




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

Applicant

 Tim Velazco
 614-628-0300
 tvelazco@schooleycaldwell.com

Location

165 N PARKVIEW AV
Bexley, OH 43209

ARB-19-1

A.1: Project Information

Brief Project Description

The Jeffrey Mansion Renovation and Expansion project primarily involves converting the existing basement and service garages into usable program space and enclosing the existing carriage court to increase program space area serving the Recreation and Parks Department, allowing greater flexibility and capacity for offering improved community and recreational opportunities. In addition, the project involves related site work, site enhancements, and accessibility considerations.

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

Tim Velazco

Agent Address

300 Marconi Blvd, Ste 100, Columbus, Ohio, 43215

Agent Email

tvelazco@schooleycaldwell.com

Agent Phone

614-628-0300

A.2: Fee Worksheet

Estimated Valuation of Project

2715000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

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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**

Commercial

Zoning District

Parks & Institutional

Use Classification

Other

Other Classification

OS Open Space District

B: Project Worksheet: Lot Info**Width (ft)**

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Depth (ft)

--

Total Area (SF)

46225

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

20500

Proposed Addition (SF)

2500

Removing (SF)

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Type of Structure

--

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

23000

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

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Proposed Addition (SF)

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New Structure Type

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Ridge Height

--

Proposed New Structure (SF)

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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)**

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Existing Patio (SF)

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Existing Private Sidewalk (SF)

Proposed Additional Hardscape (SF)

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8000

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

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Existing Roof Type

New Roof Type

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New Single Manufacturer

New Roof Style and Color

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Visible Glass Skylight - Hidden Low Slope EPDM

C.1 Architectural Review Worksheet: Windows

Windows

Structure

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--

Existing Window Type

Existing Window Materials

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--

New Window Manufacturer

New Window Style/Mat./Color

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Simulated divided lites, aluminum exterior and wood interior, color to match existing window

C.1 Architectural Review Worksheet: Doors

Doors

Structure

--

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Existing Entrance Door Type

Existing Garage Door Type

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Door Finish

Proposed Door Type

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Proposed Door Style

Proposed Door Color

Simulated divided lites, aluminum exterior and wood interior, color to match existing window

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

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Proposed New Door Trim

Existing Window Trim

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Proposed New Window Trim

Trim Color(s)

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Do the proposed changes affect the overhangs?

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C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

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Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Brick finishes to match existing / stone copings to match existing

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Proposed Finishes Manufacturer, Style, Color

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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.

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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.

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2. Is the variance substantial? Please describe.

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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.

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E.2 Variance Worksheet

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

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

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

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9/9/2019

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

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