

CITY OF BEXLEY

ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: September 12, 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 August 8th, 2019, ARB meeting.

4. Public Comment:

5. **NEW BUSINESS**:

a. A Application No.: BA-19-65 Applicant: John Hedge

Owner: David & Frances Sivakoff Location: 888 Pleasant Ridge Ave.

ARB Request: The applicant is seeking architectural review and approval to allow an existing 10'x 12' porch at the rear of the principal structure to be removed and a 2-story addition to be constructed on the porch foundation.

b. Application No.: BZAP-19-12
 Applicant: William McDowall
 Owner: William McDowall
 Location: 639 Euclaire Ave.

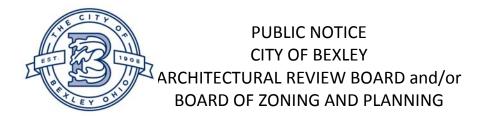
ARB Request: The applicant is seeking architectural review and approval and a recommendation to the Board of Zoning and Planning, to allow a 24'x 28' detached garage.

c. Application No.: ARB-19-1

Applicant: Tim Velazco - SchooleyCaldwell

Owner: City of Bexley Location: 165 N. Parkview

ARB Request: The applicant is seeking architectural review and approval to allow an existing carriage courtyard to be enclosed, and other modifications which include remodeling the basement and attached garage, in order to provide additional community and recreational space within Jeffrey Mansion.



The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on <u>Thursday, September 12, 2019 at 6:00 PM</u>, 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. 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.: BA-19-65
Applicant: John Hedge

Owner: David & Frances Sivakoff Location: 888 Pleasant Ridge Ave.

ARB Request: The applicant is seeking architectural review and approval to allow an existing 10'x 12' porch at the rear of the principal structure to be removed and a 2-story addition to be constructed on the porch foundation.

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: 8-29-2019

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

⚠ John Hedge♣ 6145659776

@ hedgejack60@yahoo.com

Location

888 PLEASANT RIDGE AV Bexley, OH 43209

BA-19-65

A.1: Project Information

Brief Project Description

Remodel Kitchen, remove existing enclosed 10'x12' porch and construct 2 story addition on existing foundation

Architecture Review Conditional Use

true --

Demolition Planned Unit Dev

--

Rezoning Special Permit

--

A.1: Attorney / Agent Information

Agent Name Agent Address

John Hedge- Architect 800 Clubview Blvd So, Columbus OH 43235

Agent EmailAgent Phonehedgejack60@yahoo.com614-565-9776

A.2: Fee Worksheet

Estimated Valuation of Project Minor Architectural Review

110000 false

Major Architectural Review Variance Review

true ---

Zoning Zoning Review Type

<u>--</u>

Sign Review and Architectural Review for Commercial Projects Review Type

Appeal of ARB decision to BZAP Appeal of BZAP decision to City Council

B: Project Worksheet: Property Information

Occupancy Type Zoning District

Residential -

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft) Depth (ft)

56 150

Total Area (SF)

8400

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF) Proposed Addition (SF)

1240 120

Removing (SF)

Type of Structure

120 wood frame

Proposed New Primary Structure or Residence (SF)

Total Square Footage

0 1240

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

Existing Footprint (SF) Proposed Addition (SF)

440 0

New Structure Type Ridge Height

Proposed New Structure (SF) Is there a 2nd Floor

-- No

Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

440 1680

Total building lot coverage (% of lot)

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

No

0

20

B: Project Worksheet: Hardscape

Existing Driveway (SF) Existing Patio (SF)

1644 500

Existing Private Sidewalk (SF) Proposed Additional Hardscape (SF)

45

Total Hardscape (SF)

2189

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

46

Total overall lot coverage (% of lot)

3869

C.1 Architectural Review Worksheet: Roofing

Roofing Structure

true House or Principal Structure

Existing Roof Type New Roof Type

Arch. Dimensional Shingles Arch. Dimensional Shingles

New Single Manufacturer New Roof Style and Color

not selected yet match existing

C.1 Architectural Review Worksheet: Windows

Windows Structure

true House or Principal Structure

Existing Window Type Existing Window Materials

Double Hung Vinyl Clad Wood

New Window Manufacturer New Window Style/Mat./Color

anderson White double hung and casement

C.1 Architectural Review Worksheet: Doors

Doors Structure

true House or Principal Structure

Existing Entrance Door Type Existing Garage Door Type

Insulated Metal Wood

Door Finish Proposed Door Type

Painted glass french single rear door

Proposed Door Style Proposed Door Color

french white

C.1 Architectural Review Worksheet: Exterior Trim

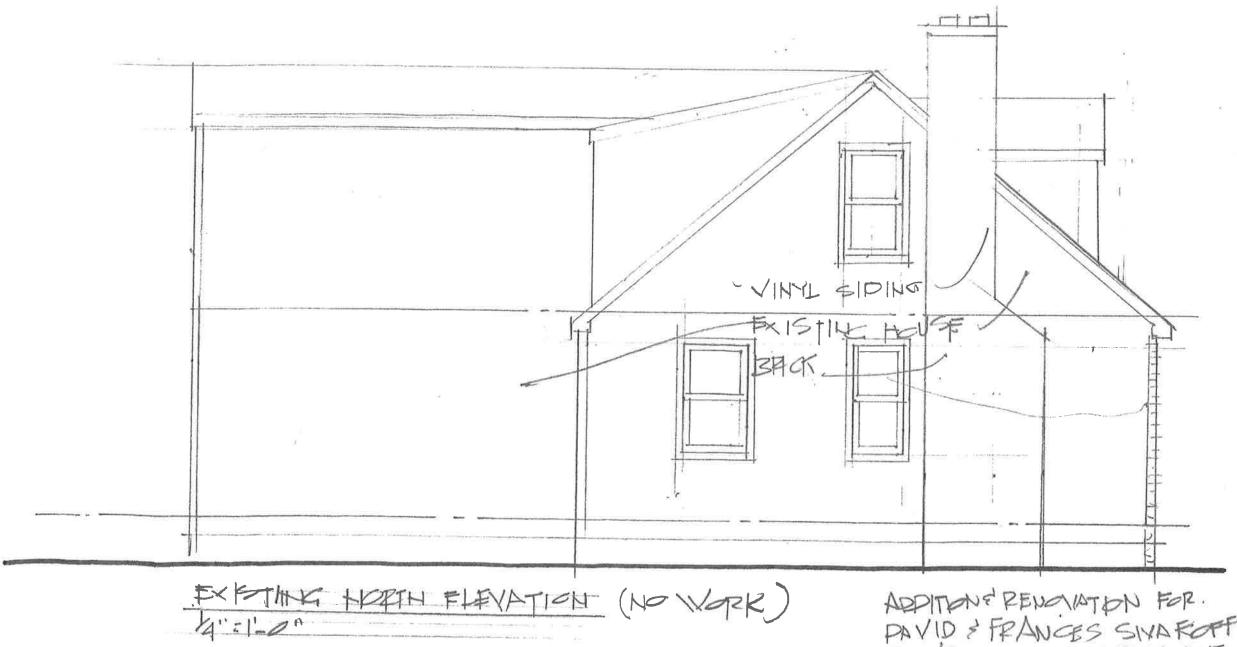
Exterior Trim Existing Door Trim

true Vinyl

describe.

9/9/2019 **Proposed New Door Trim Existing Window Trim** vinyl to match existing Vinyl **Proposed New Window Trim** Trim Color(s) vinyl to match existing white Do the proposed changes affect the overhangs? No C.2 Architectural Review Worksheet: Exterior Wall Finishes **Exterior Wall Finishes Existing Finishes** Vinyl Siding true Existing Finishes Manufacturer, Style, Color **Proposed Finishes** yellow vinyl lap siding Vinyl Siding Proposed Finishes Manufacturer, Style, Color match existing E.1 Variance Worksheet Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why. 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. 2. Is the variance substantial? Please describe. 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. E.2 Variance Worksheet 4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe. 5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe. 6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

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



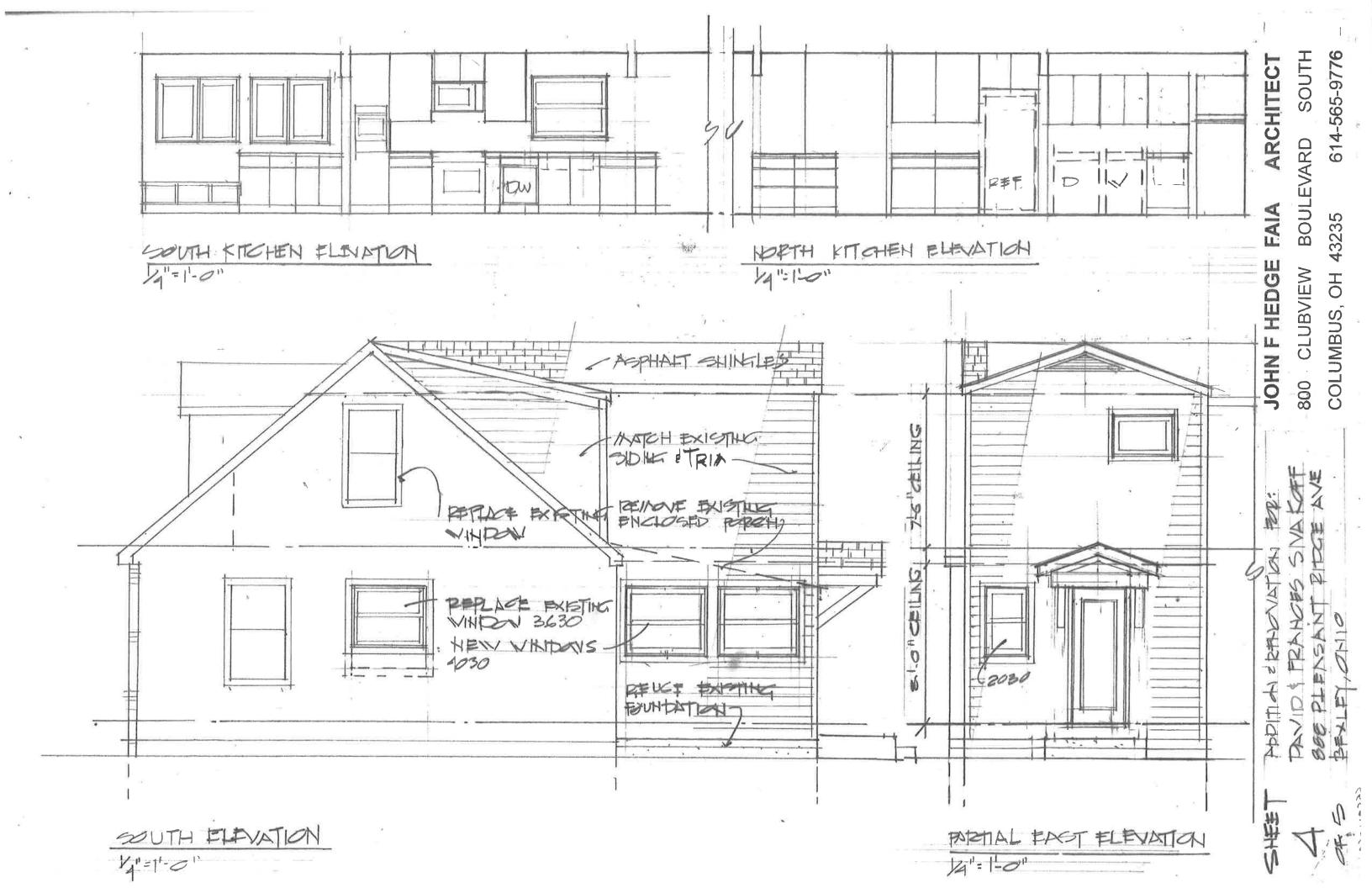
ADDITION & PENOLATION FOR. SUPPLINGUIAL PAVID & FRANCES SIVAFORF SHEET BEST PLEASANT RIDGE AVE 38



MEST FLEVATION (NO WORK)

ADATION PERNOVATION BR.
DAVID & FRANCES SIVAFOFF
BES PLEASANT PIPCE AVE
PEXLEY, OHIO

SUPPLIMENTAL SHEET





FAST FLEVATION

APPTION PRENDWIPN FOR.

DAVIDS FRANCES SIVAKOFF

GEE PLEASANT PILLOTE AVE

BEXILEY, OHIO

SUPPLIMENTAL SHEET 9

JOHN F HEDGE FAIA ARCHITECT 800 CLUBVIEW BOULEVARD SOUTH

43235

COLUMBUS, OH

TAVIDATEANOFSANAKAF

HIS 16"

ARCHITECT JOHN F HEDGE 614-565-9776

43235

COLUMBUS, OH

FIRST FLOOR PLAN

SHINGES INSTALL EXTE SIDING TRIA 716 CEILING EXICTING HOUGE + 20/2-PENSYE EXISTING 0 0 PEUST EXISTING FOUNTATION

JOHN F HEDGE FAIA ARCHITECT 800 CLUBVIEW BOULEVARD SOUTH COLUMBUS, OH 43235 614-565-9776

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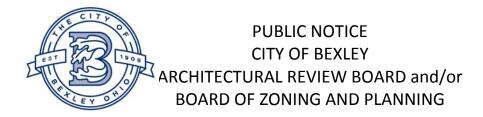
MORTH FLEVATION

JOHN F HEDGE FAIA ARCHITECT
800 CLUBVIEW BOULEVARD SOUTH
COLUMBUS, OH 43235 614-565-9776

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The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on <u>Thursday, September 12, 2019 at 6:00 PM</u>, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on <u>Thursday, September 26, 2019 at 6:00 PM</u>, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

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. 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.: BZAP-19-12
Applicant: William McDowall
Owner: William McDowall

Location: 639 Euclaire Ave.

ARB Request: The applicant is seeking architectural review and approval and a recommendation to the Board of Zoning and Planning, to allow a 24'x 28' detached garage.

BZAP Request: The applicant is seeking architectural review and approval to allow a 24'x28' detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a), which limits an accessory structures to 624 square feet, to allow a proposed garage to be 672 square.

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: 8-29-2019

*(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development

BZAP-19-12

Applicant

William McDowall
 6142662298

@ wsmcdowall@gmail.com

Conditional Use

Location

639 EUCLAIRE AV Bexley, OH 43209

A.1: Project Information

Brief Project Description

Garage Demolition and Construction

Architecture Review

-

Demolition Planned Unit Dev

--

Rezoning Variance or Special Permit

-- true

What requires Major Architectural Review

--

What requires Minor Architectural Review

--

Major Architectural Review Minor Architectural Review

-

A.1: Attorney / Agent Information

Agent Name Agent Address

-- --

Agent Email Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project Minor Architectural Review

30000 --

Major Architectural Review Variance Review

-- true

Variance Review Type Zoning

Others true

Zoning Review Type Sign Review and Architectural Review for Commercial Projects

Review Type

Special Permit, Conditional Uses and All Others

Appeal of BZAP decision to City Council

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Appeal of ARB decision to BZAP

--

B: Project Worksheet: Property Information

Occupancy Type Zoning District

Residential R-6

Use Classification

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

B: Project Worksheet: Lot Info

 Width (ft)
 Depth (ft)

 54
 135

Total Area (SF)

7290

9

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF) Proposed Addition (SF)

400 --

Removing (SF)

Type of Structure

detached garage

Proposed New Primary Structure or Residence (SF)

Total Square Footage

672

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

Existing Footprint (SF) Proposed Addition (SF)

400

New Structure Type Ridge Height

detached garage 14+/-

Proposed New Structure (SF) Is there a 2nd Floor

640 No

Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

640

Total building lot coverage (% of lot)

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

Yes

B: I	Proi	ect	W	orks	heet:	Harc	Isca	ре
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Existing Driveway (SF)

Existing Private Sidewalk (SF)

225

1210

Total Hardscape (SF)

2075

Existing Patio (SF)

0

Proposed Additional Hardscape (SF)

224

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2075

Total overall lot coverage (% of lot)

28

C.1 Architectural Review Worksheet: Roofing

Roofing

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Structure

Existing Roof Type New Roof Type

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New Single Manufacturer

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows

Windows

Structure

Existing Window Type

__

New Window Manufacturer

New Window Style/Mat./Color

Existing Window Materials

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C.1 Architectural Review Worksheet: Doors

Doors

Structure

Existing Entrance Door Type

Door Finish

Proposed Door Type

Existing Garage Door Type

--

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9/9/2019 **Proposed Door Style Proposed Door Color** C.1 Architectural Review Worksheet: Exterior Trim **Exterior Trim Existing Door Trim Proposed New Door Trim Existing Window Trim Proposed New Window Trim** Trim Color(s) Do the proposed changes affect the overhangs? C.2 Architectural Review Worksheet: Exterior Wall Finishes **Exterior Wall Finishes Existing Finishes Existing Finishes Manufacturer, Style, Color Proposed Finishes** Proposed Finishes Manufacturer, Style, Color D: Tree & Public Gardens Commission Worksheet Type of Landscape Project Landscape Architect/Designer **Architect/Designer Phone** Architect/Designer E-mail **Project Description** I have read and understand the above criteria

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

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

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

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. to add 2' to the proposed garage. This is to be able to take all cars off the driveway during the winter. Allows storage of an old car.

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.

yes. a new garage is beneficial

2. Is the variance substantial? Please describe.

no. adding 2' to the structure will still maintain the same amount of impervious area to the lot. If variance is not approved, 2' will be added to the parking pad in to reach the garage

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.

No. Only a trained eye would be able to tell if a garage would be 7% longer than code.

E.2 Variance Worksheet

- 4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe. Not at all.
- 5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

No. This was only learned when the builder applied for the permit.

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

Unfortunately, not. I've tried graphical software to try to arrange the cars in the 24 x 26 footprint, and there's no way to keep the old car onsite without putting a car permanently in the driveway. Keeping cars in the garage is the intended use, not for storage of home items.

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

Yes. Permitting this variance does not increase the impervious area and takes cars out of the driveway for general security. Family cars have been vandalized during our 7 years in town and we'd like to place them in a garage

F.1 Fence Variance Worksheet

Lot Type

Narrative description of how you plan to meet the pertinent outlined variance criteria

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F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

-

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

--

7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

--

F.3 Fence Variance Worksheet

Front Yard Restrictions

Fences Adjacent to Commercial Districts

Require Commercial Fences Adjacent to Residential Districts

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

A landscaping plan shall be filed with the application indicating

how such fencing and/ or wall is to be integrated with existing

--

Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

front yard landscaping.

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

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The fence and/or wall shall have a minimum of 50% transparency.

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomended sources include ownership records, a letter from the Bexley Historical Society, etc.

Is your property architecturally significant? Please attached supporting documentation. Recomended sources include a letter of opinion from an architect or expert with historical preservation expertise.

--

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

--

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

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Provide a narrative time schedule for the replacement project

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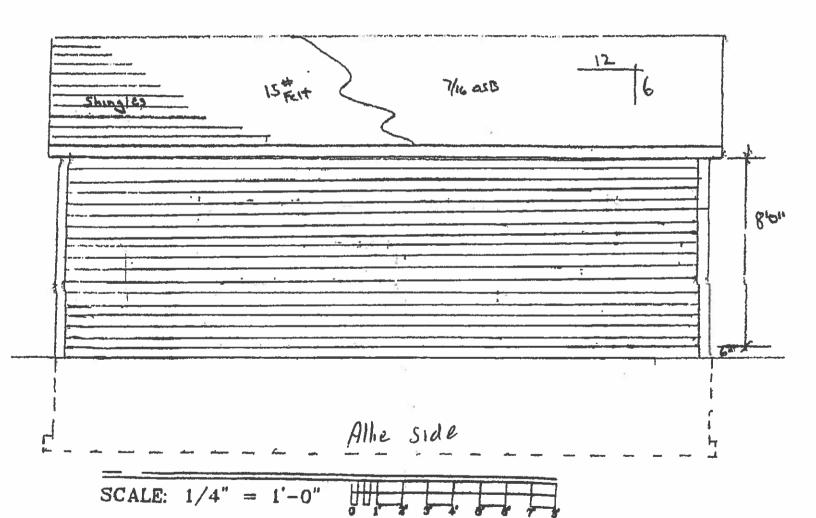
Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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BOUNDARY SURVEY PT. LOT 11 ~ RIDER'S ADDITION P.B. 8, PG. 16A 30 BEXLEY, FRANKLIN CO., OHIO SCALE: 1"=20 ALLEY 16' N4"17'14"E 54.03 47.69 3' PERP. TO PROP. LINE EX. 18x20 NEW GARAGE FRAME GARAGE NEW 20'x20' 28' (TO BE CONCRETE DEMOLISHED) S87.49'00"E EX. CONCRETE SLAB N87'49'40"W (TO BE DEMOLISHED AND RETURNED CAPITAL UNIVERSITY INS. 201105020056345 TO GRASS) 75 SHUFFLE LLC INS. 201812100166764 VACATED (A)LOT $\vec{\omega}$ 2-STORY FRAME 40 #639 135.02 134.99 48.00 S419'27"W 54.00' TO E. MAIN STREET EUCLAIRE AVE. (50') LEGEND OLGA VINER (A) INS. 201207030095239 IRON PIPE FOUND SURVEY NOTES PID 020-001273 IRON PIN SET (5/8"O.D. REBAR 30"LONG W/CAP "LOMANO 7711") Bearings hereon are referenced to SPCS, OH S. zone grid, per a VRS GPS survey. 0.167 AC. Lot Nos. referenced to the plat "Rider's Addition", PROPERTY LINE of record in P.B. 8, Pg. 16A. PUBLIC ROAD RIGHT-OF-WAY Address of subject property is 639 Euclaire Ave., Columbus, OH 43209. DATE: 5/09/19 REVISED: F.8./PG.: 29/16 JOB No.: 19-185 CLIENT: MR. BUTCH McDOWALL

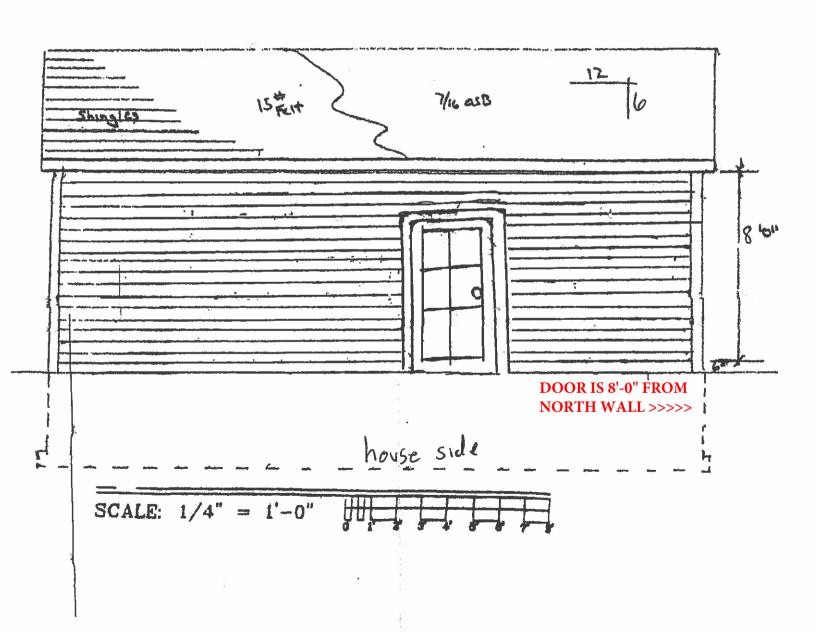
DRAWING NAME: 191858S DWG

CLIENT P.O.: N/A



PEVISIONS

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PENTUNS

DESIGN CRITERIA

- EXTERIOR DIMENSIONS ARE FROM OUT
 TO OUT OF SHEATHING.
 INTERIOR DIMENSIONS ARE FROM FACE
 TO FACE OF FRAMING.
 ALL INTERIOR PARTITIONS ARE 214
 (3 1/2') UNLESS OTHERWISE NOTED.
 DESIGN LOADS
 FOOTINGS: 1.500 PSF SOR. BEARING (ASSUMED)
 GARAGE FLOOR: 50 PSF. 2.000/20 SQ. IN:
 SECOND FLOOR: 40 PSF.
 WIND LOADS: 100 MPH EXPOSURE 8
 FROST DEPTH: 36
 SEISMIC ZONE: 1
 LUMBER GRADES
 UNLESS OTHERWISE SPECIFIED ALL WOOD
 FRAMING SHALL HAVE THE FOLLOWING
 MINIMAUM VALUES:
- - SPF #2 E = 1,4 UP YO 2x4 Fb = 1509 (REPETITIVE)
- SYP #2 E = 1.8 UP TO 2x4 Fb = 1725 (REPETITIVE)

- FASTENING TO FOLLOW CURRENT ORC STANDARDS.
 PROVIDE 1/2" PLYWOOD BRACING FULL HEIGHT AT INSIDE & OUTSIDE CORNERS 4"=0" MIN. FIRST AND SECOND FLOOR.
 ALL LUMBER SHALL BE GRADED AND MARKED MITH THE APPROPRIATE GRADE STAMP.
 ROOF SHEATHING SHALL BE 1/2" SPAN RATED APA W/EDGE STIFFENERS (H CUPS) SHALL BE USED ON ROOFS FRAMED & 24 O.C. CONCRETE SLABS SHALL BE AIR ENTRAINED WITH A VAPOR BARRIER AND A MIN. STRENGTH OF 2500 PSI FOR BASEMENT SLABS AND JSOO PSI FOR GARAGE SLABS.

PROJECT:

Medowall RESIDENCE GARAGE

SCOPE OF WORK:

24x28

NEW 672 S.F. GARAGE

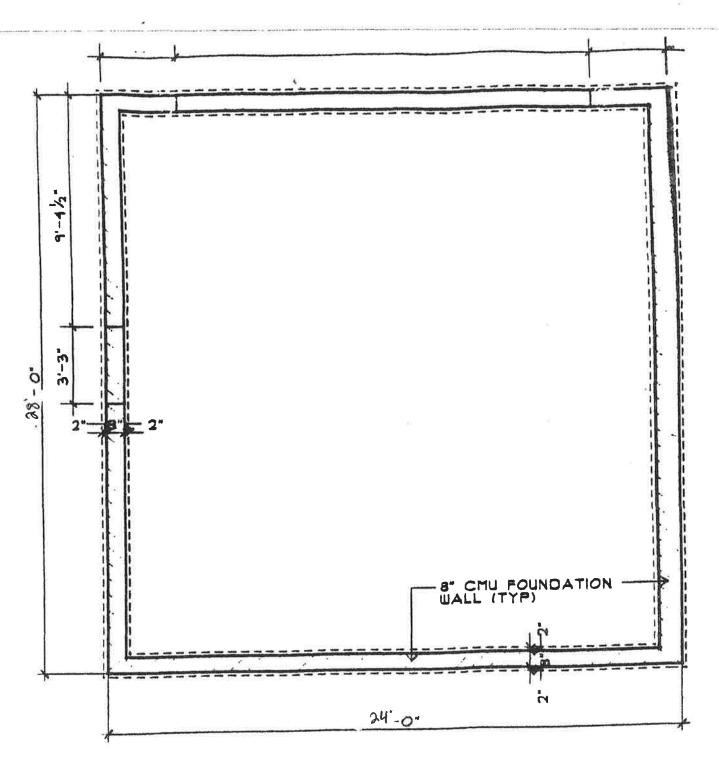
OWNER: William Medowall

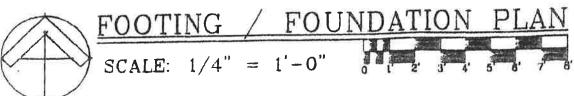
Belley Ohio 43209

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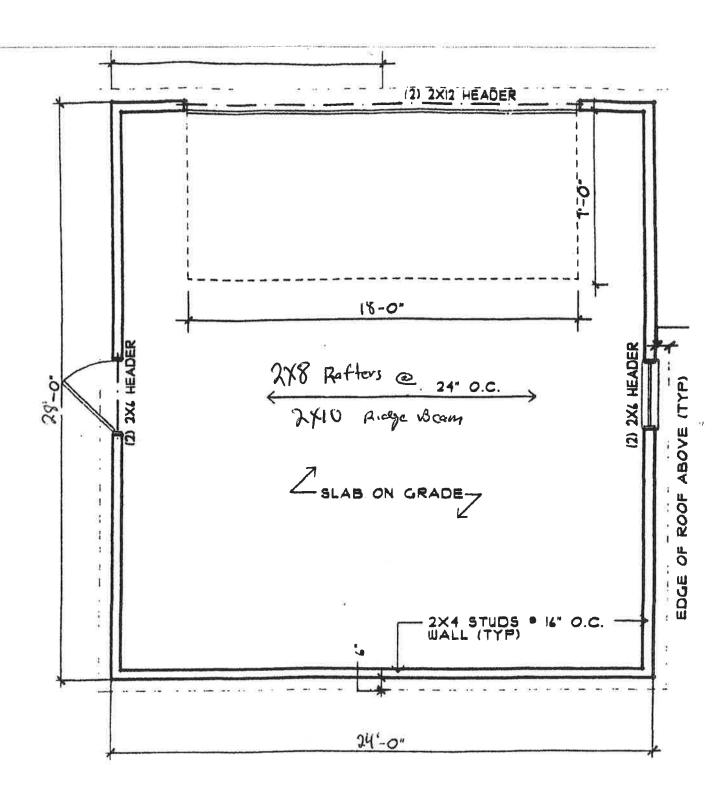
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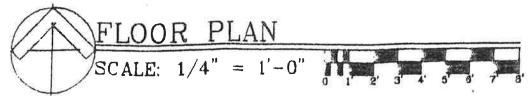
LINDE)	TO DRAWINGS		
SHEET NO	DESCRIPTION		
1	PROJECT INFO, MAPS, SITE PLAN		
2	PLANS		
3	ELEVATION ELEVATION		
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	ELEVATION, SECTION		
. 0	SECTIONS		
7	NOT USED		
8	NOT USED		
. 9	NOT USED		

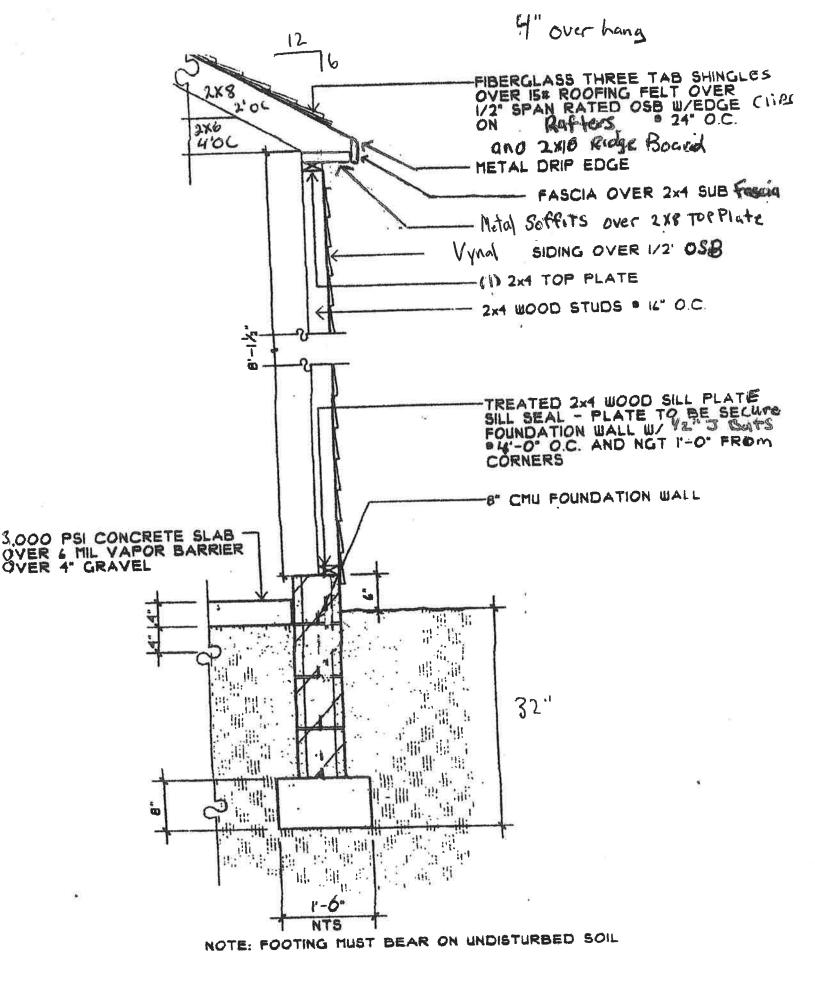




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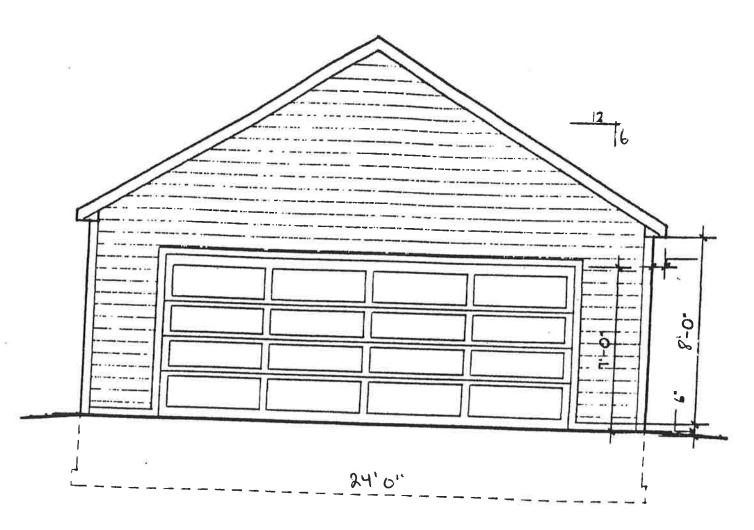






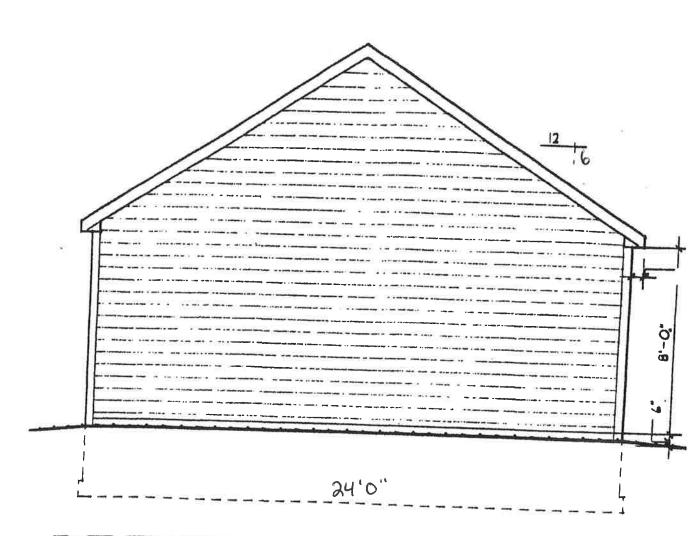
TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

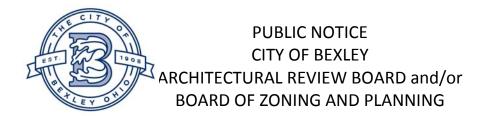


SCALE: 1/4" = 1'-0"

PENSIONS



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



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a. Application No.: ARB-19-1

Applicant: Tim Velazco - SchooleyCaldwell

Owner: City of Bexley Location: 165 N. Parkview

ARB Request: The applicant is seeking architectural review and approval to allow an existing carriage courtyard to be enclosed, and other modifications which include remodeling the basement and attached garage, in order to provide additional community and recreational space within Jeffrey Mansion.

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: 8-29-2019

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

Applicant

@ 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 Conditional Use

true --

Demolition Planned Unit Dev

-

Rezoning Special Permit

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A.1: Attorney / Agent Information

Agent Name Agent Address

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

Agent EmailAgent Phonetvelazco@schooleycaldwell.com614-628-0300

A.2: Fee Worksheet

Estimated Valuation of Project Minor Architectural Review

2715000 -

Major Architectural Review Variance Review

true --

Zoning Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects Review Type

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Appeal of ARB decision to BZAP Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information

Occupancy Type Zoning District

Commercial Parks & Institutional

Use Classification Other Classification

Other OS Open Space District

B: Project Worksheet: Lot Info

Width (ft) Depth (ft)

Total Area (SF)

46225

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF) Proposed Addition (SF)

20500 2500

Removing (SF)

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

Total Square Footage

- 23000

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?

B: Project Worksheet: Hardscape

Existing Driveway (SF) Existing Patio (SF)

-

color to match existing window

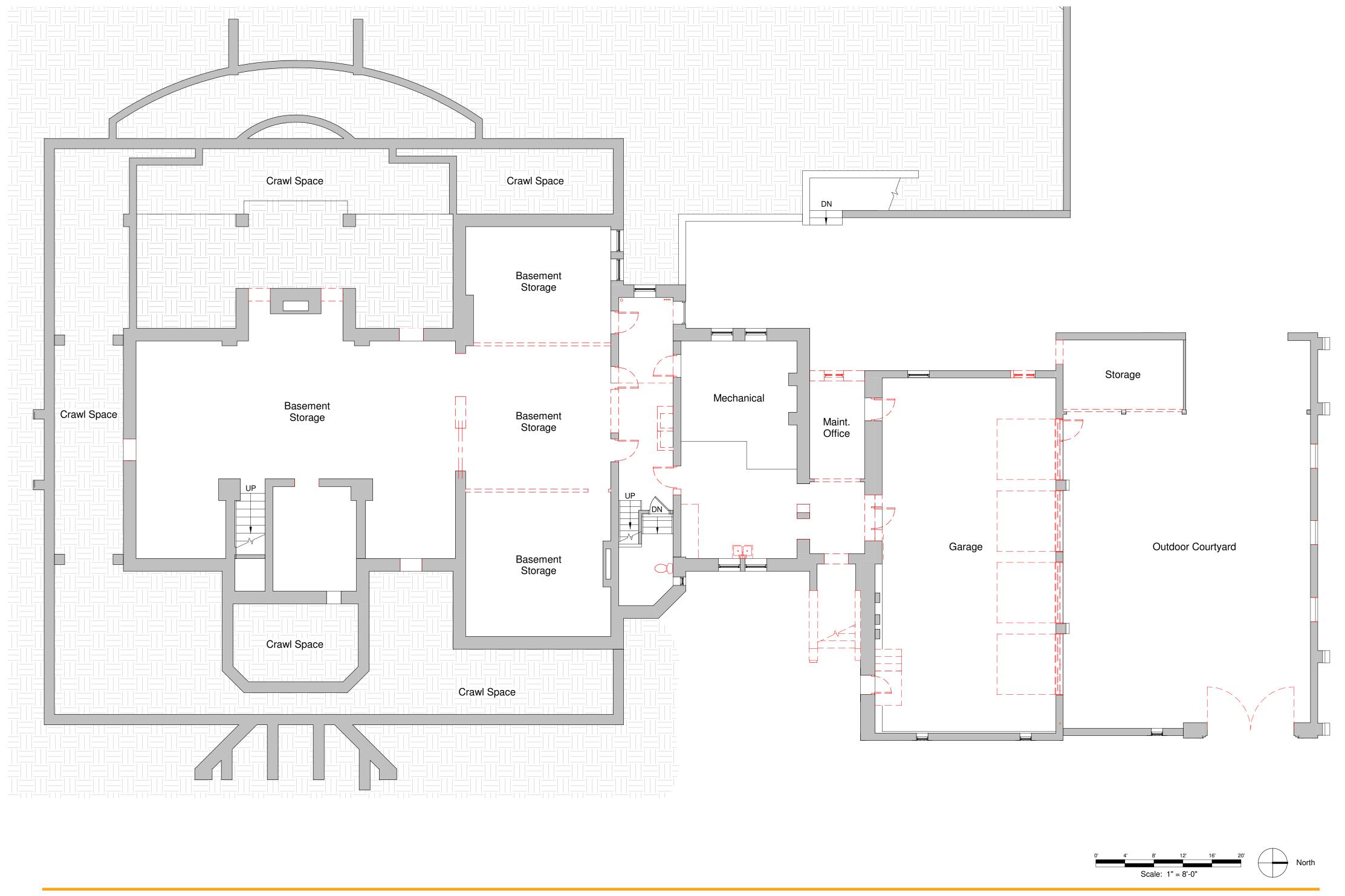
9/9/2019 **Existing Private Sidewalk (SF)** Proposed Additional Hardscape (SF) 8000 **Total Hardscape (SF) B: Project Worksheet: Total Coverage** Total overall lot coverage (SF) Total overall lot coverage (% of lot) C.1 Architectural Review Worksheet: Roofing Roofing **Structure Existing Roof Type New Roof Type New Single Manufacturer New Roof Style and Color** Visible Glass Skylight - Hidden Low Slope EPDM C.1 Architectural Review Worksheet: Windows **Windows Structure Existing Window Type Existing Window Materials New Window Manufacturer** New Window Style/Mat./Color Simulated divided lites, aluminum exterior and wood interior, color to match existing window C.1 Architectural Review Worksheet: Doors **Doors** Structure **Existing Entrance Door Type Existing Garage Door Type Door Finish Proposed Door Type Proposed Door Style Proposed Door Color** Simulated divided lites, aluminum exterior and wood interior,

C.1 Architectural Review Worksheet: Exterior Trim	
Exterior Trim	Existing Door Trim
Proposed New Door Trim	Existing Window Trim
	
Proposed New Window Trim	Trim Color(s)
	
Do the proposed changes affect the overhangs?	
C.2 Architectural Review Worksheet: Exterior Wall Finishes	
Exterior Wall Finishes	Existing Finishes
Existing Finishes Manufacturer, Style, Color	Proposed Finishes
Brick finishes to match existing / stone copings to match	
existing	Proposed Finishes Manufacturer, Style, Color
	
E.1 Variance Worksheet	
Description of the Proposed Variance. Please provide a thorough	description of the variance being sought and the reason why.
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.	
2. Is the variance substantial? Please describe.	
	
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.	
E.2 Variance Worksheet	
4. Would the variance adversely affect the delivery of government	al services (e.g. water, sewer, garbage)? Please describe.
5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.	
6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.	

9/9/2019

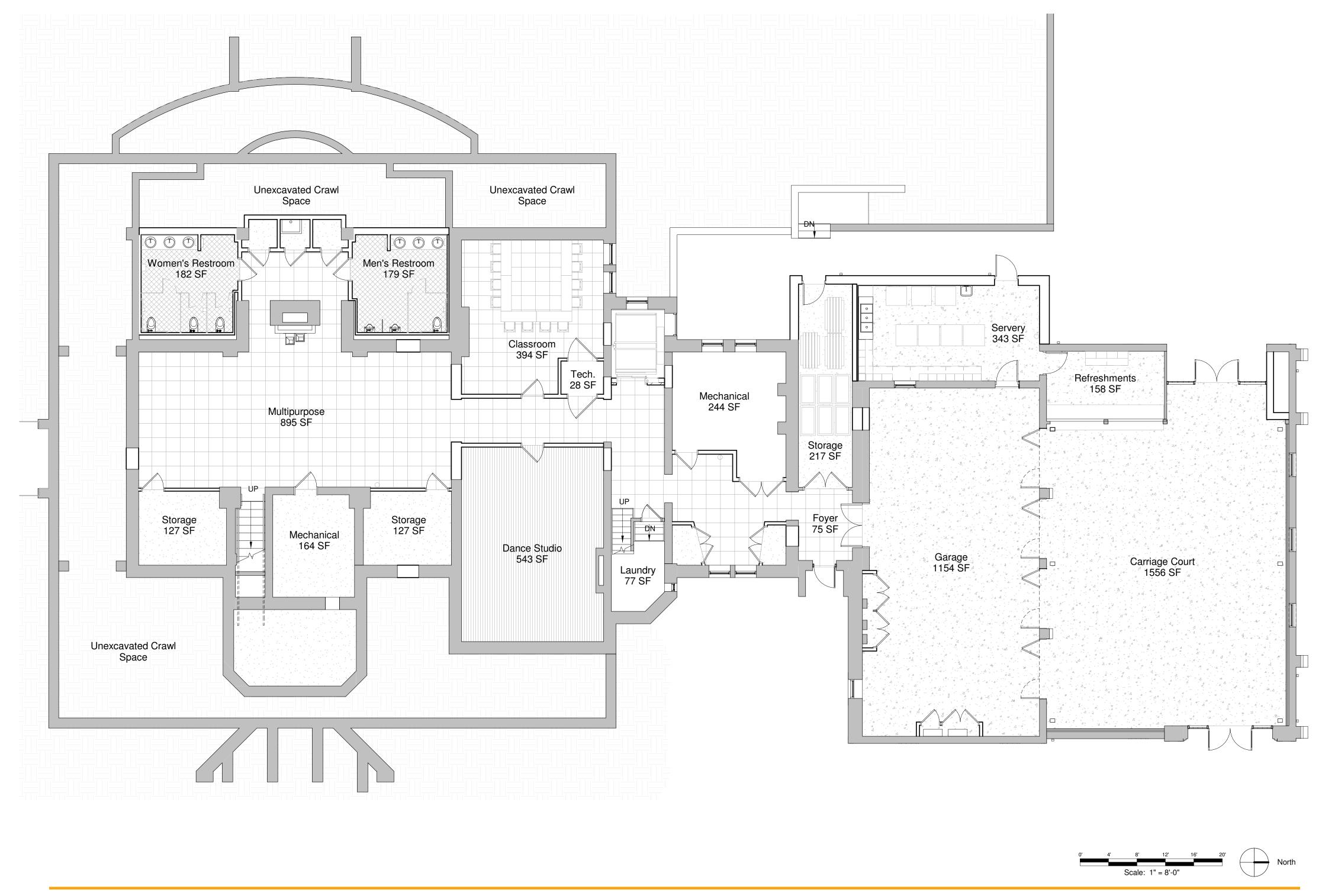
7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

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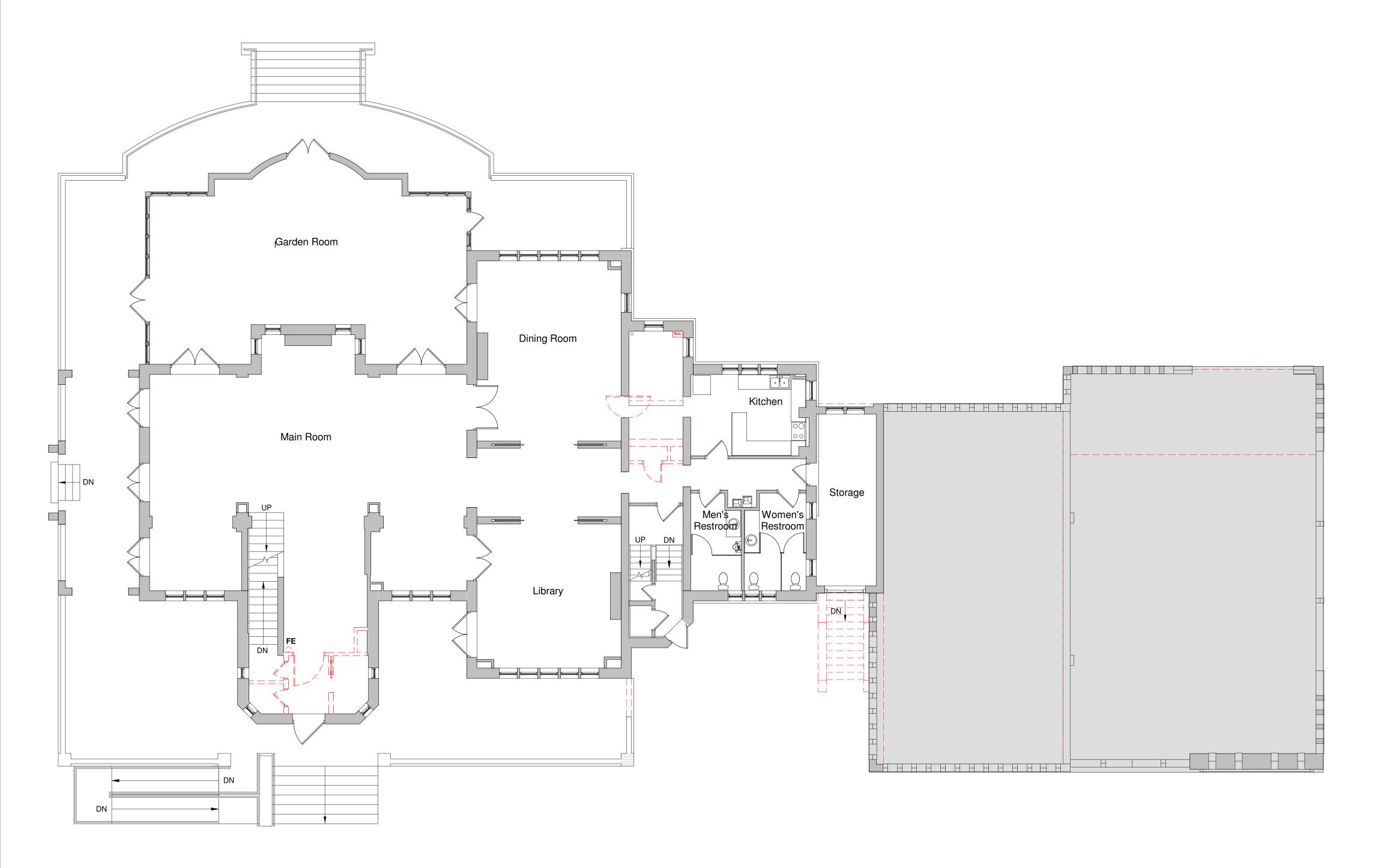








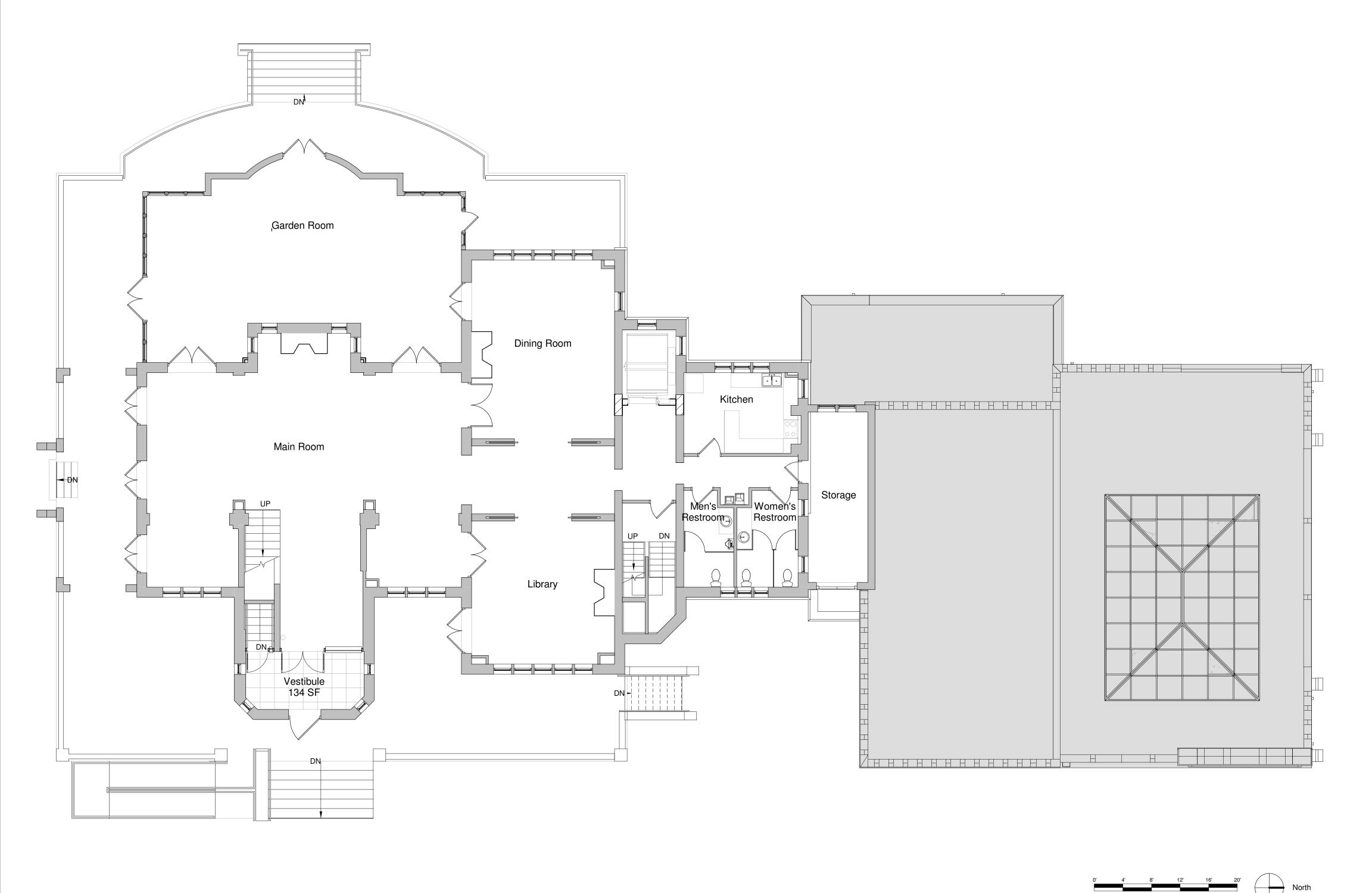






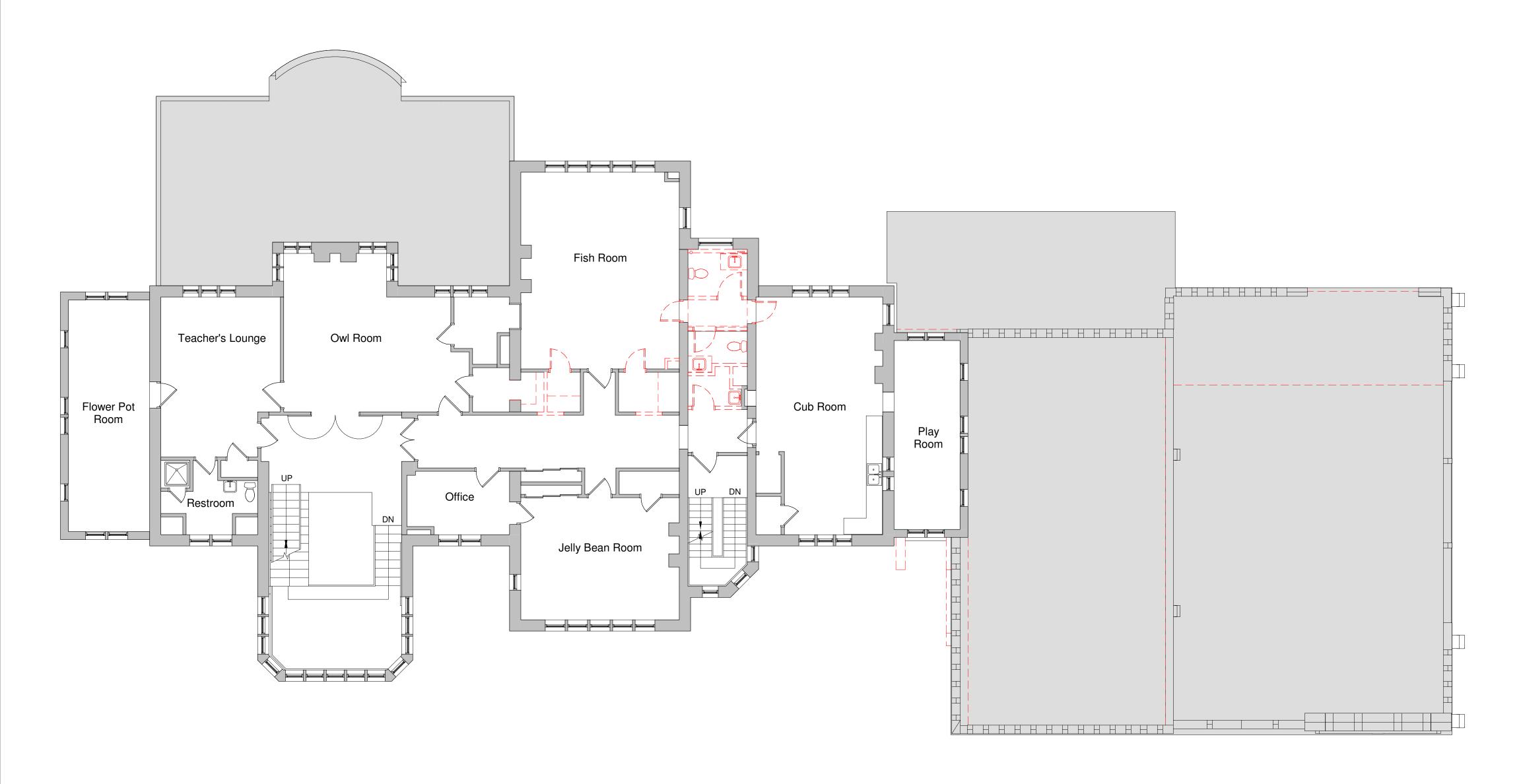


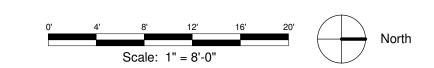






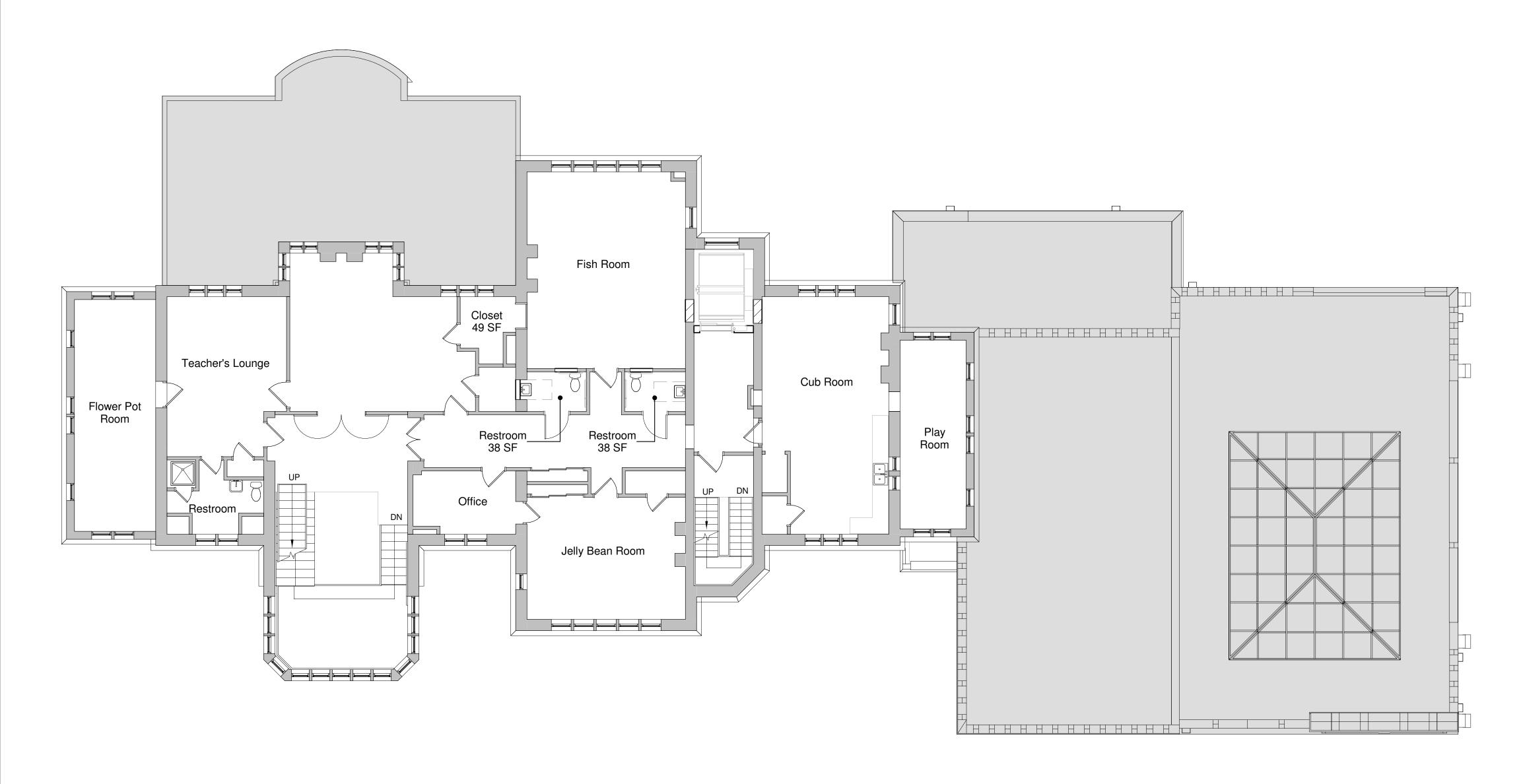


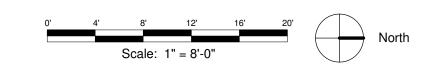






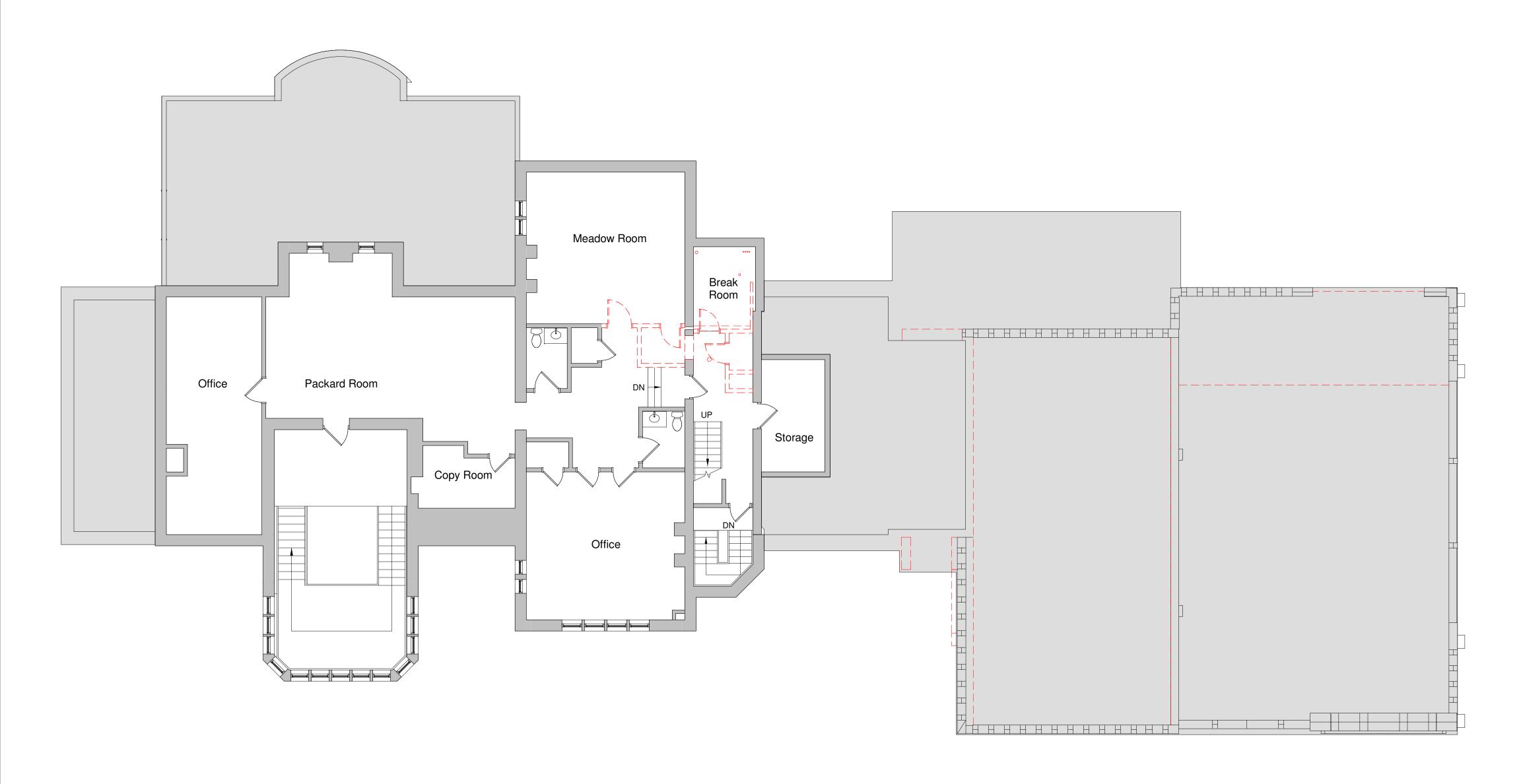


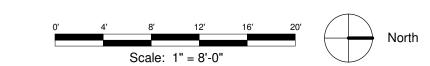






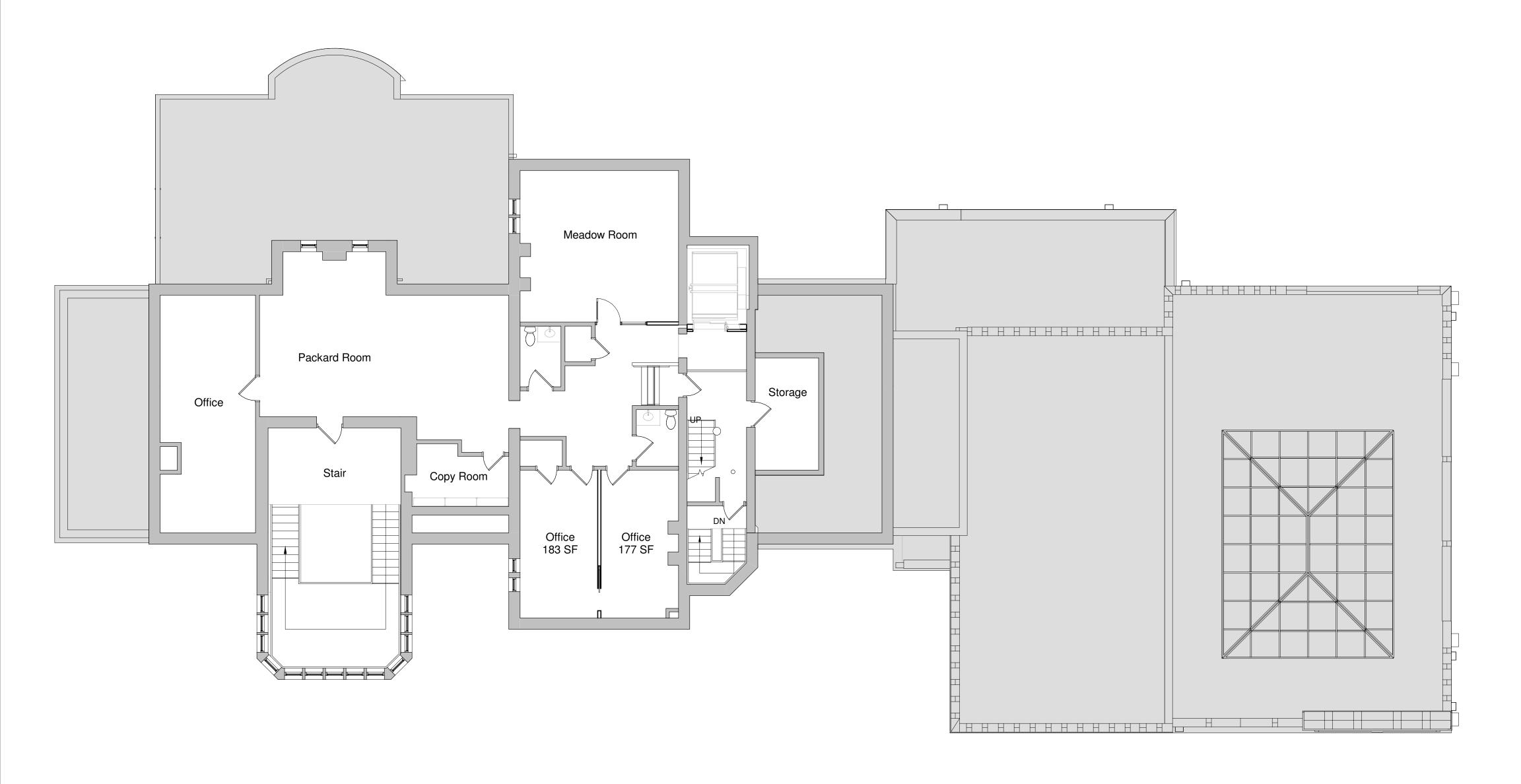


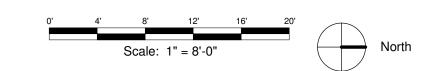






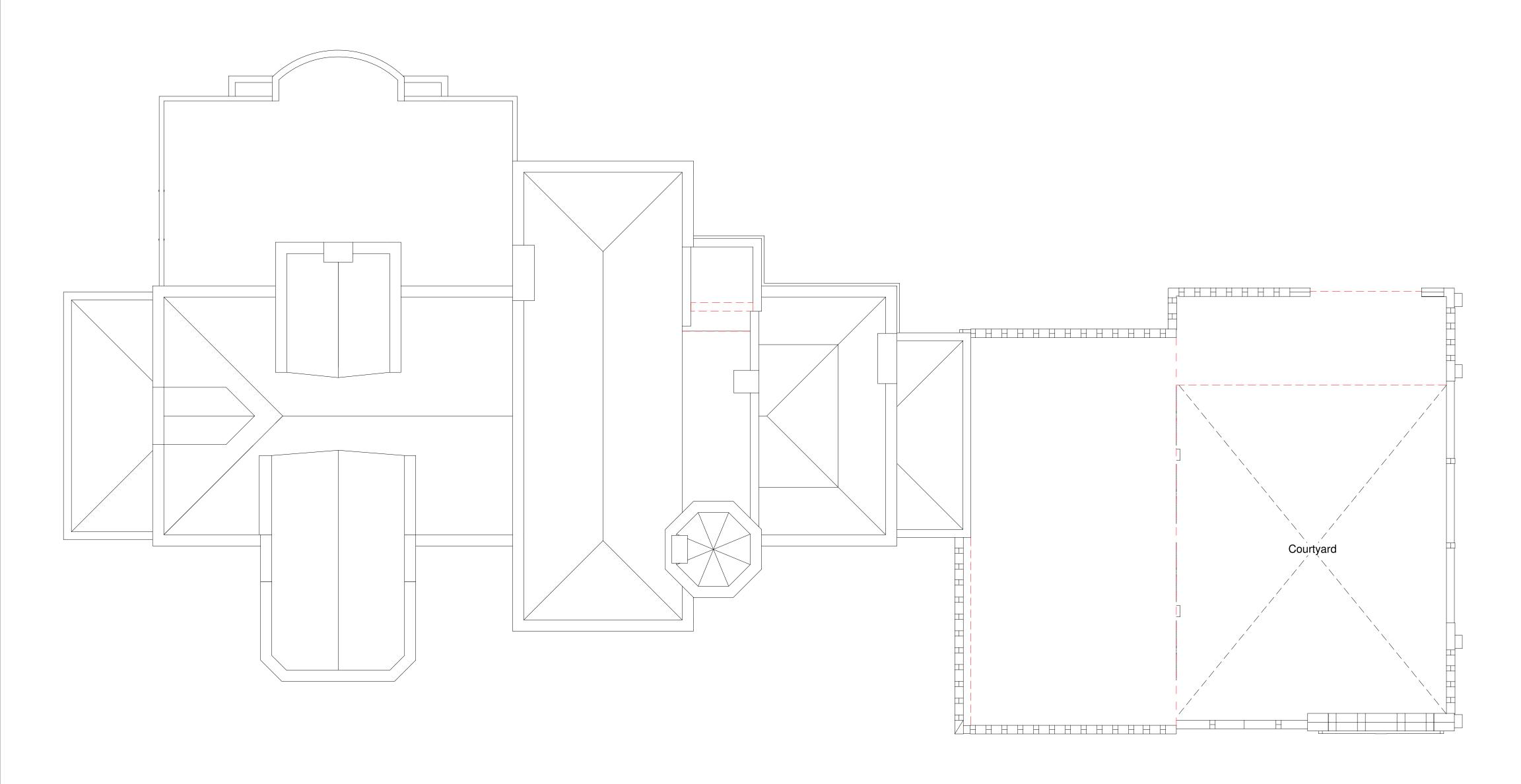


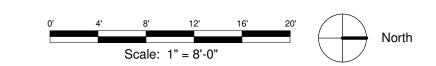






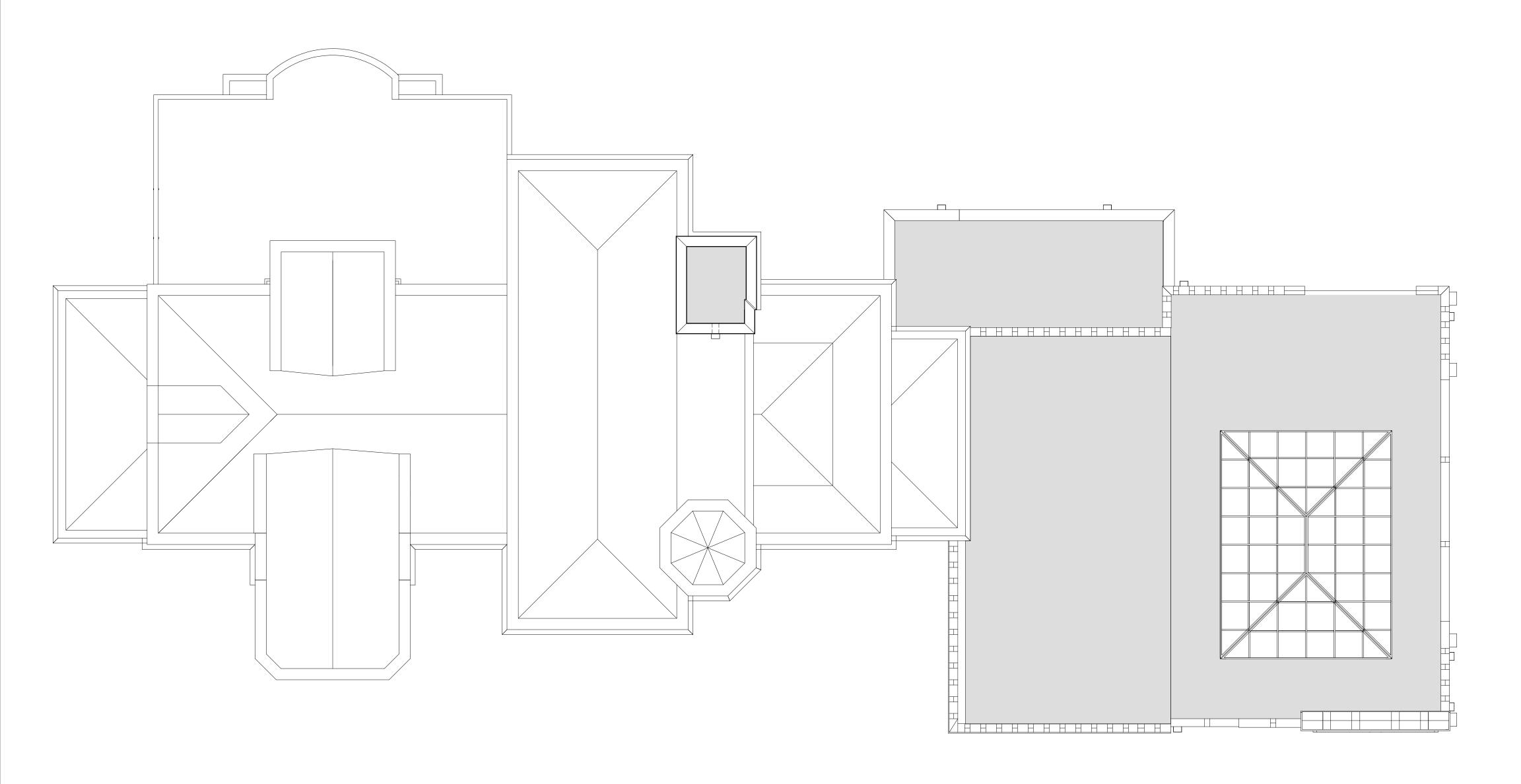


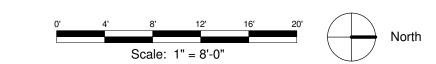






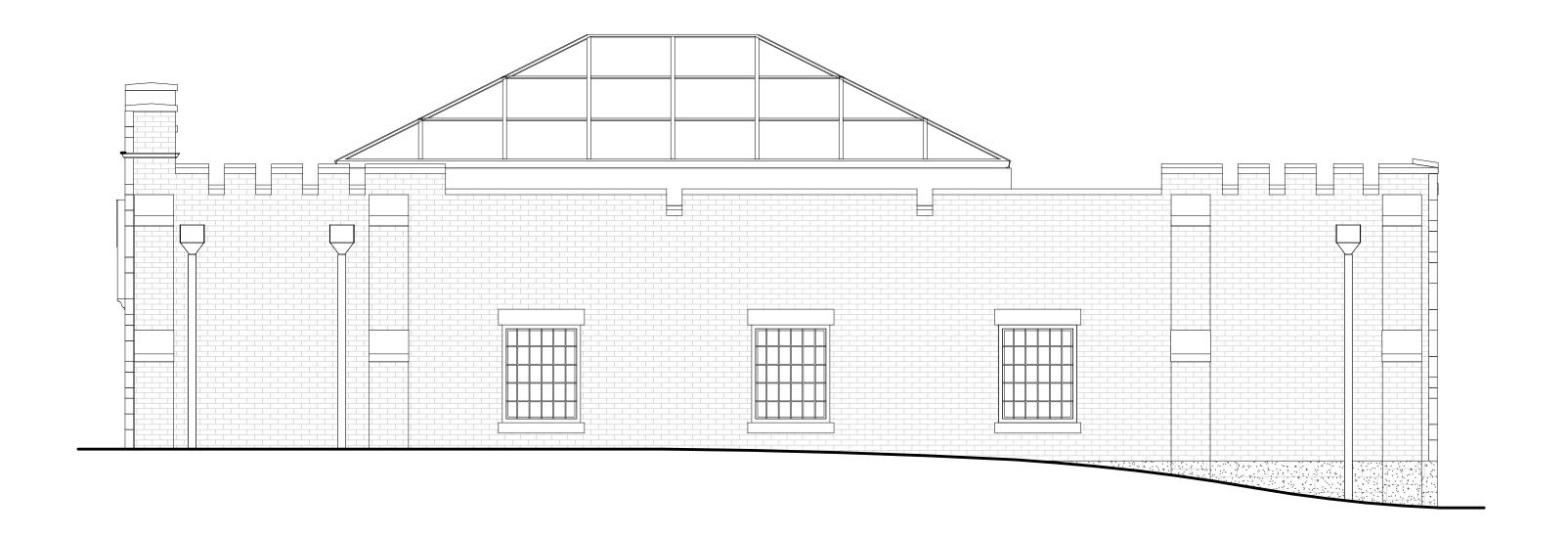




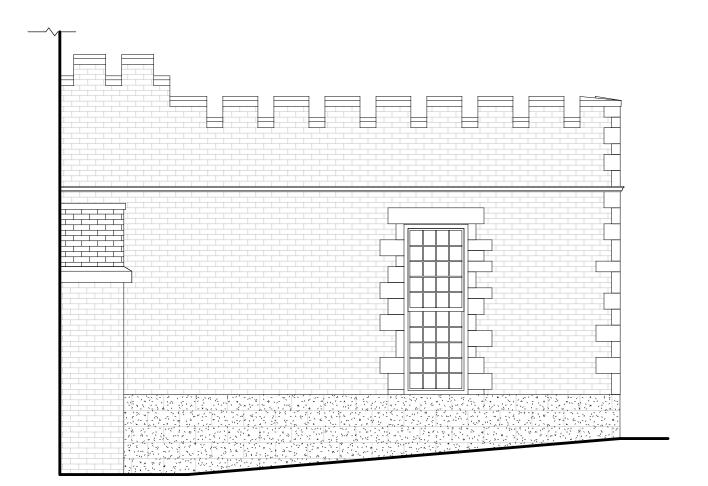






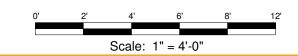


1 Carraige Court - North Elevation



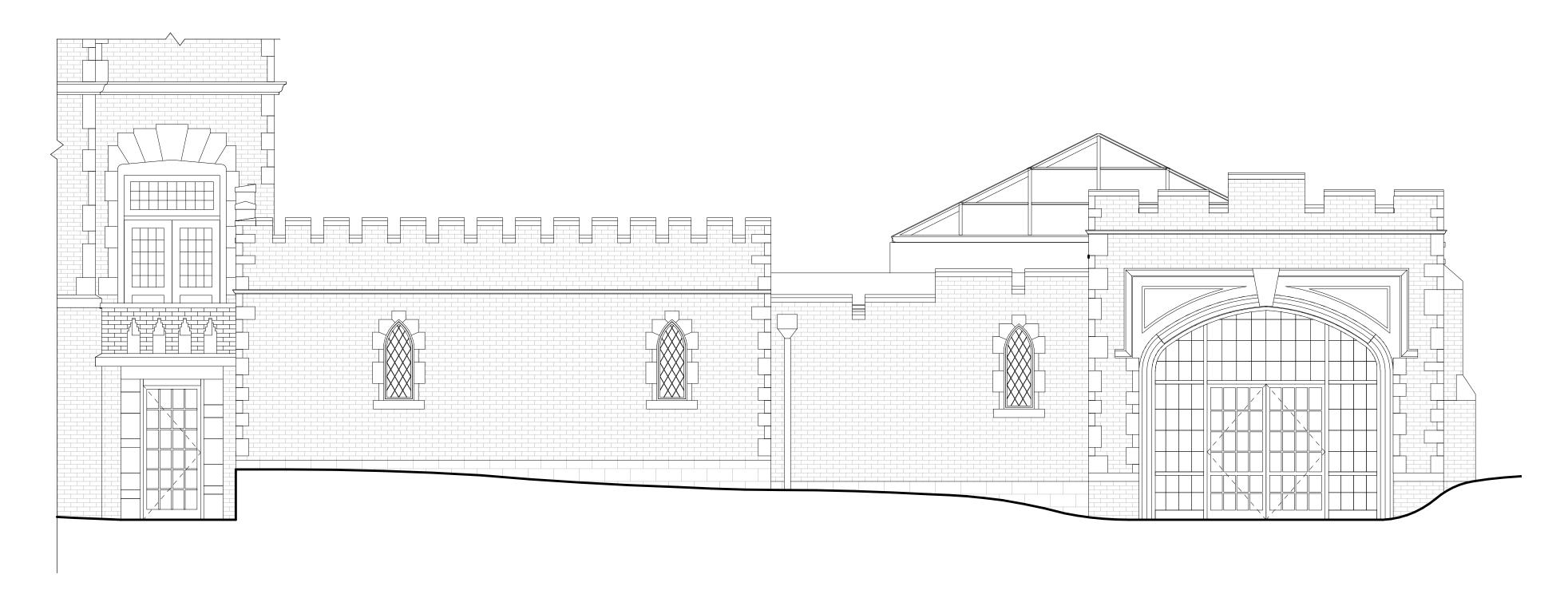
2 Carriage Court - South Elevation

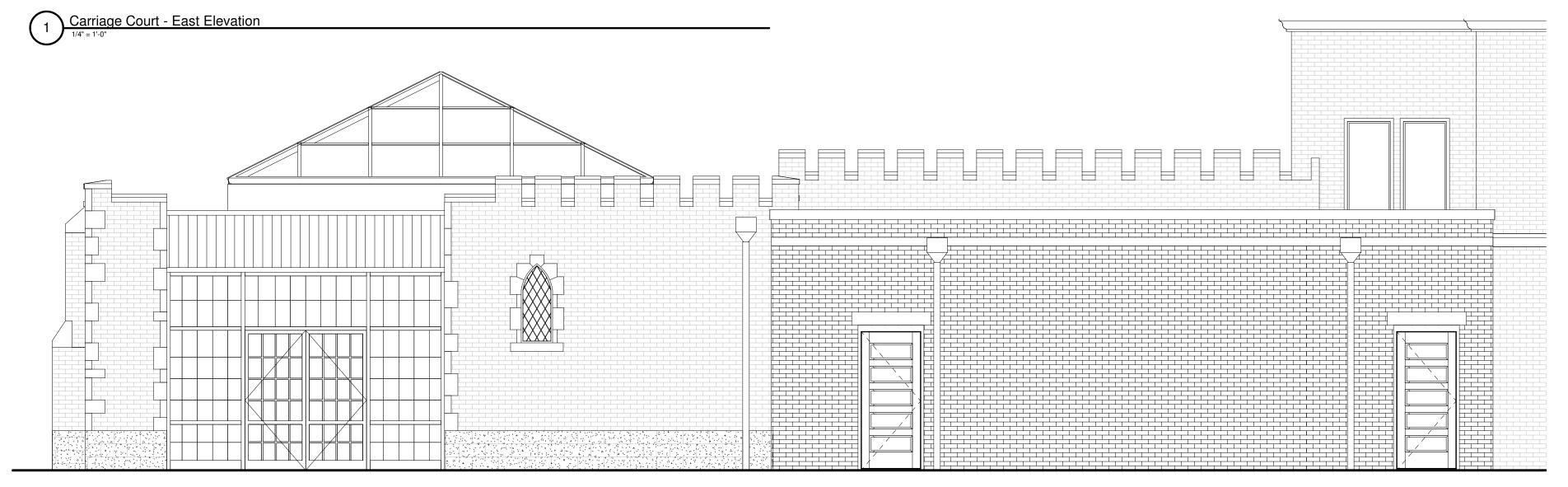
1/4" = 1'-0"











2 Carriage Court - West Elevation

