

# **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

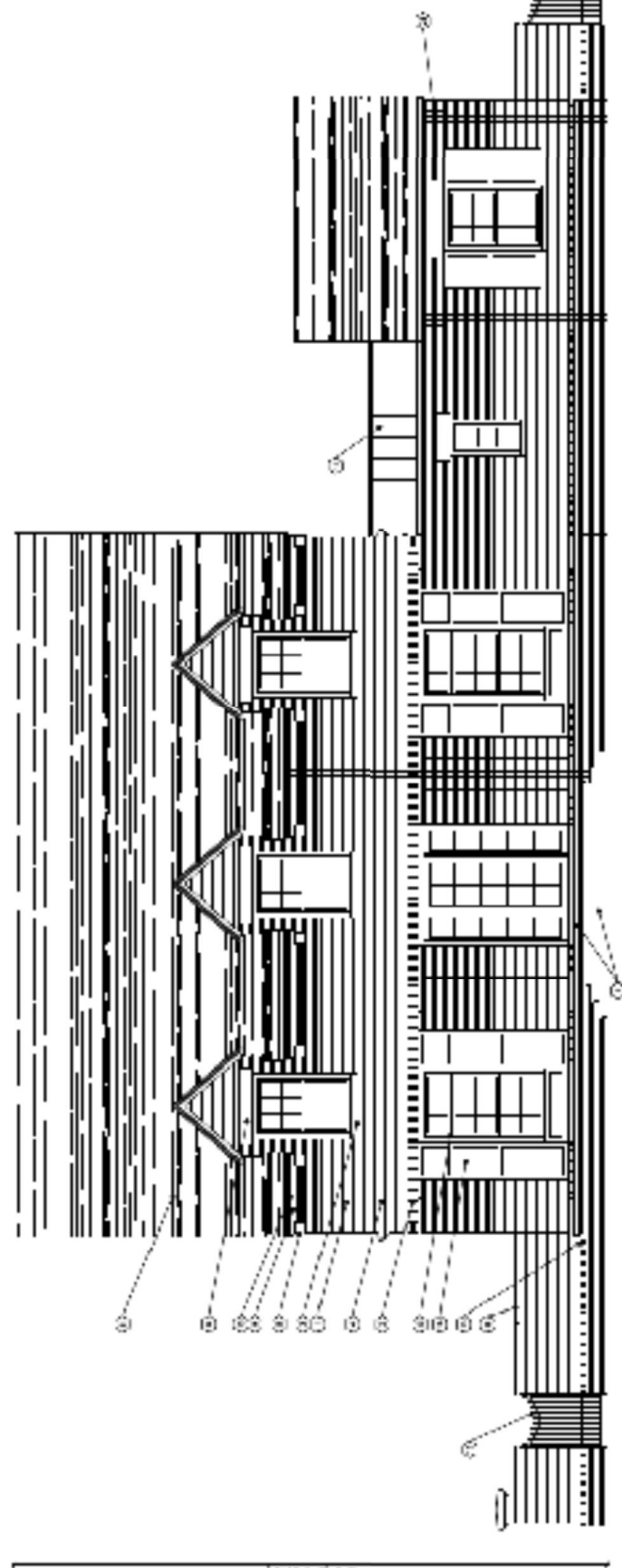
- February 2018: Approval of certificate of appropriateness to demolish existing structure and build new structure
- June 2018: Approval of landscape plan
- 2018-2020: Original contractor made changes in the field
- 2020: Homeowner, new contractor, and architect submit request to modify certificate of 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



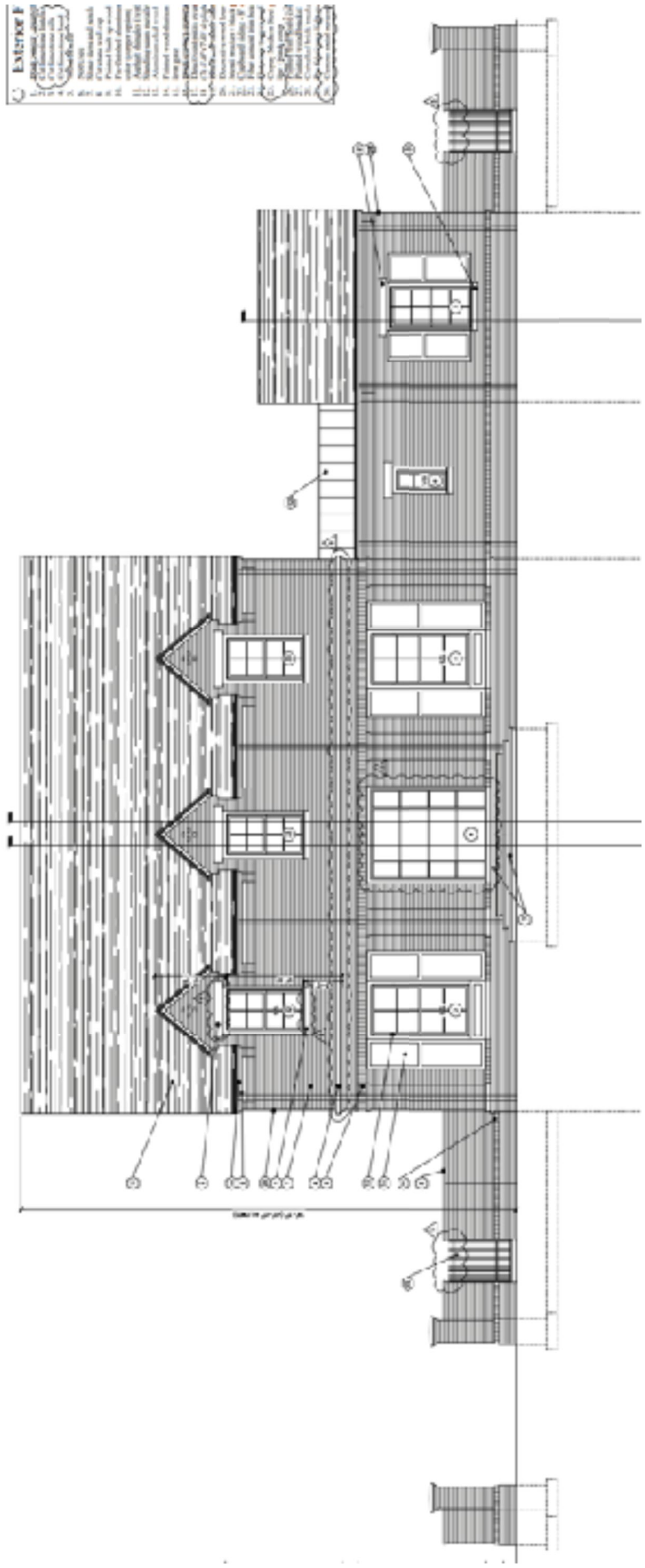
# 2018 Design

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WEST ELEVATION  
1/4" = 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

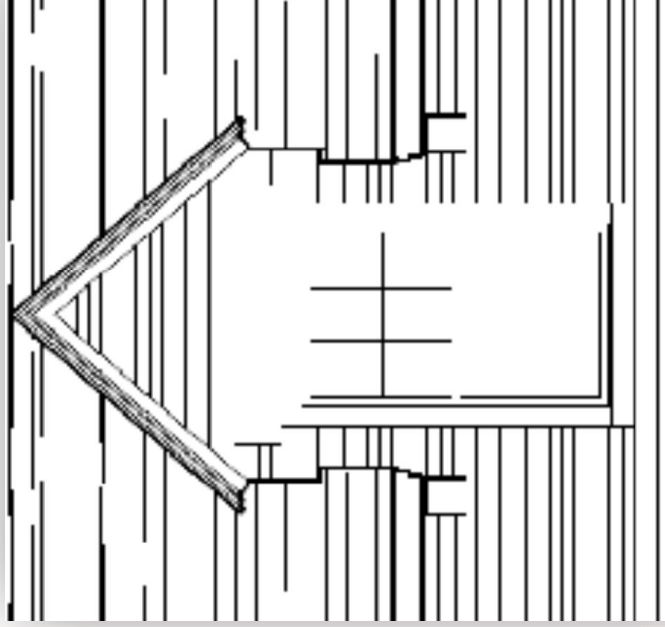
# Modifications to Certificate of Appropriateness

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

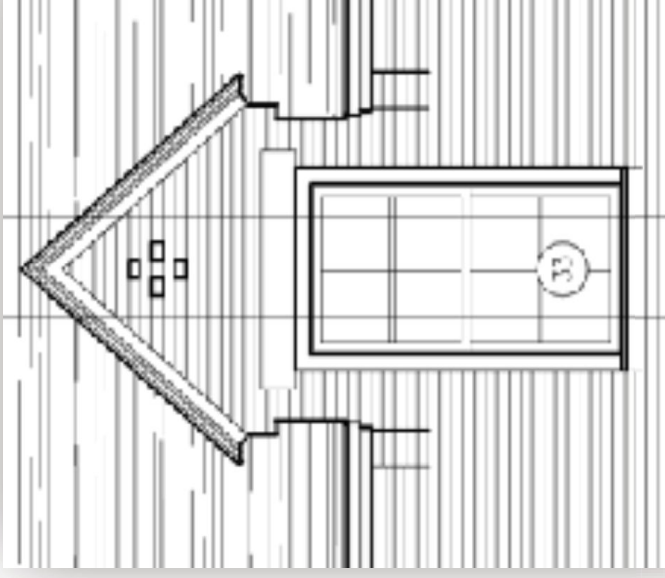
## 2018 Design

- 6 pane grid on top



## As-Built

- 4 over 4 panes

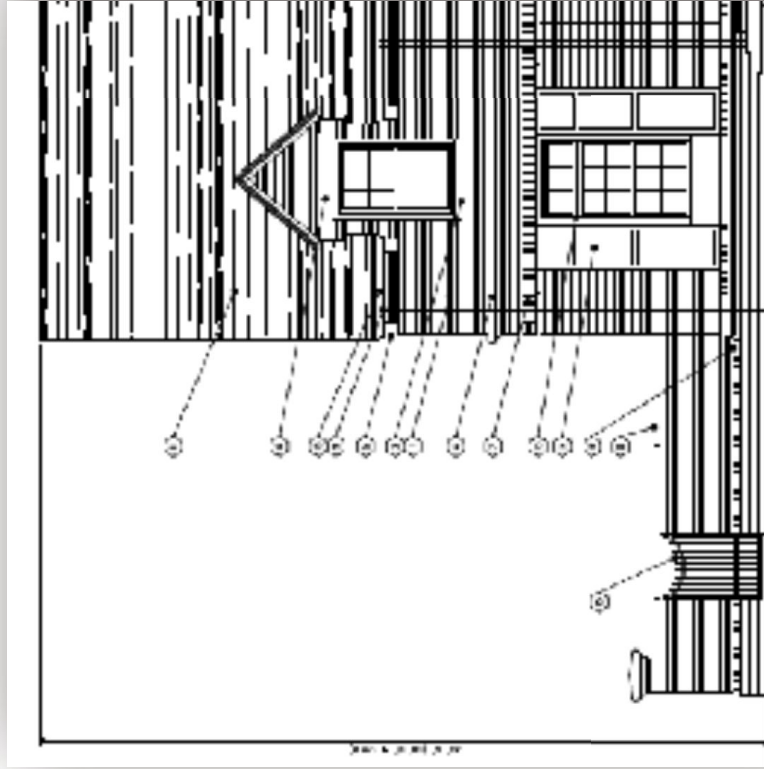




# Height

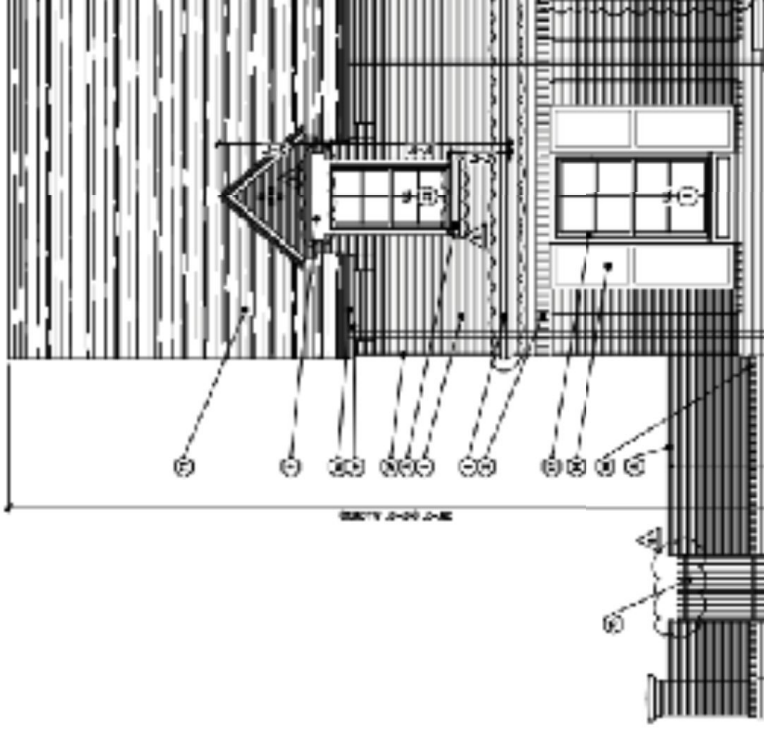
2018 Design

- 36'-6"



As-Built

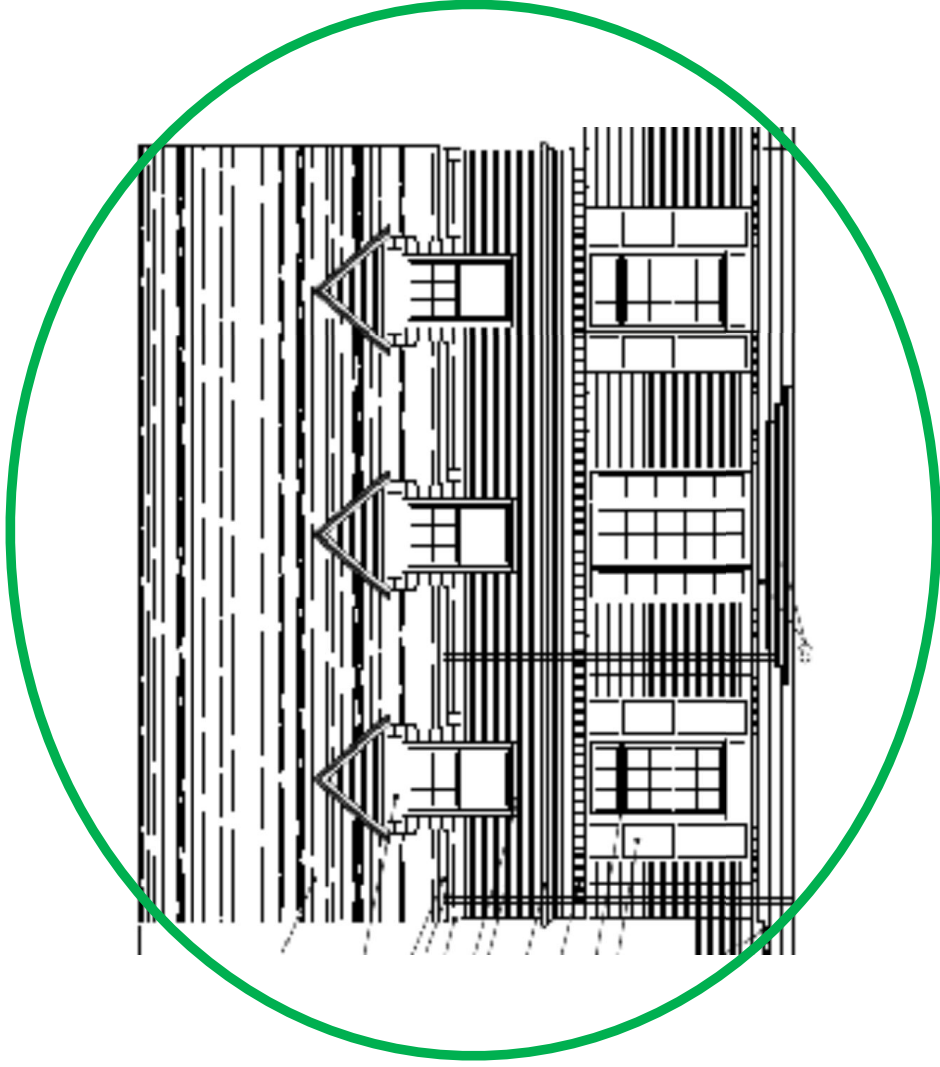
- Surveyed at 38'-0"



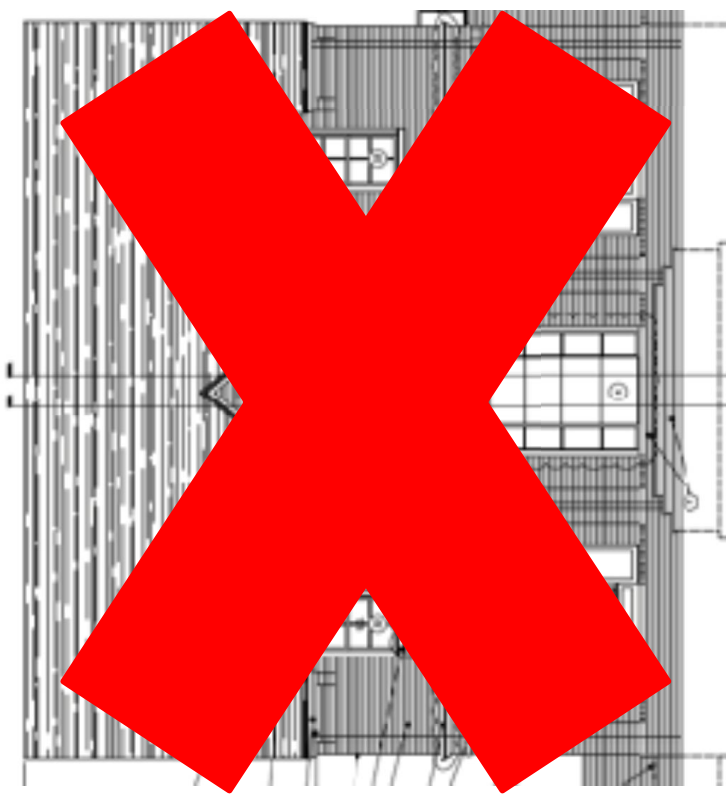
\*Code permits 40'-0"

# Front Porch/Front Door

2018 Design

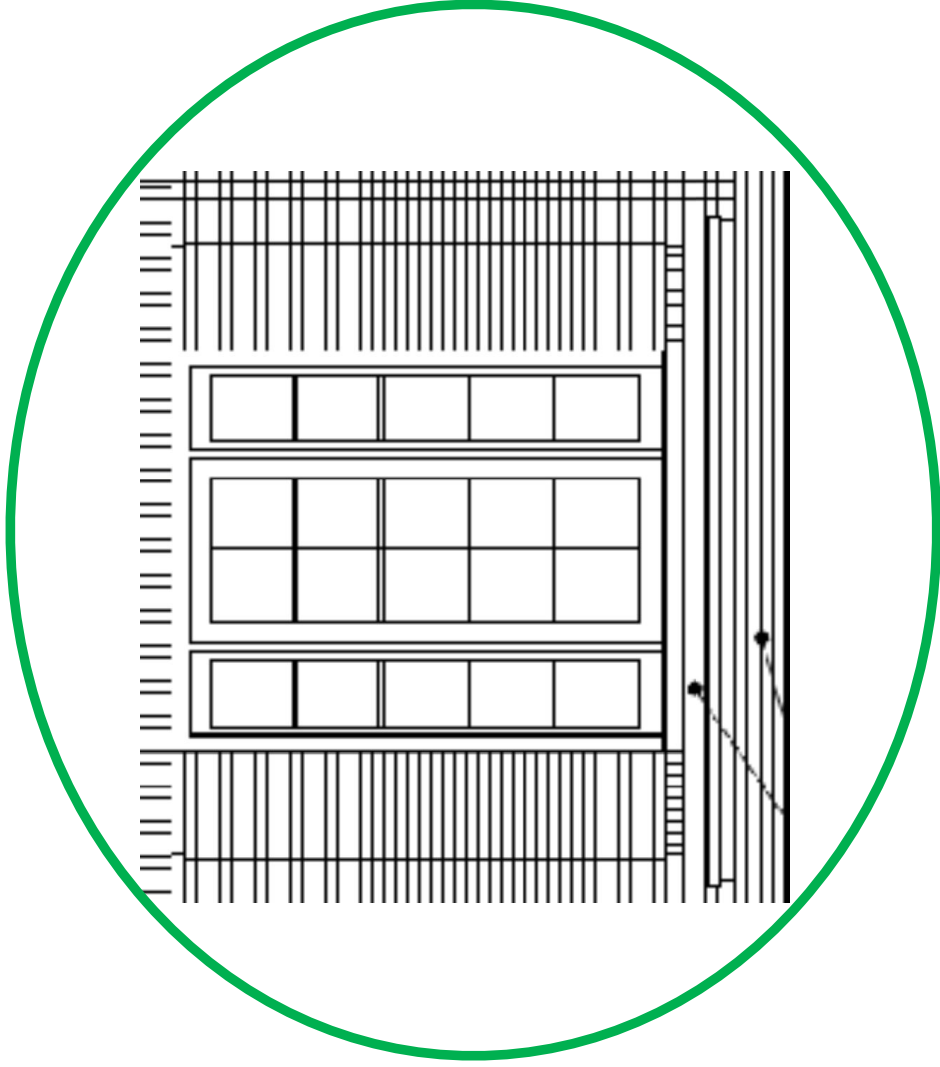


2020 Design

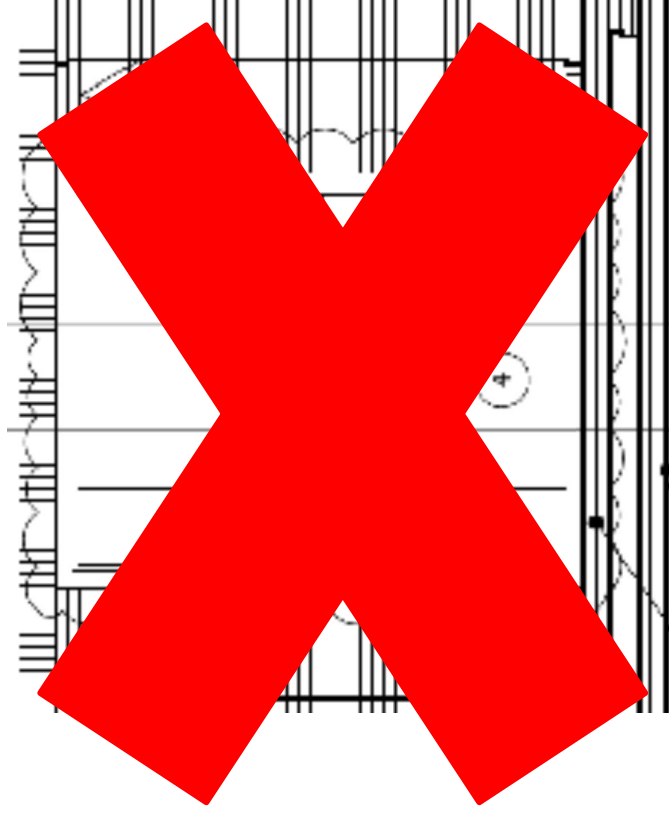


# Front Door

2018 Design

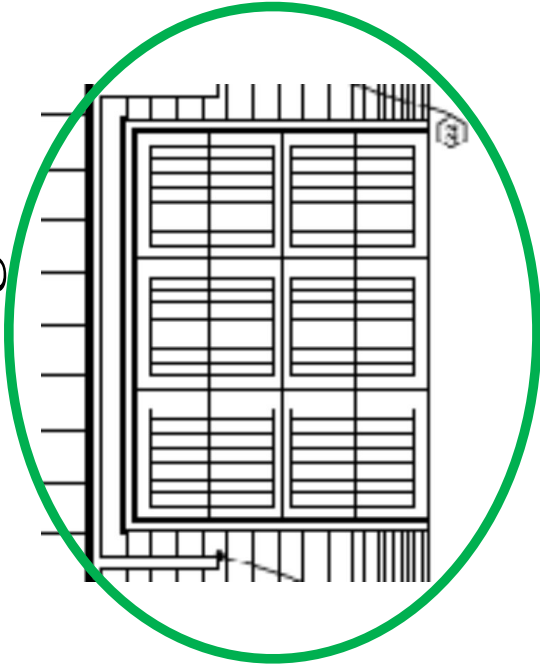


2020 Design



# Garage Door

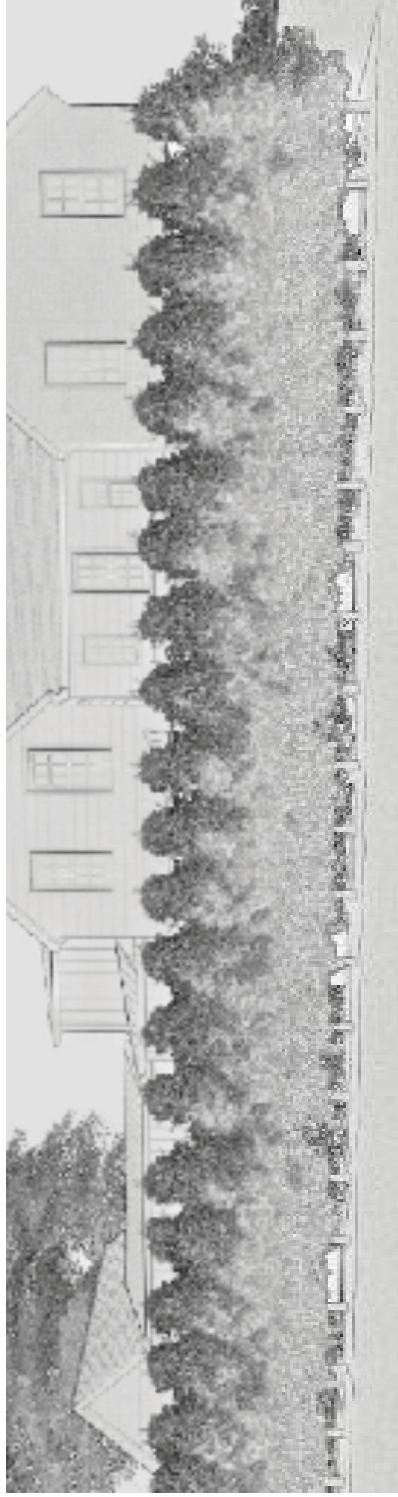
2018 Design



2020 Design

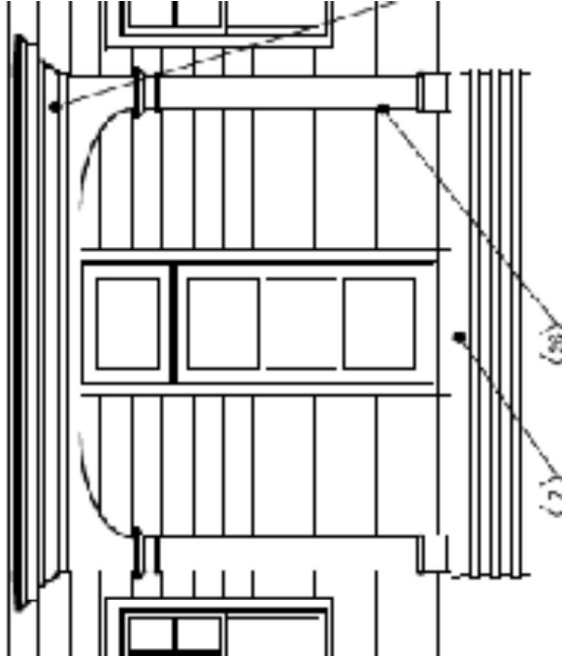


Limited visibility (if any) due to landscaping wall and hedges

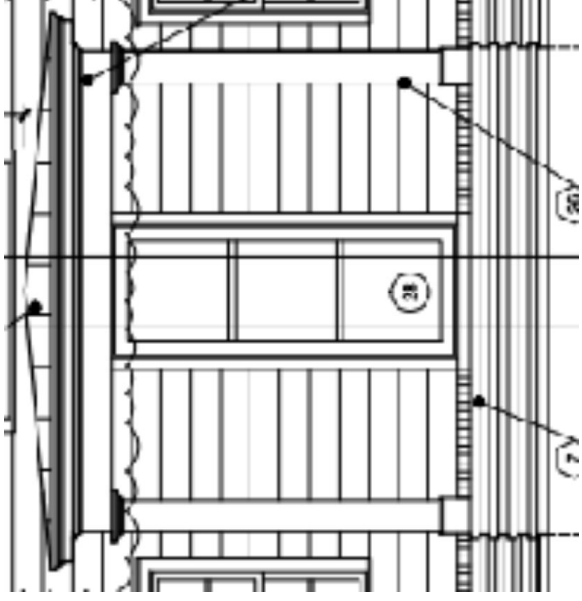


# Side Entry

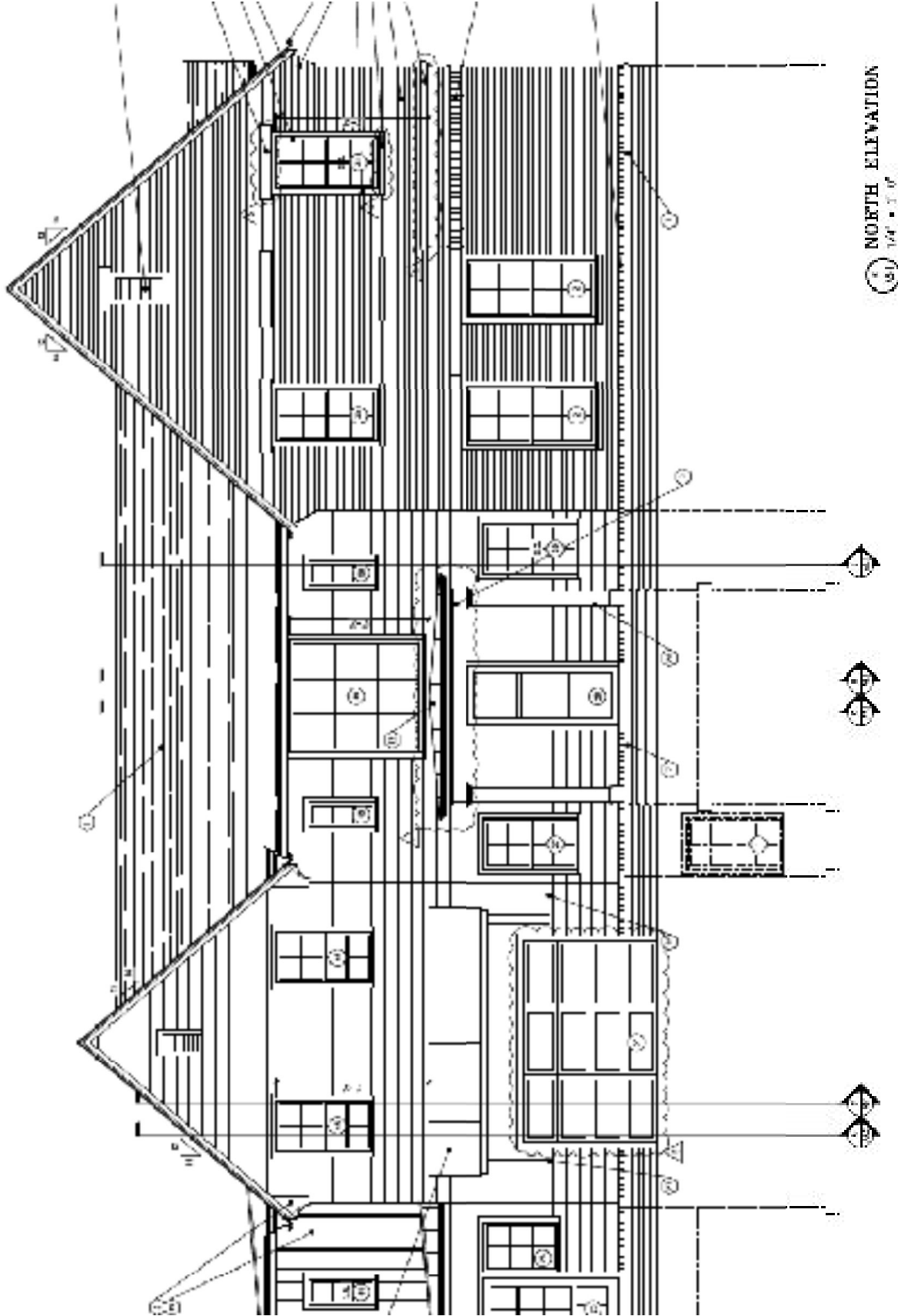
2018 Design



As-Built



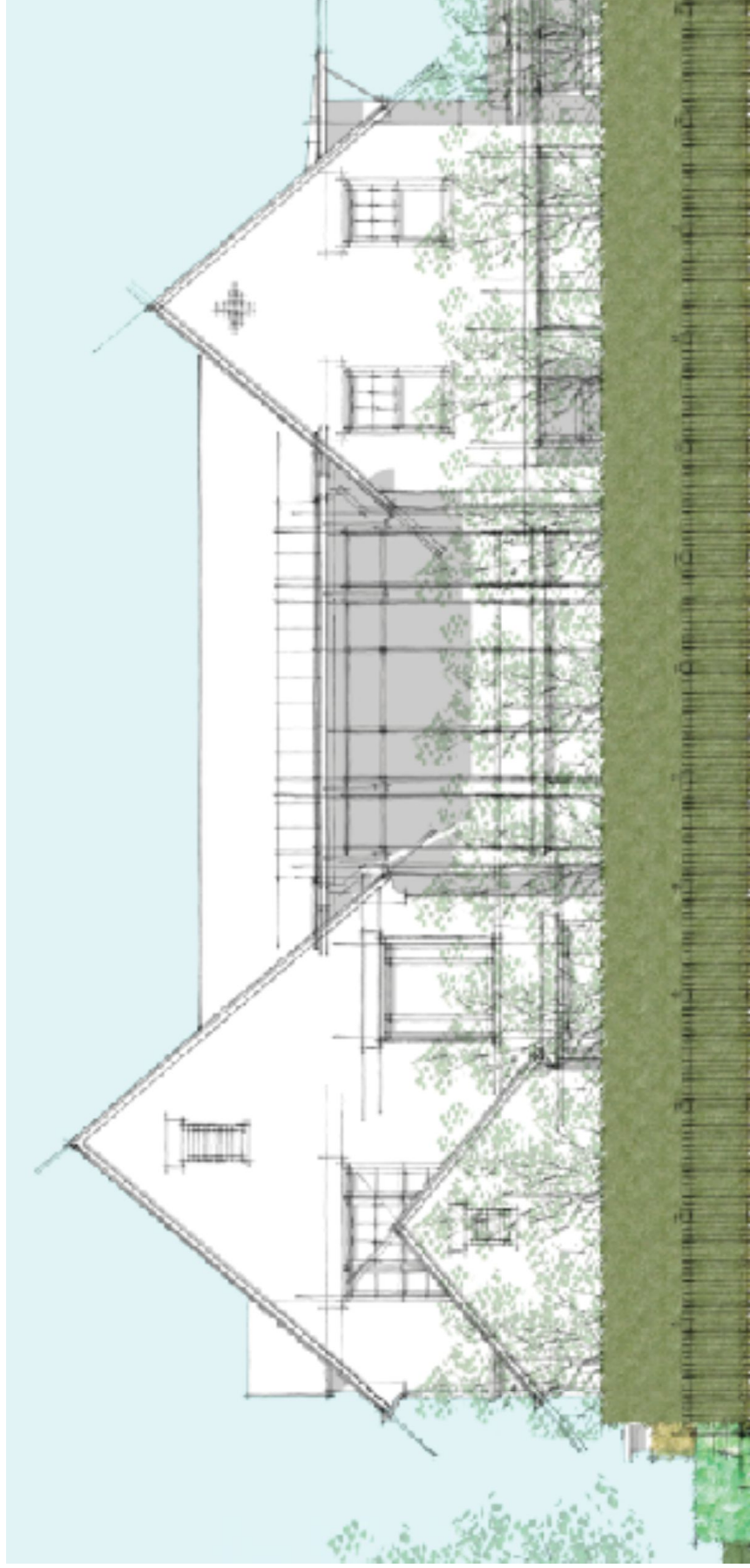
# Side Entry



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

# Wall/Fence

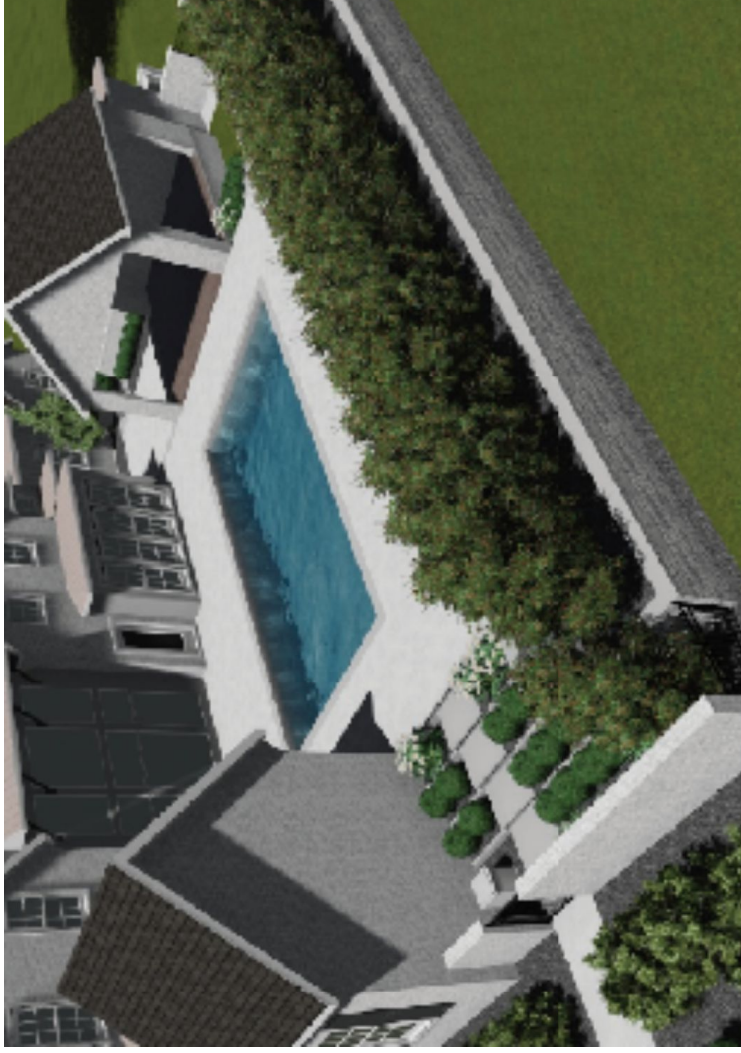
2018 Design



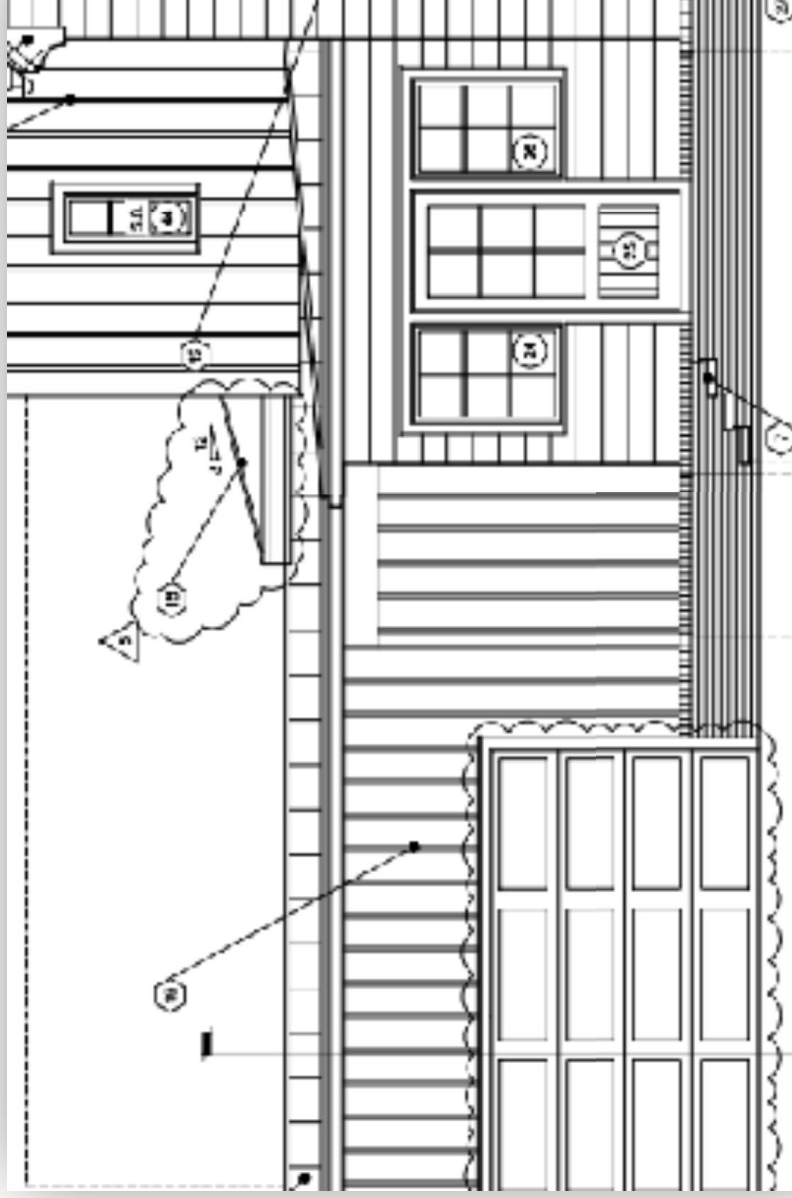


# Wall/Fence

## 2020 Design



# Skylights

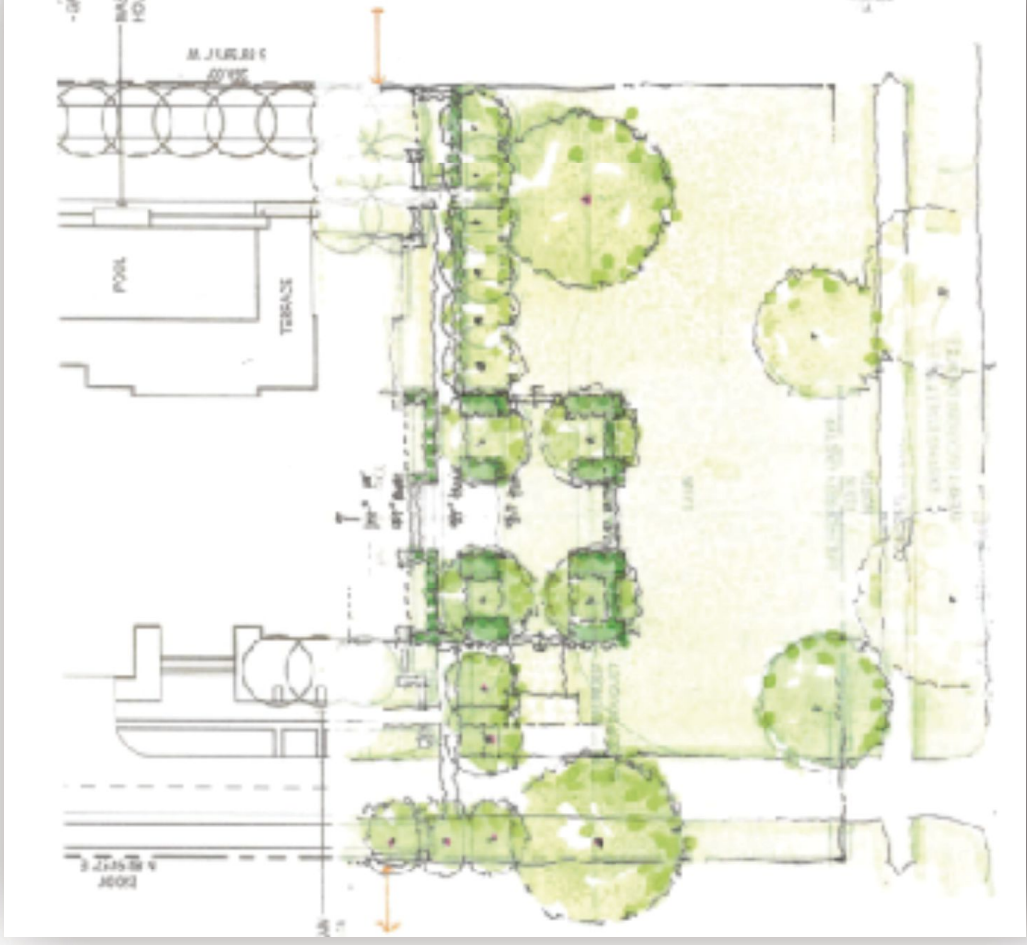


Limited visibility (if any)

# 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

