



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, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18-0032 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 14<sup>th</sup> 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"/>			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	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: