




***(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal and Accessory
Structures and New Principal
Structures that meet the Zoning Code)**

Applicant

 Andrew Wapner
 614-804-8370
 awapnerph@gmail.com

Location

185 N STANWOOD RD
Bexley, OH 43209

BA-19-64

A.1: Project Information

Brief Project Description

New master bedroom above existing room; new mud room on back of house. New bathroom upstairs.

Architecture Review

true

Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

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Special Permit

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A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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A.2: Fee Worksheet

Estimated Valuation of Project

204000

Minor Architectural Review

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Major Architectural Review

true

Variance Review

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Zoning

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Zoning Review Type

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Sign Review and Architectural Review for Commercial Projects

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Review Type

--

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information

Occupancy Type**Zoning District**

Residential

R-6 High Density

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
50	133.95
Total Area (SF)	
6697.5	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1218	78
Removing (SF)	Type of Structure
0	Mudroom addition
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	1296

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
--	--
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
--	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
--	--
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
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B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
--	--
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
--	--
Total Hardscape (SF)	

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B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

1296

Total overall lot coverage (% of lot)

20

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Timberline

New Roof Style and Color

Charcoal

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Exterior Storm

Existing Window Materials

Wood

New Window Manufacturer

--

New Window Style/Mat./Color

Vinyl, White

C.1 Architectural Review Worksheet: Doors**Doors**

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Structure

--

Existing Entrance Door Type

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Existing Garage Door Type

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Door Finish

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Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Same

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Same

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Blue

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color

blue

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

No variances are being sought.

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

N/A

2. Is the variance substantial? Please describe.

N/A

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

N/A

E.2 Variance Worksheet

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

N/A

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

N/A

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

N/A

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

N/A