

**Bexley Architectural Review Board
Staff Report - April 11, 2019**



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

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

Staff comments:

Review of February staff report:

This application is a fairly straight forward addition in terms of massing and placement. The details of the finishes however create elevations that are lacking in the scale and detail of the original structure. Staff would recommend that the applicant take some of the existing details such as window grids and vertical siding and use them in the renovation/addition. These details add to the character and scale of the home. Additionally, if the shutters are to be removed (fine in staff's opinion) then the applicant may want to consider emphasizing the trim work around the window with a contrasting color or larger trim.

Review of Board comments from February ARB:

- There was agreement with staff on the need to maintain window grids and vertical siding.
- There was also a desire to keep the shutters (paneled) and diamond grids in front entry.
- The east elevation plane of the new addition should be broken by stepping the wall in about a foot.
- Railing on the front steps need to be considered.
- The Board felt the balcony with glass rail should be a traditional wood railing.
- The gable roofs should be turned into hip roofs.

The changes suggested to the applicant were all taken into consideration and implemented.

Staff Recommendation: Staff recommends approving this application.

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

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

Staff comments:

This application has already received zoning approval and is before the Board for architectural review.

Summary of BZAP hearing: ***This hearing can be viewed on the City's website by clicking on the BZAP September 27, 2018 meeting.***

Request made at BZAP: The applicant is also seeking a variance from Bexley Code Section 1262.02 (f), to allow a reduction in the required number of parking spaces. The applicant is seeking architectural review and approval of a new one-story addition to the front (west side) of the existing 2-story building and modifications to the site.

- Staff reported that the need for this variance was derived for the desire for more parking. At the time of this application there was no architectural review from staff or the ARB. This decision was made to apply for zoning first before time and money were invested into the project.
- The Board was very clear that the approval was for a parking variance only and was clear that the applicant needed to go to ARB for design review. However there were several Board members that commended the applicant and agreed it was nicely done.
- The Board discussed traffic pattern and entry and exit issues and the effects on the neighboring businesses, dumpster enclosure but DID NOT discuss design.
- The Board voted in favor of this variance noting that the applicant has maxed out the site by building out the lot and there are a lot more choices for additional parking.
- The condition of this approval was that the applicant obtain approval by the ARB.

Board comments from March meeting:

- Landscape plan should be submitted to the tree and public garden commission.
- Concerns about the blank wall facing the neighbors and how it affects them.
- Concern about the color of the new brick and its appearance next to the old brick.
- Board wanted to understand how transitions are made and the details of where materials stop and start, what materials where and how they relate to the existing building.
- There was a lot of concern about the North elevation being a blank wall and not a very friendly approach or visual of the building from north of south.
- There was great concern about the extension of the front of the building to the street and what that does to the other buildings and curb cuts.
- The Board felt boxed in by the 2 dimensional decision of the BZA and the weight of now a 3 dimensional decision that deserves a perspective or axonometric drawings.
- Concern over how this addition will affect the signage and visibility of the neighboring properties.
- Concern over the concrete panels left raw and not painted and worry about durability and weathering of the concrete - other materials weather better -

brick was strongly encouraged.

- The drawings need to be further developed to better represent the intention. It was strongly recommended to provide 3 dimensional drawing representation.
- The context of the building must be clearly shown and understood by some kind of 3 dimensional drawings or modeling.
- Pulling the firewall toward the street needs to be done with sensitivity to the streetscape and the neighbors.

The application that is before us now is not significantly different than the originally application or the application in front of the Board in March. The color perspective drawing is extremely helpful in understanding the proposal. However, the main concern of the Board was of the North elevation and that is not represented in the drawing. There is an elevation of the North facade which has a storefront motif application on the surface. It does not show the North elevation in context with its neighbors. Staff has requested that the applicant submit this drawing for the Board meeting.

- c. Application No.: 19-015 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.
Staff comments: Currently a screened in porch, this project will replace the screens with windows in the same locations with the same grid patterns as the existing windows in the home.
Staff Recommendation: Staff recommends approving this application as submitted.
- d. Application No.: 19-016 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 (north side) of the principal structure. This application is in front of the Architectural Review Board to determine its aesthetic appropriateness as an addition to the streetscape.
Staff comments:
Staff considered the following elements consistent with the design guidelines in the evaluation of this new home:
- Architectural design
 - Exterior materials, texture and color
 - Exterior details
 - Height and building mass
- Staff Recommendation:** Staff recommends approving this application as submitted.

e. Application No.: 19- 0017 A
Applicant: Amy Lauerhass - Lauerhass Architecture
Owner: Burt and 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.

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

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

Staff Recommendation: Staff recommends approving this application as submitted.