



CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: April 11, 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 March 14, 2018 ARB meeting.
4. Public Comment:
5. Other Business:

6. Old Business:

- a. Application No.: 18056-A
Applicant: Brenda Parker
Owner: Louis & Christine Mitchell
Location: 2762 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval for new 2-story addition at the rear (north side) of the principal structure, which will replace the existing attached garage and 1-story addition. Please Note: This application was tabled at the February 14th ARB meeting.

- b. 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.

New business:

- c. Application No.: 19015 A
Applicant: Sean Kocheran
Owner: Marc & Robin Howard
Location: 2433 Bryden Rd.

ARB Request: The applicant is seeking architectural review and approval to allow an existing screened porch on the east side of the principal structure to be enclosed with glass windows.

- d. Application No.: 19016 A
Applicant: Amy Lauerhass
Owner: Marcos Casillas & Magali Montes-deAnda
Location: 46 S. Cassady Avenue

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

- e. Application No.: 19017 A
Applicant: Amy Lauerhass
Owner: Burt & Bonnie Logan
Location: 2834 Powell Avenue

ARB Request: The applicant is seeking architectural review and approval to allow modifications to the existing principal structure. The modifications include: a gable roof structure over the existing deck at the rear of the principal structure, and a shed dormer addition on the east side of the home.



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, April 11, 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. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, the Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: 18056-A
Applicant: Brenda Parker
Owner: Louis & Christine Mitchell
Location: 2762 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval for new 2-story addition at the rear (north side) of the principal structure, which will replace the existing attached garage and 1-story addition. Please Note: This application was tabled at the February 14th ARB 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: 3-28-2019

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

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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:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:



Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing	House or Principal Structure	Garage Only	House & Garage		
Existing Roof Type:	Slate		Clay Tile	Wood Shake	Std. 3-tab Asphalt Shingle
	Arch. Dimensional Shingles		EPDM Rubber	TPO Rubber	Metal
New Roof Type:	Slate		Clay Tile	Wood Shake	Std. 3-tab Asphalt Shingle
	Arch. Dimensional Shingles		EPDM Rubber	TPO Rubber	Metal
New Shingle Manufacturer:					
New Roof Style & Color:					

Windows	House or Principal Structure	Garage Only	House & Garage		
Existing Window Type:	Casement		Fixed	Exterior Storm	Other:
	Double Hung		Awning	Horizontal Sliding	
Existing Window Materials:	Aluminum Clad Wood		Wood	Metal	
	Vinyl Clad Wood		Aluminum	Other:	
New Window Manufacturer:					
New Window Style/Mat./Color:					

Doors	House or Principal Structure	Garage Only	House & Garage		
Existing Entrance Door Type:	Wood	Insulated Metal	Fiberglass	Sidelights	Transom Windows
Existing Garage Door Type:	Wood	Insulated Metal	Fiberglass		
Door Finish:	Stained	Painted			
Proposed Door Type:		Style:		Color:	

Exterior Trim					
Existing Door Trim:	Cedar	Redwood	Pine	Std. Lumber Profile	
	Wood Composite	Aluminum Clad	Molding	Vinyl	Other:
Proposed New Door Trim:					
Existing Window Trim:	Wood	Redwood	Pine	Std. Lumber Profile	
	Vinyl	Other:			
Proposed New Window Trim:				Trim Color(s):	
Do the Proposed Changes Affect the Overhangs?		Yes	No		

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:

GENERAL INFORMATION

Address: 2762 Sherwood Rd.
Bexley, Ohio 43209
Parcel: 020-000249-00

Scope of Project: The project consists of the removal of an existing attached garage and previous additions; and the construction of new two-story addition (with full crawl space) and detached garage. The addition includes a new kitchen, family room, & covered porch on the first floor. The addition includes a new master suite, third bathroom, & laundry at the second floor.

Existing First Floor SF (to remain):	985 sf
First Floor Addition SF:	599 sf
Total First Floor SF:	1,584 sf
Existing Second Floor SF (to remain):	968 sf
Second Floor Addition SF:	599 sf
Total Second Floor SF:	1,567 sf
Total House SF:	3,151 sf
New Covered Porch SF:	240 sf
New Garage SF:	616 sf

Owner:
Mitchell Residence
2762 Sherwood Road
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

ZONING: R-6

Number of Floors	Actual	Zoning Req't
Existing:	2 (25'-5" height)	1 to 2.5 flr (35')
Proposed:	2 (25'-5" height)	Meets Zoning

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	9,093 sf	6,000 sf
Lot Width:	63.18'	50'
Lot Depth:	143.91'	120'

Building Lot Coverage		
Existing House	997 sf	3,182 sf (35%)
New Addition	599 sf	
New Covered Porch	240 sf	
New Detached Garage	616 sf	
Total Building Coverage	2,452 sf (27%)	Meets Zoning

Total Lot Coverage			
Total Building Coverage	2,452 sf	5,455 sf (60%)	
Driveway	1,333 sf		
Front Walk	114 sf		
Rear Paver Walk	32 sf		
Paver Patio	360 sf		
Total Lot Coverage	4,291 sf (47%)		Meets Zoning

New Addition Setbacks		
Side Proposed East:	12'-0"	8'-0"
Side Proposed West:	13'-1"	8'-0"
Rear Yard Proposed:	50'-1"	25'-0"
Front Yard Proposed:	40'-0"	40'-0"

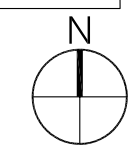
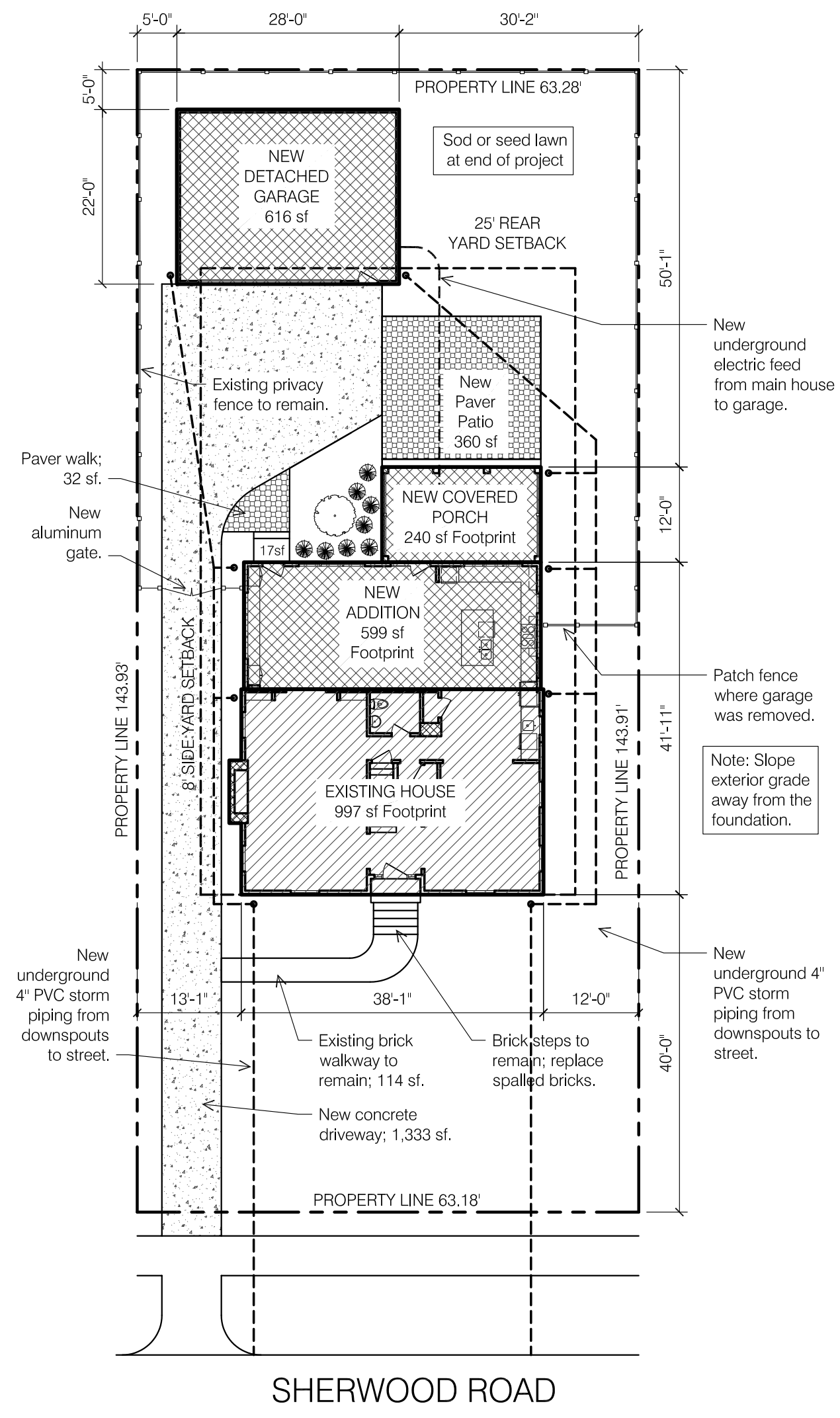
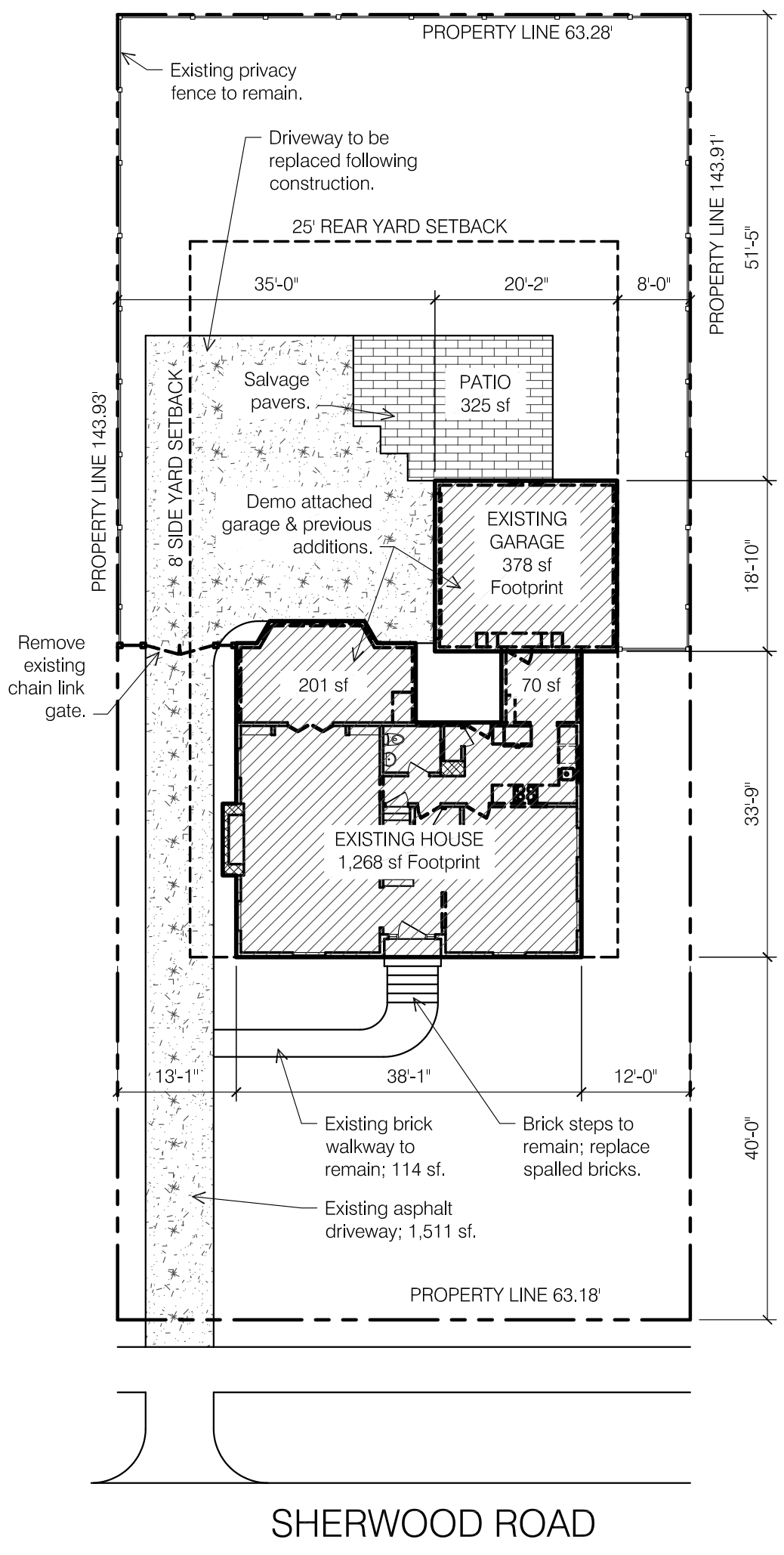
Detached Garage		
Garage SF:	616 sf	624 sf
Garage Height:	16'-6"	20'-0"
Garage Rear Setback:	5'-0"	3'-0"
Garage Side Setback:	5'-0"	3'-0"

SHEET INDEX

A1.0 Site Plan & General Info	A4.1 Overall Sections
A2.0 Basement Plans	A4.2 Overall & Wall Sections
A2.1 First Floor Plans	A4.2 Garage Sections
A2.2 Second Floor Plans	A5.1 Sections & Details
A2.3 Roof Plans	A6.1 First Floor Finish Plans
A2.4 Roof Plans	A6.2 Second Floor Finish Plans
A2.5 Garage Plans	A7.1 Interior Elevations
A3.1 Exterior Elevations	A7.2 Interior Elevations
A3.2 Exterior Elevations	A7.3 Interior Elevations
A3.3 Exterior Elevations	E.1 Electric Plans
A3.4 Exterior Elevations	HP.1 HVAC & Plumbing Plans
A3.5 Garage Elevations	

DESIGN CRITERIA

Design Criteria:
 Wind Speed = 90 mph
 Seismic Category = A
 Weathering = Severe
 Frost Line Depth = 36"
 Termite = Moderate to Heavy
 Ice Barrier Underlayment = Yes, Required.
 Live Load Floors = 40 psf
 Snow Load Roof = 20 psf
 Foundation Concrete Compressive Strength = 2,500
 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



Issue date: March 12, 2019
 phase:
 Issued for: Architectural Review
 project number: 2762 SR
 sheet title:

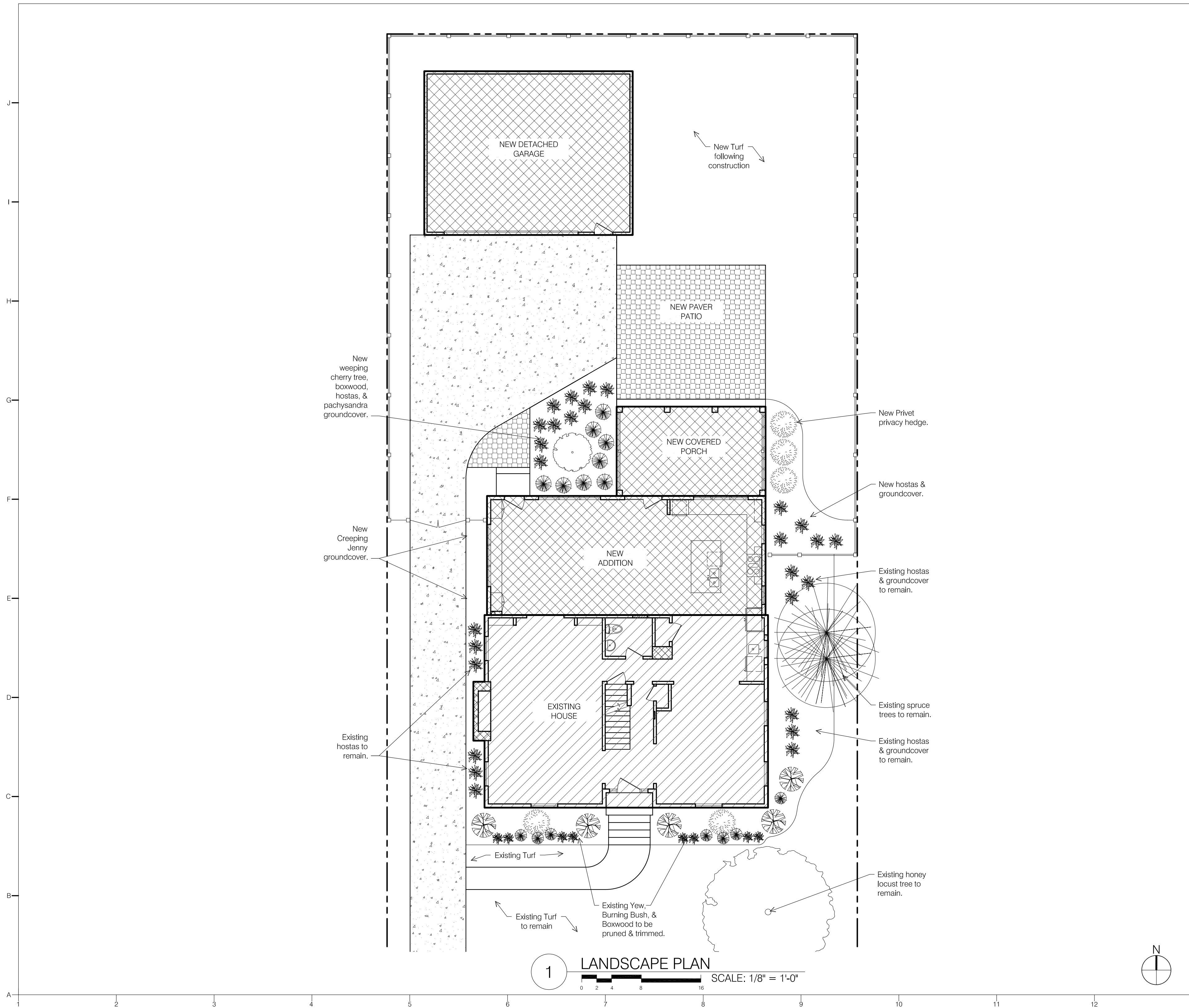
SITE PLAN & GNRL INFO

sheet number

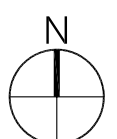
A1.0

Owner:
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Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



seal/signature

rev.	date	description

key plan

issue date

March 12, 2019

phase

issued for

Architectural Review

project number

2762 SR




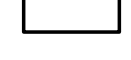
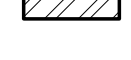
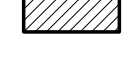

sheet title

LANDSCAPE PLAN

sheet number

A1.1

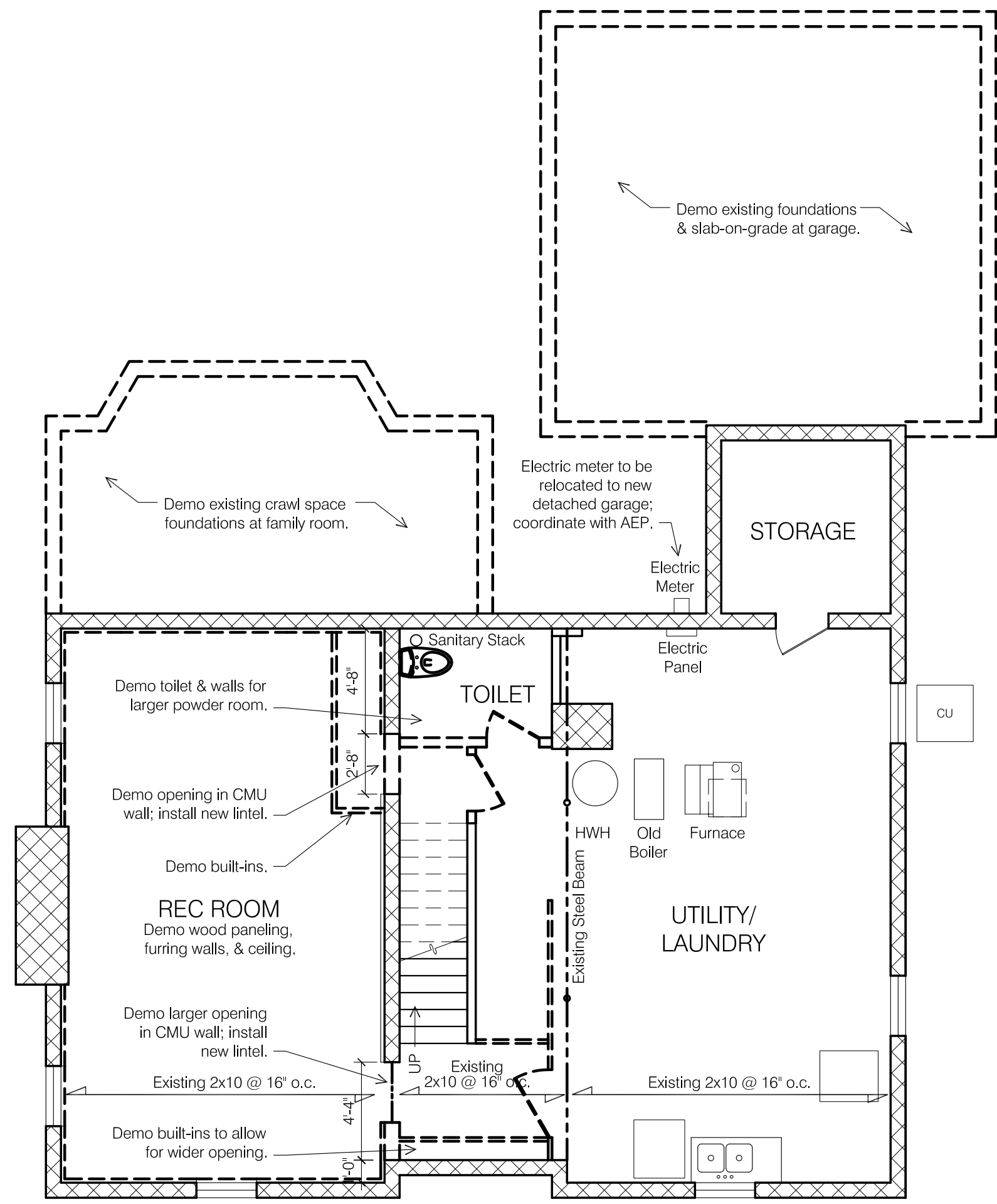
WALL LEGEND:

-  Demo existing wall or component as noted.
-  Existing masonry wall.
-  New 8" CMU foundation wall.
-  Existing 2x4 wood stud wall @ 16" o.c.
-  New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 cellulose insulation; 1/2" gypsum wallboard at interior.
-  New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior.
-  New Basement Furring walls: 2x4 wood studs @ 16" o.c. (treated sill plate) leave 1" gap between CMU; fill cavity with R13 fiberglass insulation; 1/2" gypsum wallboard at interior.

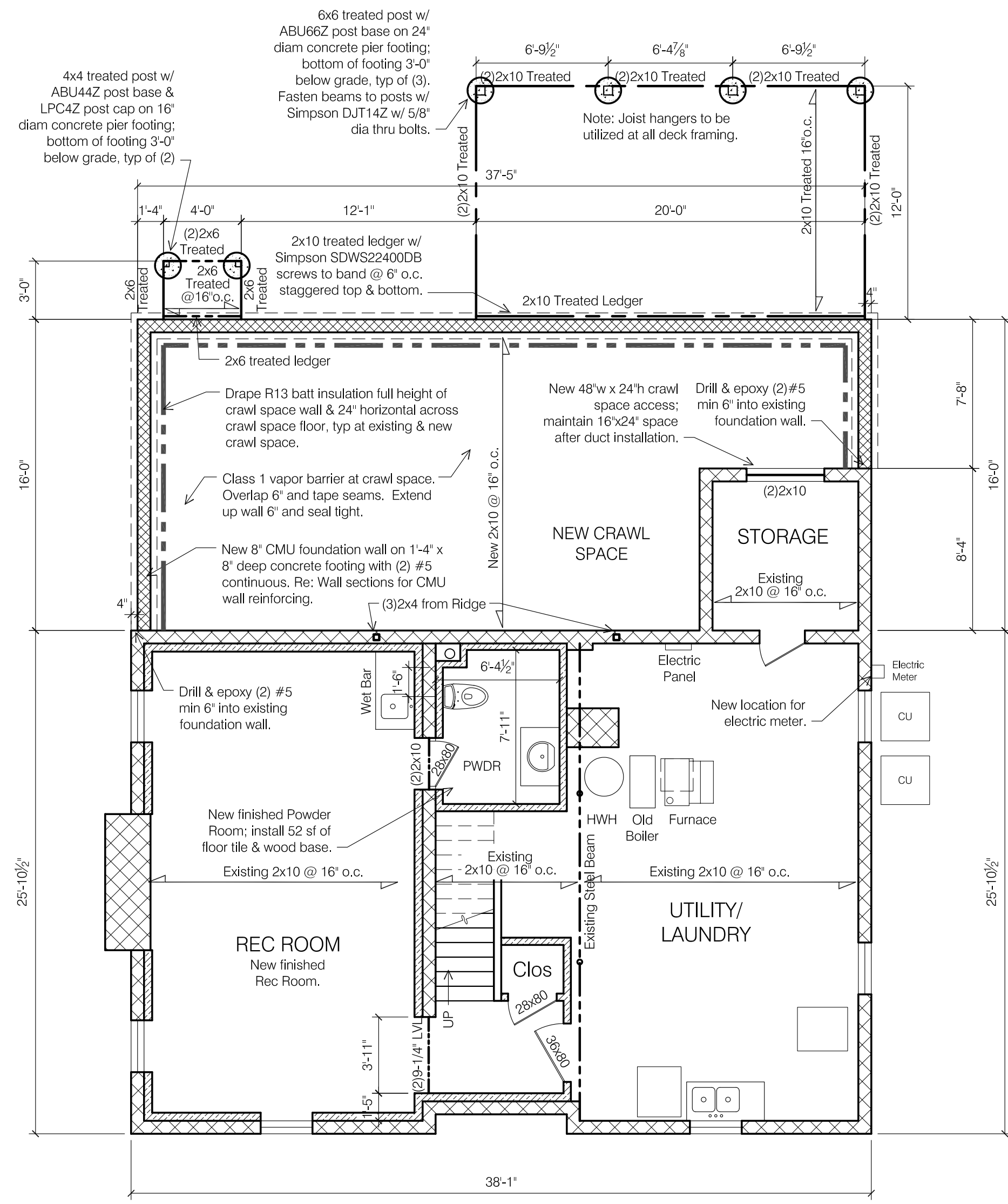
GENERAL NOTES:

1. See Sheet A5.1 for Fireblocking requirements.
2. All structural framing members are to be fastened per RCO Table 602.3.
3. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7
4. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
5. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.

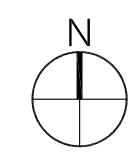
J
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A



A2 BASEMENT DEMO PLAN
SCALE: 3/16" = 1'-0"



A7 BASEMENT NEW WORK PLAN
SCALE: 3/16" = 1'-0"



seal/signature

rev. date description

key plan

issue date March 12, 2019

phase

issued for Architectural Review

project number 2762 SR

sheet title

BASEMENT PLANS





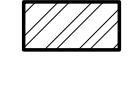


sheet number

A2.0

Owner:
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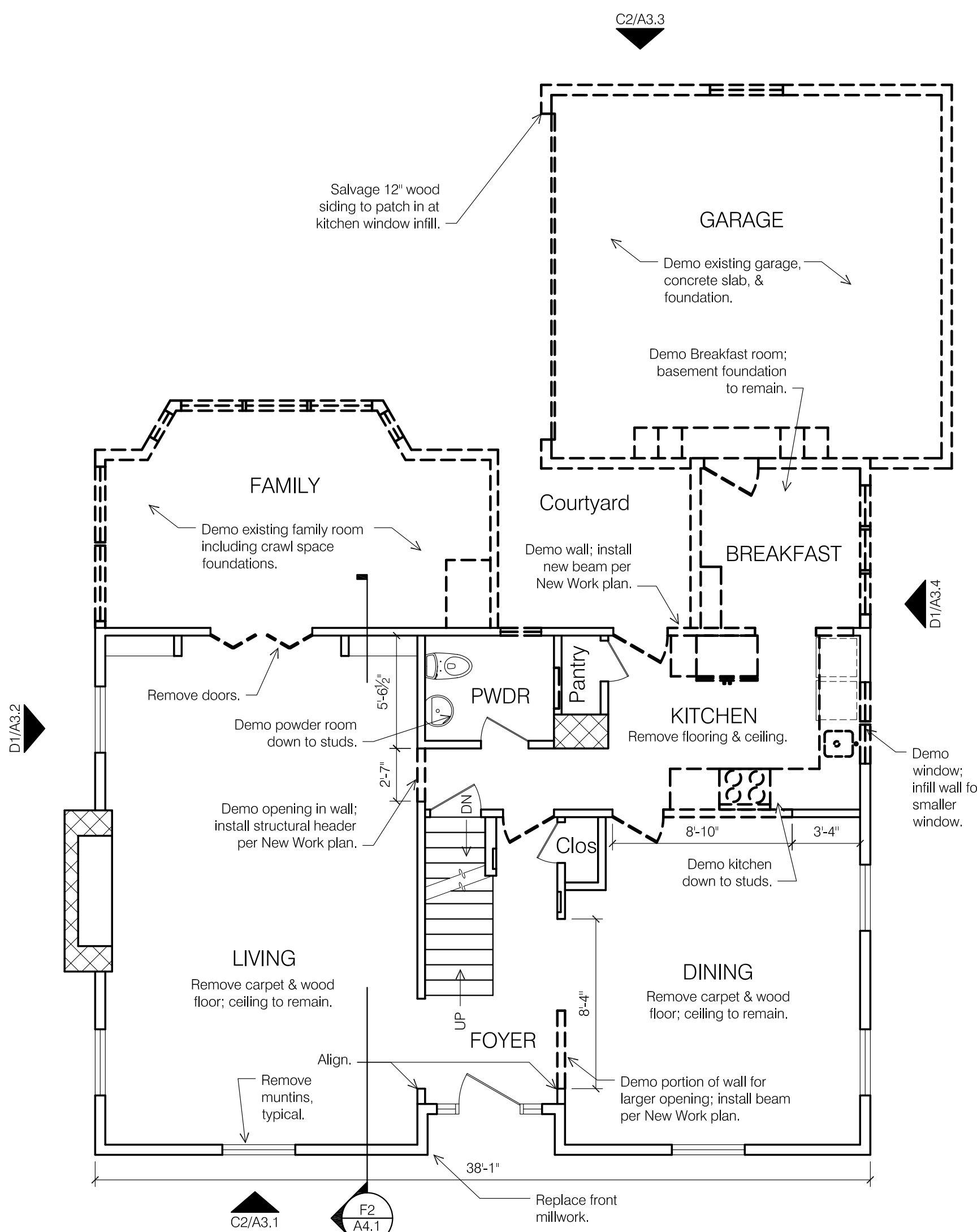
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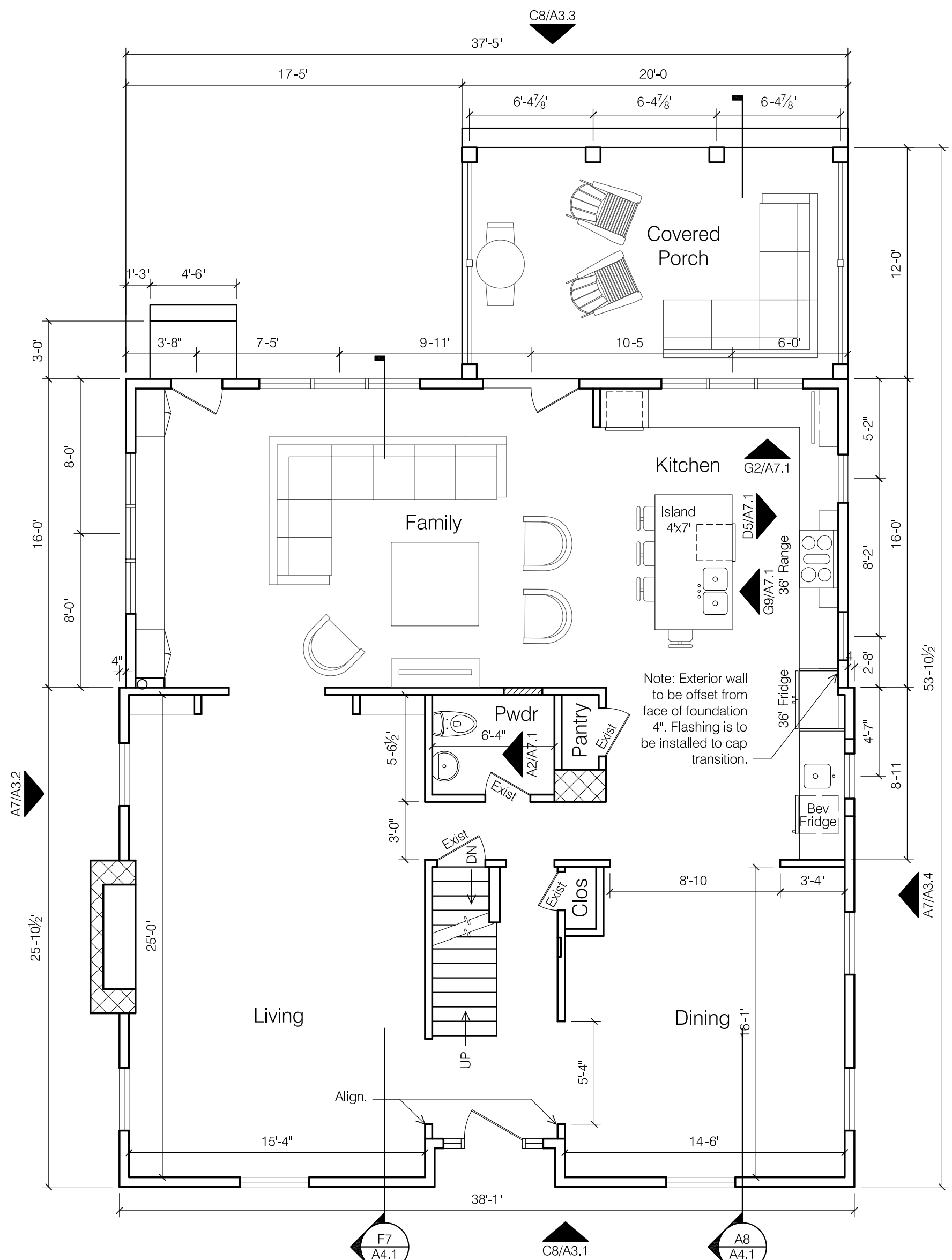
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-  New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 cellulose insulation; 1/2" gypsum wallboard at interior.
-  New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior.
-  New Basement Furring walls: 2x4 wood studs @ 16" o.c. (treated sill plate) leave 1" gap between CMU; fill cavity with R13 fiberglass insulation; 1/2" gypsum wallboard at interior.

GENERAL NOTES:

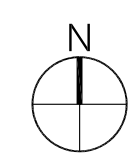
1. See Sheet A5.1 for Fireblocking requirements.
2. All structural framing members are to be fastened per RCO Table 602.3.
3. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7.
4. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
5. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.



A2 FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



A7 FIRST FLOOR NEW WORK PLAN
SCALE: 3/16" = 1'-0"



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key plan

issue date March 12, 2019

phase

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sheet title

FIRST FLOOR PLANS




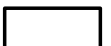
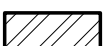

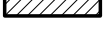
sheet number

A2.1

Owner:
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Bexley, Ohio 43209

Architect:
Brenda Parker
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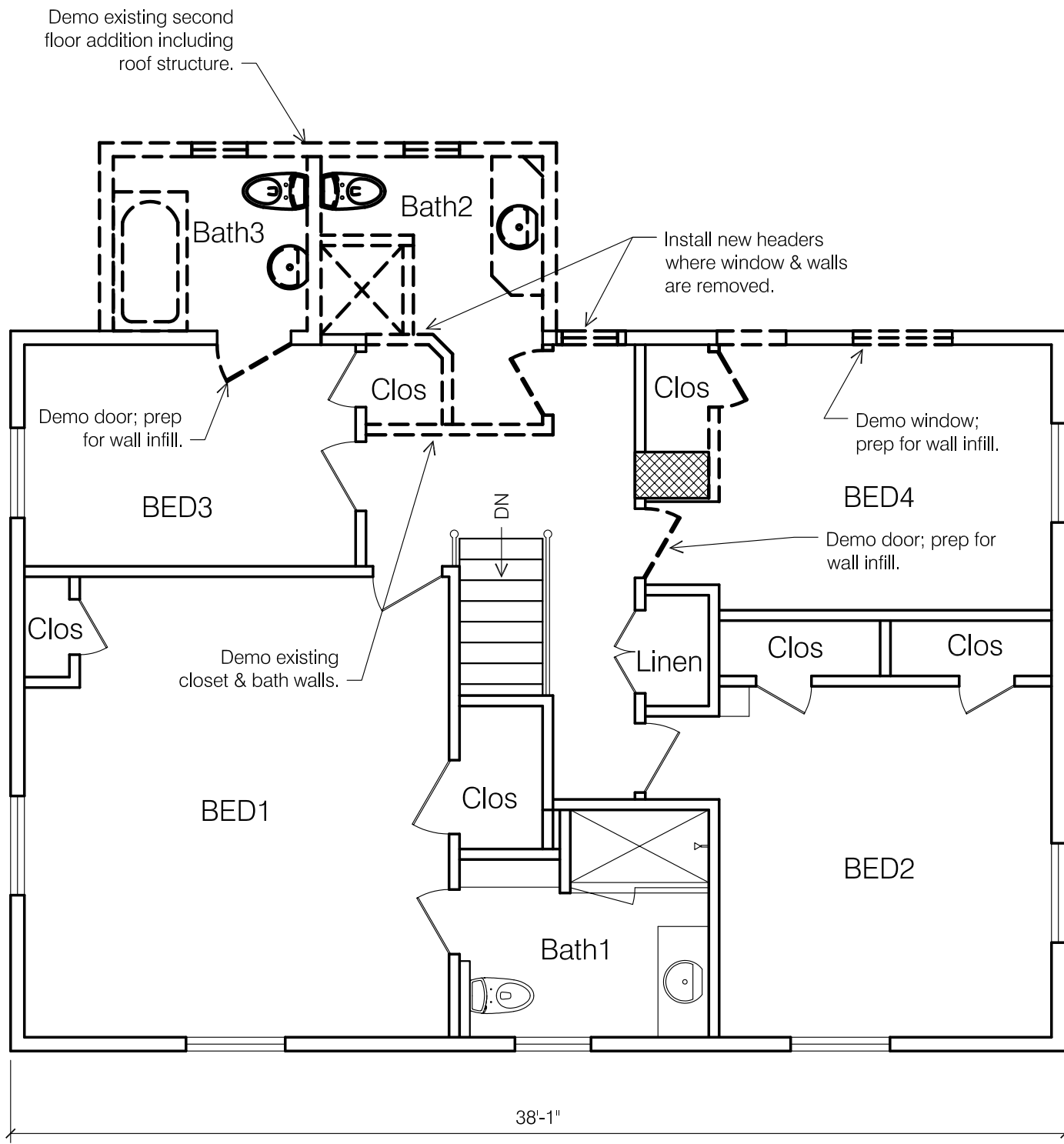
WALL LEGEND:

-  Demo existing wall or component as noted.
-  Existing masonry wall.
-  New 8" CMU foundation wall.
-  Existing 2x4 wood stud wall @ 16" o.c.
-  New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 cellulose insulation; 1/2" gypsum wallboard at interior.
-  New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior.
-  New Basement Furring walls: 2x4 wood studs @ 16" o.c. (treated sill plate) leave 1" gap between CMU; fill cavity with R13 fiberglass insulation; 1/2" gypsum wallboard at interior.

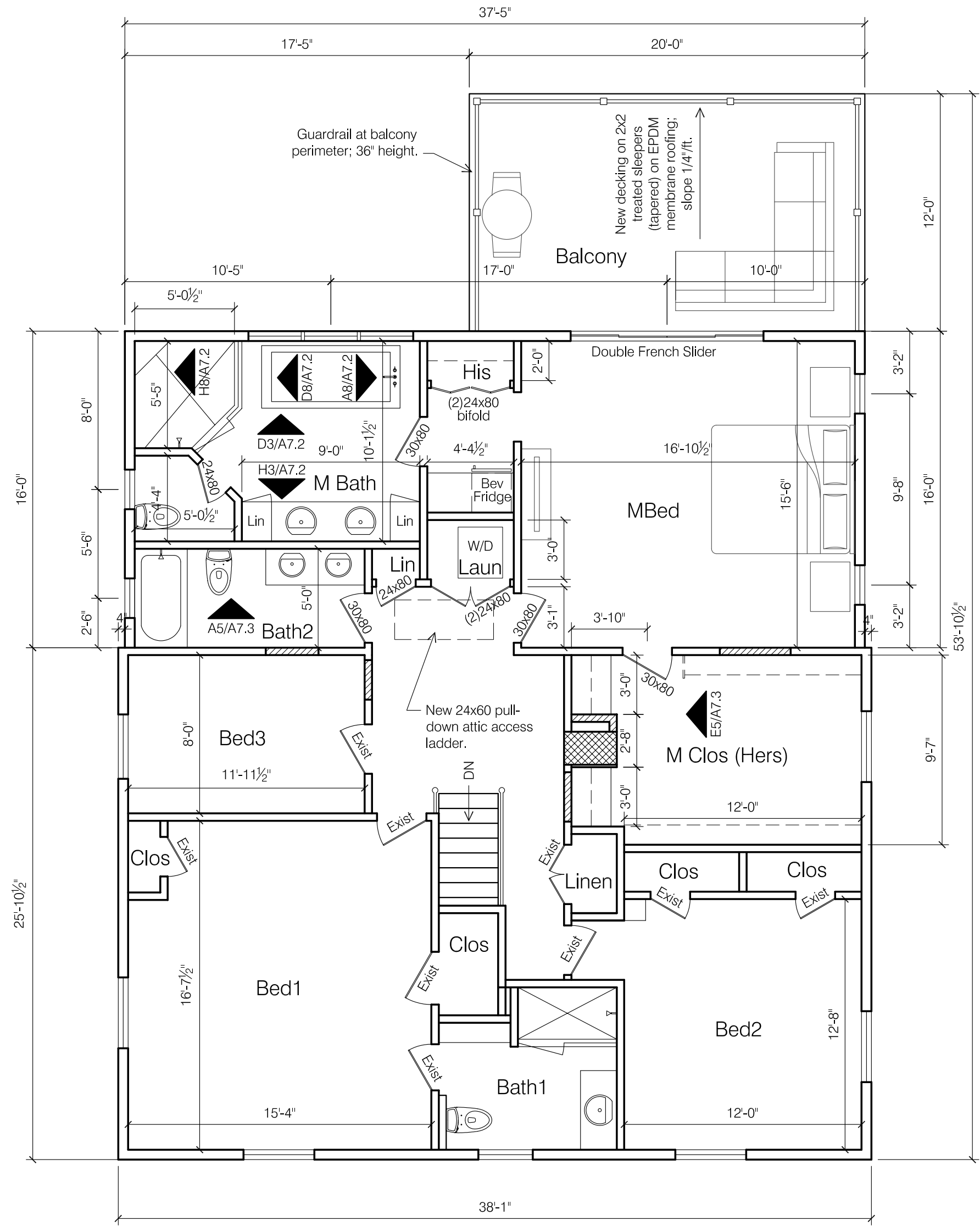
GENERAL NOTES:

1. See Sheet A5.1 for Fireblocking requirements.
2. All structural framing members are to be fastened per RCO Table 602.3.
3. Where floor joists are spliced over beams & bearing walls, install solid blocking per RCO 502.7
4. All stairs to comply with RCO 311.7.4. Maximum riser height is 8-1/4", minimum tread depth is 9", all risers to be uniform in height.
5. All handrails to comply with RCO 311.7.7. Height is to be 34"-36" above stair nosing. Handrails shall be continuous from top riser to lowest riser. Handrails shall return to the wall or newel post. Handrails shall be Type 1 (1-1/4"-1-1/2" circular) or Type 2 (Graspable finger recess).
6. Guardrails are required along walking surfaces 30" above the floor or grade. Guards shall be 36" height. Guards shall be configured to not allow passage of a sphere 4" in diameter. Triangular areas at bottom of rails can be 6" sphere.

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A2 SECOND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8



A7 SECOND FLOOR NEW WORK PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8



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rev.	date	description

key plan

issue date	March 12, 2019
phase	
issued for	Architectural Review
project number	2762 SR
sheet title	

SECOND FLOOR PLANS

sheet number
A2.2

Owner:
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issue date March 12, 2019

phase

issued for Architectural Review

project number 2762 SR

sheet title

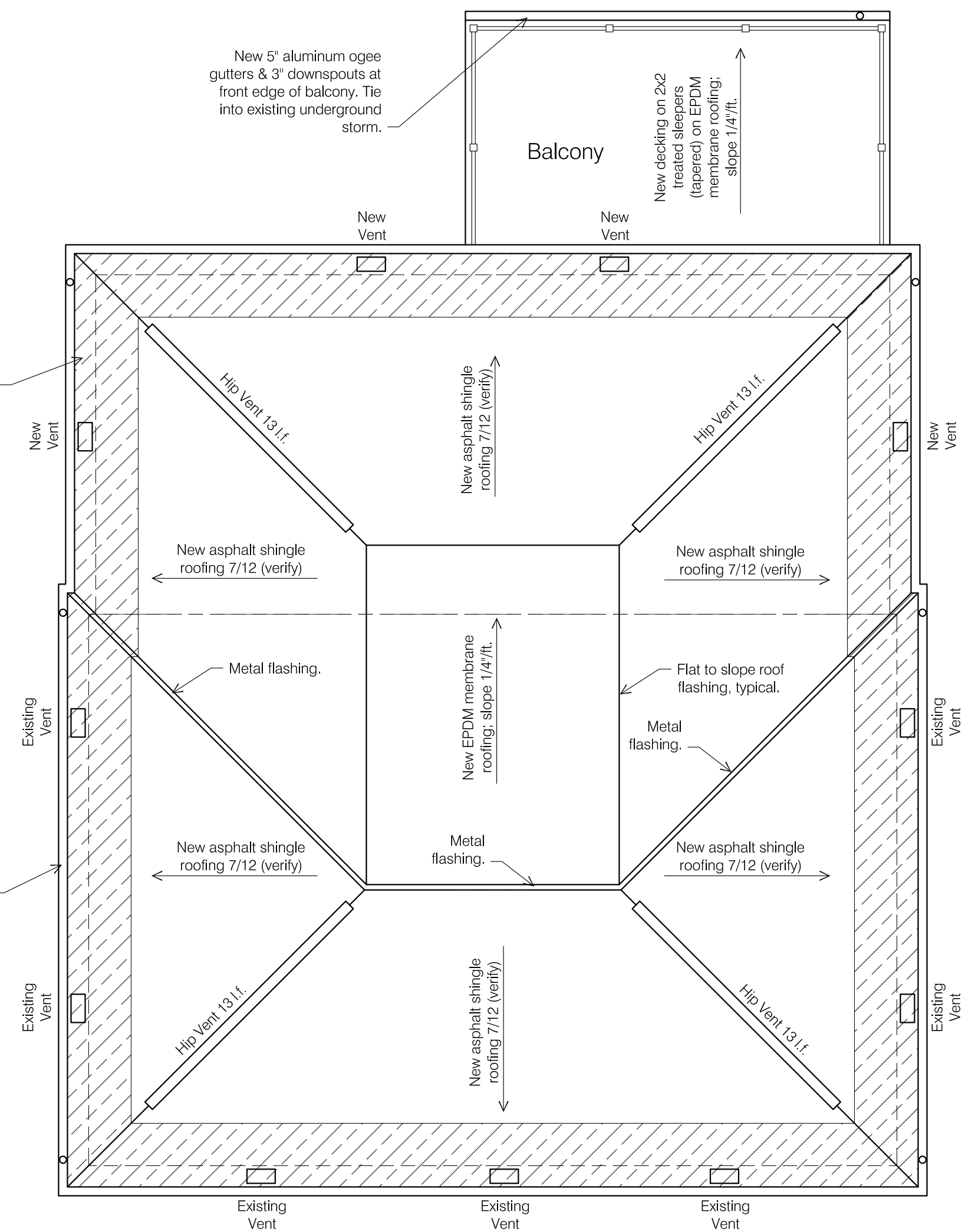
ROOF
PLANS

sheet number

A2.4

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Install new 3/8" exterior grade plywood soffits with white vents at addition (to match existing).

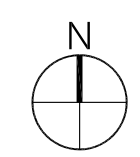
Attic Area: 1,588 sf
Required Exhaust = 382 sq in
Required Intake = 382 sq in

Exhaust Provided:
Hip Vent = 52 l.f. x 9 sq in per l.f. = 468 sq in exhaust provided

Intake Provided:
8"x16" Intake Vents = 11 vents x 65 sq in each = 715 sf intake provided

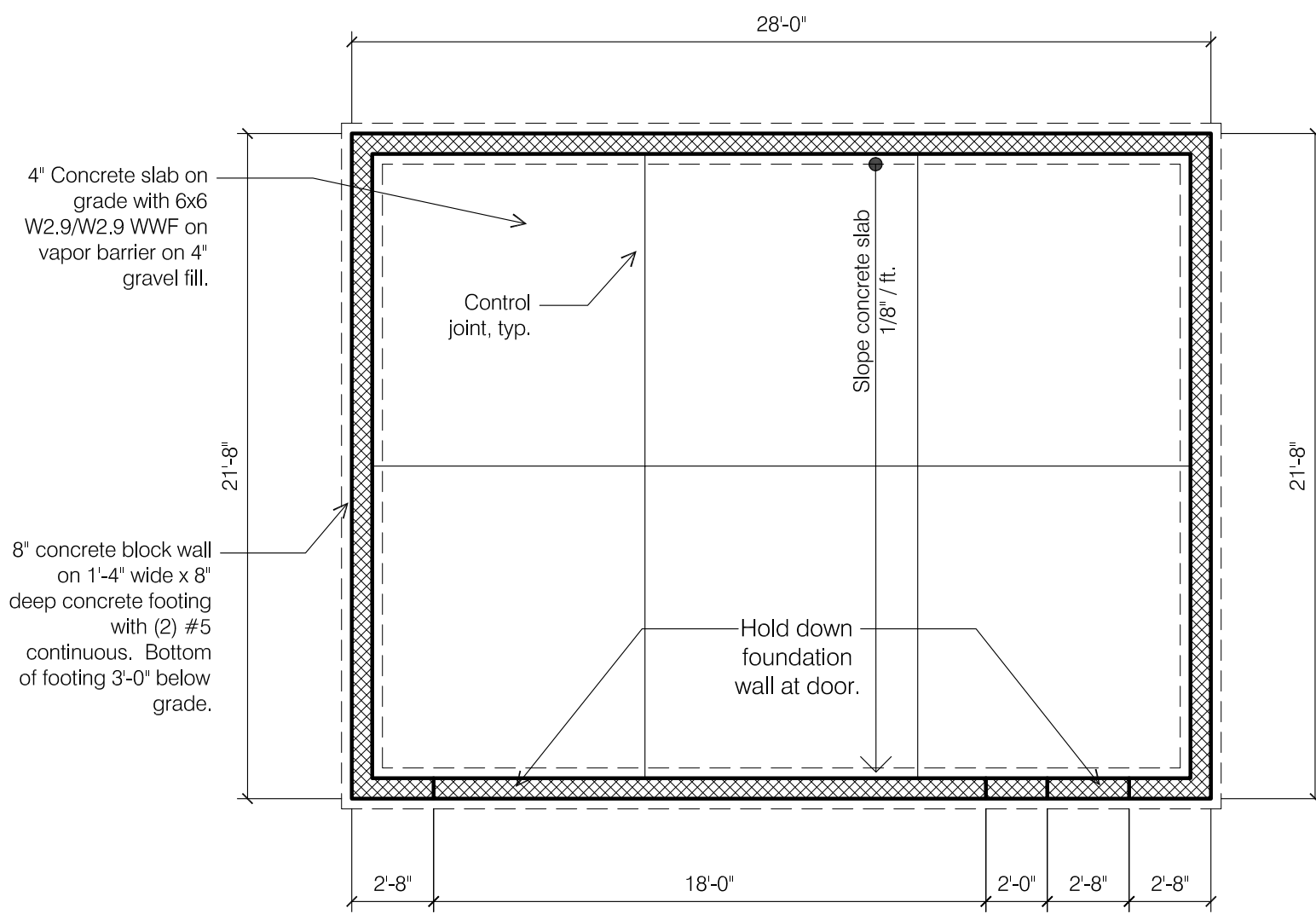
New 5" aluminum ogee gutters & 3" downspouts at new roof & existing roof; tie into existing underground storm.

A7 ROOF NEW WORK PLAN
SCALE: 3/16" = 1'-0"

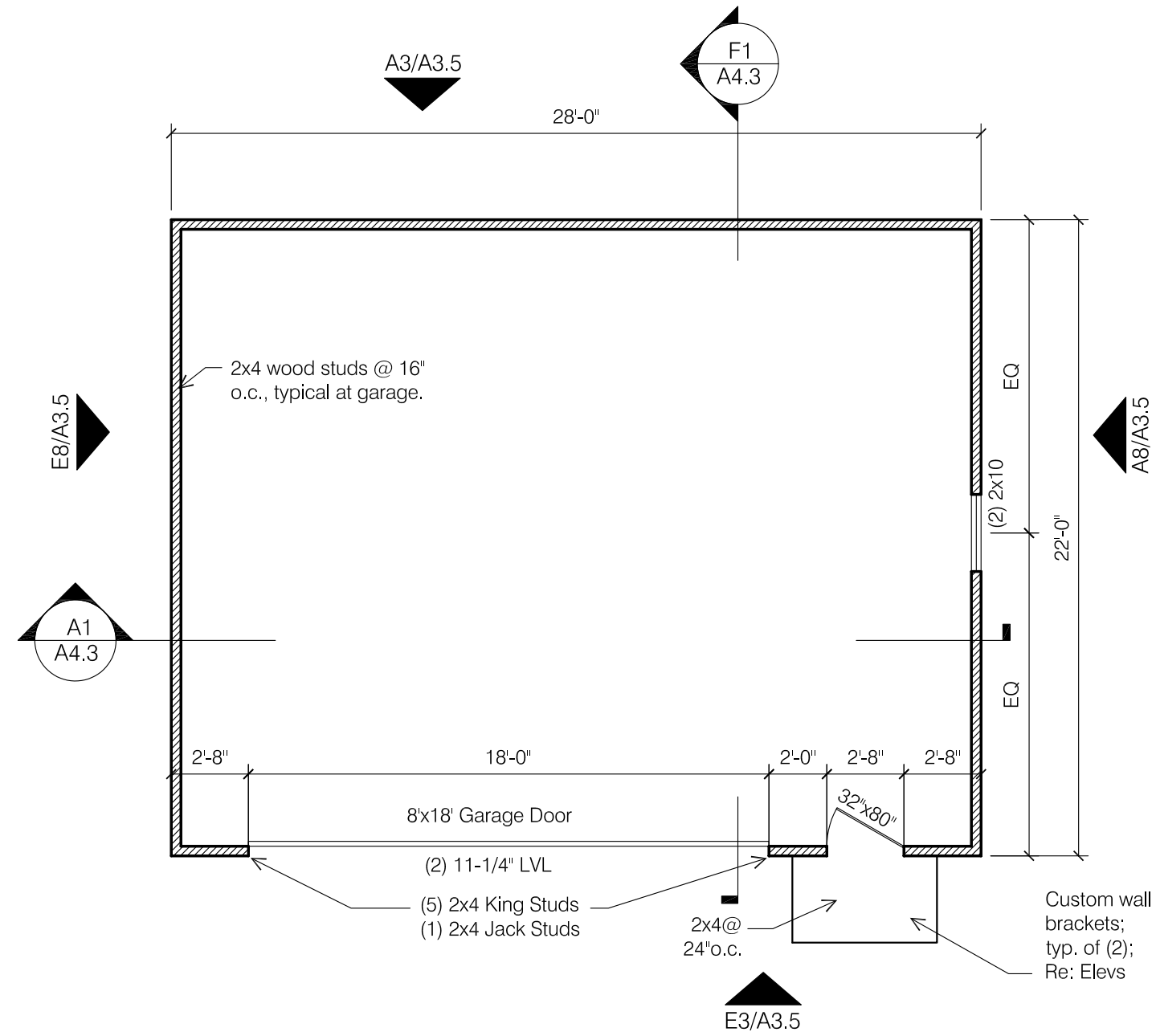


Owner:
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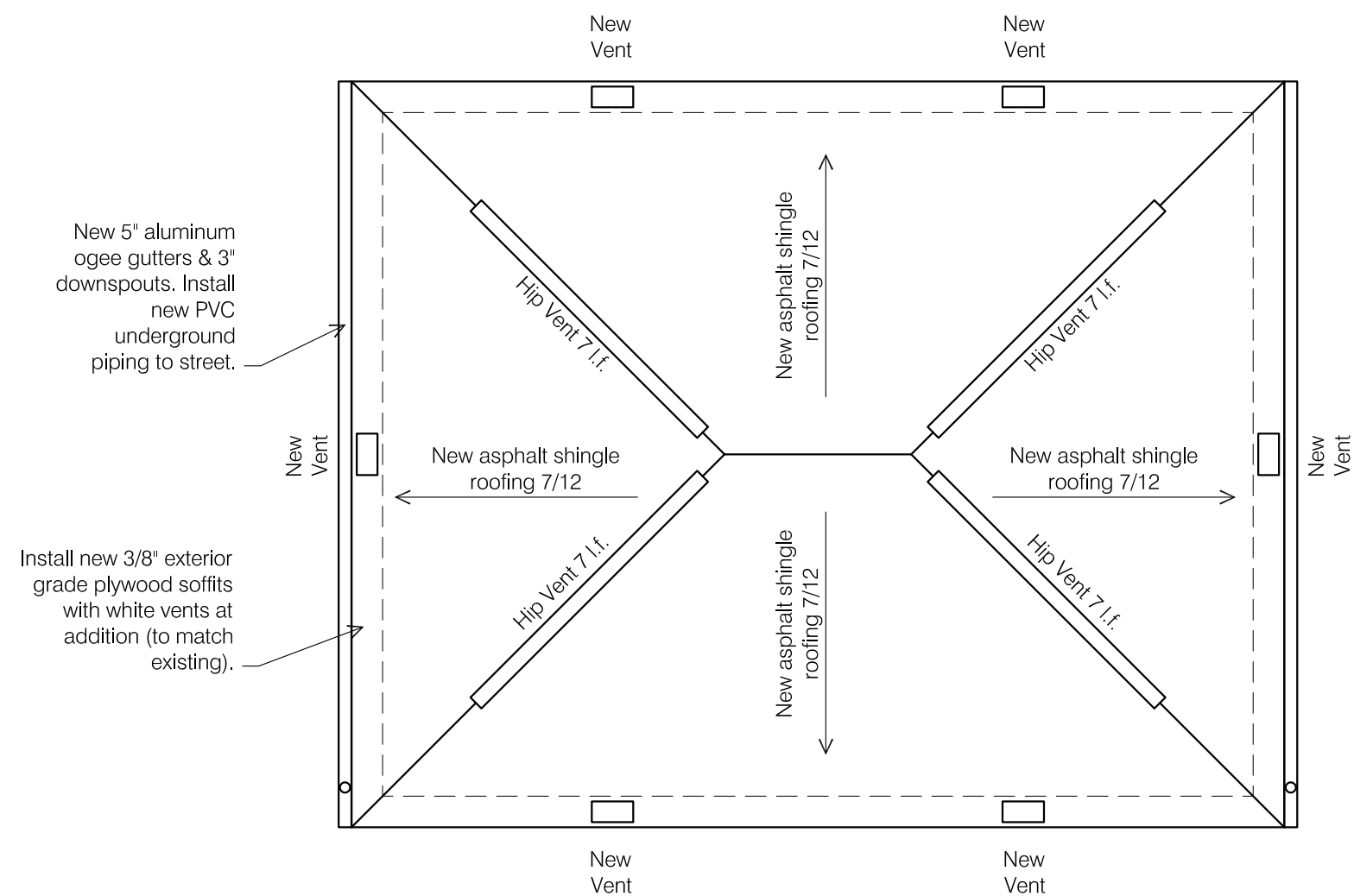
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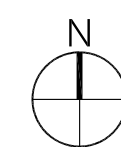
F2 GARAGE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8



F8 GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8



A8 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8



seal/signature

rev.	date	description

key plan

issue date	March 12, 2019
phase	
issued for	Architectural Review
project number	2762 SR
sheet title	

GARAGE PLANS

sheet number

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rev. date description

key plan

issue date March 12, 2019

phase

issued for Architectural Review

project number 2762 SR

sheet title

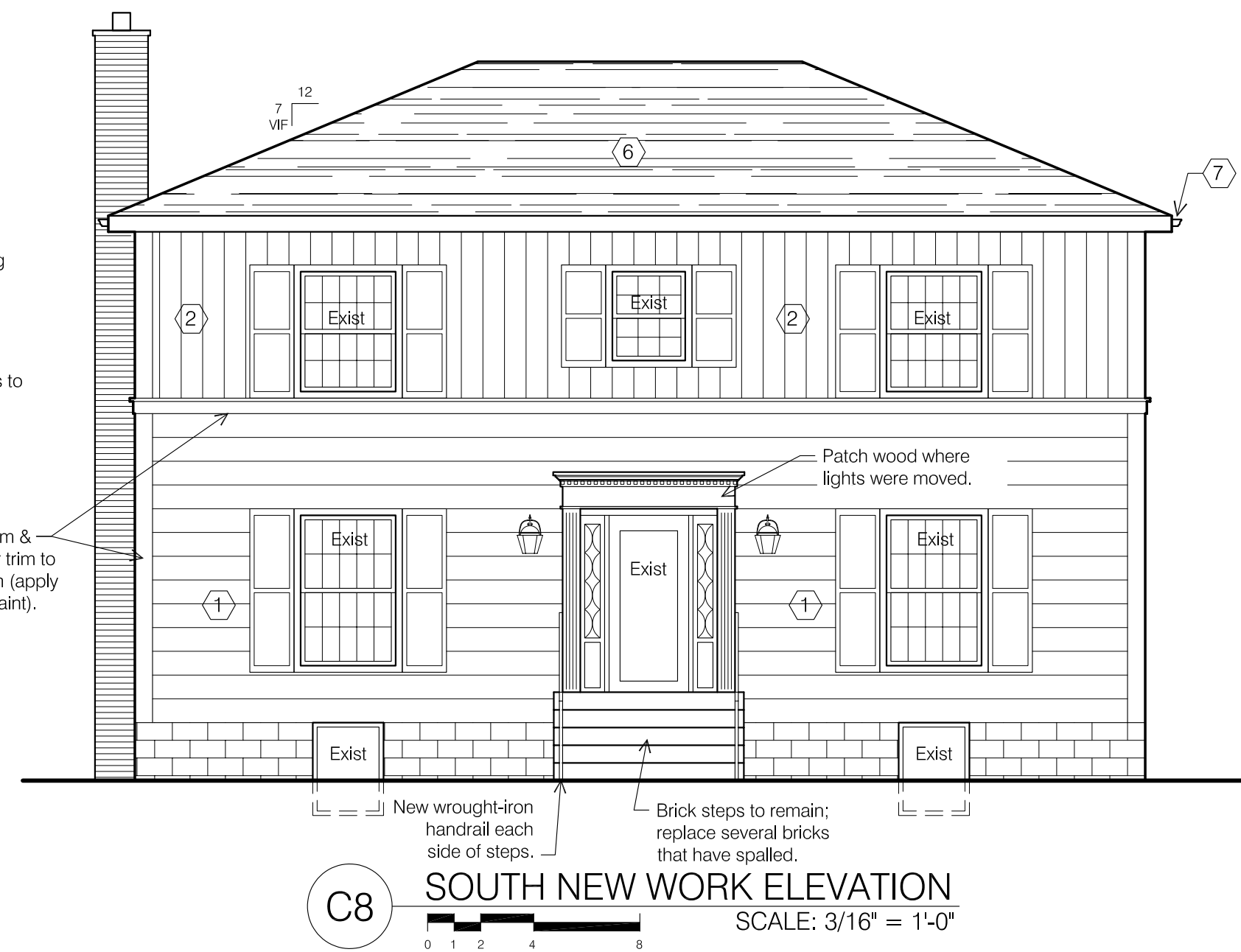
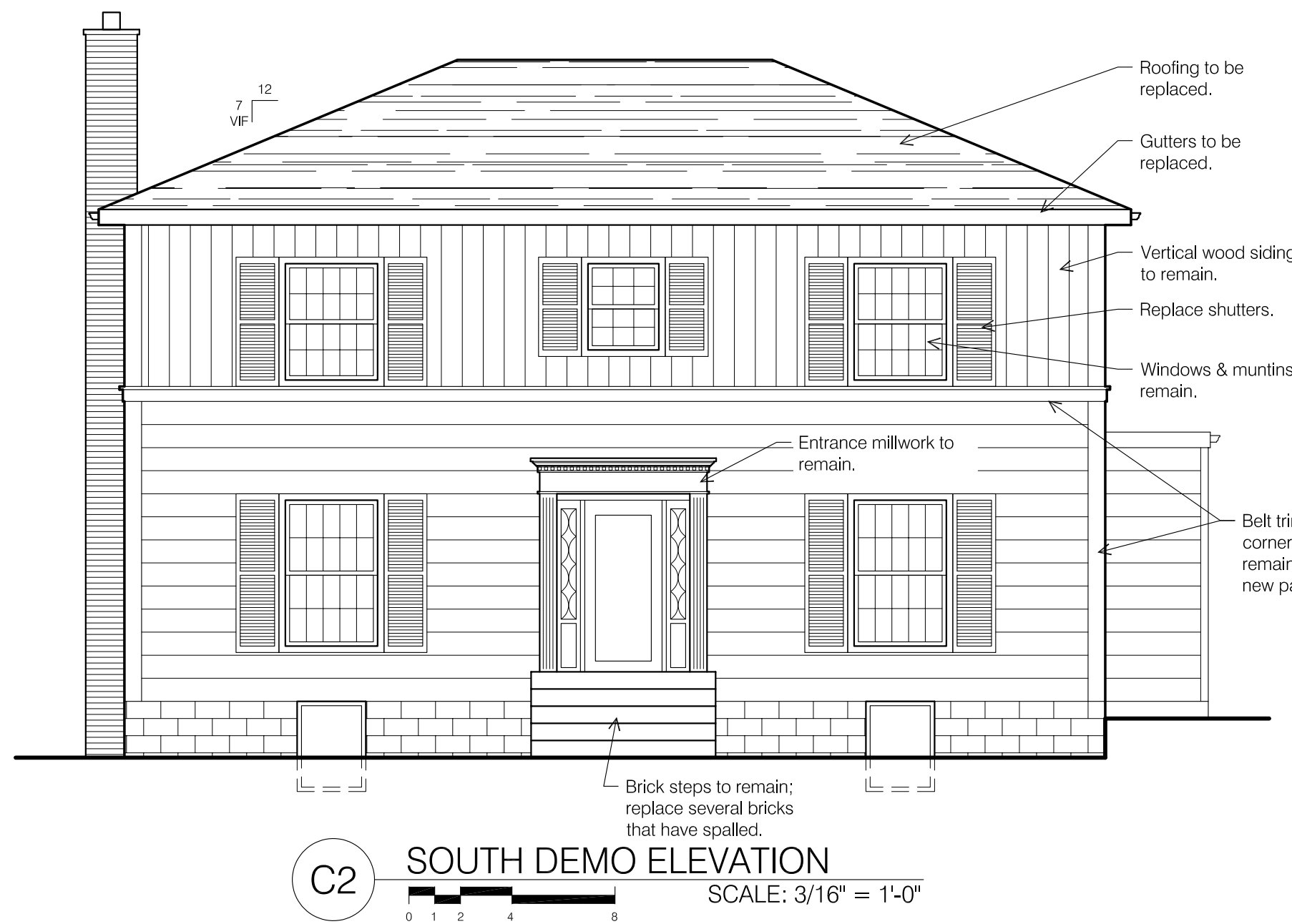
EXTERIOR
ELEVATIONS

sheet number

A3.1

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Triple (Frame Size 2'-6" w x 5'-8" h)	DOUBLE HUNG	Family - West & North
New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	02	Single (Frame Size 2'-0" w x 3'-4" h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6" w x 4'-6" h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Not used		
	08	Not used		
	11	Not used		
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Family Room - Full-Light Tempered labeled glass
	13	Not used		
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES			
1	Existing wood lap siding (10-3/4" exposure) to remain.	6	New asphalt shingle roofing.
2	Existing wood vertical siding to remain.	7	5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.
3	New HardiLap siding (5" exposure).	8	Foundation: Concrete masonry units painted to match siding.
4	New custom overhang with standing seam metal roofing; paint all. Plywood soffit at ceiling.	9	Landing & Steps: Decking: Timbertech Legacy. Apron: HardiPanel with 1x4 trim. Railing (if over 30" to grade): Timbertech Radiance Rail.
5	Exterior Trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with Azek historic sill. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Exterior grade 3/8" plywood.	10	Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor: Timbertech Radiance Rail. Railing @ Second Floor: Timbertech Radiance Rail.
GENERAL NOTES			
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.			



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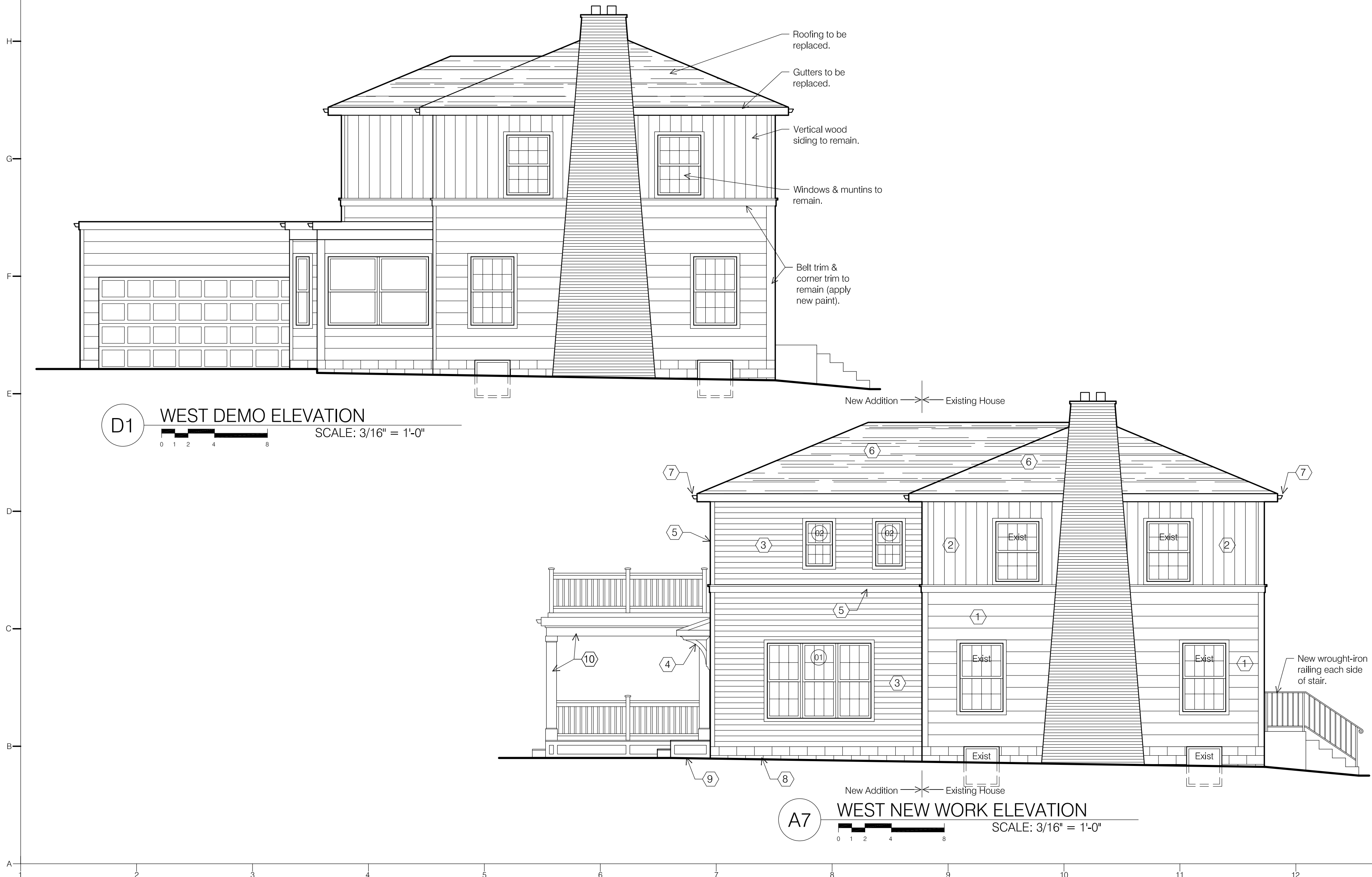
1 2 3 4 5 6 7 8 9 10 11 12

Owner:
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WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Triple (Frame Size 2'-6" w x 5'-8" h)	DOUBLE HUNG	Family - West & North
New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	02	Single (Frame Size 2'-0" w x 3'-4" h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6" w x 4'-6" h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Not used		
	08	Not used		
	11	Not used		
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Family Room - Full-Light Tempered labeled glass
	13	Not used		
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES		
① Existing wood lap siding (10-3/4" exposure) to remain.	⑥ New asphalt shingle roofing.	⑩ Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor: Timbertech Radiance Rail. Railing @ Second Floor: Timbertech Radiance Rail.
② Existing wood vertical siding to remain.	⑦ 5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.	
③ New HardiLap siding (5" exposure).	⑧ Foundation: Concrete masonry units painted to match siding.	
④ New custom overhang with standing seam metal roofing; paint all. Plywood soffit at ceiling.	⑨ Landing & Steps: Decking: Timbertech Legacy. Apron: HardiPanel with 1x4 trim. Railing (if over 30" to grade): Timbertech Radiance Rail.	
⑤ Exterior Trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with Azek historic sill. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Exterior grade 3/8" plywood.		
GENERAL NOTES		
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.		



signature

rev. date description

key plan

issue date March 12, 2019

phase

issued for Architectural Review

project number 2762 SR

sheet title

EXTERIOR ELEVATIONS

sheet number

A3.2

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rev. date description

key plan

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EXTERIOR ELEVATIONS

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WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Triple (Frame Size 2'-6" w x 5'-8" h)	DOUBLE HUNG	Family - West & North
New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	02	Single (Frame Size 2'-0" w x 3'-4" h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6" w x 4'-6" h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Not used		
	08	Not used		
	11	Not used		
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Family Room - Full-Light Tempered labeled glass
	13	Not used		
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 Light with panel below Tempered labeled glass

CODED NOTES			
1	Existing wood lap siding (10-3/4" exposure) to remain.	6	New asphalt shingle roofing.
2	Existing wood vertical siding to remain.	7	5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.
3	New HardiLap siding (5" exposure).	8	Foundation: Concrete masonry units painted to match siding.
4	New custom overhang with standing seam metal roofing; paint all. Plywood soffit at ceiling.	9	Landing & Steps: Decking: Timbertech Legacy. Apron: HardiPanel with 1x4 trim. Railing (if over 30" to grade): Timbertech Radiance Rail.
5	Exterior Trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with Azek historic sill. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Exterior grade 3/8" plywood.	10	Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor: Timbertech Radiance Rail. Railing @ Second Floor: Timbertech Radiance Rail.
GENERAL NOTES			
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.			



C2 NORTH DEMO ELEVATION
SCALE: 3/16" = 1'-0"
0 1 2 4 8



C8 NORTH NEW WORK ELEVATION
SCALE: 3/16" = 1'-0"
0 1 2 4 8

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1 2 3 4 5 6 7 8 9 10 11 12

Owner:
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Bexley, Ohio 43209

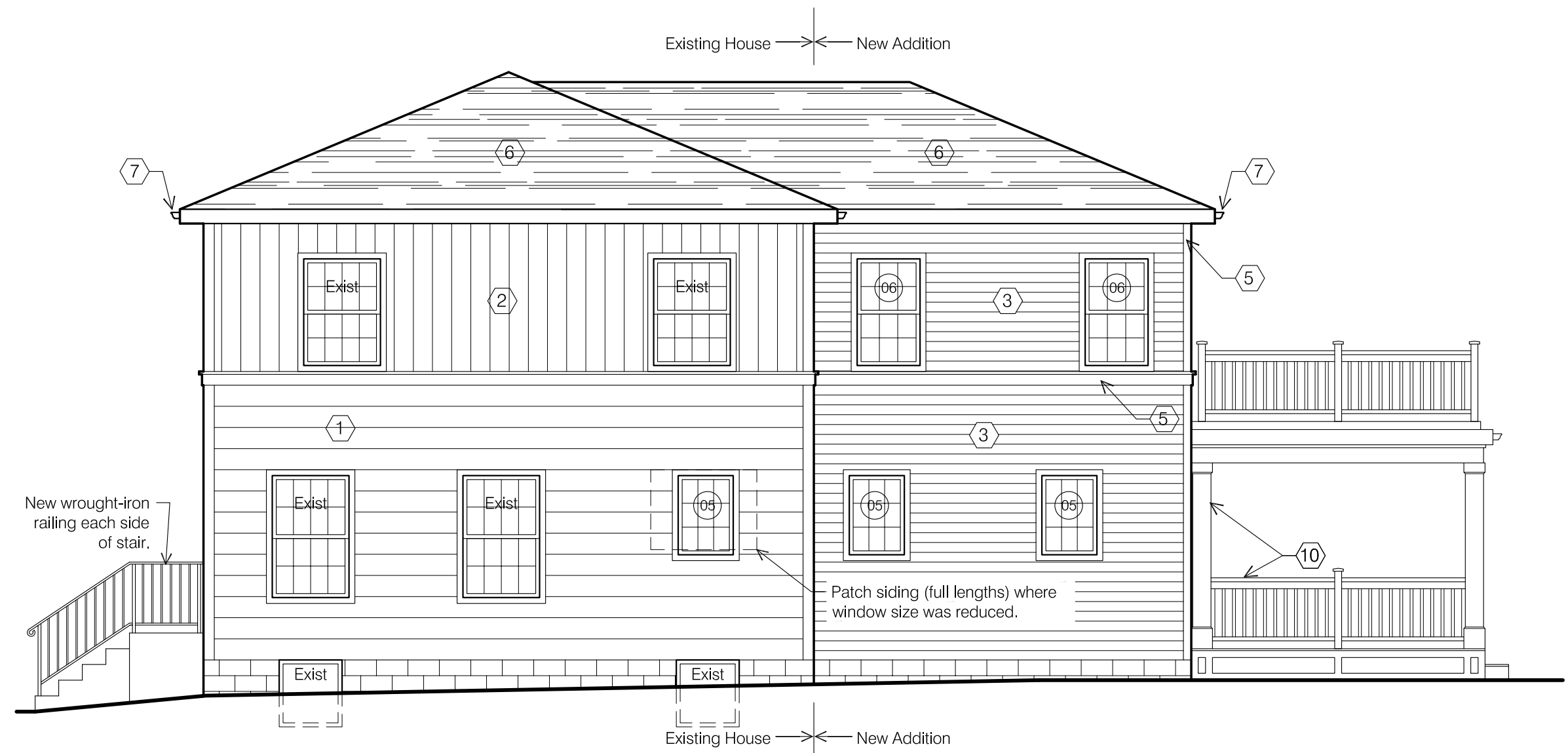
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WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Triple (Frame Size 2'-6" w x 5'-8" h)	DOUBLE HUNG	Family - West & North
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	03	Triple (Frame Size 2'-6" w x 4'-6" h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Not used		
	08	Not used		
	11	Not used		
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Family Room - Full-Light Tempered labeled glass
	13	Not used		
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES		
① Existing wood lap siding (10-3/4" exposure) to remain.	⑥ New asphalt shingle roofing.	⑩ Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor: Timbertech Radiance Rail. Railing @ Second Floor: Timbertech Radiance Rail.
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⑤ Exterior Trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with Azek historic sill. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Exterior grade 3/8" plywood.		
GENERAL NOTES		
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.		



D1 WEST DEMO ELEVATION
SCALE: 3/16" = 1'-0"
0 1 2 4 8



A7 WEST NEW WORK ELEVATION
SCALE: 3/16" = 1'-0"
0 1 2 4 8

seal/signature

rev. date description

key plan

issue date March 12, 2019

phase

issued for Architectural Review

project number 2762 SR

sheet title

EXTERIOR ELEVATIONS

sheet number

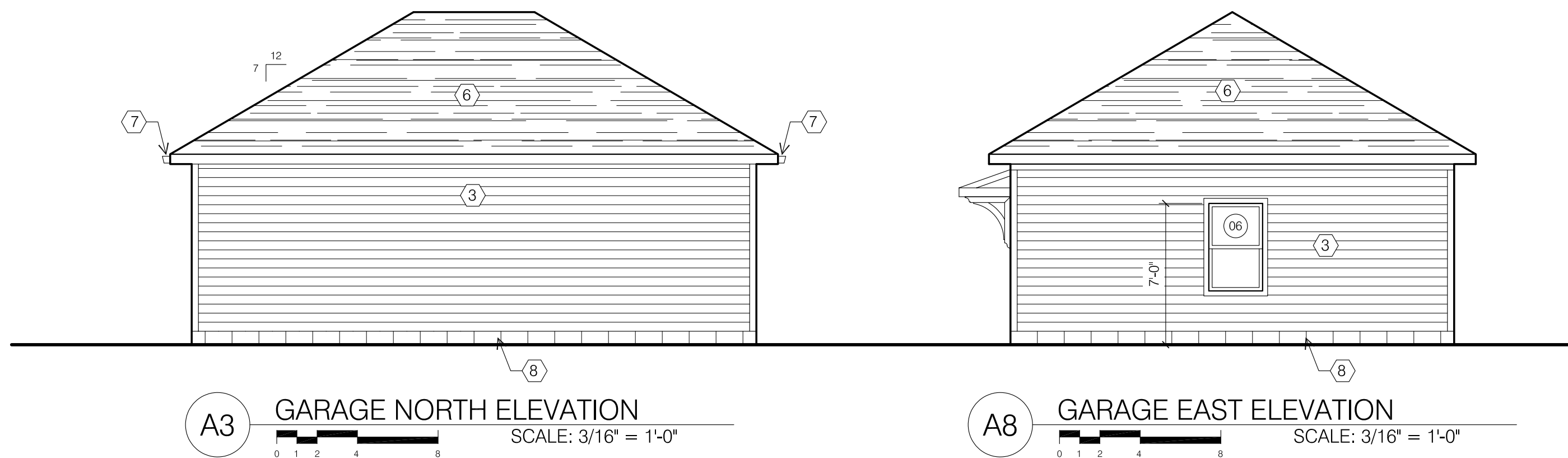
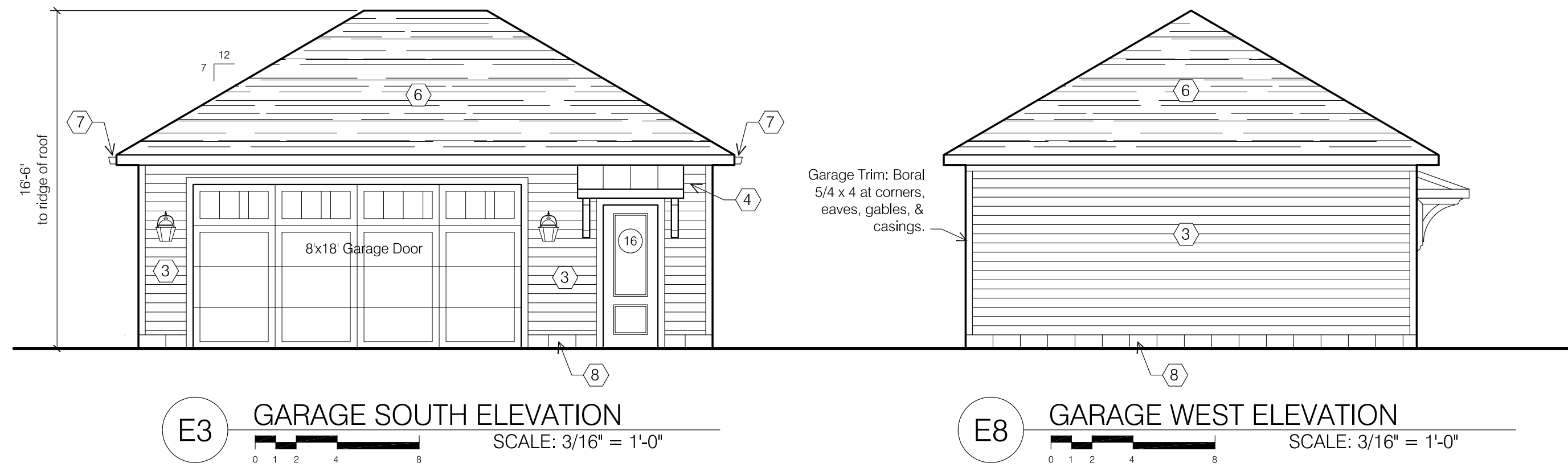
A3.4

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WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Triple (Frame Size 2'-6" w x 5'-8" h)	DOUBLE HUNG	Family - West & North
New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	02	Single (Frame Size 2'-0" w x 3'-4" h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6" w x 4'-6" h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4" w x 3'-4" h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Not used		
	08	Not used		
	11	Not used		
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Family Room - Full-Light Tempered labeled glass
	13	Not used		
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES		
① Existing wood lap siding (10-3/4" exposure) to remain.	⑥ New asphalt shingle roofing.	⑩ Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor: Timbertech Radiance Rail. Railing @ Second Floor: Timbertech Radiance Rail.
② Existing wood vertical siding to remain.	⑦ 5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.	
③ New HardiLap siding (5" exposure).	⑧ Foundation: Concrete masonry units painted to match siding.	
④ New custom overhang with standing seam metal roofing; paint all. Plywood soffit at ceiling.	⑨ Landing & Steps: Decking: Timbertech Legacy. Apron: HardiPanel with 1x4 trim. Railing (if over 30" to grade): Timbertech Radiance Rail.	
⑤ Exterior Trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with Azek historic sill. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Exterior grade 3/8" plywood.		
GENERAL NOTES		
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.		



seal/signature

rev. date description

key plan

issue date: March 12, 2019
phase:
issued for: Architectural Review
project number: 2762 SR
sheet title:

GARAGE ELEVATIONS

sheet number

A3.5



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, April 11th, 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. Variance approved under Application No.18- 020 Z. Please Note: This application was tabled at the March 14th, 2019 meeting of the Architectural Review 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: 3-28-2019

CITY OF BEXLEY
Board of Zoning and Planning



Decision and Record of Action – September 27, 2018
Variance Request

The City of Bexley Board of Zoning and Planning took the following action at this meeting:

- Location:** 500 N Cassady
Application No.: 18-020 Z
Applicant: CJ Andrews – Mode Architects
Owner: Dr. Stephanie McClure
Zoning: Mixed Use Commercial (MUC) District

Variance: The applicant is seeking:
 - A variance Section 1262.02 (f), to allow a reduction in the required number of parking spaces.

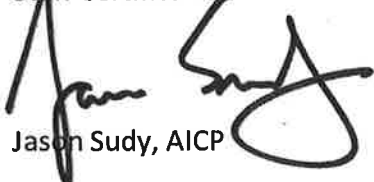
MOTION AND DECISION ON VARIANCES: Upon consideration of the application, proposed variance and evidence and testimony before it, the Board make the following findings of fact, conclusions of law and decision: the Applicant has proven that the criteria to grant an area variance in Bexley Code Section 1226.11(c) have been met, and a variance from Bexley Code Section 1262.02(f) be granted to allow the reduction of required parking spaces from 15 to 8 spaces, with the following conditions:

1. The variance is based on the site plan submitted to the Board of Zoning and Planning for the September 27, 2018 meeting;
2. The variance is contingent upon approval of the building addition by the Architectural Review Board.

VOTE: 4-yes; 1-no; by the Board of Zoning and Planning Members.

RESULT: The variance was approved with conditions and subject to a certificate of appropriateness from the ARB.

Staff Certification


Jason Sudy, AICP

Recorded in the Official Journal this
___ day of _____, 2018.

OHM Advisors
City Planner

Dated: _____

Brian Marsh, Chair
Board of Zoning and Planning

The minutes of the meeting of the Decision and Record of Action of the Board of Zoning and Planning were approved on _____, 2018.

Cc: Applicant, Development Office, File Copy



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500

Get Your Pet's Flu
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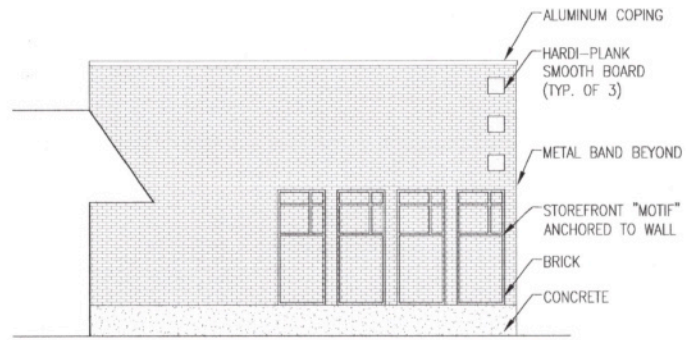
BEXLEY
ANIMAL
HOSPITAL

BEXLEY
NATURAL MARKET

SEEKING
ADULTS ONLY

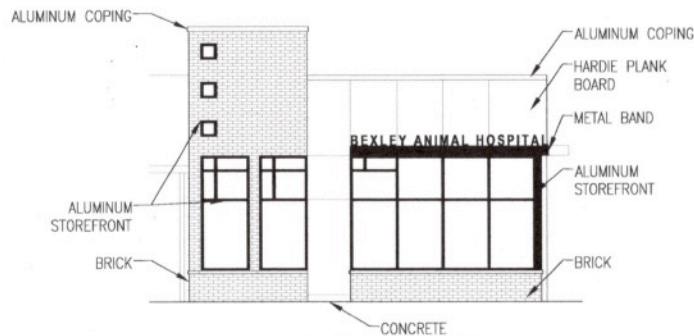
BEXLEY ANIMAL HOSPITAL
SEEKING ADULTS ONLY
SEEKING ADULTS ONLY

503



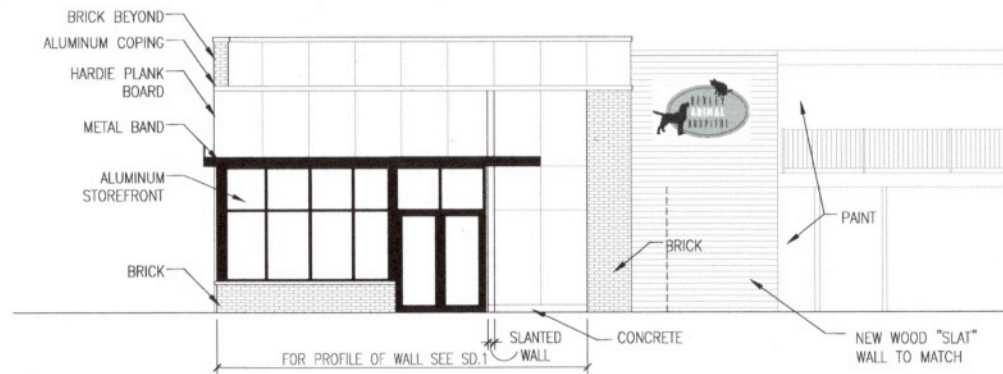
NORTH ELEVATION

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



WEST ELEVATION

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

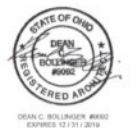


SOUTH ELEVATION

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

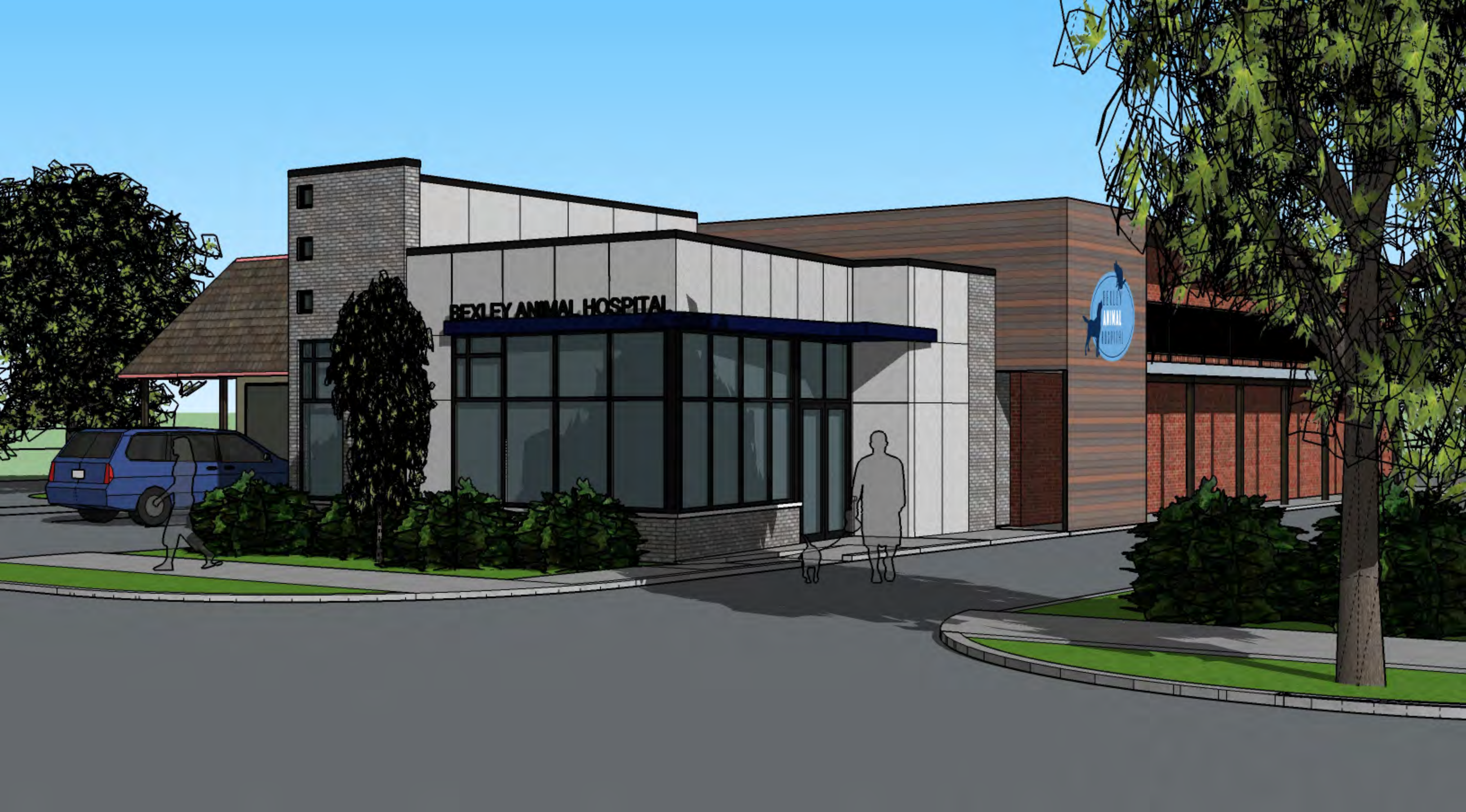


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ADDITION FOR BEXLEY ANIMAL HOSPITAL
 500 N. CASSADY AVE. COLUMBUS, OHIO 43209



REVISIONS	
DATE	03/12/2019
JOB NUMBER	1902
SHEET NUMBER	

A4.1



BEXLEY ANIMAL HOSPITAL





Wrought Iron Moods

Unique Formulation

HZ5[®] Substrate

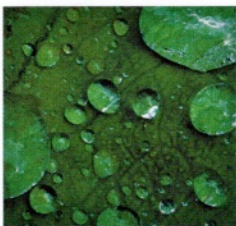
Not all fiber cement is the same. The James Hardie HZ5 product formulation contains the highest quality raw materials. Proprietary additives, combined with an innovative manufacturing process and product design, create a substrate specifically engineered to reduce moisture and resist damage from wet or freezing conditions.

PROPRIETARY ENHANCEMENTS CREATE DURABLE JAMES HARDIE[®] SIDING



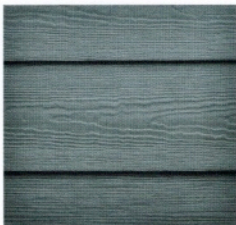
Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5 substrate matrix to provide durable moisture resistance.



Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



Finishing Technology

ColorPlus® Technology

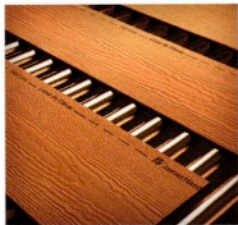
Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance to your job site. Our products aren't simply painted at the factory. Multiple coats of color are baked onto the board, creating a vibrant, consistent finish for years of lasting character, adhesion and fade resistance.

**GIVE HOMES A DURABLE, RICH AND CONSISTENT COLOR
NO FIELD-APPLIED HOUSE PAINT CAN MATCH.**



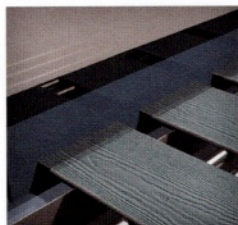
Superior finish adhesion

Our proprietary coating is engineered for superior adhesion to our substrate and applied to all surfaces, edges and features for durable performance.



Superior color retention

Finish is cured onto boards after each coating step for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

Multi-coat, baked-on finish retains its vibrancy longer when compared to vinyl siding and paint on other siding products in all UV conditions.



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Technology



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ADDITION FOR BEXLEY ANIMAL HOSPITAL
 500 N. CASSADY AVE. COLUMBUS, OHIO 43209



REVISIONS	
DATE	03/12/2019
JOB NUMBER	1902
SHEET NUMBER	

SD.1



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



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, April 11, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

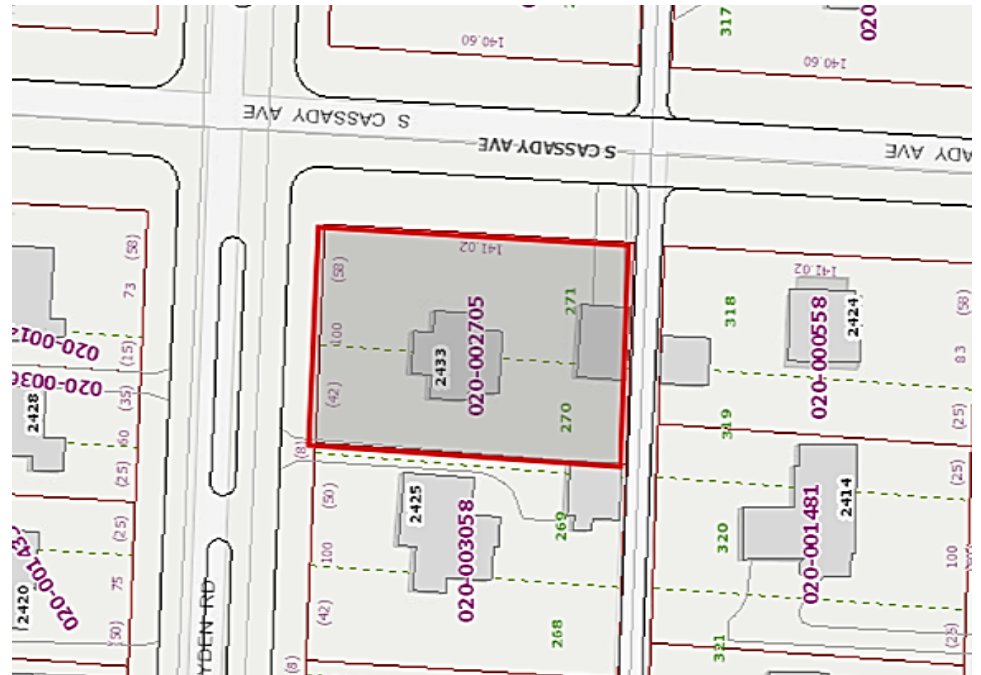
The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, the Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: 19015 A
Applicant: Sean Kocheran
Owner: Marc & Robin Howard
Location: 2433 Bryden Rd.

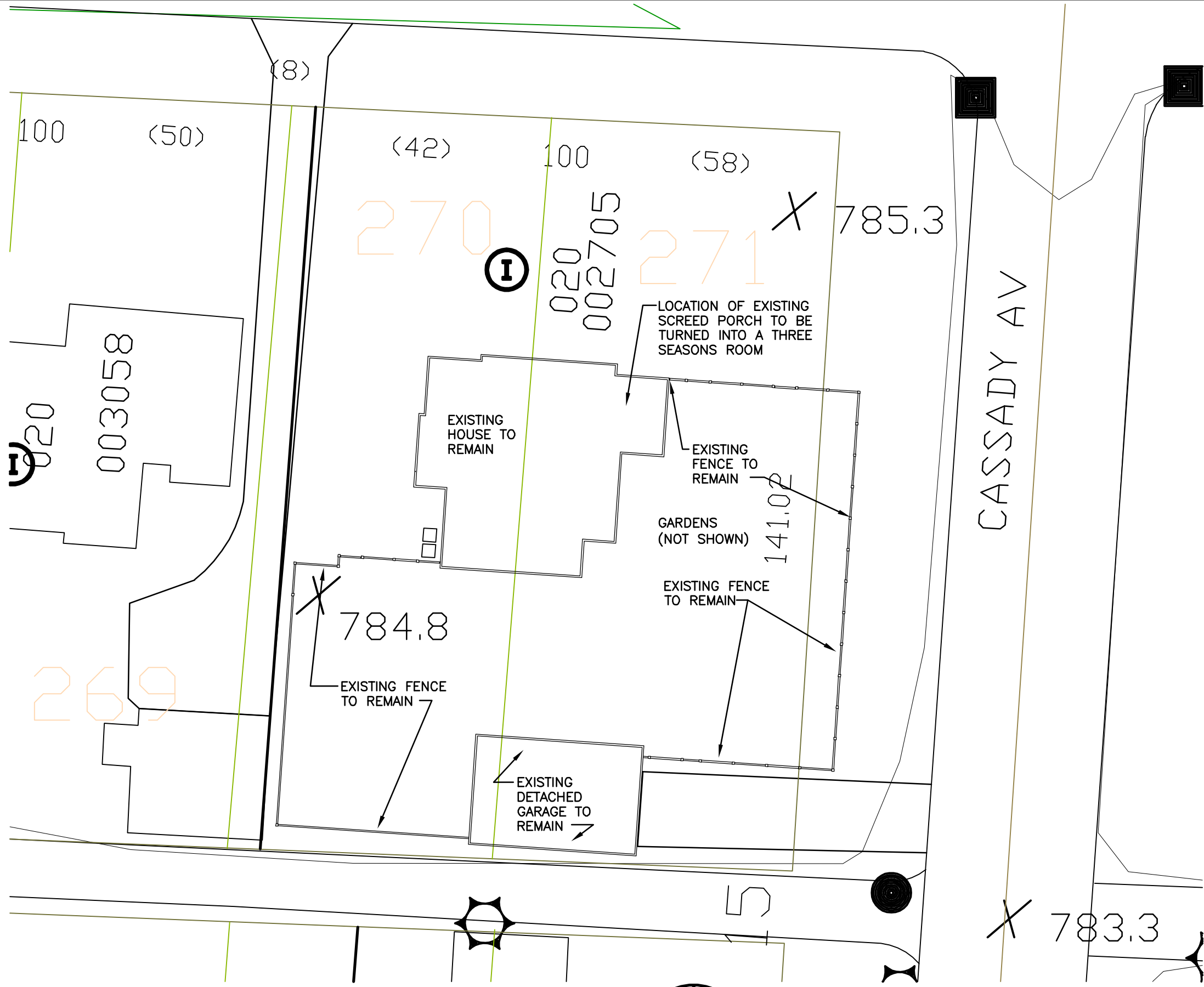
ARB Request: The applicant is seeking architectural review and approval to allow an existing screened porch on the east side of the principal structure to be enclosed with glass windows.

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: 3-28-2019

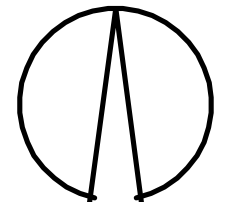


THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNGS' CAD SERVICE) 7952 TRELAGE CT. POWELL, OHIO 43065 (614) 507-9678 FOR RAS CONSTRUCTION.



site plan

1" = 20'-0"

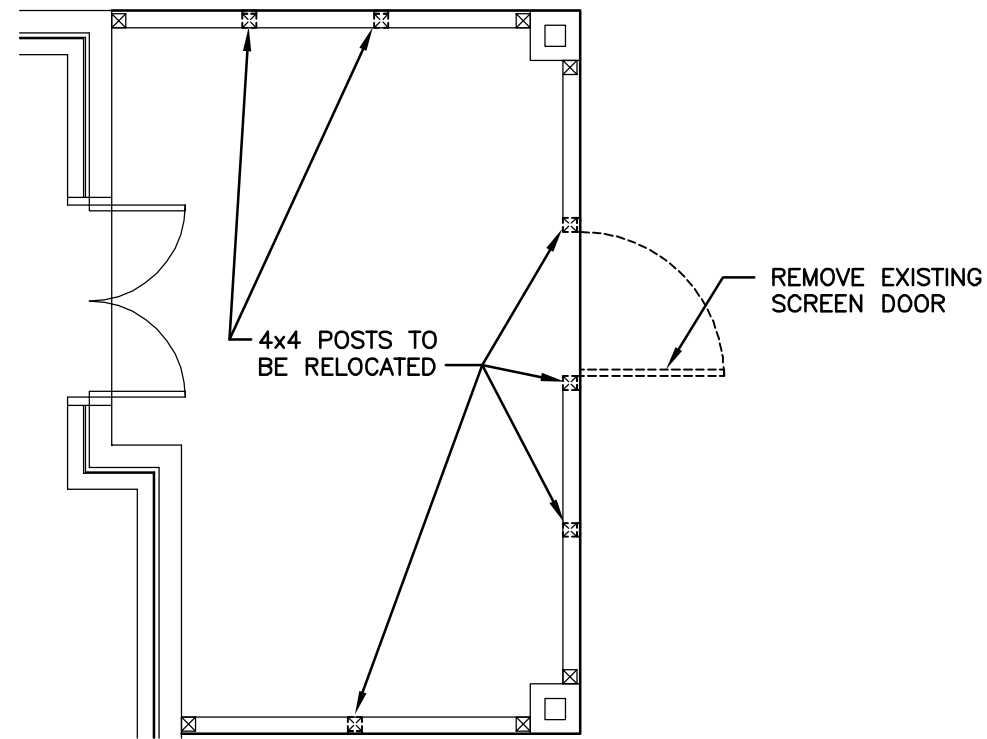


CONSTRUCTION OF A THREE SEASONS ROOM FROM EXISTING SCREEDED IN PATIO FOR THE RESIDENCE AT 2433 BRYDEN ROAD COLUMBUS, OHIO 43209



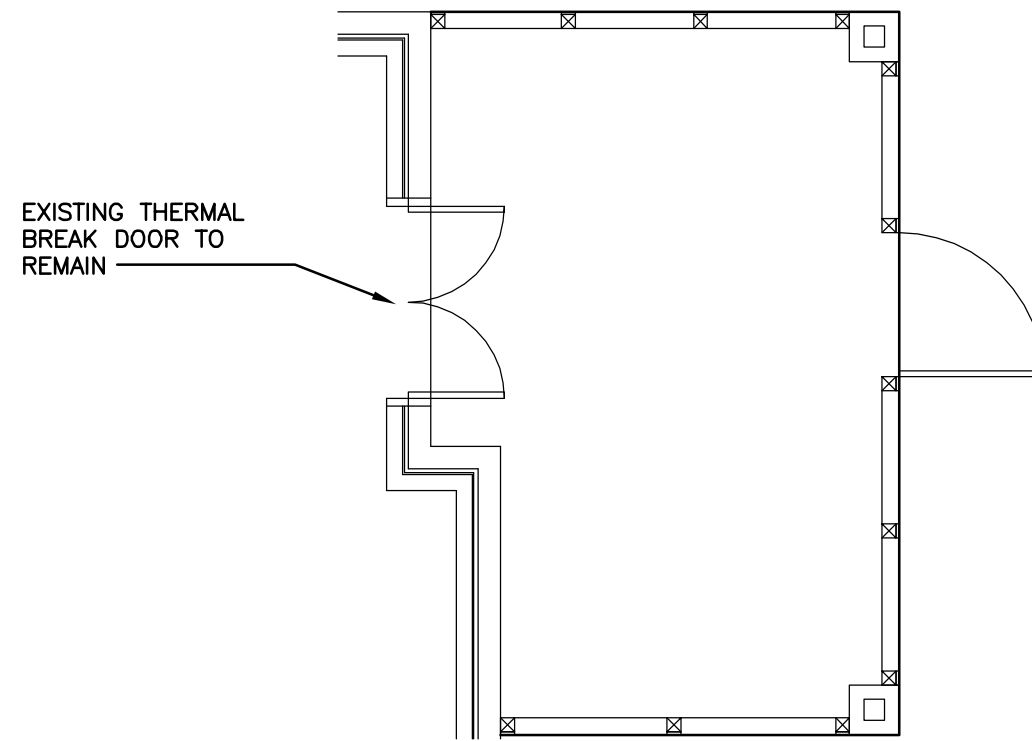
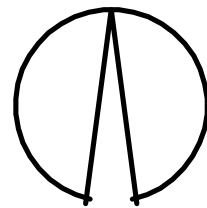
DATE: 3/21/2018 SET: ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNGS' CAD SERVICE) 7952 TRELLEGE CT. POWELL, OHIO 43065 (614) 507-9678 FOR RAS CONSTRUCTION.



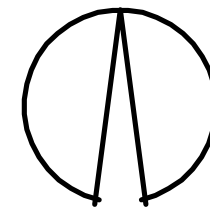
demolition / relocation plan

1/4" = 1'-0"



existing partial floor plan

1/4" = 1'-0"

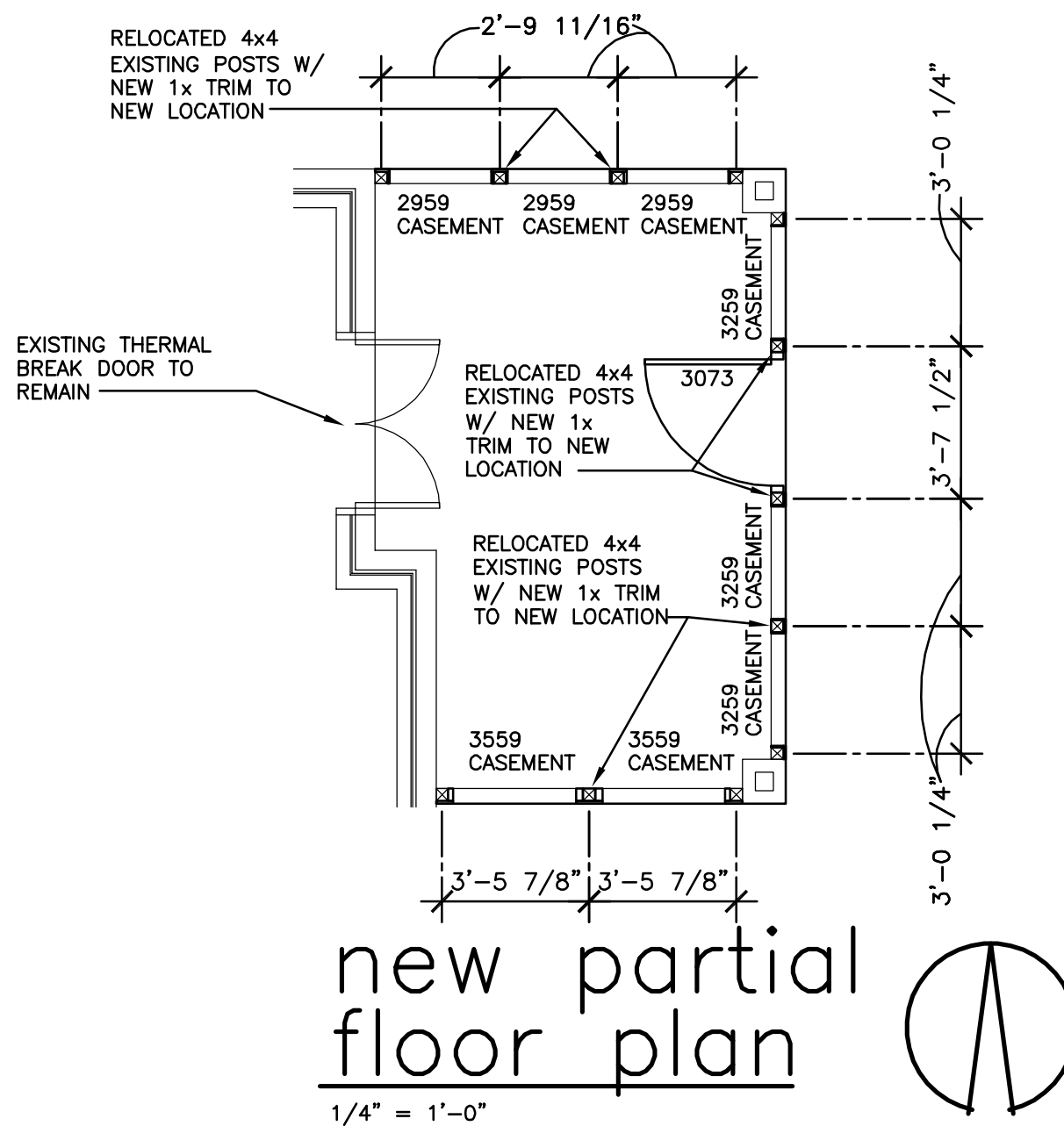


CONSTRUCTION OF A THREE SEASONS ROOM FROM EXISTING SCREENED IN PATIO FOR THE RESIDENCE AT 2433 BRYDEN ROAD COLUMBUS, OHIO 43209

20A

DATE: 3/21/2018 SET: ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNGS' CAD SERVICE) 7952 TRELLEGE CT. POWELL, OHIO 43065 (614) 507-9678 FOR RAS CONSTRUCTION.



CONSTRUCTION OF A THREE SEASONS ROOM FROM EXISTING SCREENED IN PATIO FOR THE RESIDENCE AT 2433 BRYDEN ROAD COLUMBUS, OHIO 43209



DATE: 3/21/2018 SET: ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNGS' CAD SERVICE) 7952 TRELAGE CT. POWELL, OHIO 43065 (614) 507-9678 FOR RAS CONSTRUCTION.



typical window light photo

N.T.S.



partial existing east elevation

1/4" = 1'-0"



3259 CASEMENT 3259 CASEMENT 3073 CUSTOM DOOR 3259 CASEMENT

partial new east elevation

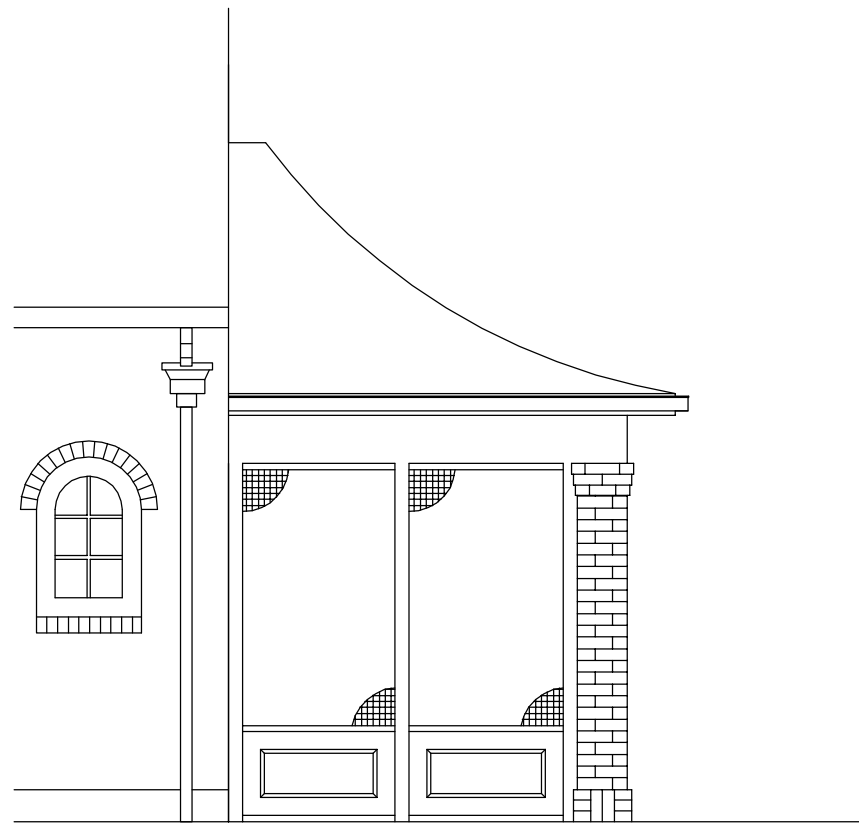
1/4" = 1'-0"

CONSTRUCTION OF A THREE SEASONS ROOM FROM EXISTING SCREENED IN PATIO FOR THE RESIDENCE AT 2433 BRYDEN ROAD COLUMBUS, OHIO 43209

4A

DATE: 3/21/2018 SET: ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



partial existing
south elevation

1/4" = 1'-0"



partial new
south elevation

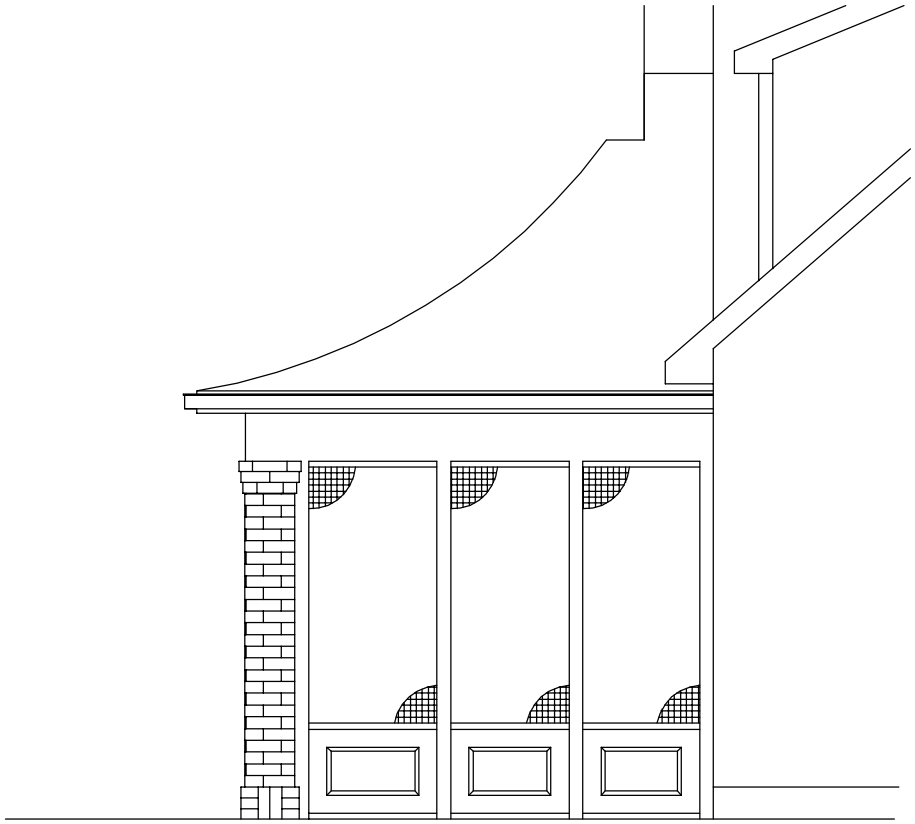
1/4" = 1'-0"

CONSTRUCTION OF A THREE SEASONS ROOM FROM EXISTING SCREENED IN PATIO FOR THE RESIDENCE AT
2433 BRYDEN ROAD COLUMBUS, OHIO 43209

UIA

DATE: 3/21/2018 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNGS' CAD SERVICE) 7952 TRELLEGE CT. POWELL, OHIO 43065 (614) 507-9678 FOR RAS CONSTRUCTION.



partial existing north elevation

1/4" = 1'-0"



2959 2959 2959
CASEMENT CASEMENT CASEMENT

partial new north elevation

1/4" = 1'-0"

CONSTRUCTION OF A THREE SEASONS ROOM FROM EXISTING SCREENED IN PATIO FOR THE RESIDENCE AT 2433 BRYDEN ROAD COLUMBUS, OHIO 43209



DATE: 3/21/2018 SET: ARCHITECTURAL REVIEW SET



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, April 11, 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. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, the Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: 19016 A
Applicant: Amy Lauerhass
Owner: Marcos Casillas & Magali Montes-deAnda
Location: 46 S. Cassady Avenue

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

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 3-28-2019

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review
 Conditional Use
 Demolition
 Planned Unit Dev.
 Rezoning
 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: 2019.03.06 14:38:48 -05'00' Date:

Owner Signature: Digitally signed by Marcos Casillas Date: 2019.03.06 17:02:29 -05'00' 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"/>
- \$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	\$ <input type="text" value="90.00"/>
- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="95.00"/>
- \$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:

- | | |
|---|--|
| <input type="checkbox"/> R-1 (25% Building & 40% Overall) | <input checked="" type="checkbox"/> R-6 (35% Building & 60% Overall) |
| <input type="checkbox"/> R-2 (25% Building & 50% Overall) | <input type="checkbox"/> R-12 (35% Building & 70% Overall) |
| <input type="checkbox"/> R-3 (25% Building & 50% Overall) | <input type="checkbox"/> Other: <input type="text"/> |

** Overall coverage includes hardscape*

Lot Info: Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):	<input type="text" value="879"/>	(Type of Structure): <input type="text"/>
Proposed Addition (SF):	<input type="text" value="374"/>	
Removing (SF):	<input type="text"/>	
Proposed new primary structure or residence (SF):	<input type="text"/>	
Total Square Footage:	<input type="text" value="1253"/>	

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

Existing Footprint (SF):	<input type="text" value="528"/>	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="1781"/>	= <input type="text" value="25.1"/> % 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="1444"/>	Existing Patio (SF):	<input type="text"/>	Existing Private Sidewalk (SF):	<input type="text" value="300"/>
Proposed Additional Hardscape (SF):	<input type="text" value="70"/>				
Total Hardscape (SF):	<input type="text" value="1814"/>				

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 type="checkbox"/>	Cultured Stone	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	Thin Brick, with size, coursing & texture to match existing
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	Straight bottom edge, random width 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	<input type="text"/> <input type="text"/>

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

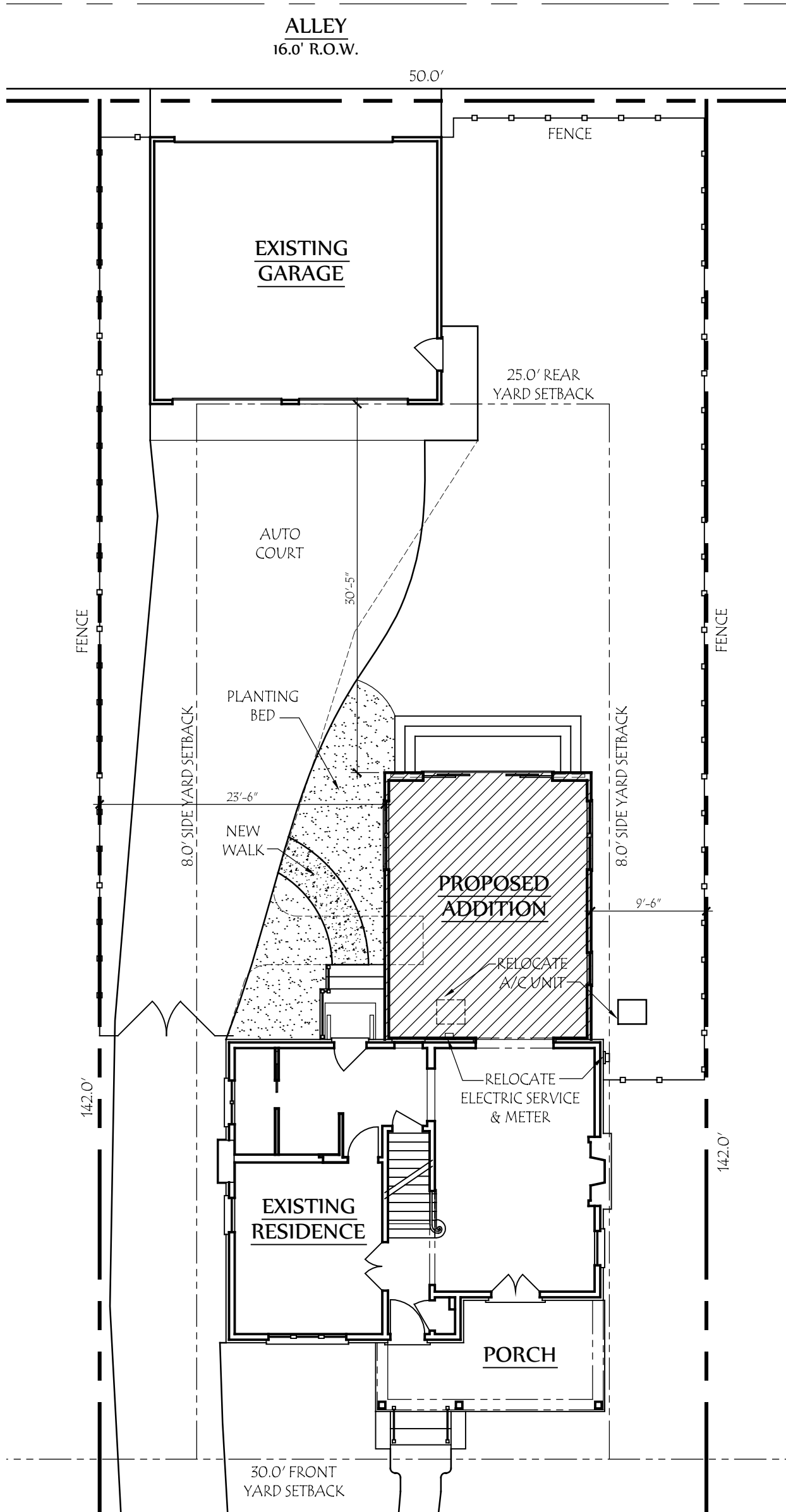
To be reviewed by ARB on:

Conditions/Stipulations:

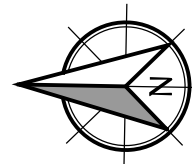
Staff Initials:

ADDITION & RENOVATION FOR: THE CASILLAS RESIDENCE

46 S. CASSADY AVENUE
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7,100 SF
MAXIMUM BUILDING COVER	35% = 2,485 SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 879 SF
PROPOSED ADDITION	= 374 SF
EXISTING GARAGE	= 528 SF
TOTAL BUILDING COVER	25.1% = 1,781 SF
MAXIMUM DEVELOP. COVER	60% = 4,260 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1,781 SF
SIDEWALKS	= 300 SF
DRIVEWAY	= 1,444 SF
NEW REAR STAIRS	= 70 SF
TOTAL	50.6% = 3,595 SF

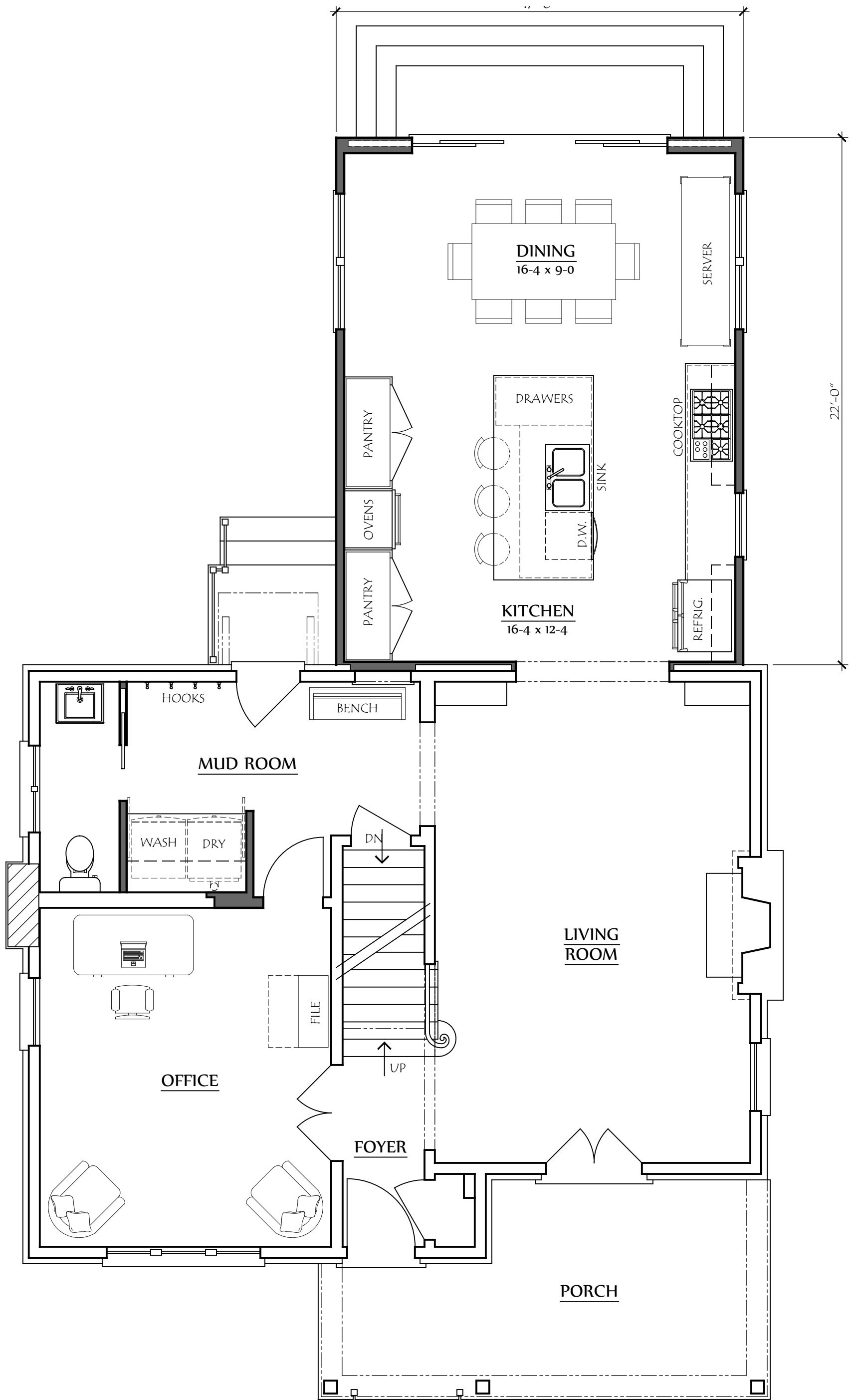


Site Plan

SCALE: 1" = 10'-0"



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



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Date:
12 March 2019

Project Number:
18-078

Drawing Title:
First Floor Plan

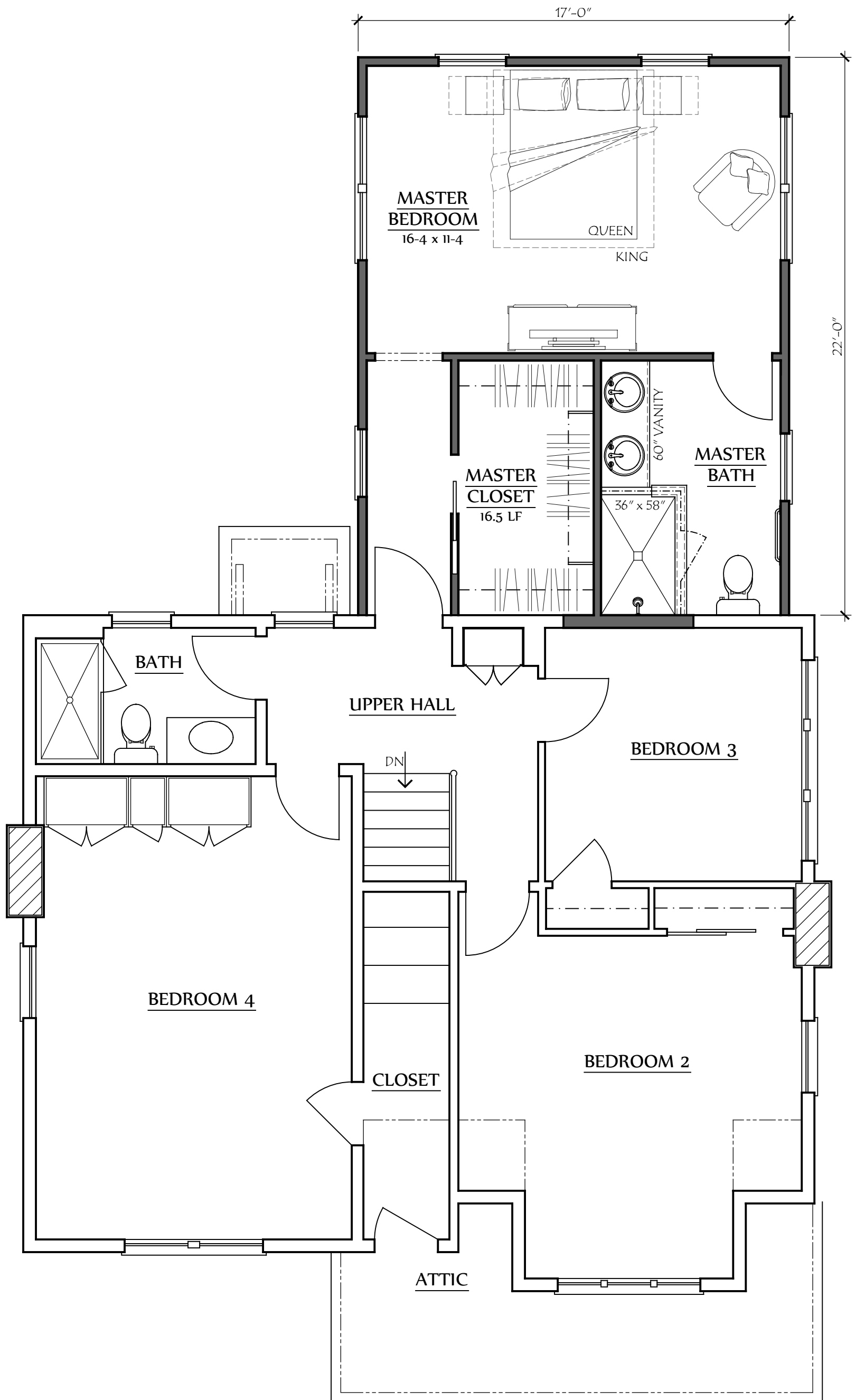
Project Name:
The Casillas Residence

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

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
12 March 2019

Project Number:
18-078

Drawing Title:
Second Floor Plan

Project Name:
The Casillas Residence

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

Sheet Number:
A-2



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Date:
12 March 2019

Drawing Title:
Rear Elevation

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

Project Number:
18-078

Project Name:
The Casillas Residence

Sheet Number:
A-3



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RENOVATION - ADDITION - NEW HOME



SOUTH ELEVATION



NORTH ELEVATION

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Date:
12 March 2019

Drawing Title:
Side Elevations

Scale:
1/8" = 1'-0"

Project Number:
18-078

Project Name:
The Casillas Residence

Sheet Number:
A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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Date:
12 March 2019

Project Number:
18-078

Drawing Title:
Existing Photos

Project Name:
The Casillas Residence

Scale:
n/a

Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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, April 11, 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. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, the Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: 19017 A
Applicant: Amy Lauerhass
Owner: Burt & Bonnie Logan
Location: 2834 Powell Avenue

ARB Request: The applicant is seeking architectural review and approval to allow modifications to the existing principal structure. The modifications include: a gable roof structure over the existing deck at the rear of the principal structure, and a shed dormer addition on the east side of the home.

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: 3-28-2019

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning 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: 2019.03.11 11:13:23 -04'00' 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"/>
- \$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	\$ <input type="text" value="90.00"/>
- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="30.00"/>
- \$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:

2834 Powell Avenue

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.):

104

Depth (ft.):

185

Total Area (SF):

19,300

Primary Structure Info:

Existing Footprint (SF):

2005

Proposed Addition (SF):

336

Removing (SF):

(Type of Structure):

Proposed new primary structure or residence (SF):

Total Square Footage:

2341

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

Existing Footprint (SF):

413 + 103

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):

516

2nd Floor SF:

Total building lot coverage (SF):

2857

= 14.8 % of lot

Is this replacing an existing garage and/or accessory structure?

Yes

No

Hardscape:

Existing Driveway (SF):

3743

Existing Patio (SF):

594

Existing Private Sidewalk (SF):

180

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

4517

Totals:

Total overall lot coverage (SF):

7374

=

38.2

% of lot

Applicant Initial:

AL

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:

 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

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

Proposed New Door Trim:

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

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	Color & texture to match exg; half timbering to match exg
<input 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:

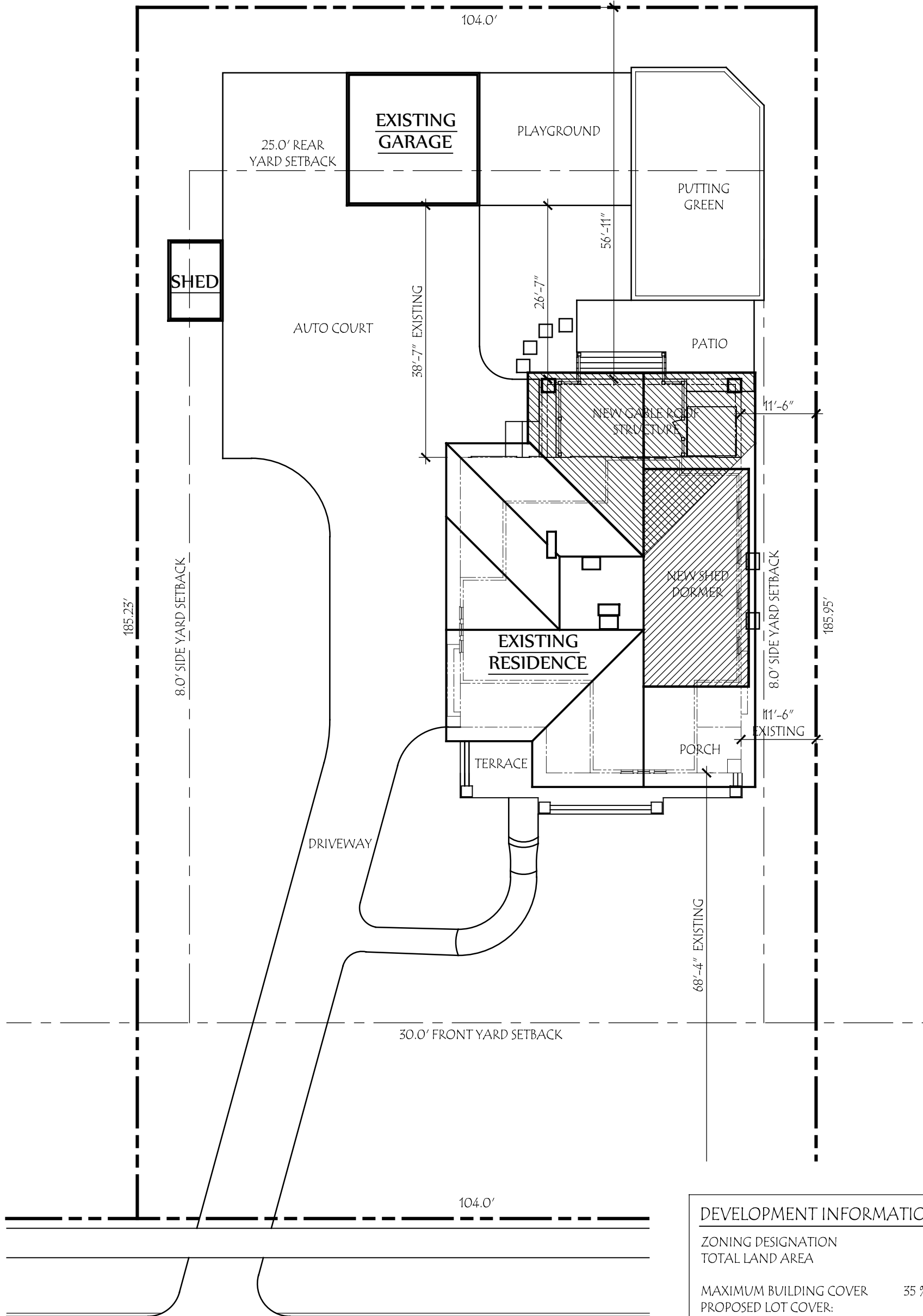
To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

Jen & Joey Brunetto

2834 POWELL AVE.
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 19,300 SF
MAXIMUM BUILDING COVER	35 % = 6755 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 2005 SF
EXISTING GARAGE	= 413 SF
EXISTING SHED	= 103 SF
PROPOSED DECK ROOF	= 336 SF
TOTAL BUILDING COVER	14.8% = 2857 SF
MAXIMUM DEVELOP. COVER	60 % = 11,580 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2857 SF
FRONT SIDEWALK	= 180 SF
FRONT TERRACE	= 304 SF
DRIVEWAY	= 3743 SF
REAR PATIO	= 290 SF
TOTAL	38.2 % = 7374 SF



Site Plan

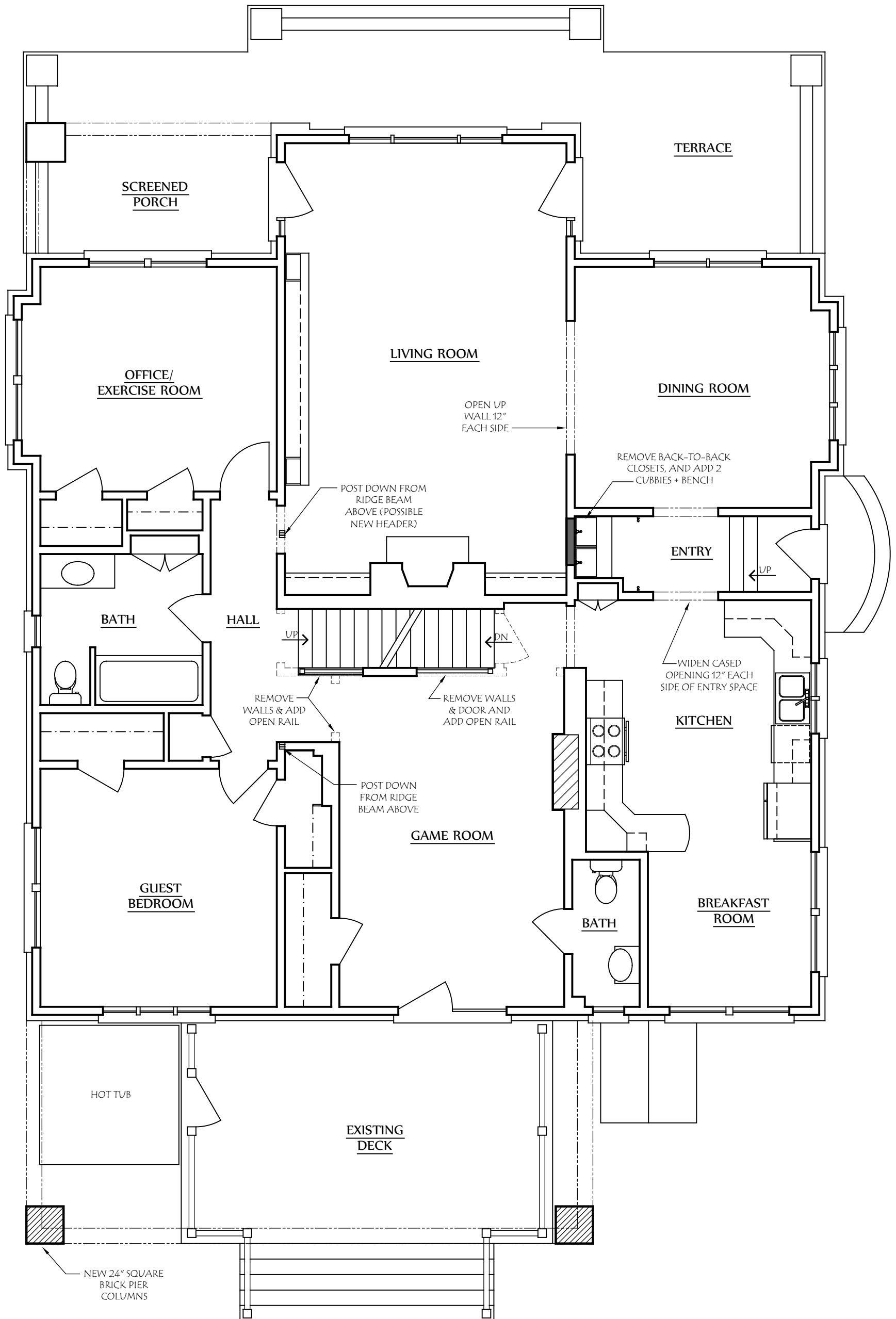
SCALE: 1" = 16'-0"



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RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523



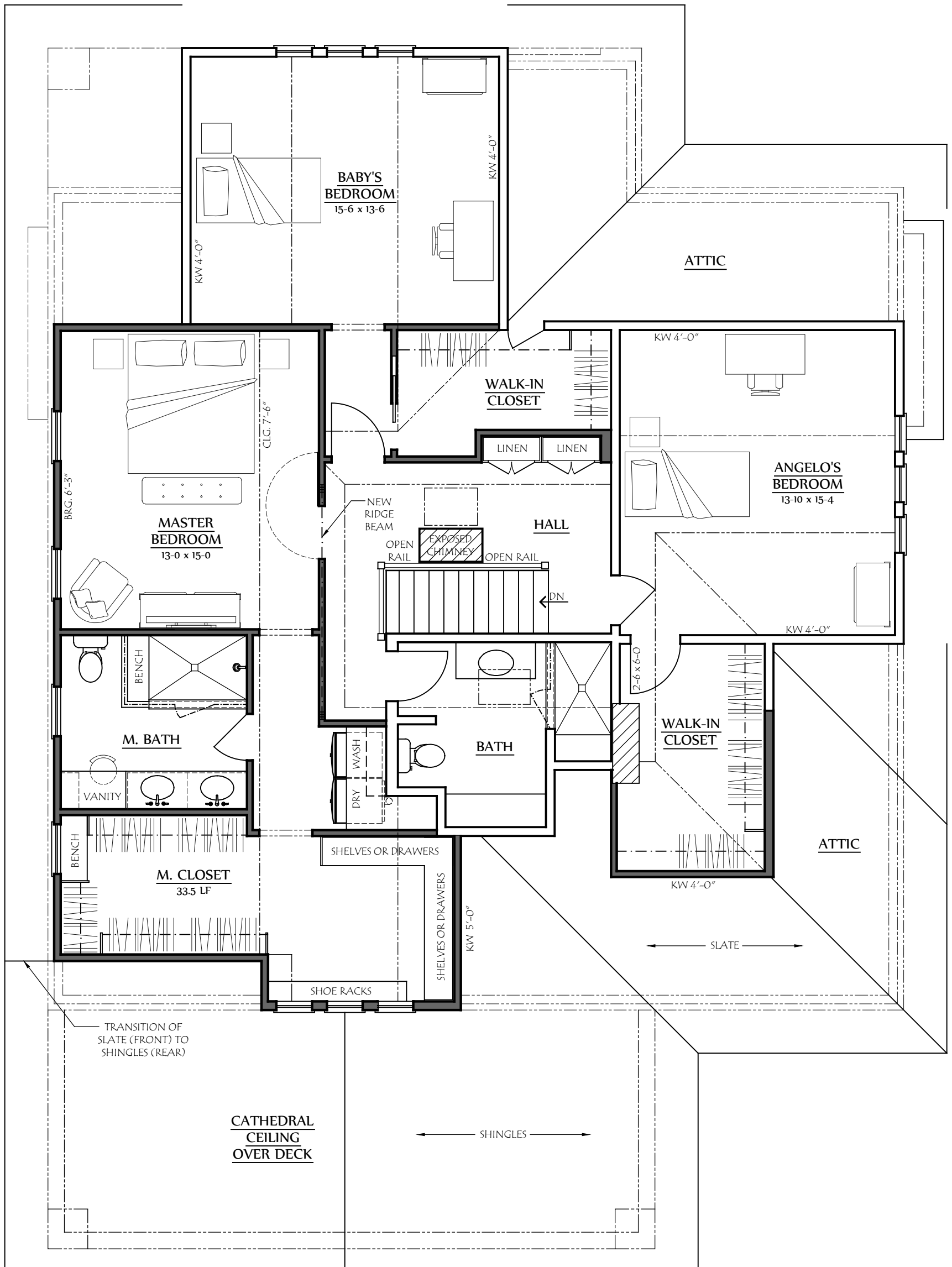
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Date:
 12 March 2019
 Project Number:
 18-065

Drawing Title:
First Floor Plan
 Project Name:
 The Brunetto Residence

Scale:
 3/16" = 1'-0"
 Sheet Number:
 A-1





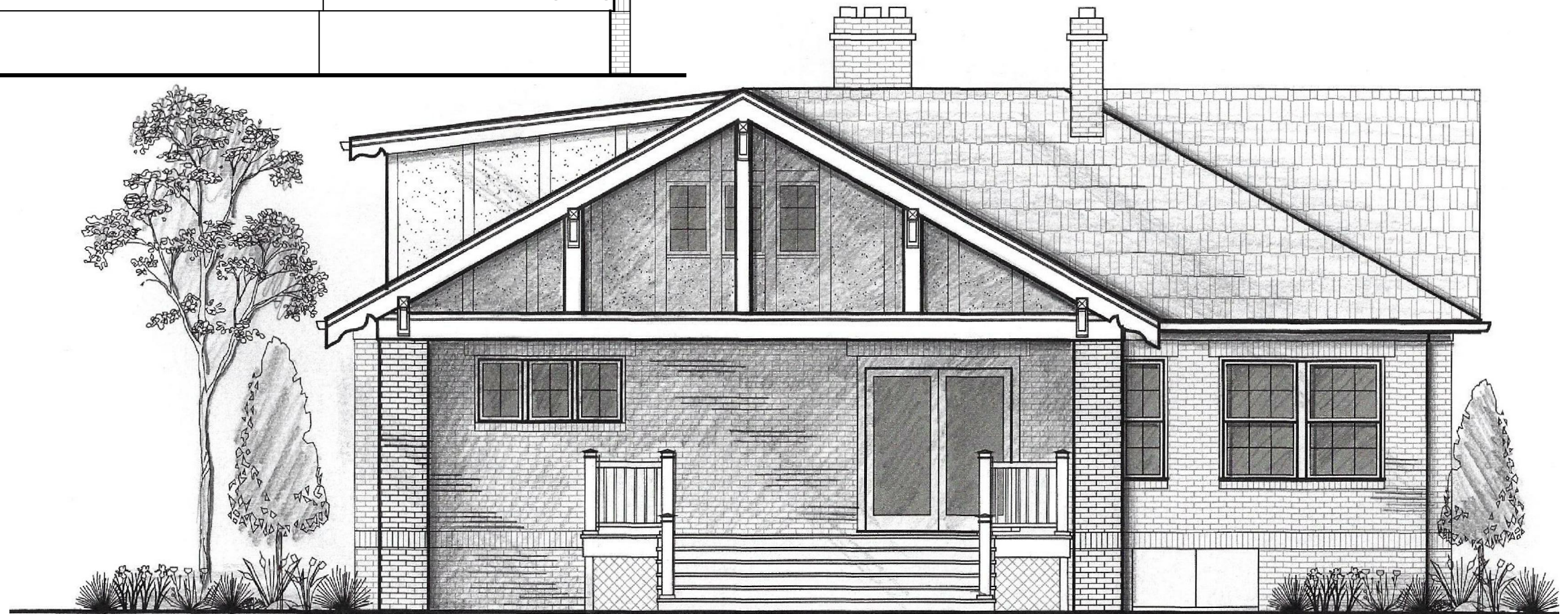
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Date: 12 March 2019	Drawing Title: Second Floor Plan	Scale: 3/16" = 1'-0"
Project Number: 18-065	Project Name: The Brunetto Residence	Sheet Number: A-2





SOUTH (FRONT) ELEVATION



NORTH ELEVATION

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Date:
12 March 2019

Project Number:
18-065

Drawing Title:
Elevations

Project Name:
The Brunetto Residence

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

Sheet Number:
A-3



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WEST ELEVATION

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<u>Date:</u> 12 March 2019	<u>Drawing Title:</u> West Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 18-065	<u>Project Name:</u> The Brunetto Residence	<u>Sheet Number:</u> A-4





EAST ELEVATION

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Date:
12 March 2019

Drawing Title:
East Elevation

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

Project Number:
18-065

Project Name:
The Brunetto Residence

Sheet Number:
A-5



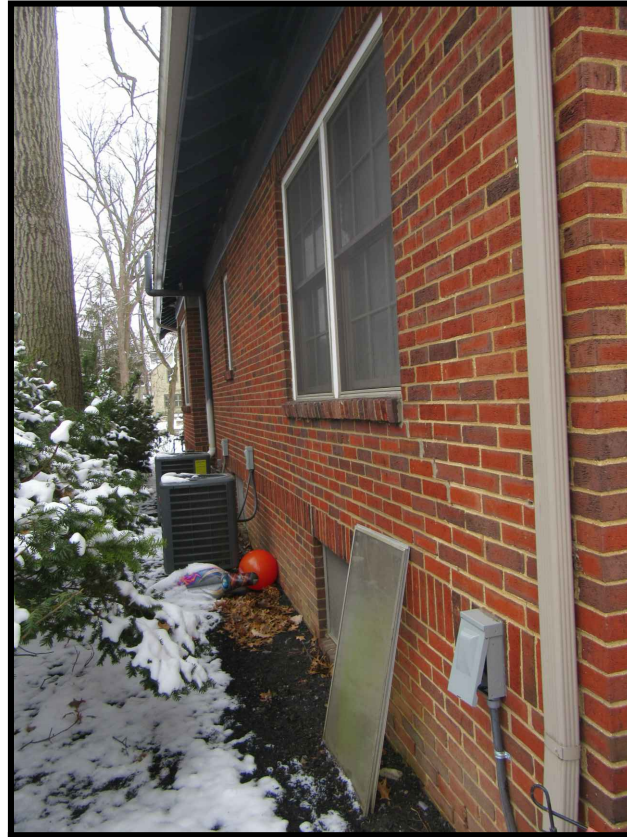
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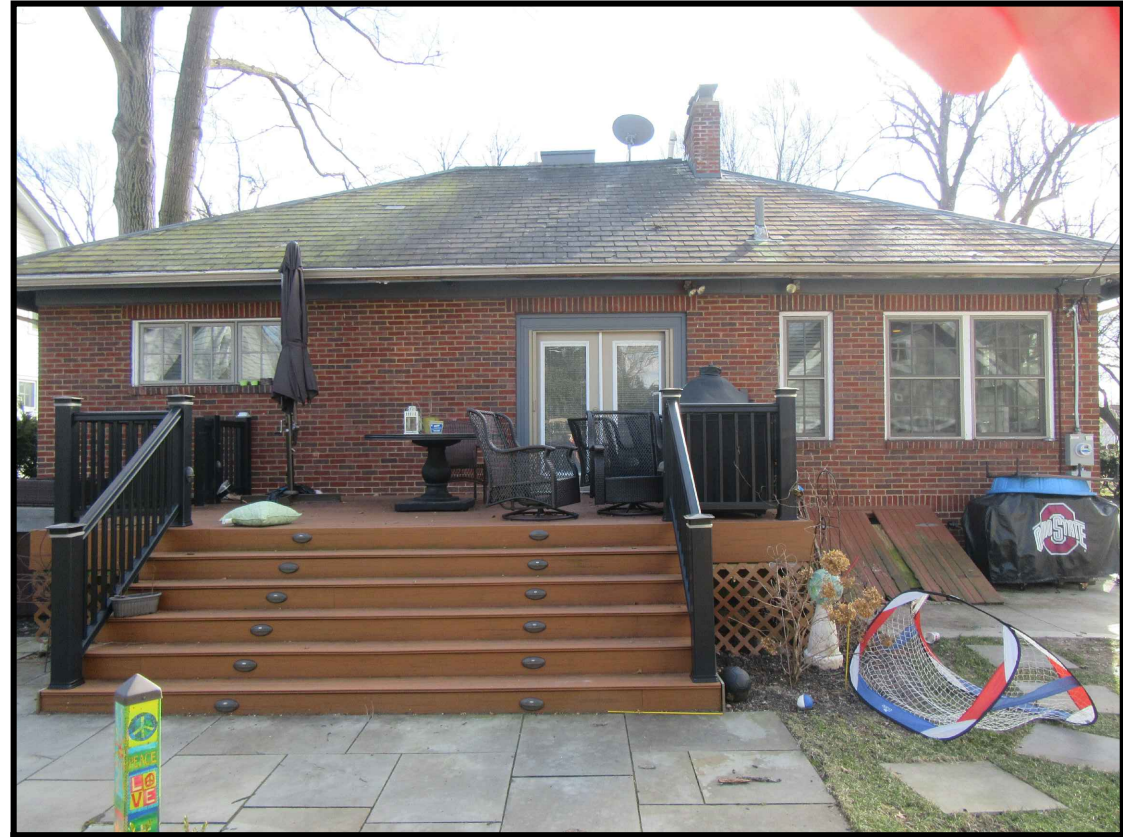
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATIONS



NORTH ELEVATION

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Date:
12 March 2019

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
18-046

Project Name:
The Brunetto Residence

Sheet Number:
A-6



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