




***(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

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

John Hedge- Architect

Agent Address

800 Clubview Blvd So, Columbus OH 43235

Agent Email

hedgejack60@yahoo.com

Agent Phone

614-565-9776

A.2: Fee Worksheet

Estimated Valuation of Project

110000

Minor Architectural Review

false

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

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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**Zoning District**

Residential

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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?
20	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1644	500
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
45	0
Total Hardscape (SF)	

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

3869

Total overall lot coverage (% of lot)

46

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

not selected yet

New Roof Style and Color

match existing

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

anderson

New Window Style/Mat./Color

White double hung and casement

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

Wood

Door Finish

Painted

Proposed Door Type

glass french single rear door

Proposed Door Style

french

Proposed Door Color

white

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

true

Existing Door Trim

Vinyl

Proposed New Door Trim

vinyl to match existing

Existing Window Trim

Vinyl

Proposed New Window Trim

vinyl to match existing

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

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

yellow vinyl lap siding

Proposed Finishes

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.

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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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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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