




*Architectural Review Board Application Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code)

BA-19-52

Applicant

 Russ Abrams
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Location

929 VERNON RD
Bexley, OH 43209

A.1: Project Information

Brief Project Description

Adding 5 feet by 16 feet onto an existing deck and rebuilding the cover

Architecture Review	Conditional Use
true	--
Demolition	Planned Unit Dev
--	--
Rezoning	Special Permit
--	false

A.1: Attorney / Agent Information

Agent Name	Agent Address
--	--
Agent Email	Agent Phone
--	--

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
12000	true
Major Architectural Review	Variance Review
--	true
Variance Review Type	Zoning

Single Family

true

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

Rezoning

false

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

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Appeal of BZAP decision to City Council

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

Residential

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Use Classification

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

37

138

Total Area (SF)

5106

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

85

75

Removing (SF)**Type of Structure**

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deck

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

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160

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

85

75

New Structure Type

deck with pergola and hot tub

Ridge Height

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Proposed New Structure (SF)

160

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

2049

Total building lot coverage (SF)

5400

Total building lot coverage (% of lot)

37

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

Yes

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

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Existing Patio (SF)

85

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

75

Total Hardscape (SF)

160

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

--

Total overall lot coverage (% of lot)

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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****Structure**

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Existing Window Type	Existing Window Materials
--	--
New Window Manufacturer	New Window Style/Mat./Color
--	--

C.1 Architectural Review Worksheet: Doors

Doors	Structure
--	--
Existing Entrance Door Type	Existing Garage Door Type
--	--
Door Finish	Proposed Door Type
--	--
Proposed Door Style	Proposed Door Color
--	--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
--	--
Proposed New Door Trim	Existing Window Trim
--	--
Proposed New Window Trim	Trim Color(s)
--	--
Do the proposed changes affect the overhangs?	
--	

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes	Existing Finishes
--	--
Existing Finishes Manufacturer, Style, Color	Proposed Finishes
--	--
Proposed Finishes Manufacturer, Style, Color	

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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.

Existing structure was built in 1979 touching the neighbors property line, was falling down. Replacing with new material with a higher burn rate than wood. Allowing for a hot tub or therapy provided by the VA (Veteran Affairs). The new structure is two feet away from the property line the existing structure was over the property line. The home has been sold twice since the structure was built.

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.

This structure is grandfathered in and does not violate the variance.

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.

The character of the neighborhood will benefit with this improvement. My neighbor is supportive of the change and the new structure and will testify at the hearing on the benefits.

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.

No

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

No

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

Yes, the idea is for safety and consideration of your neighbor. This is a major improvement for the neighborhood and necessary for a two war army veteran to receive the aqua therapy for his hip.