




***(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

 Andrew Rosenthal
 6142282122
 rosenthal@grad.cc

Location

500 N CASSADY AV
 Bexley, OH 43209

ARB-19-18

Submitted On: Oct 23, 2019

A.1: Project Information

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

This project is an approximately 680 sf addition to the front (west side) of this building. It will create a new lobby for the animal hospital and provide interior access to upstairs.

Architecture Review

true

Conditional Use

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Demolition

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Planned Unit Dev

--

Rezoning

--

Special Permit

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A.1: Attorney / Agent Information

Agent Name

Andrew Rosenthal

Agent Address

330 W. Spring Street, Suite 265

Agent Email

info@grad.cc

Agent Phone

614-228-2122

Property Owner Name

Dr. Stephanie McClure

Property Owner phone

(614) 205-9151

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

200000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

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Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

true

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**

Commercial

Zoning District

MUC Mixed Use Commercial

Use Classification

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

60

Depth (ft)

120

Total Area (SF)

7200

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

1625

Proposed Addition (SF)

660

Removing (SF)

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Type of Structure

--

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

2285

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

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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?

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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)

--

Total overall lot coverage (% of lot)

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C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

EPDM Rubber

New Roof Type

TPO Rubber

New Single Manufacturer

--

New Roof Style and Color

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C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House or Principal Structure

Existing Window Type

Fixed

Existing Window Materials

Aluminum

New Window Manufacturer

Kawneer or similar

New Window Style/Mat./Color

Center set storefront, grey

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

House or Principal Structure

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

Storefront

Proposed Door Color

Grey

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)

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Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Brick and Ipe

Proposed Finishes

Other

Other Proposed Finishes

Metal siding, Corten Steel

Proposed Finishes Manufacturer, Style, Color

Grey metal finish on metal siding, natural finish on Corten, cedar at exposed exterior ceiling

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.

Parking variance has been granted. No additional variances are requested.

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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