

The Shah Residence 424 South Columbia

The City of Bexley, Ohio
Board of Zoning and Planning
Request for Certificate of Appropriateness

January 28, 2021

Project History

- February 2018: Approval of certificate of appropriateness to demolish existing structure and build new structure
- June 2018: Approval of landscape plan
- 2018-2020: Original contractor made changes in the field
- 2020: Homeowner, new contractor, and architect submit request to modify certificate of appropriateness, restoring certain aspects of the home to compliance with original certificate of appropriateness and proposing solutions to other modifications
- November 2020: Architectural Review Board recommends against a certificate of appropriateness, noting the desire to see the current proposal with three-dimensional details, color, and landscaping

Original Structure



2018 Design

1/8" = 1'-0" (VERTICAL)



- Exter
1. Brick wall
 2. Brick sill
 3. Brick cap
 4. Cast stone
 5. Cast stone
 6. Cast stone
 7. Brick cap
 8. Cast stone
 9. Brick wall
 10. Cast stone
 11. Brick wall
 12. Brick wall
 13. Brick wall
 14. Brick wall
 15. Brick wall
 16. Brick wall
 17. Brick wall
 18. Brick wall
 19. Brick wall
 20. Brick wall
 21. Brick wall
 22. Brick wall
 23. Brick wall
 24. Brick wall
 25. Brick wall
 26. Brick wall
 27. Brick wall
 28. Brick wall
 29. Brick wall

WEST ELEVATION
1/8" = 1'-0"

2020 Design



Planning and Zoning Code § 1223.04

- The proposed modification is “compatible with existing structures within the portion of the District in which the subject property is located.”
- In conducting its review, the Board shall examine and consider, but is not necessarily be limited to, the following elements:
 - Architectural design, new or existing
 - Exterior materials, texture and color
 - Exterior details
 - Height and building mass
 - Preservation of existing trees and significant landscape features

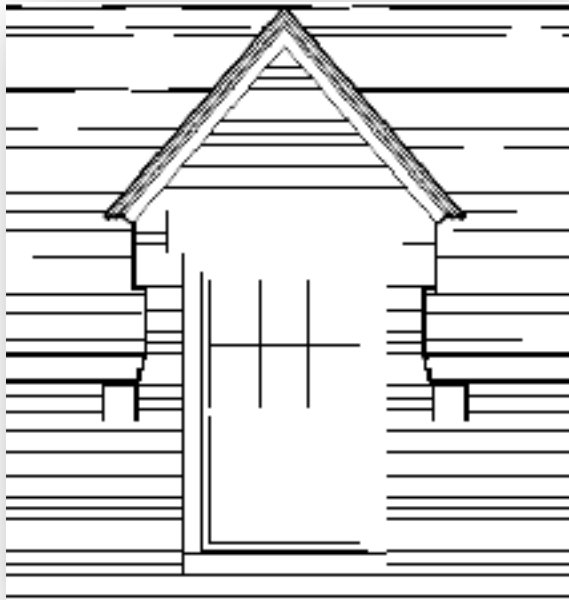
Modifications to Certificate of Appropriateness

1. Window grids
2. Height of home from 36'-6" to 38'-0"
- ~~3. Porch/Front door~~
- ~~4. Garage door~~
5. Side entry
6. Wall/fence around pool
7. Skylight

Windows

2018 Design

- 6 pane grid on top



As-Built

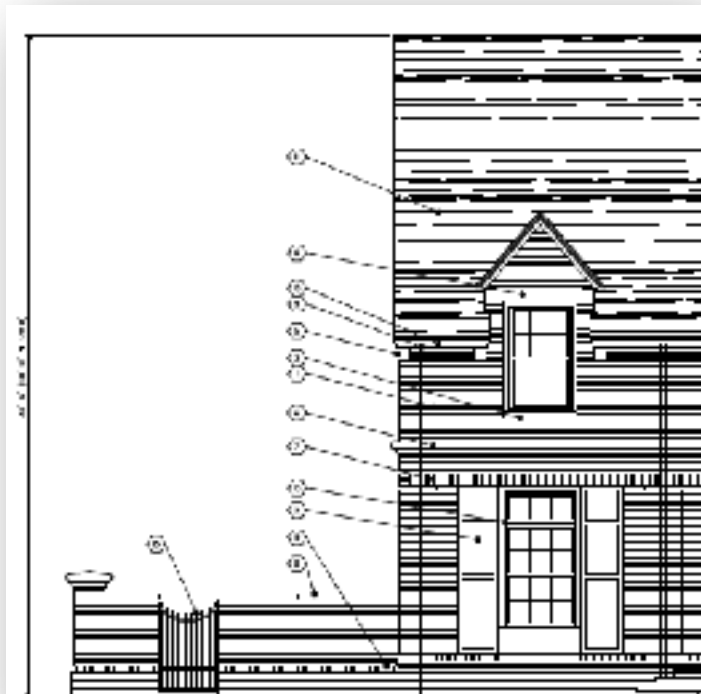
- 4 over 4 panes



Height

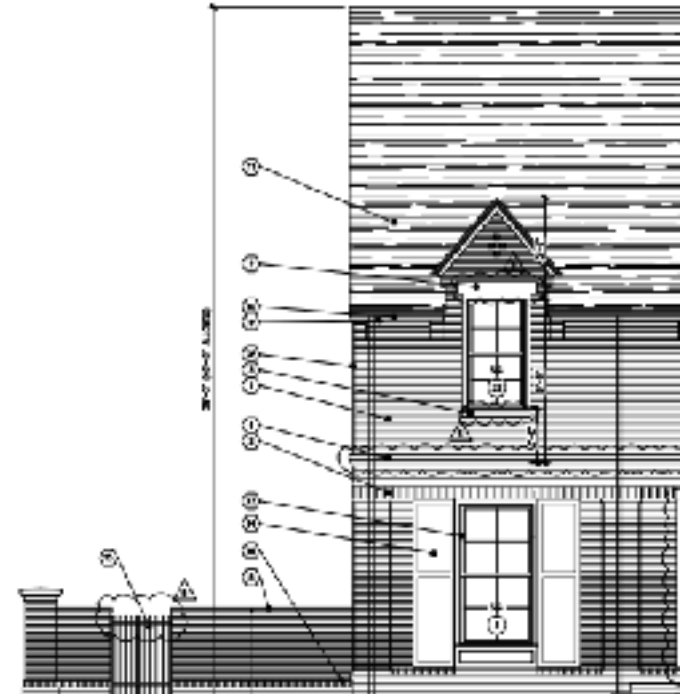
2018 Design

- 36'-6"



As-Built

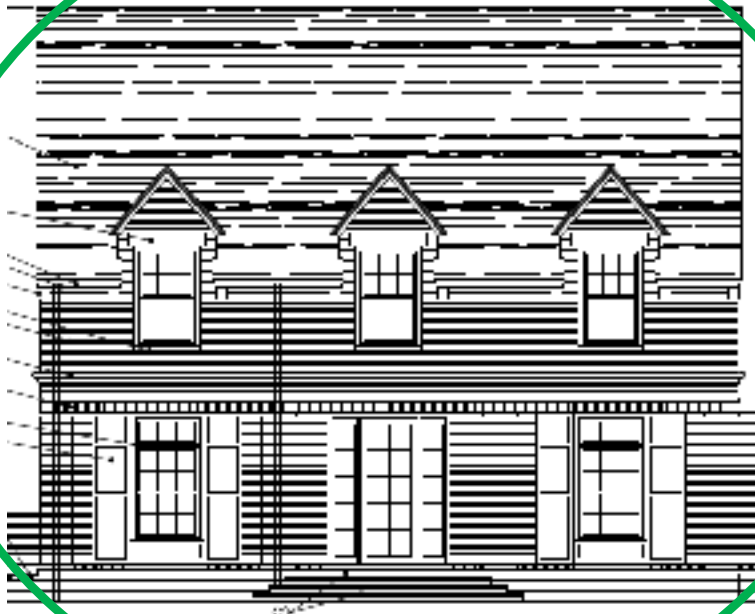
- Surveyed at 38'-0"



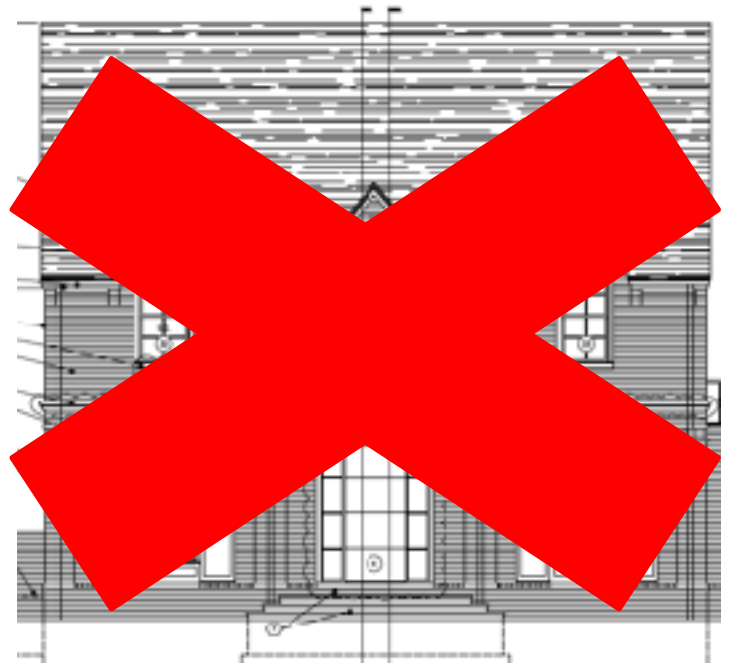
*Code permits 40'-0"

Front Porch/Front Door

2018 Design

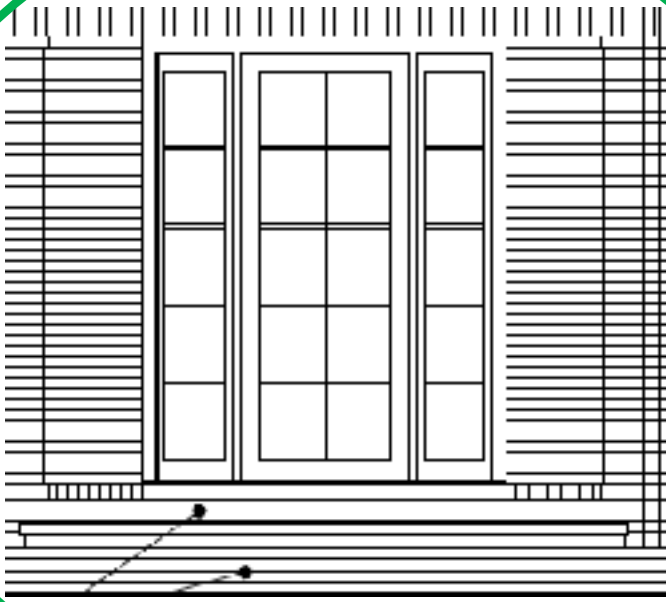


2020 Design

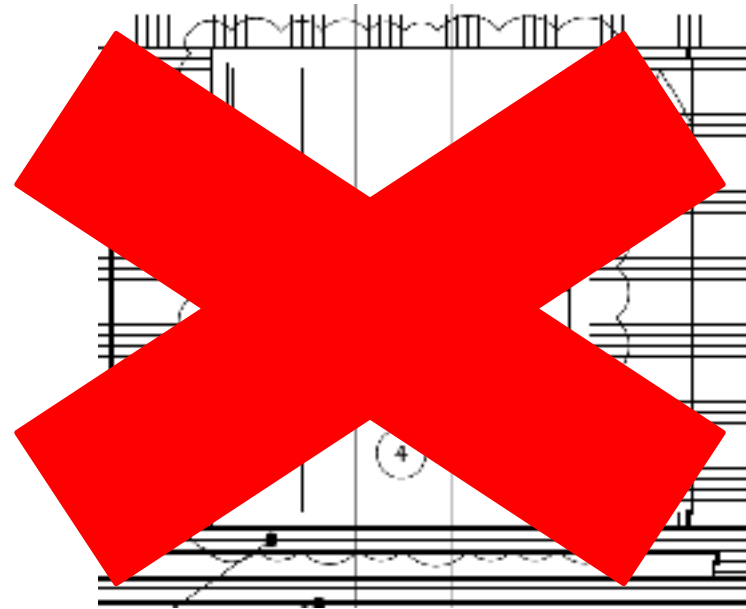


Front Door

2018 Design

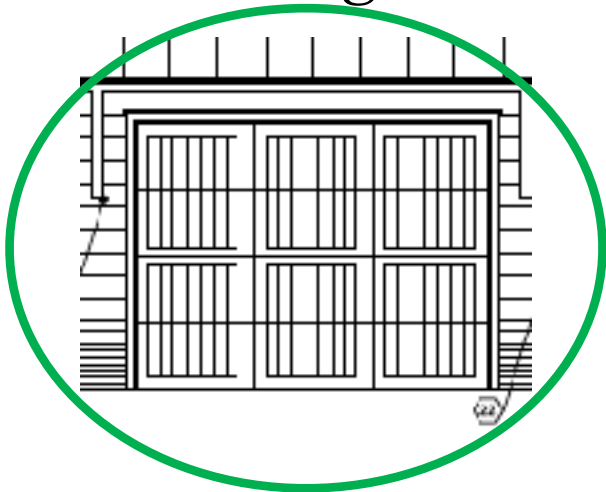


2020 Design

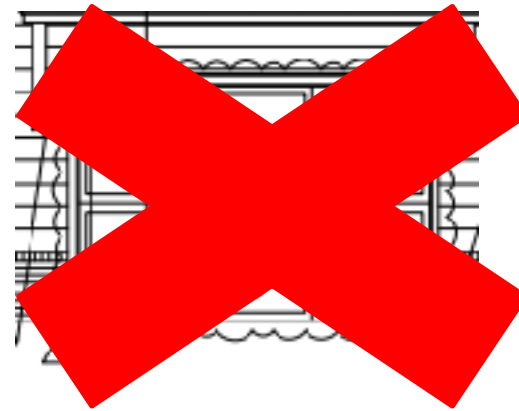


Garage Door

2018 Design



2020 Design

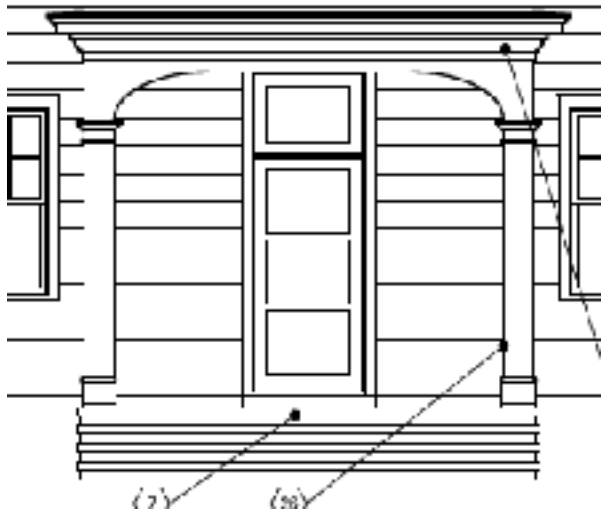


Limited visibility (if any) due to landscaping wall and hedges



Side Entry

2018 Design



As-Built



Side Entry



91 NORTH ELEVATION
1/4" = 1'-0"

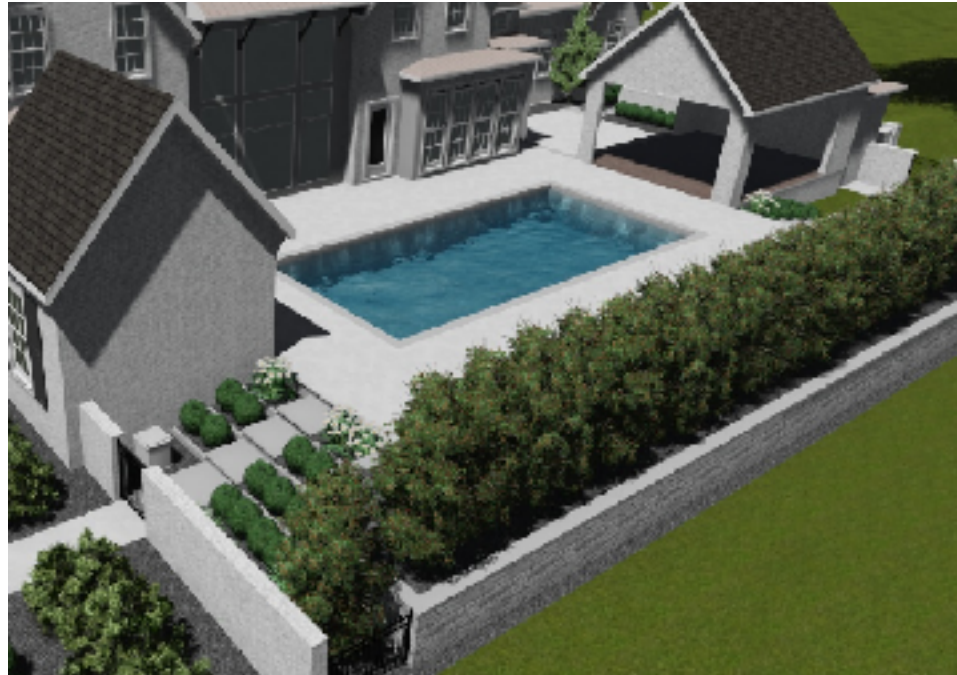
Wall/Fence

2018 Design

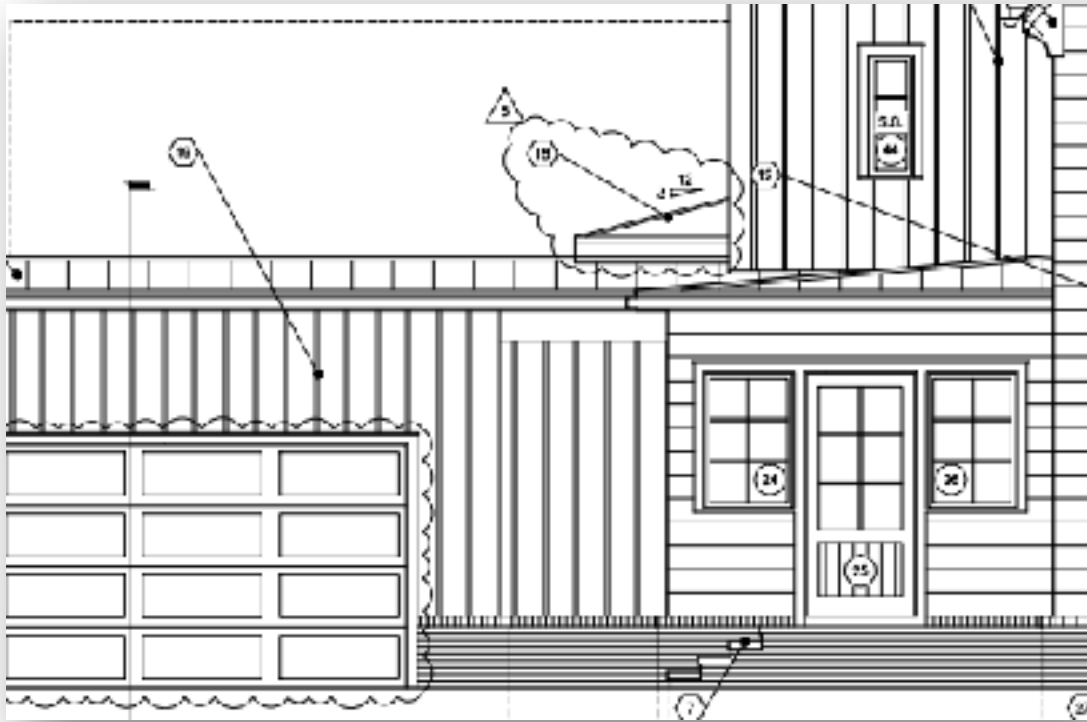


Wall/Fence

2020 Design



Skylights

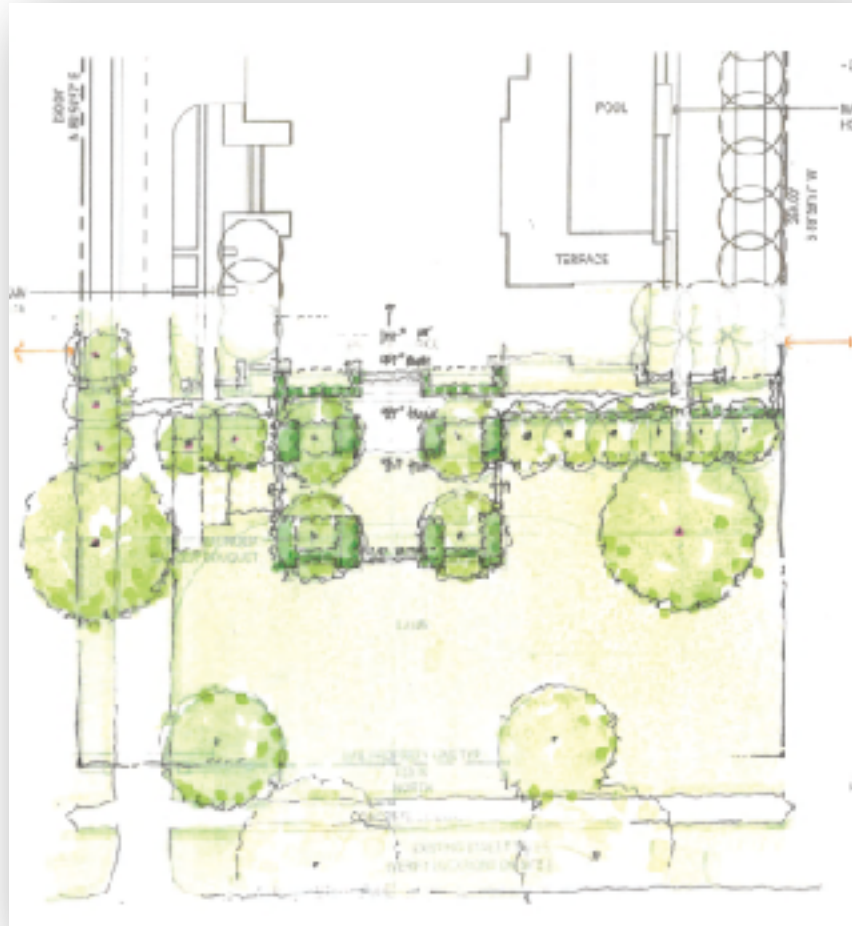


Limited visibility (if any)

Other Issues

- Pool house: change in ridge line approved by staff
- Grade: recent survey shows that grade is as-approved
- Solar panels will be placed on flat roof
- Brick lintels are being corrected by Sullivan Builders to comply with 2018 plans

2020 Design with Landscaping



2020 Design with Landscaping

