




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

Applicant

 City of Bexley
 614-562-5655
 Building@bexley.org

Location

2844 DELMAR DR
Bexley, OH 43209

ARB-19-5

Submitted On: Sep 16, 2019

A.1: Project Information

Brief Project Description

Add new primary and secondary structures and fencing, to provide storage facility for the Bexley Parks & Forestry on existing city property.

Architecture Review

true

Conditional Use

false

Demolition

false

Planned Unit Dev

false

Rezoning

false

Special Permit

false

A.1: Attorney / Agent Information

Agent Name

Ben Kessler

Agent Address

2242 E. Main St.

Agent Email

bkessler@bexley.org

Agent Phone

614-559-4200

A.2: Fee Worksheet

Estimated Valuation of Project

45000

Minor Architectural Review

false

Major Architectural Review

true

Variance Review

false

Zoning

false

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

true

Review Type

--

Appeal of ARB decision to BZAP

false

Appeal of BZAP decision to City Council

false

B: Project Worksheet: Property Information

Occupancy Type

Commercial

Zoning District

GC General Commercial

Use Classification

Other

Other Classification

--

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

0

Depth (ft)

--

Total Area (SF)

--

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

--

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

--

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)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

--

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**

false

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

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

false

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

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

false

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

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

false

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

false

--

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

--

--

Proposed Finishes Manufacturer, Style, Color

--

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

false

false

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

false

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 describe.

--