

***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
 6147491466
 @ russ@manna-solutions.com

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
--	--
Appeal of BZAP decision to City Council	--
--	--

B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Residential	--
Use Classification	--
--	--

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
--	deck
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	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	Ridge Height
deck with pergola and hot tub	--
Proposed New Structure (SF)	Is there a 2nd Floor
160	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
2049	5400
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
37	Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)	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)
--	--

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
--	--
Existing Roof Type	New Roof Type
--	--
New Single Manufacturer	New Roof Style and Color
--	--

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	

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.

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.

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.