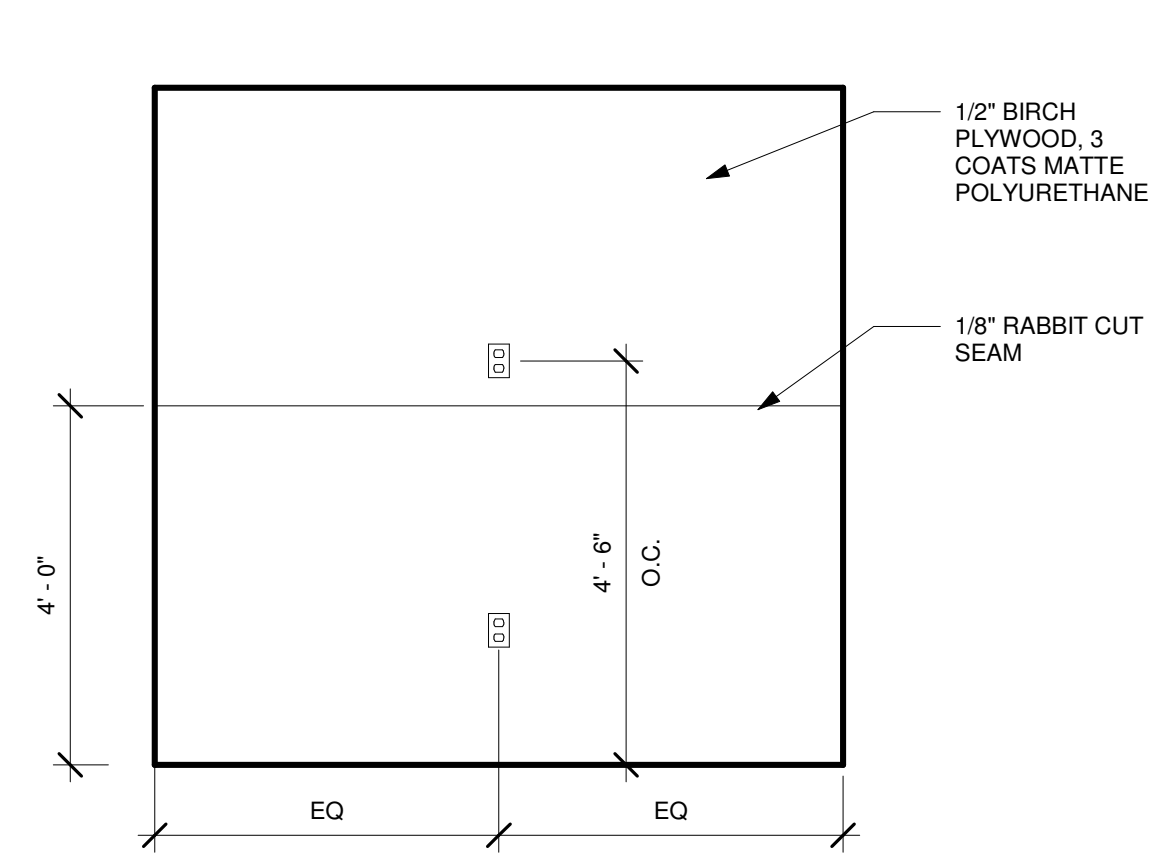
1. ALL DIMENSIONS TO FACE OF FINISHED WALL U.N.O.
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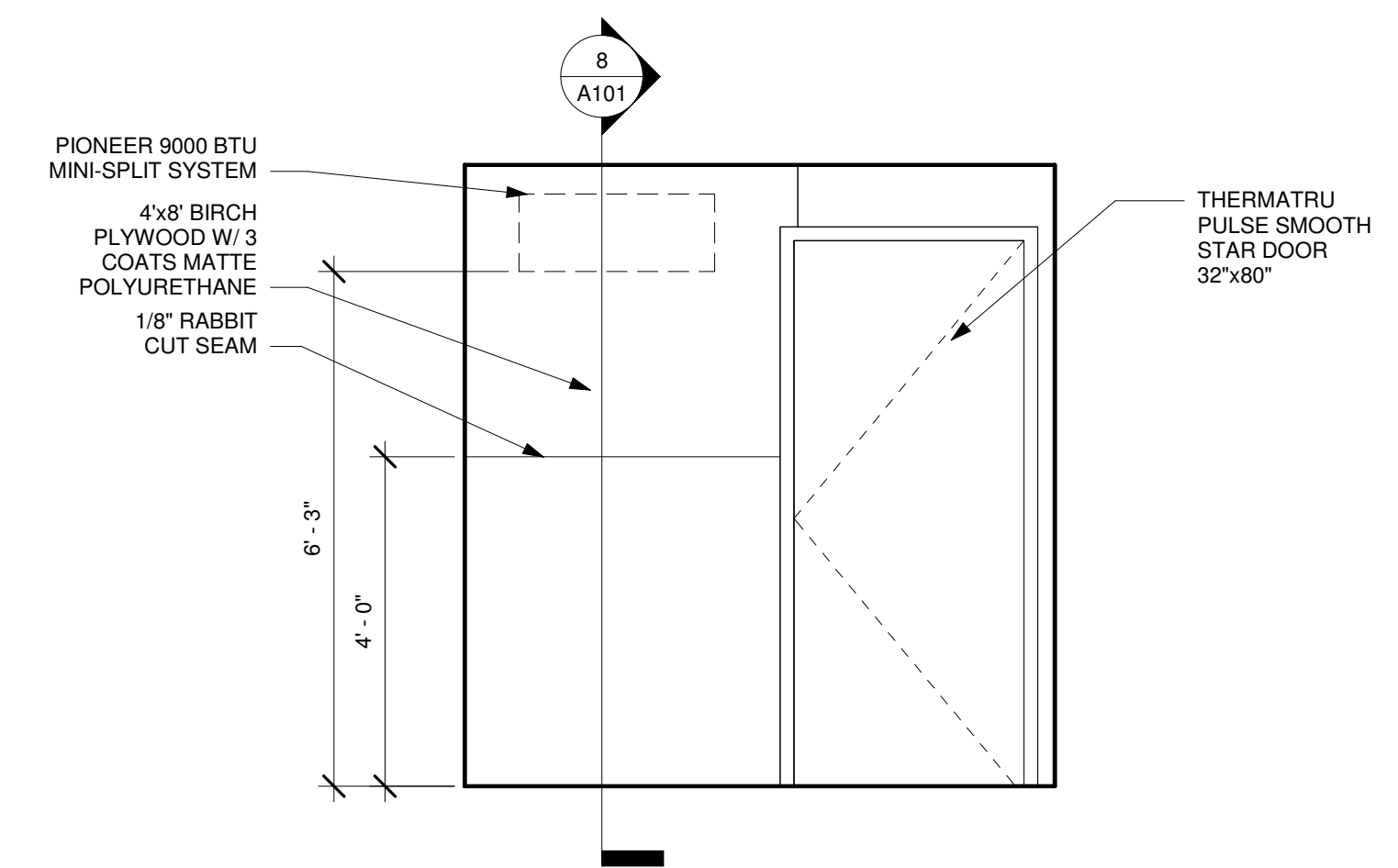
1 INTERIOR - 1
1/2" = 1'-0"



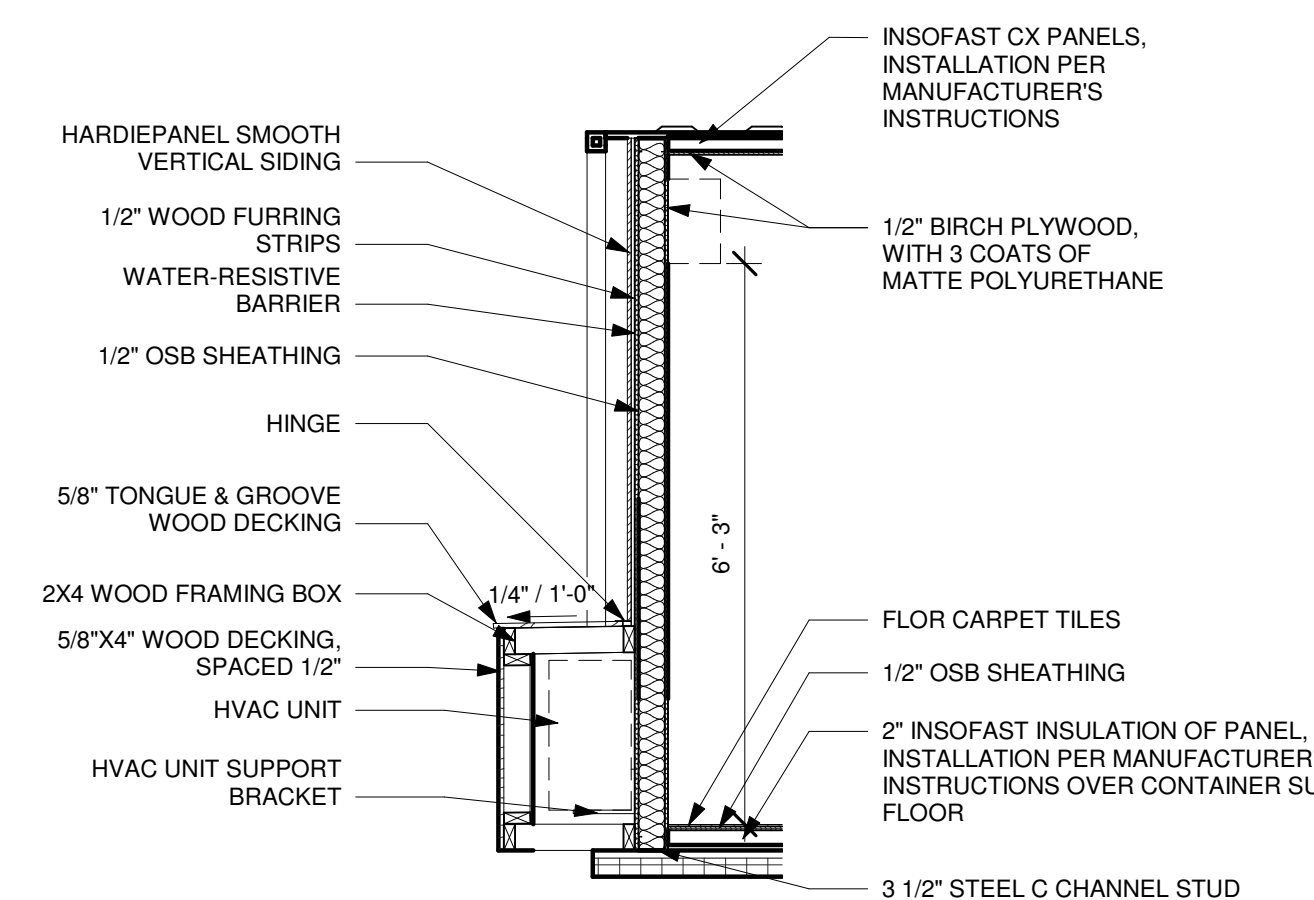
2 INTERIOR - 2
1/2" = 1'-0"



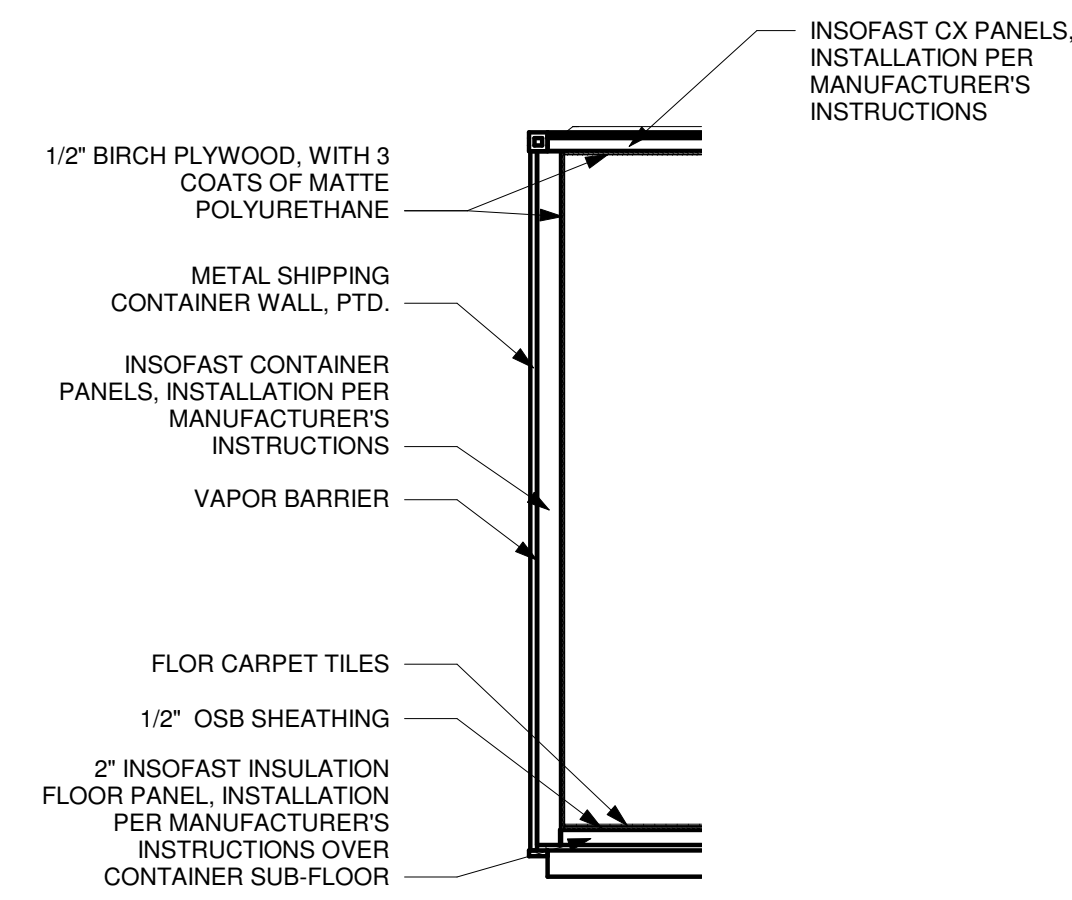
3 INTERIOR - 3
1/2" = 1'-0"



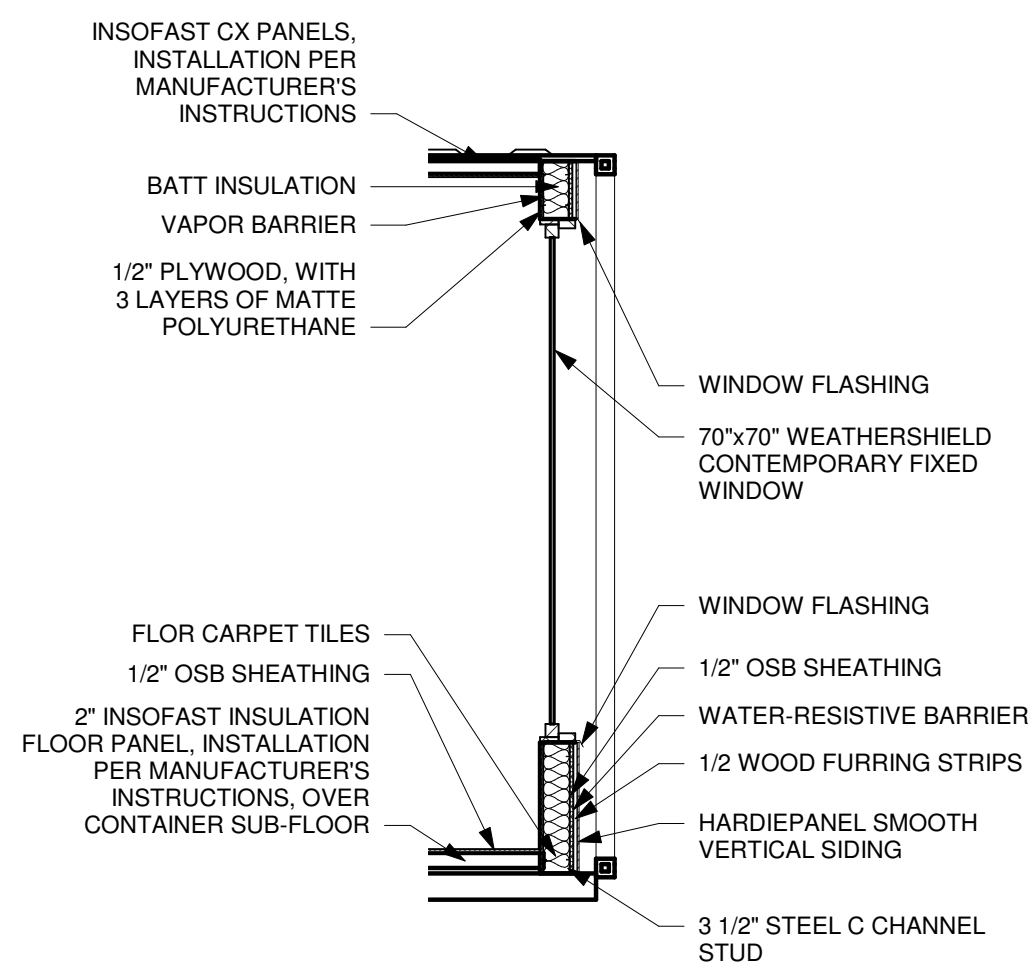
4 INTERIOR - 4
1/2" = 1'-0"



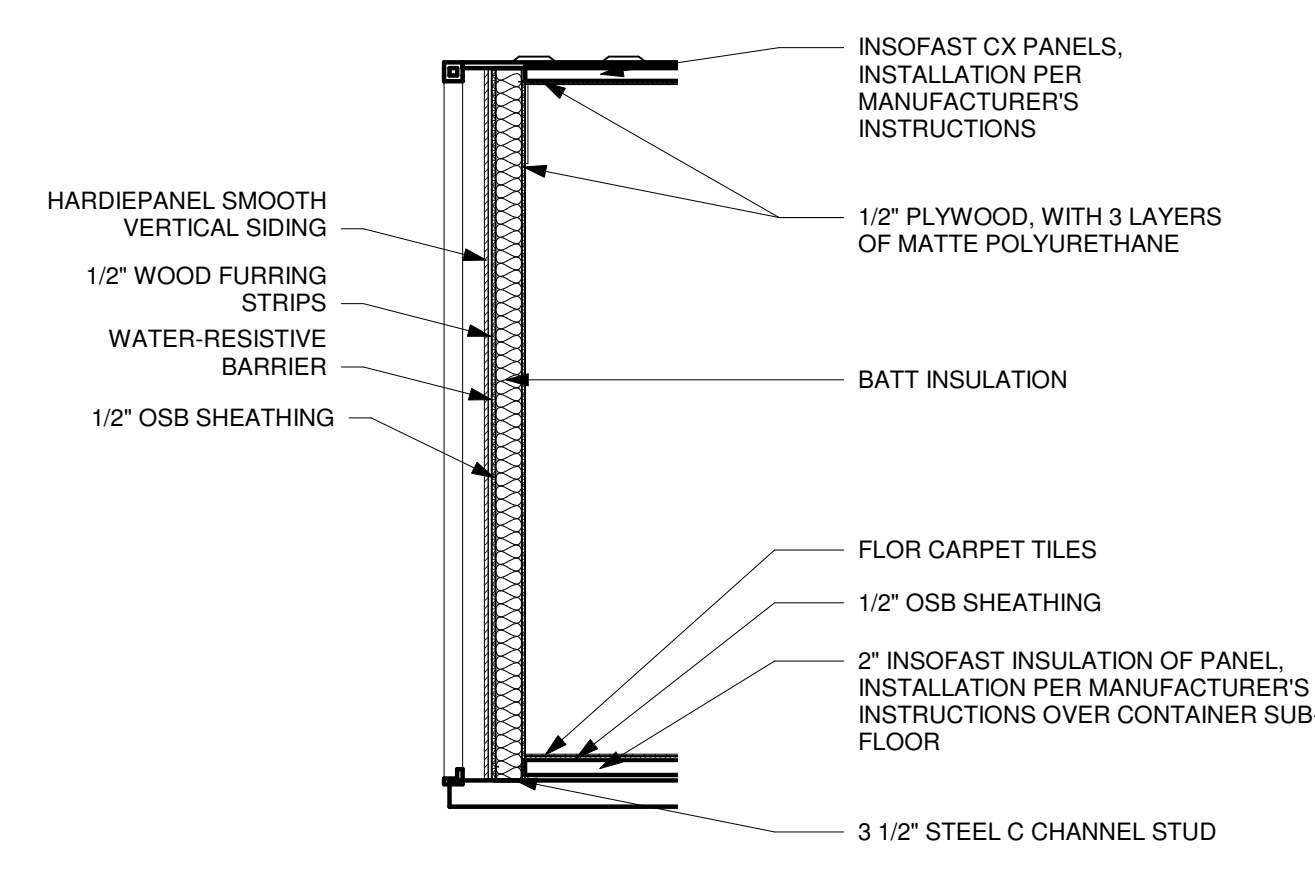
8 WALL SECTION THRU HVAC CLOSET
1/2" = 1'-0"



5 WALL SECTION THRU SIDE WALL
1/2" = 1'-0"



6 WALL SECTION THRU WINDOW
1/2" = 1'-0"



7 WALL SECTION THRU ENTRY WALL
1/2" = 1'-0"

PROGRESS
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PROJECT NAME :

OOTBOX

Construction Documents

ISSUE DATE : 03.01.2019

INTERIOR ELEVATIONS & WALL SECTIONS

A101

**Bexley Architectural Review Board
Staff Report - March 14, 2019**



- a. Application No.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.

ARB Request: The applicant is seeking architectural review and approval, to allow an expansion of and modifications to the first floor of the principal structure, which includes a garage addition, and a 2nd-story addition on the northern half of the principal structure. Please Note: This application was tabled at the February 14th Architectural Review Board Meeting.

Staff comments: This application was tabled in October, January and February meeting for further design exploration and development.

At the January meeting the following concerns were expressed by the Board and the neighbors:

- The Board is concerned that approving this plan is against code in that the plan would not provide 2 off street parking spaces behind the front of the home. Therefore it would need a variance.
- The lot is large and a detached garage is possible in the rear yard.
- The details of the proposed addition do not match the existing structure. The Board expressed the desire to balance the details of the overall design so that the details represent one consistent style.
- Windows need to be added to the north side of the structure.

The Board tabled this application noting that this solution was still far from acceptable due to the variance imposed by this design.

In February, after much discussion with staff, the applicant asked that the application be tabled prior to the meeting. The following is a summary of the conversation and staff comments prior to the February meeting:

- In the new design the applicant has opted to design an addition and modifications to the existing home and a detached garage in the rear of the property. This solution does not require a variance and the application in front of the Board at this meeting is now for Architectural Review only.
- Among the outstanding concerns are gutters, entries without stoops, connections of roof planes and walls, and corner details.
- Many of these details could not be understood without traditional elevations.
- The applicant has also addressed many of the design concerns that both staff and the Board had with previous designs.

The application in front of the Board for the March meeting is vastly different from the October/January application and greatly improved from the February submittal. The following is a list of changes that the applicant has made in response to comments and review both inside the Board room and in meetings with staff:

- Traditional elevations have been submitted as part of this application.
- Garage is no longer in the front of the home and now a detached garage at the rear of the property and requires no variance.
- Windows have been reworked to match both window types and window patterns of original structure.
- Material choices and design details, such as eaves and overhangs, have been simplified and are much more in keeping with the details of the original structure.
- Massing roof pitch has been reworked to match the existing structure with the exception of the roof pitch of the rear addition.
- Grading has been considering in the rear elevation to accommodate the entry doors and to eliminate an awkward and often dangerous 3 step down condition.
- Rear entry overhang has been added at primary rear entry.
- Pavement of driveway has been improved with a paver turn around that can double as an outdoor patio space. (Currently NOT noted on drawing but discussed with staff)

Staff Recommendation:

This solution eliminates the variance that was at issue in at the January meeting as well as the majority of the concerns of staff, Board and neighbors. Staff recommends that the application be approved with the condition that the applicant work with staff on final design details noting that the applicant has addressed many/most of the concerns of staff, Board and neighbors.

- b. Application No.: 18- 00032 Z
Applicant: Brad Schoch
Owner: Greg and Corry Tishkoff
Location: Vacant lot south of 256 South Columbia

ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location. Please note this application had an informal review at the January meeting and was tabled in February. The variance for this application has already been approved by BZAP and only needs ARB approval at this point.

Staff comments: This application is before the Board for final design approval. At the January ARB meeting the applicant received preliminary design review and at the February meeting the application was tabled for further design review.

The following comments were made by the Board and staff at the January preliminary review:

- That the applicant provide a drawing or image that puts the structure in context to its neighboring properties and the street scape to understand the general height and rhythm of the street.
- That the design be simplified noting that the details were very busy and chaotic and not a uniform composition.

- The side elevations lack the character implied on the front of the structure.
- The home seems long and to see it in context would be helpful and to see and understand the massing in form and materiality is important.
- Details of materials need to be called out and the Board emphasized the desire for authentic materials.

Many of the issues above were addressed at the February meeting although the applicant tabled the application with the following comments and suggestions from the Board:

- Board members could not make a final decision with the documentation provided prior to the Board meeting as they have not had time to review the materials. Some of the materials were submitted prior to meeting and some were brought to the meeting - staff strongly recommends that a complete packet be submitted together to avoid confusion.
- Significantly improved from the prior submission.
- Context drawings needed to provide scale of the structure in relation to existing neighbors.
- North side of the building needs to be resolved. This elevation seems very underdeveloped in comparison to other elevations. This elevation will be highly visible to on the north side as it projects further than the neighbor to the west.
- The front door is unidentifiable which is awkward for such a prominent structure on a prominent street - chimney seems to be the focus and not the entry which is odd for such a significant structure. Where is the entry?
- Some of the roof needs to be broken up with dormers or other elements.
- Composition of the front, regardless of the entry problem, has an elegance or stature that is lacking on the other elevations.

For this month's meeting the applicant has submitted a complete and current packet with all necessary and requested drawings. Staff met with the owner, applicant and builder since the February meeting. All of the above issues were discussed as well as a thorough review of the documentation that should be submitted in a consistent and complete package. The application before us this month does contain all the requested drawings and details and has addressed many of the issues listed above. Additionally the owners are undecided about the color of shake they would like to use and have submitted 2 color schemes to discuss with the Board. Staff did confirm that the new build that is currently under construction across from the subject property, also with shake siding, will be painted with colors in the green family. The following is a summary of the changes from the last month's submission:

- Traditional plans and elevations have been provided.
- Context drawings both in elevation and plan have been provided in scale.
- Landscape plans have been provided.
- Materials have been simplified and consistent around all sides of the structure.
- More detail has been added to the North elevation.
- A true front door/front entry now dominates the front facade rather than the chimney which is now appropriately prominent but secondary to the entry.

Staff offers the following comments on the new submission:

- The design is much more consistent throughout the entire structure.
- Staff recommends that all of the columns be consistent with the round columns of the front porch as the porte cochere and screen porch columns

are square.

- Staff recommends that the front porch rail be removed noting that a railing on the front porch of a shingle style home does not typically have a railing and that having one is out of character and proportion.

Staff Recommendation: Staff recommends approving this application with any conditions of the Board to be worked out with the City's Design Consultant.

Application No.: 19-002A
Applicant: SBA-Studios, LLC
Owner: Paymax Properties, LLC, Joe Grundy
Location: 387 South Parkview Avenue

ARB Request: The applicant is seeking architectural review for a new addition to the north side, and modifications to the principal structure which includes a window and material changes.

Staff comments: This application was tabled at the February meeting with the following comments:

- Concern was expressed by some of the Board members that adding stone, particularly cultured stone, does not match the style (Macintosh like) of this home and that the unique and special quality of the original home would be diminished greatly by these changes.
- The Board strongly encouraged the applicant to retain the original design and details as much as possible noting that this home is significant and important to the City. The applicant believes that the owner is fine with retaining the elements that the Board was concerned about losing.
- Board suggested that the applicant look at the connector piece as an opportunity to do something different and that the original home maintain its character.

Staff has worked with the applicant on lessening the changes to the home, widening the breezeway and changing some windows to provide interior space desired by the owners without changing the essential character of the home.

Staff Recommendation: Staff recommends approving this application as submitted noting that staff is comfortable working with the applicant on any conditions stipulated by the Board.

c. Application No.: 19-008 A
Applicant: Designnetwork D. Bollinger
Owner: Dr. Stephanie McClure
Location: 500 North Cassady

ARB Request: The applicant is seeking architectural review and for a new one-story addition to the front (west side) of the existing 2-story building, and site modifications. Variance approved under Application No. 18- 020 Z.

Staff comments: The owner and applicant met with staff prior to this hearing to review the application. This design is a much detailed than the original zoning application and addresses many of the architectural questions that were left ambiguous on the original application such as brick patterns and materials and colors. The addition to the front of the building will be a much welcomed engagement of the street and will break

up the sea of asphalt parking and add much needed landscape.

Staff Recommendation: Staff recommends approving this application and with any conditions the applicant work with staff on refining the design details.

- d. Application No.: 19-006 A
Applicant: Brian Zingleman, Architect
Owner: Tony and Dianna Contosta
Location: 834 S. Remington Road
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd story addition at the rear of the principal structure.
Staff comments: This application is for a second floor above an existing one story addition.
Staff Recommendation: Staff recommends approving this application as submitted or with conditions and would request that the applicant confirm that all colors, materials and details will match the existing structure.
- e. Application No.: 19-007 A
Applicant: Craig W. Murdick, Architect
Owner: Margaret Kelley
Location: 2392 Brentwood Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a screened porch addition and expand the existing deck and privacy wall, at the rear of the principal structure.
Staff comments: This proposed addition to the existing structure is consistent with the design, proportion and detail of the existing home.
Staff Recommendation: Staff recommends approving this application as submitted.
- f. Application No.: 19- 009 A
Applicant: Amy Lauerhass - Lauerhass Architecture
Owner: Adriane & Lawrence Baylis
Location: 2413 Bexley Park Rd.
ARB Request: The applicant is seeking architectural review and approval to allow a covered porch addition at the front entrance of the principal structure, which will replace an existing canopy.
Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape. Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:
- Architectural design
 - Exterior materials, texture and color
 - Exterior details
 - Height and building mass
- Staff Recommendation:** Staff recommends approving this application as submitted.
- g. Application No.: 19-010 A
Applicant: Pete Foster Residential Design, LLC

Owner: Mr. & Mrs. Colin Rice

Location: 324 S. Ardmore Rd.

ARB Request: The applicant is seeking architectural review and approval to allow an open entry porch at the rear of the principal structure to be enclosed.

Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness. Staff considered the following elements consistent with the design guidelines in the evaluation of this enclosure:

- Architectural design
- Exterior materials, texture and color
- Exterior details
- Height and building mass

Staff Recommendation: Staff recommends approving this application as submitted.

h. Application No.: 19-011 A

Applicant: Pete Foster Residential Design, LLC

Owner: Mr. & Mrs. Mark Dausen

Location: 2737 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow a two-story addition to the rear of the existing 2-story principal structure.

Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape. Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:

- Architectural design
- Exterior materials, texture and color
- Exterior details
- Height and building mass

Staff Recommendation: Staff supports recommending approval of this application as submitted.

i. Application No.: 19-012 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.

Staff comments: This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape. Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:

- Architectural design
- Exterior materials, texture and color

- Exterior details
- Height and building mass

Staff Recommendation: Staff recommends approving this application as submitted.

j. Application No.: 19-003 Z
Applicant: City of Bexley
Owner: Ismail I. Jallaq
Location: 2761 E. Main

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a temporary meeting space at the above noted location.

Staff Report to be given at Board meeting.