



City of Bexley, OH

02/24/2021

ARB-21-8

*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Status: Active**Date Created:** Jan 21, 2021

Applicant

Suncraft Corporation, Inc.- Knox
jim@suncraftdesignbuild.com
122 W. Johnstown Road
Gahanna, OH 43230
6144750000

Location

987 FRANCIS AV
Bexley, OH

Owner:

Mosca, John/Julie
987 Francis Avenue, , Bexley, Ohio 43209

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department**Brief Project Description :**

11'x10' Room Addition to front of house

Architecture Review**Demolition****Planned Unit Dev****Rezoning**

A.1: Attorney / Agent Information**Agent Name**

Suncraft Corporation, Inc.

Agent Address

122 W. Johnstown Road Gahanna, OH 43230

Agent Email

jim@suncraftdesignbuild.com

Agent Phone

(614)475-0000

Property Owner Name

Mosca, John/Julie

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

29,640

Major Architectural Review

☒

Variance Review - Fill out a BZAP Application instead.

☐

Zoning

☐

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

☐

B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial

Residential

Zoning District

R-6

Use Classification

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

B: Project Worksheet: Lot Info

Width (ft)

49

Depth (ft)

209

Total Area (SF)

10,241

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1,110

Proposed Addition (SF)

110

Removing (SF)

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Type of Structure

Single Family Home

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

1,220

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

452

Proposed Addition (SF)

0

New Structure Type

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Ridge Height

--

Proposed New Structure (SF)

0

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

452

Total building lot coverage (SF)

1,672

Total building lot coverage (% of lot)

16

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

No

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

1,630

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

1,630

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

3,302

Total overall lot coverage (% of lot)

32

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

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

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New Roof Style and Color

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

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

--

New Window Style/Mat./Color

vinyl

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

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Existing Entrance Door Type

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Existing Garage Door Type

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Door Finish

--

Proposed Door Type

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Proposed Door Style

--

Proposed Door Color

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim**Proposed New Door Trim**

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Proposed New Window Trim

miratec

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Wood

Trim Color(s)

white

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes****Existing Finishes**

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

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Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

match existing

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.



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**

Attachments

- pdf

987 Francis Ave - Building Plan.pdf

Uploaded by Suncraft Corporation, Inc.- Knox on Jan 21, 2021 1:47 PM
- docx

987 Francis Avenue Photos.docx

Uploaded by Suncraft Corporation, Inc.- Knox on Jan 21, 2021 1:48 PM
- pdf

987 Francis Ave - Site Plan.pdf

Uploaded by Suncraft Corporation, Inc.- Knox on Jan 21, 2021 1:45 PM

History

Date	Activity
Jan 21 2021 12:31 pm	Suncraft Corporation, Inc.- Knox started a draft of Record ARB-21-8
Jan 21 2021 1:50 pm	Suncraft Corporation, Inc.- Knox submitted Record ARB-21-8
Jan 21 2021 1:50 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-8
Jan 21 2021 1:52 pm	completed payment step Payment on Record ARB-21-8
Jan 25 2021 2:56 pm	Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-21-8