

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory Structures and New Principal Structures that meet the Zoning Code)**
ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Applicant

 Bryan Meade
 6142609836
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Location

235 N ROOSEVELT AV
 Bexley, OH 43209

ARB-19-15

Submitted On: Oct 17, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Demolition of existing structure and replacement with new Home

Architecture Review

true

Conditional Use

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Demolition

true

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

N/A

Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

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Property Owner phone

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If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

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A.2: Fee Worksheet

Estimated Valuation of Project

400000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

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Zoning

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Zoning Review Type

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Sign Review and Architectural Review for Commercial Projects**Review Type**

Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

true

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B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

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Use Classification

Other

Other Classification

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B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

230

Total Area (SF)

11500

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1400

Proposed Addition (SF)

1500

Removing (SF)

1400

Type of Structure

ranch

Proposed New Primary Structure or Residence (SF)

2500

Total Square Footage

2500

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

Existing Footprint (SF)

350

Proposed Addition (SF)

0

New Structure Type

garage attached to primary

Ridge Height

20

Proposed New Structure (SF)

550

Is there a 2nd Floor

Yes

2nd Floor SF

350

Total of all garage and accessory structures (SF)

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Total building lot coverage (SF)

600

Total building lot coverage (% of lot)

13

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

Yes

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

1065

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

75

Proposed Additional Hardscape (SF)

250

Total Hardscape (SF)

1390

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

2860

Total overall lot coverage (% of lot)

24.8

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

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Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Driftwood

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

true

Structure

Garage Only

Existing Window Type

Exterior Storm

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

PlyGem

New Window Style/Mat./Color

black

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

true

Structure

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Type

ThemaTru

Proposed Door Style

traditional

Proposed Door Color

black

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Vinyl

Proposed New Door Trim

SmartTrim/wood

Existing Window Trim

Wood

Proposed New Window Trim

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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

Wood Siding

Existing Finishes Manufacturer, Style, Color

unknownT111, Gray

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

7" White lap siding

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

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

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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.

The current 2' crawl does not meet code and is in disrepair/not capable of carrying any increased structural changes and the existing house itself is a masonry block structure that does not allow for modifications or additions.

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.

no

2. Is the variance substantial? Please describe.

no

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, improved

E.2 Variance Worksheet

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

no

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

no

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

no

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

yes