

***(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

 Todd Thompson
 404-693-1526
 theurbanartisans@gmail.com

Location

99 S MERKLE RD
 Bexley, OH 43209

ARB-19-9

Submitted On: Oct 16, 2019

A.1: Project Information

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

Replace screens with sliding windows and install sliding door in existing sunroom at rear of house. Enclose existing breezeway between house and garage (roof and foundation between the two is existing).

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

Todd Thompson for Urban Artisans

Agent Address

3000 E Main St. #186 Columbus, OH 43209

Agent Email

theUrbanArtisans@gmail.com

Agent Phone

404-693-1526

Property Owner Name

James Hilovsky

Property Owner phone

330-606-9420

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

50000

Minor Architectural Review

true

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**

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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

R6

Use Classification

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

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

85

Depth (ft)

202.89

Total Area (SF)

17245.65

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

2624

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

Enclosure of breezeway already included in coverage

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

2624

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

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Proposed Addition (SF)

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New Structure Type

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Ridge Height

--

Proposed New Structure (SF)

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Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

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

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

2198

Existing Patio (SF)

225

Existing Private Sidewalk (SF)

110

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

2533

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

5157

Total overall lot coverage (% of lot)

30

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**

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Pello 250 Series Sliding/Vinyl Clad Wood/White

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

true

Structure

House or Principal Structure

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

Sliding Glass for Sunroom; Wood Swinging Door for breezeway

Proposed Door Style

Proposed Door Color

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White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

true

Pine

Proposed New Door Trim

Existing Window Trim

Wood

Wood

Proposed New Window Trim

Trim Color(s)

Wood

Beige Existing/New to be white to complement windows

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

true

Stucco

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Stucco - Beige

Stucco

Proposed Finishes Manufacturer, Style, Color

Match Existing Stucco on breezeway. White wood on sunroom

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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