




*Architectural Review Board Application Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code) · should be a BZAP for July

BA-19-59

Applicant

 Kim McBride
 6143706803
 klmcbride136@gmail.com

Location

212 S REMINGTON RD
 Bexley, OH 43209

A.1: Project Information

Brief Project Description

Demolish garage and replace with new 22' x 24' garage with 6' covered porch

Architecture Review

true

Conditional Use

--

Demolition

true

Planned Unit Dev

--

Rezoning

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

self

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

35875

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Zoning

Others

--

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

--

--

Review Type**Appeal of ARB decision to BZAP**

Special Permit, Conditional Uses and All Others

--

Appeal of BZAP decision to City Council

--

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

Residential

--

Use Classification

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

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

45.27

142

Total Area (SF)

6428.34

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

1019

0

Removing (SF)**Type of Structure**

0

N/A

Proposed New Primary Structure or Residence (SF)**Total Square Footage**

--

--

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

360

300

New Structure Type

Frame

Proposed New Structure (SF)

660

Total of all garage and accessory structures (SF)

660

Total building lot coverage (% of lot)

26

Ridge Height

14'

Is there a 2nd Floor

No

Total building lot coverage (SF)

1679

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

Yes

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

132

Existing Private Sidewalk (SF)

450

Total Hardscape (SF)

967

Existing Patio (SF)

385

Proposed Additional Hardscape (SF)

0

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

2646

Total overall lot coverage (% of lot)

41

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

true

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

Certianeed

Structure

Garage Only

New Roof Type

Std. 3-tab Asphalt Shingle

New Roof Style and Color

Colonial slate grey

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

true

Garage Only

Existing Window Type**Existing Window Materials**

Casement

Wood

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

Jeldwin

Casement White

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

true

Structure

Garage Only

Existing Entrance Door Type**Existing Garage Door Type**

Insulated Metal

Insulated Metal

Door Finish**Proposed Door Type**

Painted

Steel

Proposed Door Style**Proposed Door Color**

Raised panel

White

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

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim**Existing Window Trim**

Wood

Wood

Proposed New Window Trim**Trim Color(s)**

Wood

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**Proposed Finishes**

Wood clapboard white

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

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

--

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Addition of porch on garage will cause an overage of 36 sq ft for the total amount of 624 sq ft for a detached structure.

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.

Addition of porch will add to value of property by providing a covered area in back yard that does not currently exist.

2. Is the variance substantial? Please describe.

Variance is minimal. It does not exceed total lot coverage and exceeds detached allowance by small amount.

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.

Several neighborhood properties have similar structures and thus this addition would not substantially alter the character of the neighborhood.

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.

Yes.

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

No, reduction in size of porch would affect the usability.

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

Yes. Request for variance is for a minimal increase in cover lot by a small percentage. The proposed addition would enhance property value and is similar to the neighborhood architecture. Similar structures have been approved for other residential lots in this neighborhood.