




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

**Applicant**

 Kelli Morris  
 614-322-3333  
 kelli@creative-earthscapes.com

**Location**

912 VERNON RD  
Bexley, OH 43209

# ARB-19-17

Submitted On: Oct 22, 2019

## A.1: Project Information

### Brief Project Description

Request to renovate the front porch including new gable roof over door, with shed roof covering rest of front porch. New composite decking with aluminum handrail and paver patio seating area and walkway to sidewalk

**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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**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**

30000

**Minor Architectural Review**

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**Major Architectural Review**

true

**Variance Review**

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**Zoning**

true

**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****Appeal of BZAP decision to City Council**

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**B: Project Worksheet: Property Information****Occupancy Type**

Residential

**Zoning District**

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**Use Classification**

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

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

40

**Depth (ft)**

134.41

**Total Area (SF)**

5376.4

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

1324

**Proposed Addition (SF)**

117

**Removing (SF)**

12

**Type of Structure**

porch with roof

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

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**Total Square Footage**

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

1324

**Proposed Addition (SF)**

117

**New Structure Type**

porch with roof

**Ridge Height**

13'

**Proposed New Structure (SF)**

117

**Is there a 2nd Floor**

No

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

1

**Total building lot coverage (SF)**

1429

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

26.58

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

No

**B: Project Worksheet: Hardscape**

**Existing Driveway (SF)**

429

**Existing Patio (SF)**

230

**Existing Private Sidewalk (SF)**

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**Proposed Additional Hardscape (SF)**

165

**Total Hardscape (SF)**

395

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

1824

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

33.9

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

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**Structure**

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**Existing Roof Type**

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**New Roof Type**

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**New Single Manufacturer**

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**New Roof Style and Color**

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

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**Structure**

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**Existing Window Type**

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**Existing Window Materials**

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**New Window Manufacturer**

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

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

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**Structure**

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**Existing Entrance Door Type**

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**Existing Garage Door Type**

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**Door Finish**

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**Proposed Door Type**

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**Proposed Door Style**

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**Proposed Door Color**

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

Exterior Trim

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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**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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