



**PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, October 10, 2019 at 6:00 PM**, 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.: ARB-19-6  
Applicant: Keri Dunn - ARP-Solar  
Owner: Dr. J. Feibel  
Location: 218 N, Parkview Ave.  
**ARB Request:** The applicant is seeking architectural review and approval to allow solar panels to be installed on different sections of the house roof and to replace an existing awning, which covers the terrace on the east side of the house, with an arbor that will have solar panels on the top.

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: 9-26-2019

## Application Cover Sheet: Basic Project Information & Certification

### Purpose of Application (check all that apply):

Architectural Review    Conditional Use    Demolition    Planned Unit Dev.    Rezoning    Special Permit

### Property & Project Information:

Property Address:

Brief Project Description:

### Applicant Information:

Applicant Name:

Applicant Address:  ,  ,

Applicant Email & Phone:

### Property Owner Information:

Owner Name:

Owner Address:  ,  ,

Owner Email & Phone:

### Attorney/Agent Information:

Agent Name:

Agent Address:  ,  ,

Agent Email & Phone:

**Completed Worksheets:**    Project Worksheet (Sheet A)    Architectural Review (Sheet B)    Tree Commission (Sheet C)

### Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:    Date:

Owner Signature:    Date:

Agent Signature:    Date:

**Internal Use:**

Application #:    Board Referrals:    ARB    BZAP    City Council    Tree Commission

Staff Signature:    Date:

## Project Worksheet

Residential       Commercial

Property Address: 218 N. Parkview Avenue, Columbus, Ohio 43209

Zoning District:

- R-1 (25% Building & 40% Overall)       R-6 (35% Building & 60% Overall)  
 R-2 (25% Building & 50% Overall)       R-12 (35% Building & 70% Overall)  
 R-3 (25% Building & 50% Overall)       Other:

*\* Overall coverage includes hardscape*

Lot Info:      Width (ft.):       Depth (ft.):       Total Area (SF):

**Primary Structure Info:**

Existing Footprint (SF):	<input type="text" value="4,000 sq.ft."/>	
Proposed Addition (SF):	<input type="text" value="450 sq.ft."/>	
Removing (SF):	<input type="text"/>	(Type of Structure): <input type="text" value="Pergola"/>
Proposed new primary structure or residence (SF):	<input type="text"/>	
Total Square Footage:	<input type="text" value="4,450 sq.ft."/>	

**Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):**

Existing Footprint (SF):	<input type="text"/>	New Structure Type:	<input type="text"/>
Proposed Addition (SF):	<input type="text"/>	Ridge Height:	<input type="text"/>
Proposed New Structure (SF):	<input type="text"/>	Is there a 2nd floor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total of all garage and accessory structures (SF):	<input type="text" value="250 sq.ft."/>	2nd Floor SF:	<input type="text"/>
Total building lot coverage (SF):	<input type="text"/>	=	<input type="text"/> % of lot
Is this replacing an existing garage and/or accessory structure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**Hardscape:**

Existing Driveway (SF):	<input type="text"/>	Existing Patio (SF):	<input type="text"/>	Existing Private Sidewalk (SF):	<input type="text"/>
Proposed Additional Hardscape (SF):	<input type="text"/>				
Total Hardscape (SF):	<input type="text"/>				

**Totals:**      Total overall lot coverage (SF):  =  % of lot

Applicant Initial:

**Internal Use:**

Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
Staff Comments:	<input type="text"/>			
				Staff Initial: <input type="text"/>

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

**Applicant**  
👤 Keri Dunn  
☎ 304.483.6411  
@ keri@arp-solar.com

**Location**  
218 PARKVIEW AV  
Bexley, OH 43209

# ARB-19-6

Submitted On: Sep 18, 2019

## A.1: Project Information

### Brief Project Description

New pergola at rear of house and solar panel installation.

### 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

100000

### 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

Special Permit, Conditional Uses and All Others

### 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**

Residential

**Zoning District**

R-2

**Use Classification**

R-2 (25% Building and 50% Overall)

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

250

**Depth (ft)**

150

**Total Area (SF)**

37500

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

4000

**Proposed Addition (SF)**

450

**Removing (SF)**

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**Type of Structure**

Pergola

**Proposed New Primary Structure or Residence (SF)**

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**Total Square Footage**

4450

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

250

**Proposed Addition (SF)**

--

**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)**

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**Total building lot coverage (SF)**

4700

**Total building lot coverage (% of lot)**

12.5

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

No

**B: Project Worksheet: Hardscape****Existing Driveway (SF)**

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**Existing Patio (SF)**

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**Existing Private Sidewalk (SF)**

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**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

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**B: Project Worksheet: Total Coverage**

**Total overall lot coverage (SF)**

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**Total overall lot coverage (% of lot)**

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

**Roofing**

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**Existing Roof Type**

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**New Single Manufacturer**

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**Structure**

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**New Roof Type**

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**New Roof Style and Color**

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

**Windows**

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**Existing Window Type**

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**New Window Manufacturer**

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**Structure**

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**Existing Window Materials**

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**New Window Style/Mat./Color**

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

**Doors**

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**Existing Entrance Door Type**

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**Door Finish**

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**Proposed Door Style**

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**Structure**

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**Existing Garage Door Type**

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**Proposed Door Type**

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**Proposed Door Color**

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

**Exterior Trim**

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**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**

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**Proposed Finishes Manufacturer, Style, Color**

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### **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**

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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.**

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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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10/2/2019

**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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