




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

**Applicant**

 Elijah Less  
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 eless@rogerskrajnak.com

**Location**

514 N DREXEL AV  
Bexley, OH 43209

# ARB-19-8

Submitted On: Oct 14, 2019

## A.1: Project Information

**Brief Project Description**

Addition/remodel to existing 1.5 story residence

**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**

Peter Krajnak

**Agent Address**

264 S Third Street Columbus Ohio 43215

**Agent Email**

pkrajnak@rogerskrajnak.com

**Agent Phone**

614.461.0243 (x202)

## A.2: Fee Worksheet

**Estimated Valuation of Project**

150000

**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**

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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**

Residential

**Zoning District**

R-6

**Use Classification**

R-6 (35% Building and 60% Overall)

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

75.04

**Depth (ft)**

149.5

**Total Area (SF)**

11218.5

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

840.3

**Proposed Addition (SF)**

519.1

**Removing (SF)**

0

**Type of Structure**

Addition to primary residence

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

0

**Total Square Footage**

1359.4

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

504

**Proposed Addition (SF)**

0

**New Structure Type**

No new garage/accessory structures added

**Ridge Height**

N/A

**Proposed New Structure (SF)**

0

**Is there a 2nd Floor**

No

**Total of all garage and accessory structures (SF)**

504

**Total building lot coverage (SF)**

1863.4

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

16.6

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

No

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

1369.3

**Existing Patio (SF)**

194.4

**Existing Private Sidewalk (SF)**

186.9

**Proposed Additional Hardscape (SF)**

0

**Total Hardscape (SF)**

1556.2

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

3392.2

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

30.2

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

true

**Existing Roof Type**

Std. 3-tab Asphalt Shingle

**New Single Manufacturer**

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**Structure**

House or Principal Structure

**New Roof Type**

Std. 3-tab Asphalt Shingle

**New Roof Style and Color**

To match existing

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

true

**Existing Window Type**

Double Hung

**New Window Manufacturer**

Pella Windows

**Structure**

House or Principal Structure

**Existing Window Materials**

Aluminum Clad Wood

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

White

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

true

**Existing Entrance Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Style**

Side entry door, 36" w/ 1/2 length window lite &amp; adjoining side lites

**Structure**

House or Principal Structure

**Existing Garage Door Type**

Insulated Metal

**Proposed Door Type**

Wood

**Proposed Door Color**

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

true

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**Proposed New Door Trim**

**Existing Window Trim**

Hardie Trim

Vinyl

**Proposed New Window Trim**

**Trim Color(s)**

Hardie Trim

White

**Do the proposed changes affect the overhangs?**

No

**C.2 Architectural Review Worksheet: Exterior Wall Finishes**

**Exterior Wall Finishes**

**Existing Finishes**

true

Wood Shingle

**Existing Finishes Manufacturer, Style, Color**

**Proposed Finishes**

Straight edged wooden shingles, gray, manufacturer unknown

Other

**Other Proposed Finishes**

**Proposed Finishes Manufacturer, Style, Color**

HardieShingle & HardiePanel board and batten

Shingles painted gray, board and batten painted white

**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.**

N/A

**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.**

N/A

**2. Is the variance substantial? Please describe.**

N/A

**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.**

N/A

**E.2 Variance Worksheet**

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

N/A

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

N/A

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

N/A

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

N/A