



CITY OF BEXLEY

ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: November 14, 2019

TIME: 6:00 P.M.

PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order

2. Roll Call

3. Approval of Minutes from the October 10th, 2019, ARB meeting.

4. Public Comment:

5. **NEW BUSINESS:**

A. Application No.: ARB-19-17

Applicant: Kelli Morris – Creative Earthscapes

Owner: Sara Ward

Location: 912 Vernon

ARB Request: The applicant is seeking architectural review and approval to allow a covered porch addition on the front of the principal structure.

B. Application No.: ARB-19-8

Applicant: Peter Krajnak – Rogers Krajnak Architects

Owner: Owen & Theresa Heisey

Location: 514 N. Drexel

ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear (east side) of the principal structure.

C. Application No.: ARB-19-9

Applicant: Todd Thompson

Owner: James Hilovsky

Location: 99 S. Merkle Rd.

ARB Request: The applicant is seeking architectural review and approval to allow the existing breezeway between the house and garage to be enclosed, and also convert the existing screened porch at the rear of the principal structure to a glass enclosed sunroom.

D. Application No.: ARB-19-18

Applicant: Joe Moss - GRAD

Owner: LLC GDK Holdings – Bexley Animal Hospital

Location: 500 N. Cassady

ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the front of the building and landscape/artistic improvements.

E. Application No.: ARB-19-10

Applicant: Amy Lauerhass

Owner: Flo & Andy Plagenz

Location: 312 N. Remington

ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition to the front of the principal structure.

F. Application No.: ARB-19-11

Applicant: Amy Lauerhass

Owner: Betty & Roy Brown

Location: 2604 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow the existing attached garage to be enclosed, and add a new detached garage on the north side of the principal structure.

G. Application No.: ARB-19-14 (BZAP)

Applicant: Amy Lauerhass

Owner: Robert & Rebekah Alt

Location: 2404 Bryden Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage.

H. Application No.: ARB-19-13 (BZAP)

Applicant: Amy Lauerhass

Owner: David Hodge & Lindsay Helman-Hodge

Location: 211 S. Ardmore

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a screened porch addition on the rear of the principal structure, and dormer additions to the existing detached

garage.

I. Application No.: ARB-19-15
Applicant: Bryan Meade
Owner: CZ CAPITAL GROUP LLC
Location: 235 N. Roosevelt

ARB Request: The applicant is seeking Architectural Review and approval to for a new single-family dwelling. If approved, the existing house and detached garage will be demolished.

J. Application No.: BZAP-19-15
Applicant: John Spiropoulos
Owner: Same
Location: 902 S. Cassingham

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new detached garage.

K. Application No.: BZAP-19-16
Applicant: Brenda Ruf – Dave Fox Remodeling
Owner: Audrey & Tyler Stanley
Location: 177 N. Ardmore Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new screened porch addition at the front of the principal structure.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD




The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: ARB-19-17
Applicant: Kelli Morris – Creative Earthscapes
Owner: Sara Ward
Location: 912 Vernon
ARB Request: The applicant is seeking architectural review and approval to allow a covered porch addition on the front of the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code)	Applicant  Kelli Morris  614-322-3333  kelli@creative-earthscapes.com	Location 912 VERNON RD Bexley, OH 43209
--	--	--

ARB-19-17

Submitted On: Oct 22, 2019

A.1: Project Information

Brief Project Description

Request to renovate the front porch including new gable roof over door, with shed roof covering rest of front porch. New composite decking with aluminum handrail and paver patio seating area and walkway to sidewalk

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

A.1: Attorney / Agent Information

Agent Name	Agent Address
--	--
Agent Email	Agent Phone
--	--
Property Owner Name	Property Owner phone
--	--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
30000	--
Major Architectural Review	Variance Review
true	--
Zoning	Zoning Review Type
true	--
Sign Review and Architectural Review for Commercial Projects	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	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
40	134.41
Total Area (SF)	
5376.4	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1324	117
Removing (SF)	Type of Structure
12	porch with roof
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	--

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

Existing Footprint (SF)	Proposed Addition (SF)
1324	117
New Structure Type	Ridge Height
porch with roof	13'
Proposed New Structure (SF)	Is there a 2nd Floor
117	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
1	1429
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
26.58	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
429	230
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
--	165
Total Hardscape (SF)	
395	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
1824	33.9

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
--	--
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.

--

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.

--

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.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

--

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

--

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

--



Ward
912 Vernon Rd. 43209



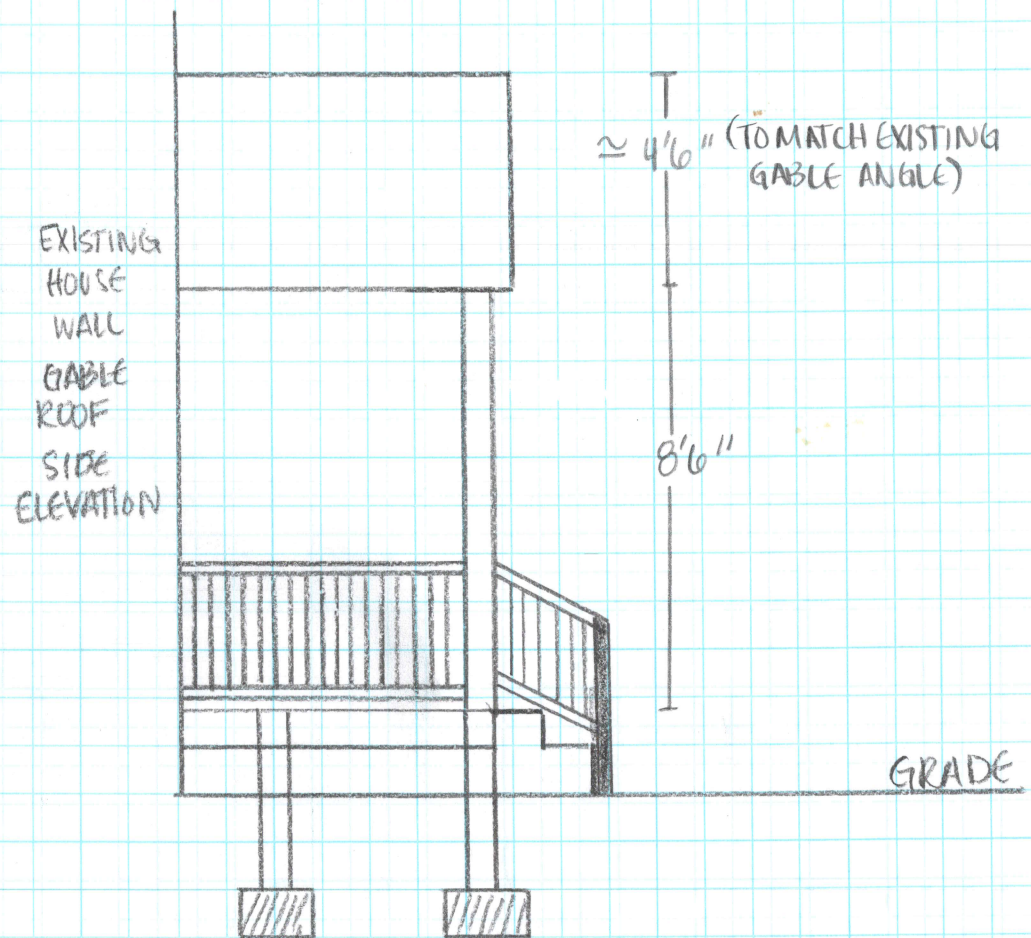
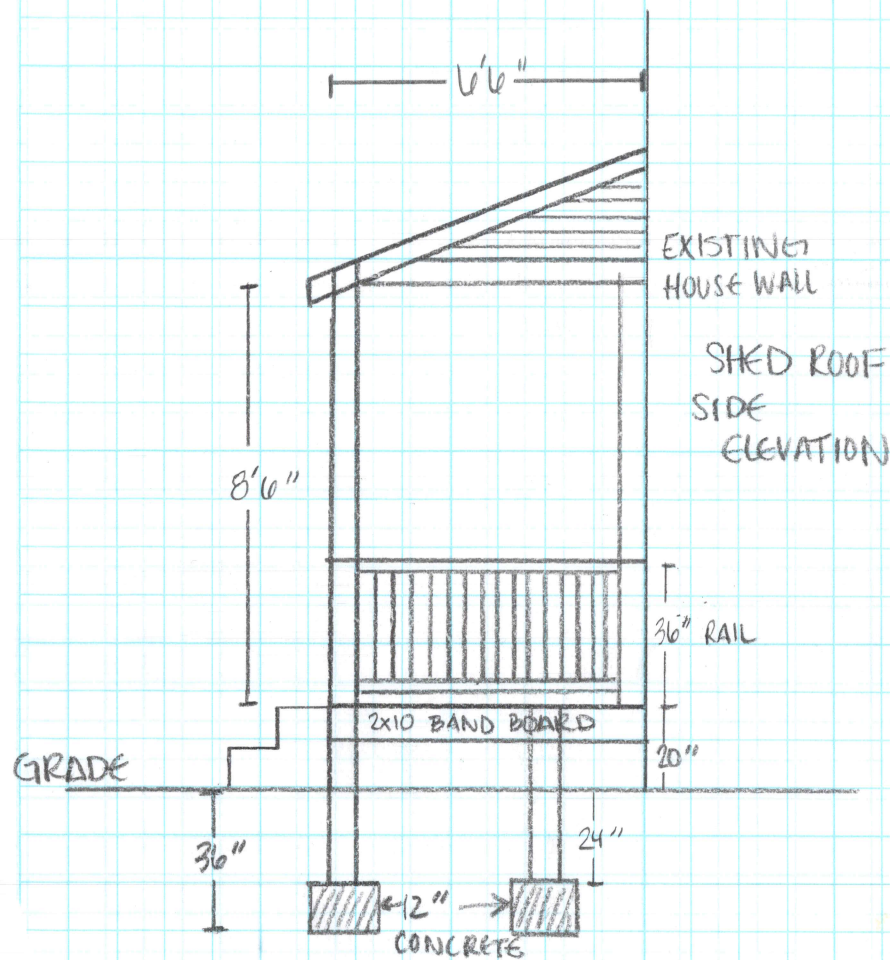
Ward
912 Vernon Rd. 43209

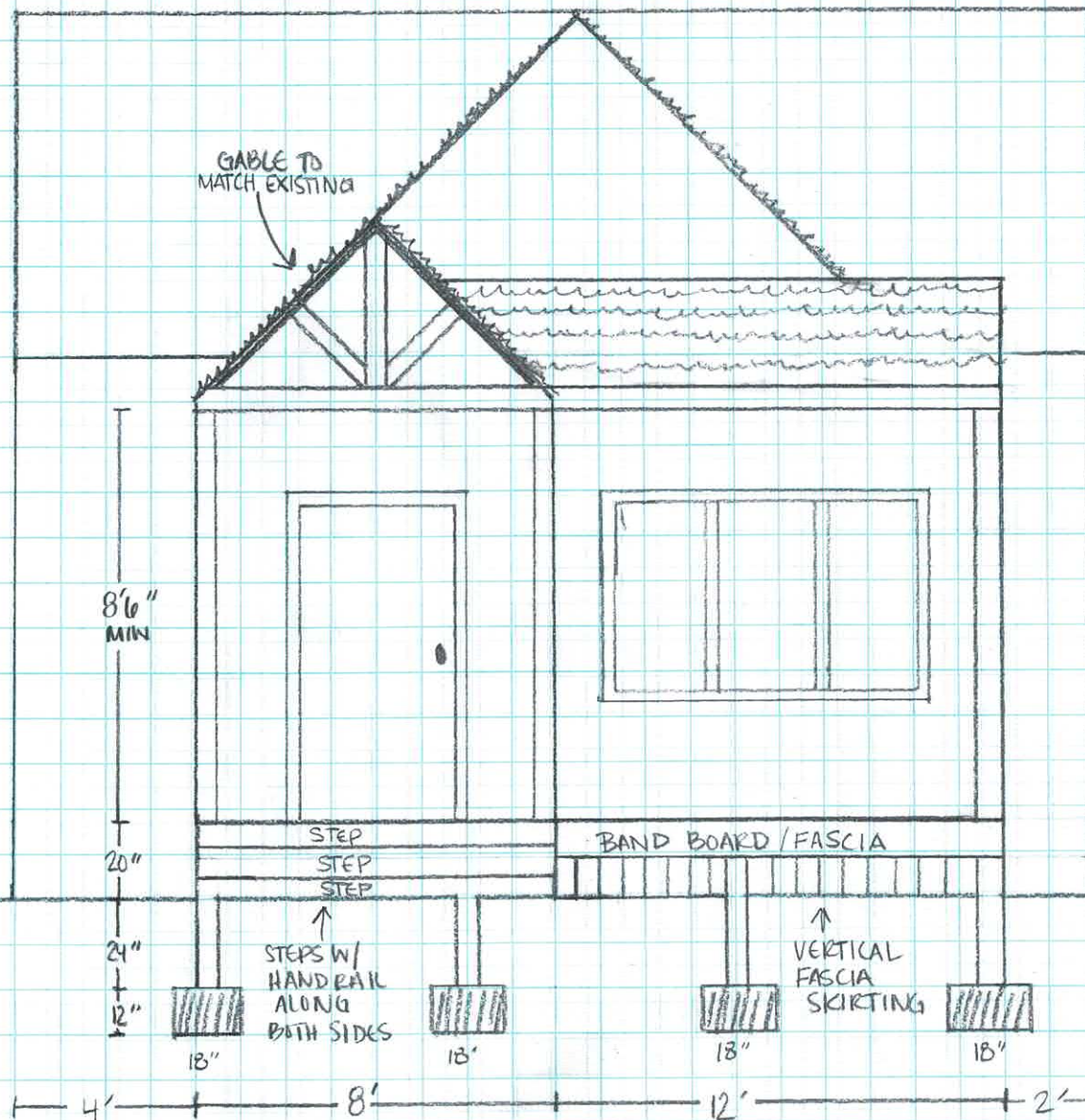


Ward

912 Vernon Rd 43209

WARD
912 VERNON RD
BEXLEY 43209

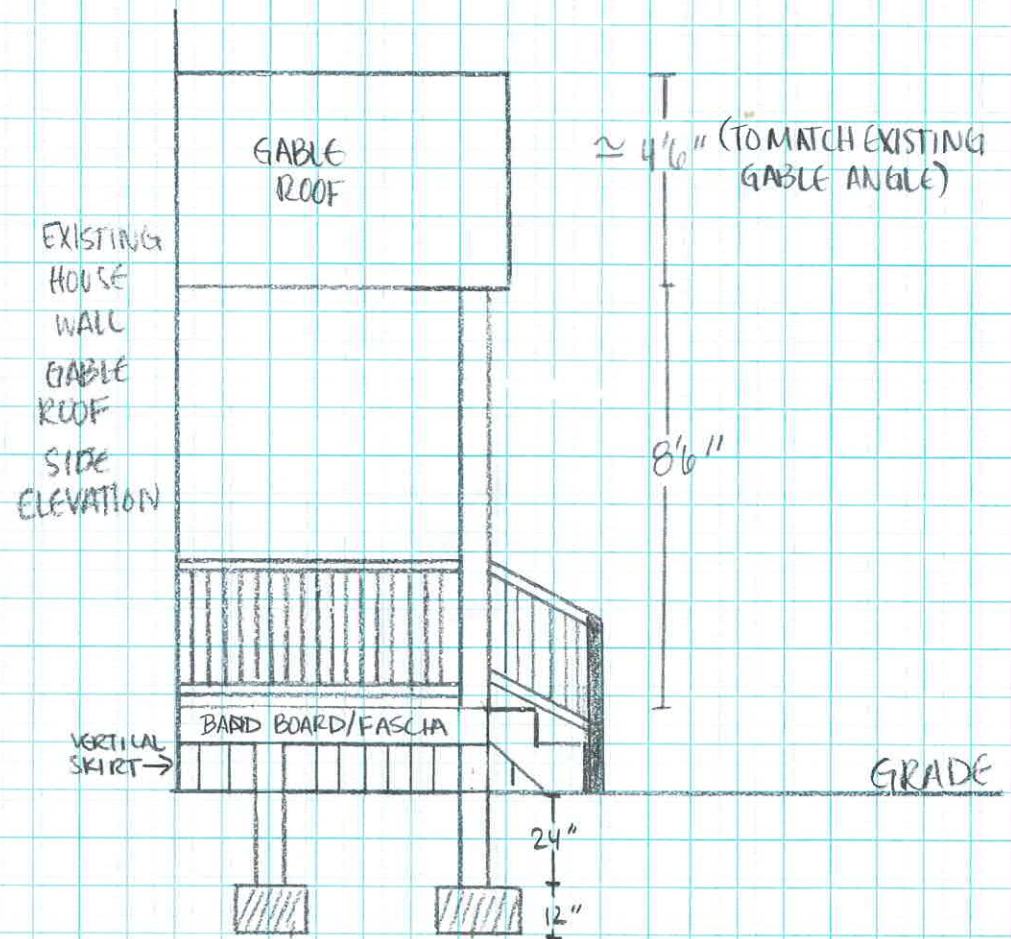
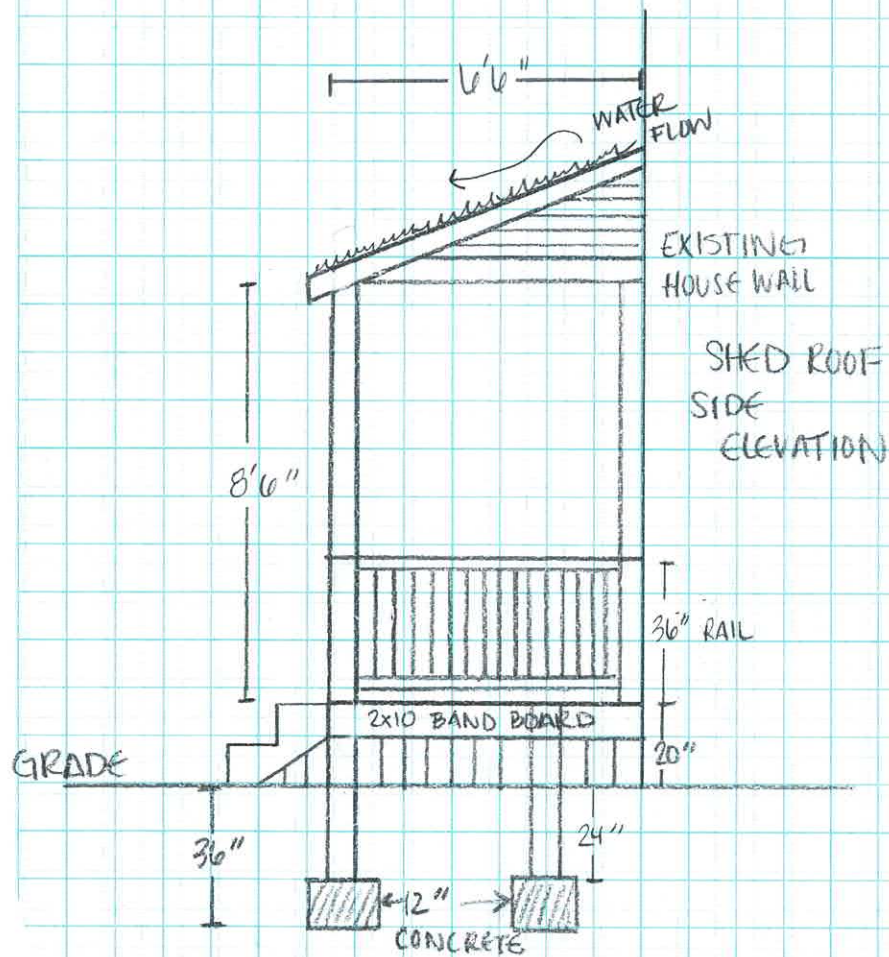




WARD
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BEXLEY, OH 43209

WARD
912 VERNON RD
BEXLEY 43209

SIDE ELEVATIONS



WARD
912 VERNON RD
BEXLEY, OH 43209
ROOF BIRDS EYE PLAN

- 6x6 CEDAR POSTS CONNECTED TO DECK FRAMING W/ GALV SIMPSON BRACKET (6x)

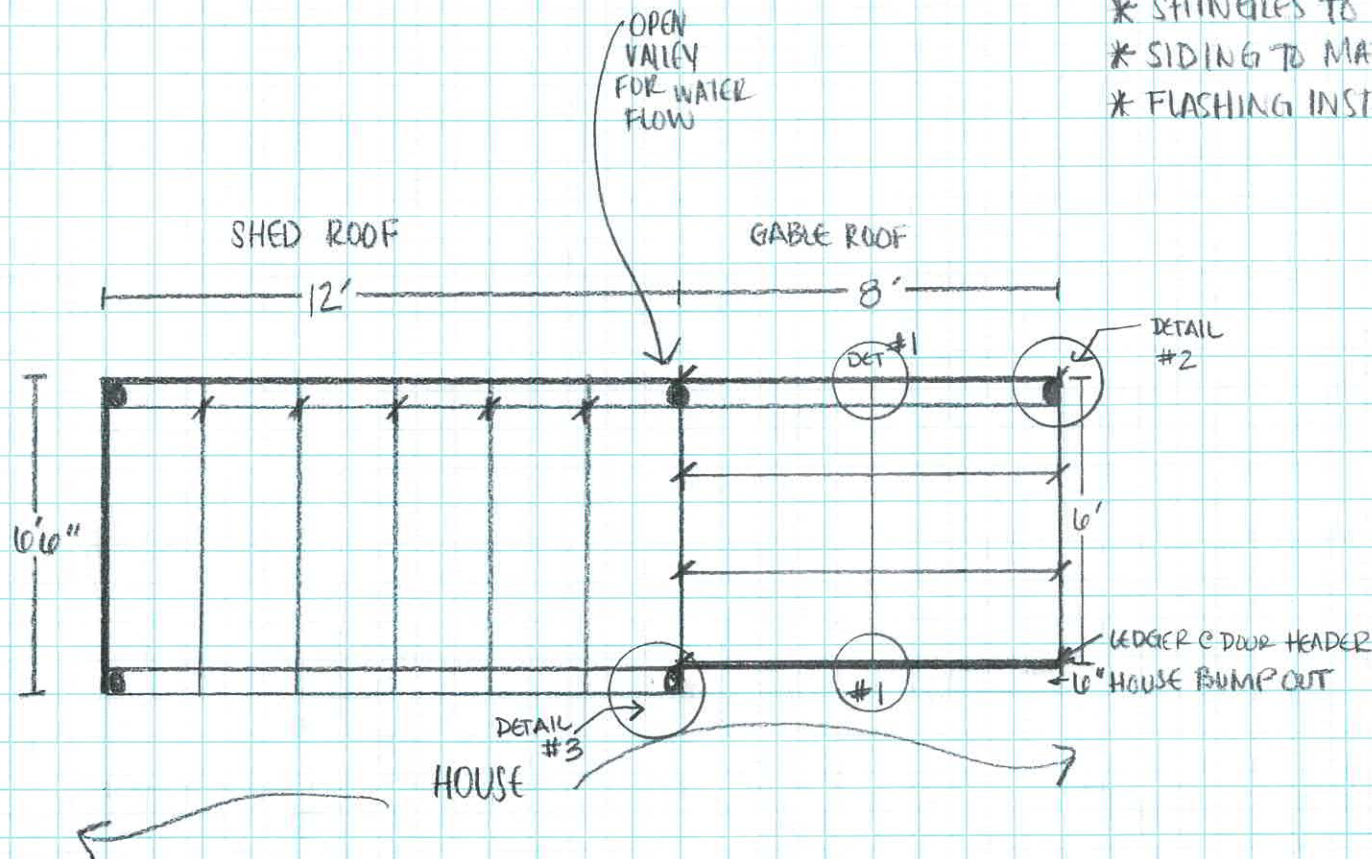
SHED ROOF

- * 4x8 CEDAR RAFTER BEAM
- * 2x8 CEDAR RAFTERS 24" OC
- * HURRICANE STRAPS
- 5/8" OSB ROOF SHEATHING

GABLE ROOF

- * 4x8 CEDAR RIDGE BEAM
- * 4x8 CEDAR RAFTER BEAM
- * 2x8 CEDAR RAFTERS 24" OC
- * HURRICANE STRAPS
- 5/8" OSB ROOF SHEATHING

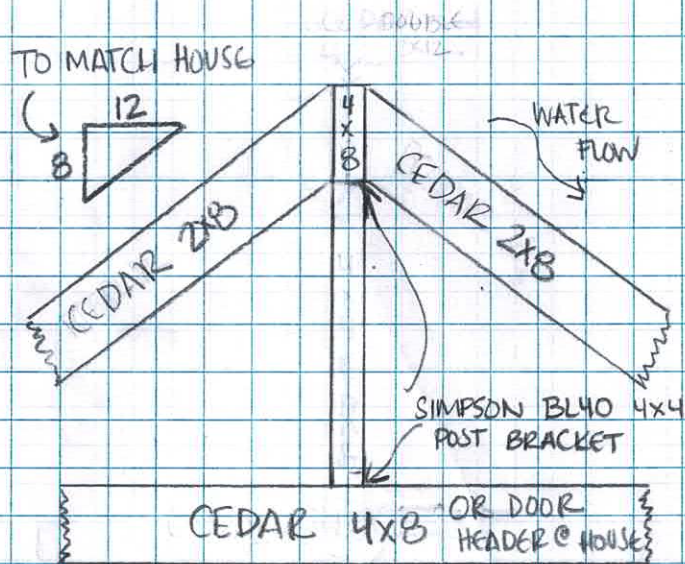
- * ALL FASTENERS TO BE GALVANIZED
- * SHINGLES TO MATCH HOUSE
- * SIDING TO MATCH HOUSE
- * FLASHING INSTALLED PER OHIO CODE



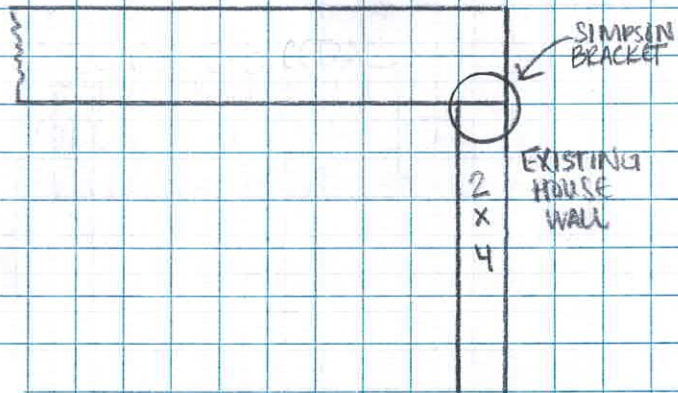
WARD
912 VERNON RD
BEXLEY OH 43209

DETAIL #1

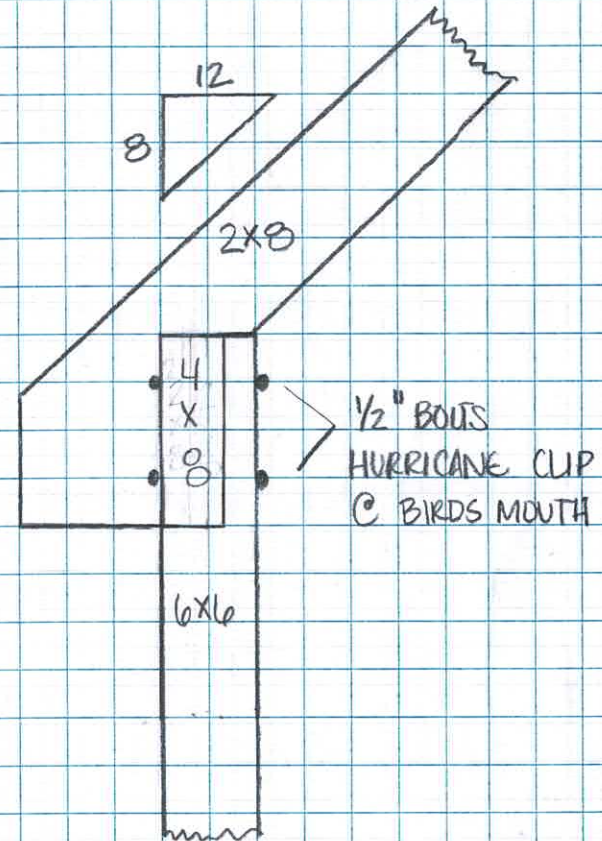
ROOF DETAILS PAGE



DETAIL #3



DETAIL #2



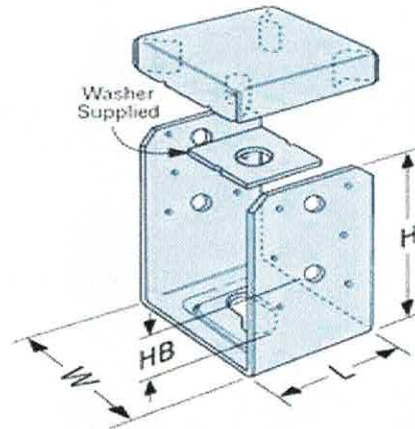
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Search
888-**794-****1590)****Simpson ABU66Z 6x6 Post Base - Zmax Finish**

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SKU: ABU66Z

Love it? Write a Review (/Simpson-ABU66Z-6x6-Adjustable-Post-Base-Zmax-Finish/newReview)

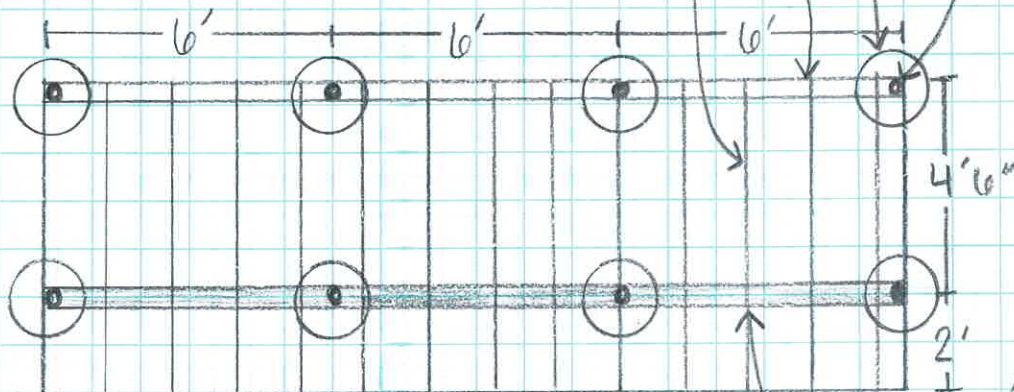
\$36.49**QUANTITY**

- 1 +

Add to Cart

WARD
912 VERNON RD
BEXLEY, OH 43209
DECK FRAME BIRDS EYE

- 6x6 PT PINE POST (DETAIL #3)
- = 18"x36" FOOTER w/ 12" CONCRETE BASE
- #2 PT PINE 2x10 CARRIAGE BEAM; BEAM NOTCHED INTO POST & SECURED W/ 2 1/2" CARRIAGE BOLTS (DETAIL #1)
- #2 PT PINE 2x10 JOISTS 16" OC TOENAILED ^{TO} BEAMS
- #2 PT PINE 2x8 BLOCKING OVER CANTILEVER BEAM 2' FROM HOUSE (DETAIL #2)
- DECK FLOOR ELEVATED APPROX. 20"
- DECK FLOOR WILL BE COMPOSITE SECURED AT EVERY JOIST W/ HIDDEN FASTENERS
- DECK WILL NOT BE ATTACHED TO HOUSE



← HOUSE →

WARD
912 VERNON RD
BEXLEY, OH 43209
DECK FRAME DETAILS

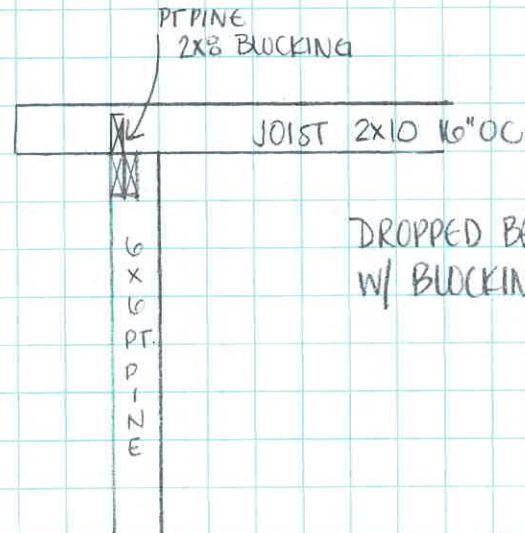
DETAIL #1

DOUBLE 2X10
CARRIAGE BEAM NOTCHED INTO
6X6 PT PINE POST & CONNECTED W/ 2
1/2" X 8" CARRIAGE BOLTS

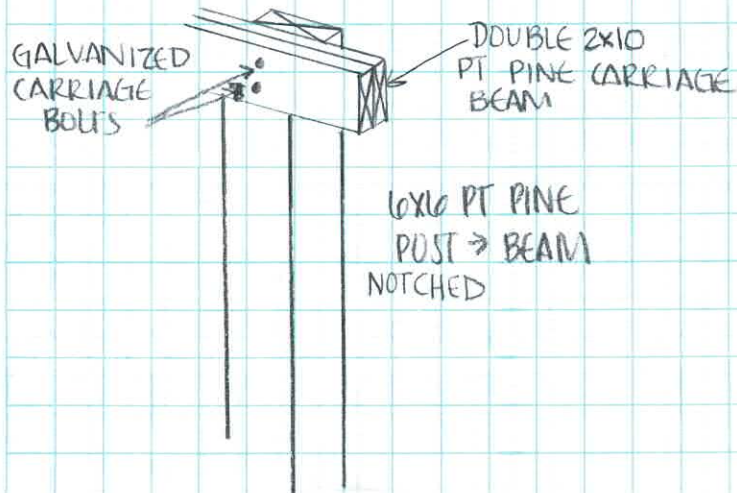


DECK FRAME DETAIL
POST TO BEAM DETAIL
6X6 POST 2' CANTILEVERED
JOISTS W/ DROPPED BEAM
NOTCHED INTO 6X6

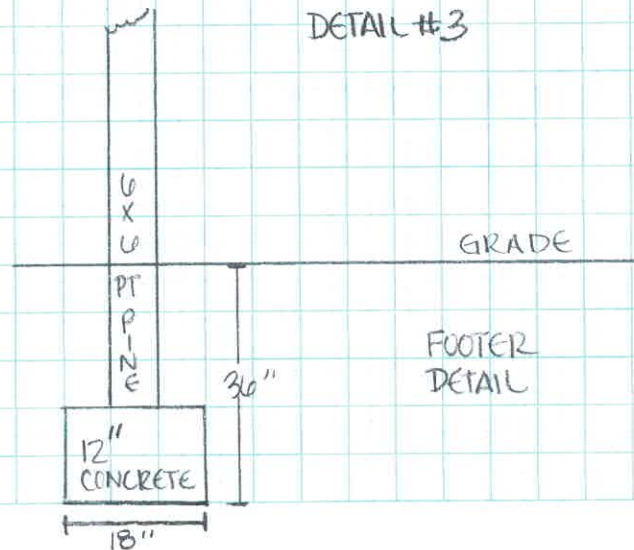
DETAIL #2

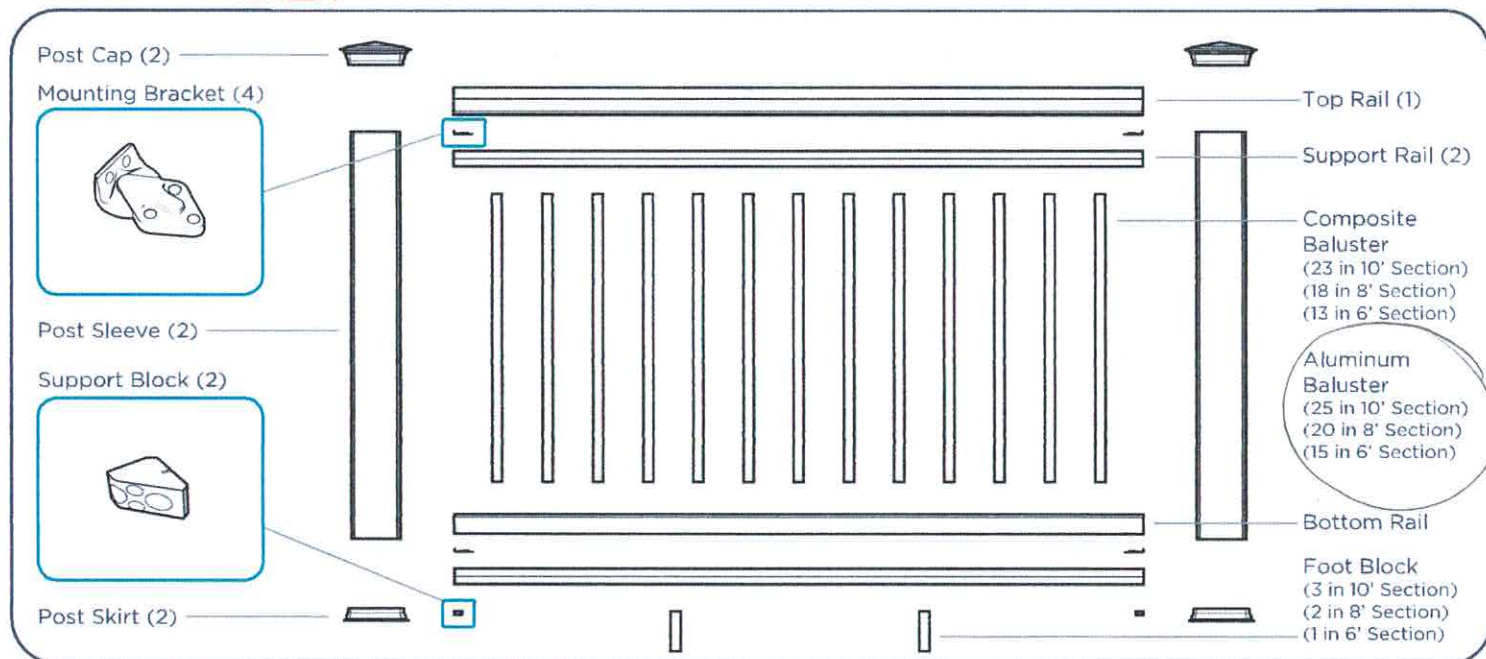


DROPPED BEAM
W/ BLOCKING DETAIL



DETAIL #3





AZEK Rail kit is available in 10', 8' and 6' lengths.

Visit www.azek.com/installation to view AZEK installation videos. Consult your local building codes for guard and handrail requirements.

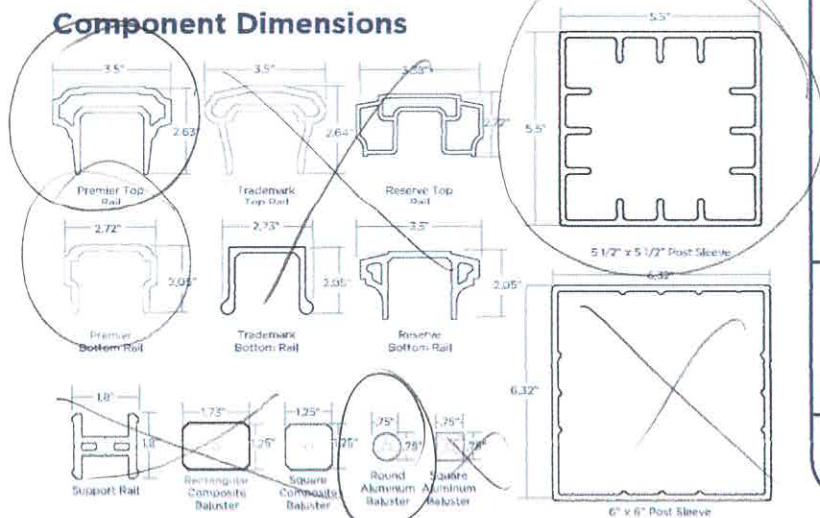
Measuring Your Railing Area

- Measurements are from center to center of post. Rails are produced in 10', 8' and 6' lengths to allow for finished end cuts and angles.
- Determine how many 10', 8' and 6' AZEK rail sections you need and check to be sure you have all the components (and quantities) listed in the chart shown to the right.

Important Information

- ⚠️ • AZEK Rail 10', 8' and 6' rails are designed not to exceed 10', 8' and 6' center of post to center of post, respectively.
- ⚠️ • For stair applications maximum rail length must not exceed 91"
- Cut slowly, using a fine tooth saw blade to avoid chipping.
- For 42" railing use 54" Post Sleeves.

Component Dimensions



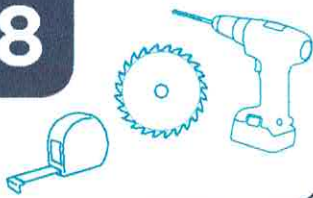
Tools Required

- Miter Saw
- Drill
- Measuring Tape
- 7/64" Drill Bit
- 3/16" Drill Bit

Components Needed For Installing One AZEK Rail Section

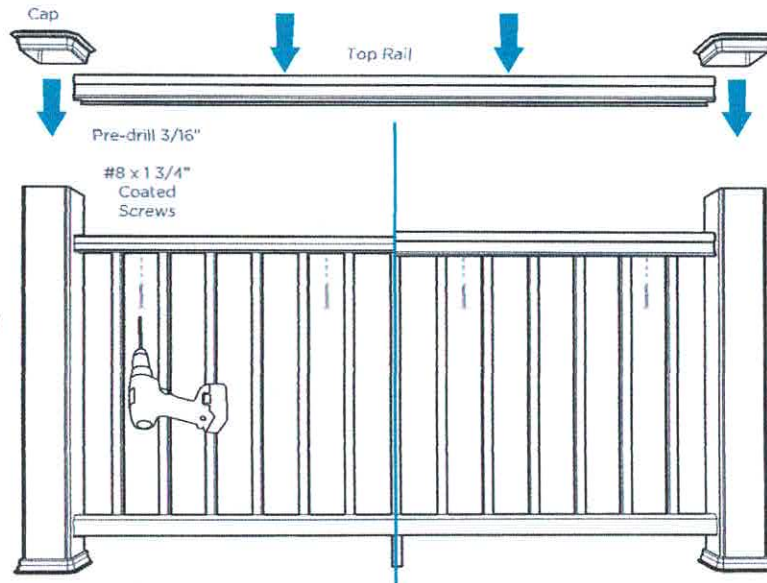
Components Included in Complete 10', 8' and 6' Kits (White Only in Premier & Trademark)	AZEK Rail Pack	
1 - Top Rail 1 - Bottom Rail 2 - Support Rails (1 - Aluminum Top Support Rail for 10') Foot Blocks - 1 in 6' Kits, - 2 in 8' Kits, - 8 in 10' Kits, Composite Balusters - 13 in 6' Kits, - 18 in 8' Kits, - 23 in 10' Kits Hardware Mounting Kit Support Block Mounting Templates Baluster Screw Kit	1 - Top Rail (Reserve Top Rail sold separately) 1 - Bottom Rail 2 - Support Rails (1 - Aluminum Top Support Rail for 10') Hardware Mounting Kit Support Block Mounting Templates Foot Blocks - 1 in 6' Packs, - 2 in 8' Packs, - 3 in 10' Packs	
Components available separately for mix-and-match rail systems	Baluster Pack	
	Composite Balusters - 18 Balusters per Pack (23 required per 10' section) (18 required per 8' section) (13 required per 6' section) - 29" for 36" Railing - 31" for 36" Railing (with less than 2" gap between deck & Bottom Rail) - 35" for 42" Railing - 37" for 42" Railing (with less than 2" gap between deck & Bottom Rail) Baluster Screw Kit 18 - #8x2" Screws 18 - #8x3" Screws	Aluminum Balusters - 20 Balusters per Pack (25 required per 10' section) (20 required per 8' section) (15 required per 6' section) - 29" for 36" Railing - 31" for 36" Railing (with less than 2" gap between deck & Bottom Rail) - 35" for 42" Railing - 37" for 42" Railing (with less than 2" gap between deck & Bottom Rail) Baluster Screw Kit 20 - #8x2" Screws 20 - #8x3" Screws
Hardware included in Hardware Mounting Kits:	4 - Mounting Brackets 2 - Support Blocks 16 - #8 x 3/4" Screws 6 - #8 x 1 3/4" Screws 6 - #8 x 2 5/8" Screws (Stairs Only) 6 - #8 x 3" Screws 12 - #8 x 3" Green Screws T20 Driver Bit	
Additional Components Needed for Each System	2 - Post Caps 2 - Post Sleeves 2 - Post Skirts	

8



INSTALL TOP RAIL AND POST CAPS

- Measure and cut Top Rail to length. Trim both ends for a clean cut.
- Attach Post caps using exterior grade caulk applied to the underside of the cap.



Caution: Screws must be 1 3/4" so they won't go through the Top Rail on straight rail sections.

AZEK PREMIER RAIL SPECS

- * .75 IN ALUMINUM BALUSTERS 4" OC
- * 5.5" X 5.5" POST SLEEVE OVER #2 PINE 4X4
~ ATTACHED TO DECK FRAME W/ 2 1/2" GALV. LAG BOLTS
- * 3.5" GRIPPABLE TOP RAIL ON STANDARD & STAIR RAILS

WARD
912 VERNON RD
BEXLEY, OH 43209
DECK RAIL SPECS



020-002549 02/18/2017

MYERS SURVEYING Co.
2740 East Main Street, Columbus 43209 (Bexley), Ohio

LOT 470

ZIMMER & MANLEY'S AMD. PLAT
FOR

BEXLEY, OHIO

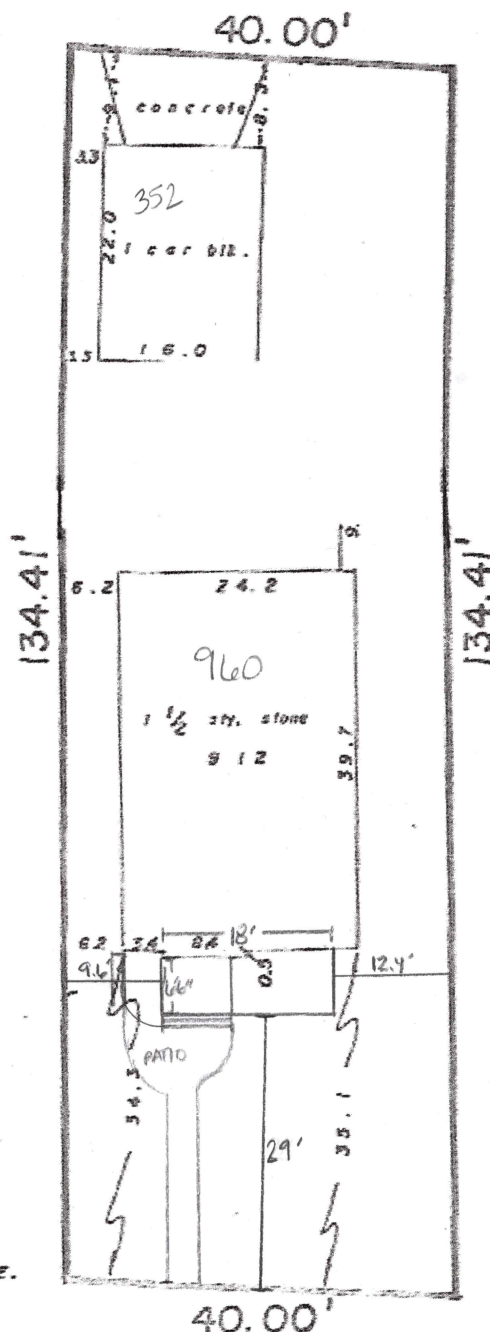
AMERICAN REALTY TITLE ASSUR. CO.
AND/OR
PRIORITY MTG. CO.

P.B. 14 Page 12
Scale 1" = 20'

Franklin Co. Rec. Office
8 · 28 · '85

Flood Zone "C" as per F.I.R. Map # 390168-0005-B

16' ALLEY



NOT TO BE USED TO ERECT FENCES

DATE OF ON



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.




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- a. Application No.: ARB-19-8
Applicant: Peter Krajnak – Rogers Krajnak Architects
Owner: Owen & Theresa Heisey
Location: 514 N. Drexel
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear (east side) of the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

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

Applicant
 Elijah Less
 (614) 638-0487
 eless@rogerskrajnak.com

Location
514 N DREXEL AV
Bexley, OH 43209

ARB-19-8

Submitted On: Oct 14, 2019

A.1: Project Information

Brief Project Description
Addition/remodel to existing 1.5 story residence

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

A.1: Attorney / Agent Information

Agent Name	Agent Address
Peter Krajnak	264 S Third Street Columbus Ohio 43215
Agent Email	Agent Phone
pkrajnak@rogerskrajnak.com	614.461.0243 (x202)

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
150000	--
Major Architectural Review	Variance Review
true	--
Zoning	Zoning Review Type
--	--
Sign Review and Architectural Review for Commercial Projects	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	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
75.04	149.5
Total Area (SF)	
11218.5	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
840.3	519.1
Removing (SF)	Type of Structure
0	Addition to primary residence
Proposed New Primary Structure or Residence (SF)	Total Square Footage
0	1359.4

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

Existing Footprint (SF)	Proposed Addition (SF)
504	0
New Structure Type	Ridge Height
No new garage/accessory structures added	N/A
Proposed New Structure (SF)	Is there a 2nd Floor
0	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
504	1863.4
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
16.6	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1369.3	194.4
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
186.9	0

Total Hardscape (SF)
1556.2

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
3392.2	30.2

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
true	House or Principal Structure
Existing Roof Type	New Roof Type
Std. 3-tab Asphalt Shingle	Std. 3-tab Asphalt Shingle
New Single Manufacturer	New Roof Style and Color
--	To match existing

C.1 Architectural Review Worksheet: Windows

Windows	Structure
true	House or Principal Structure
Existing Window Type	Existing Window Materials
Double Hung	Aluminum Clad Wood
New Window Manufacturer	New Window Style/Mat./Color
Pella Windows	White

C.1 Architectural Review Worksheet: Doors

Doors	Structure
true	House or Principal Structure
Existing Entrance Door Type	Existing Garage Door Type
Wood	Insulated Metal
Door Finish	Proposed Door Type
Painted	Wood
Proposed Door Style	Proposed Door Color
Side entry door, 36" w/ 1/2 length window lite & adjoining side lites	--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
----------------------	---------------------------

true	--
Proposed New Door Trim	Existing Window Trim
Hardie Trim	Vinyl
Proposed New Window Trim	Trim Color(s)
Hardie Trim	White
Do the proposed changes affect the overhangs?	
No	

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes	Existing Finishes
true	Wood Shingle
Existing Finishes Manufacturer, Style, Color	Proposed Finishes
Straight edged wooden shingles, gray, manufacturer unknown	Other
Other Proposed Finishes	Proposed Finishes Manufacturer, Style, Color
HardieShingle & HardiePanel board and batten	Shingles painted gray, board and batten painted white

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.
N/A
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.
N/A
2. Is the variance substantial? Please describe.
N/A
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.
N/A

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

N/A

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

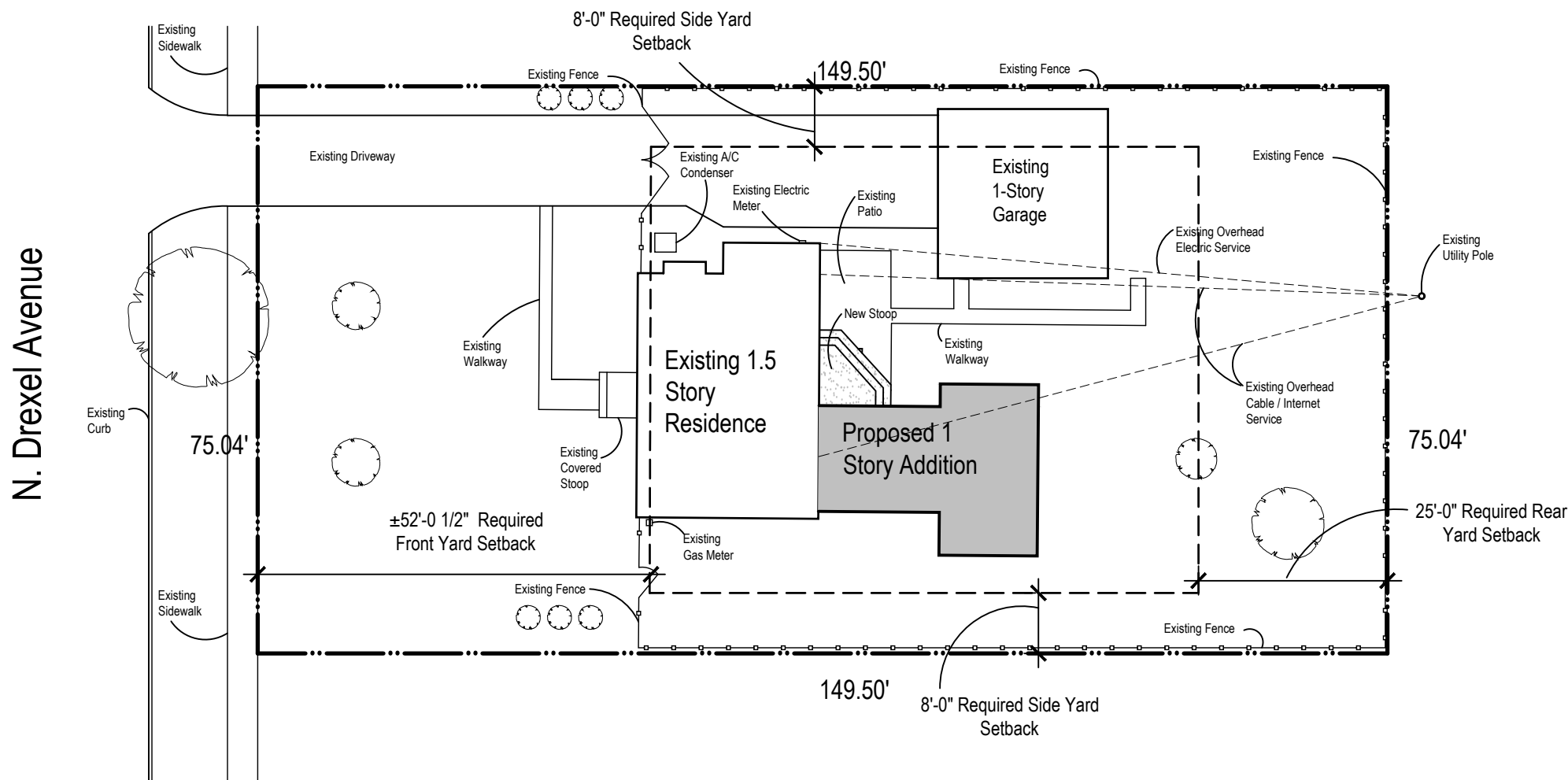
N/A

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

N/A

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

N/A



1 Proposed Site Plan
1"=20'-0"



LOT COVERAGE FOR R-6 ZONING DISTRICT

REQUIRED LOT SIZE: 6,000 sq. ft. minimum

ACTUAL LOT SIZE: 11,218 sq. ft.

	SQ. FOOTAGE	% OF LOT
MAXIMUM LOT COVERAGE, BUILDING AREA PERMITTED	3,926.3 sq. ft.	35.00%
EXISTING LOT COVERAGE, BUILDING AREA	1,403.9 sq. ft.	12.5%
LOT COVERAGE, BUILDING AREA WITH PROPOSED ADDITION	1923 sq. ft.	17.1%
MAXIMUM LOT COVERAGE, OVERALL PERMITTED	6,730.8 sq.ft	60.00%
EXISTING LOT COVERAGE, OVERALL	2,873.2 sq. ft.	25.6%
DEMOLISHED STOOP AND PARTIAL CONCRETE WALK	71.4 sq. ft.	0.6%
LOT COVERAGE, OVERALL WITH PROPOSED ADDITION AND NEW STOOP	3,392.2 sq. ft.	30.2%

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

ROGERS KRAJNAK
ARCHITECTS, INC.

264 South Third Street
Columbus, Ohio 43215

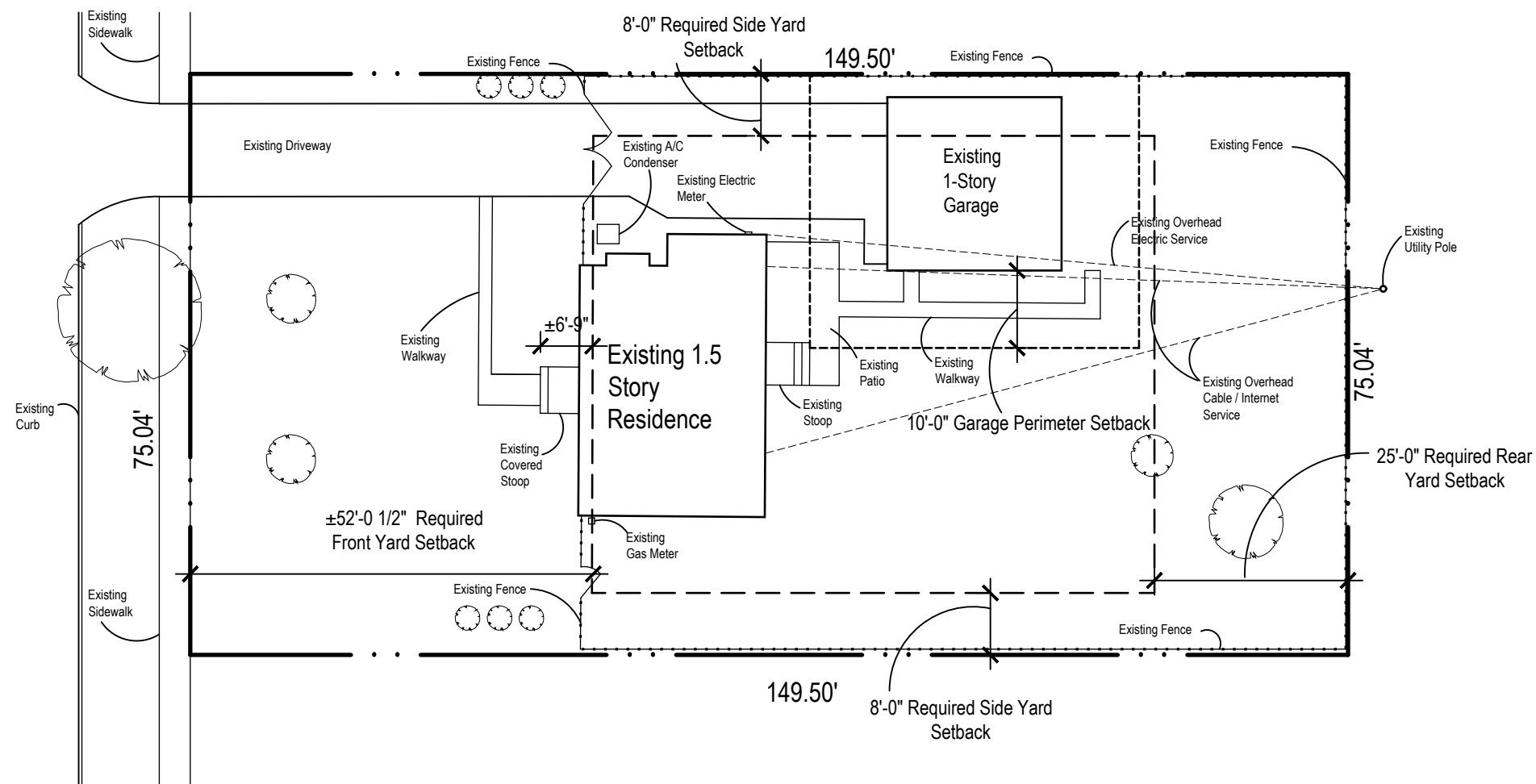
telephone (614) 461.0243
facsimile (614) 461.6243
www.rogerskrajnak.com

10.14.19
Final Schematic Design,
ARB, BZA Submission

A0.0

RKA Project # 19010.00

N. Drexel Avenue



1 Existing Site Plan
1" = 20'-0"



*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from a mortgage location survey prepared by Albert J. Myers of Myers Surveying Company, Inc. on 07/18/2016. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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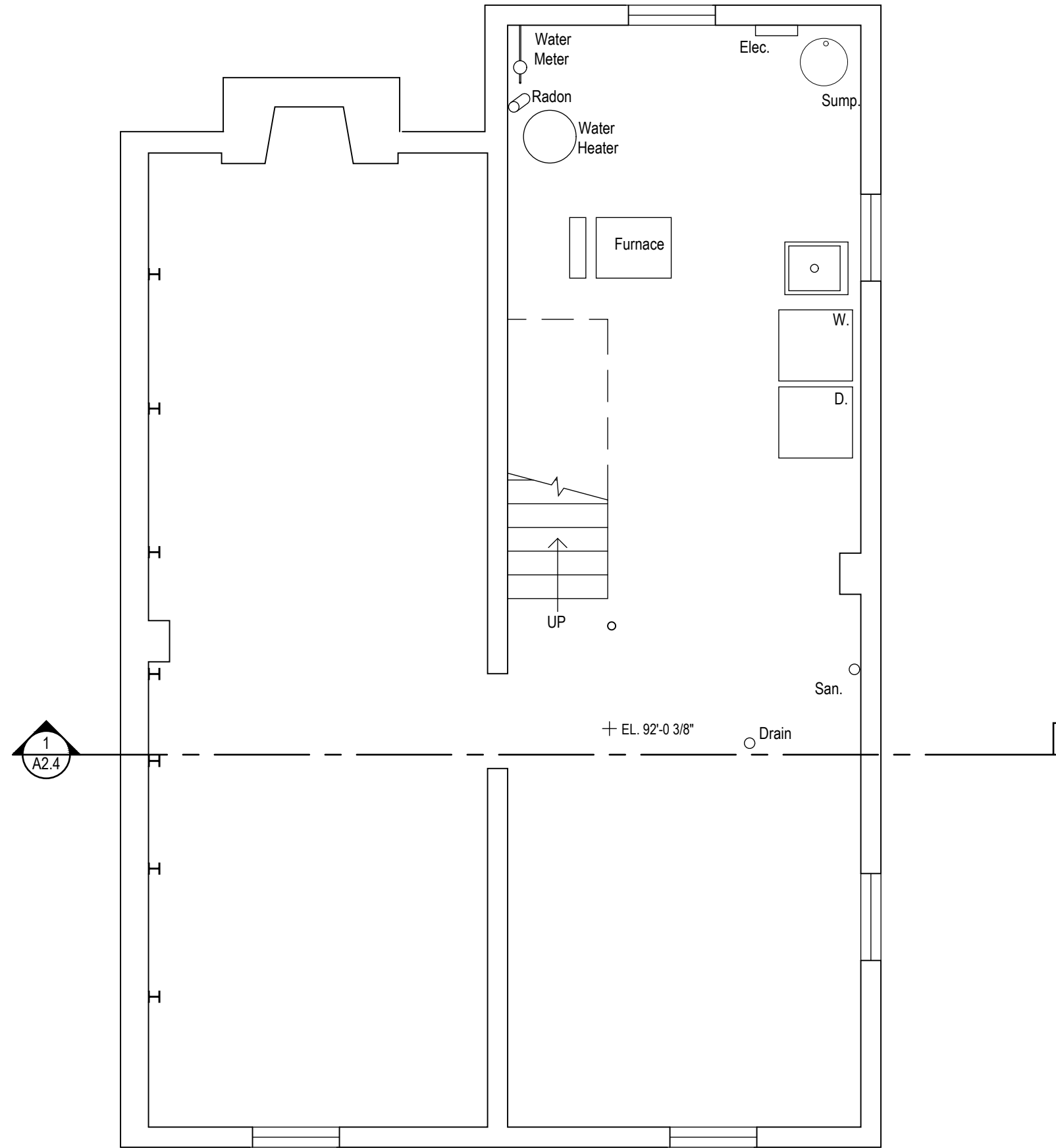
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Columbus, Ohio 43215

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facsimile (614) 461.6243
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09.30.19
Existing Conditions

A0.0

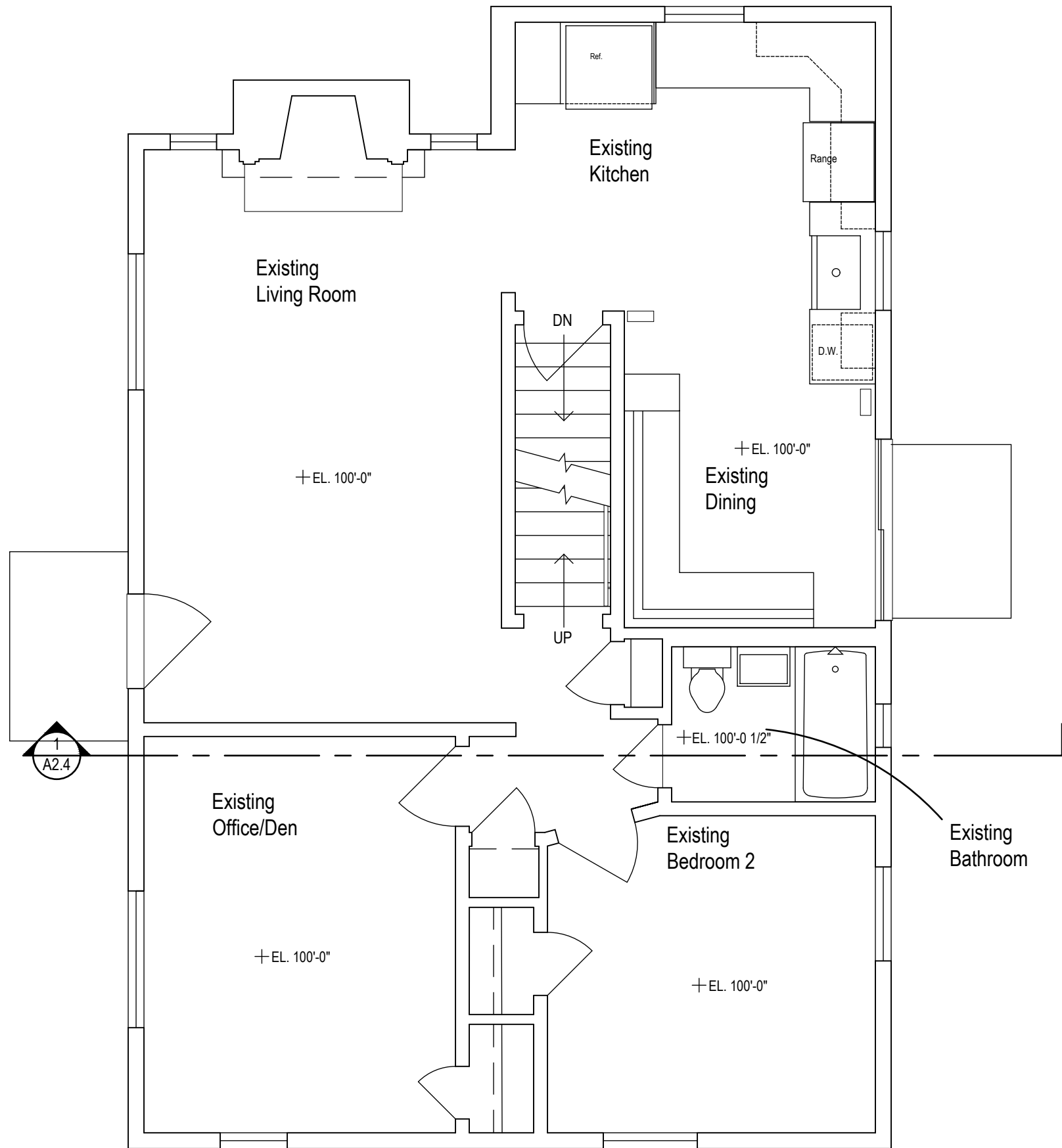
RKA Project # 19010.00



1 Existing Basement Floor Plan
1/4" = 1'-0"



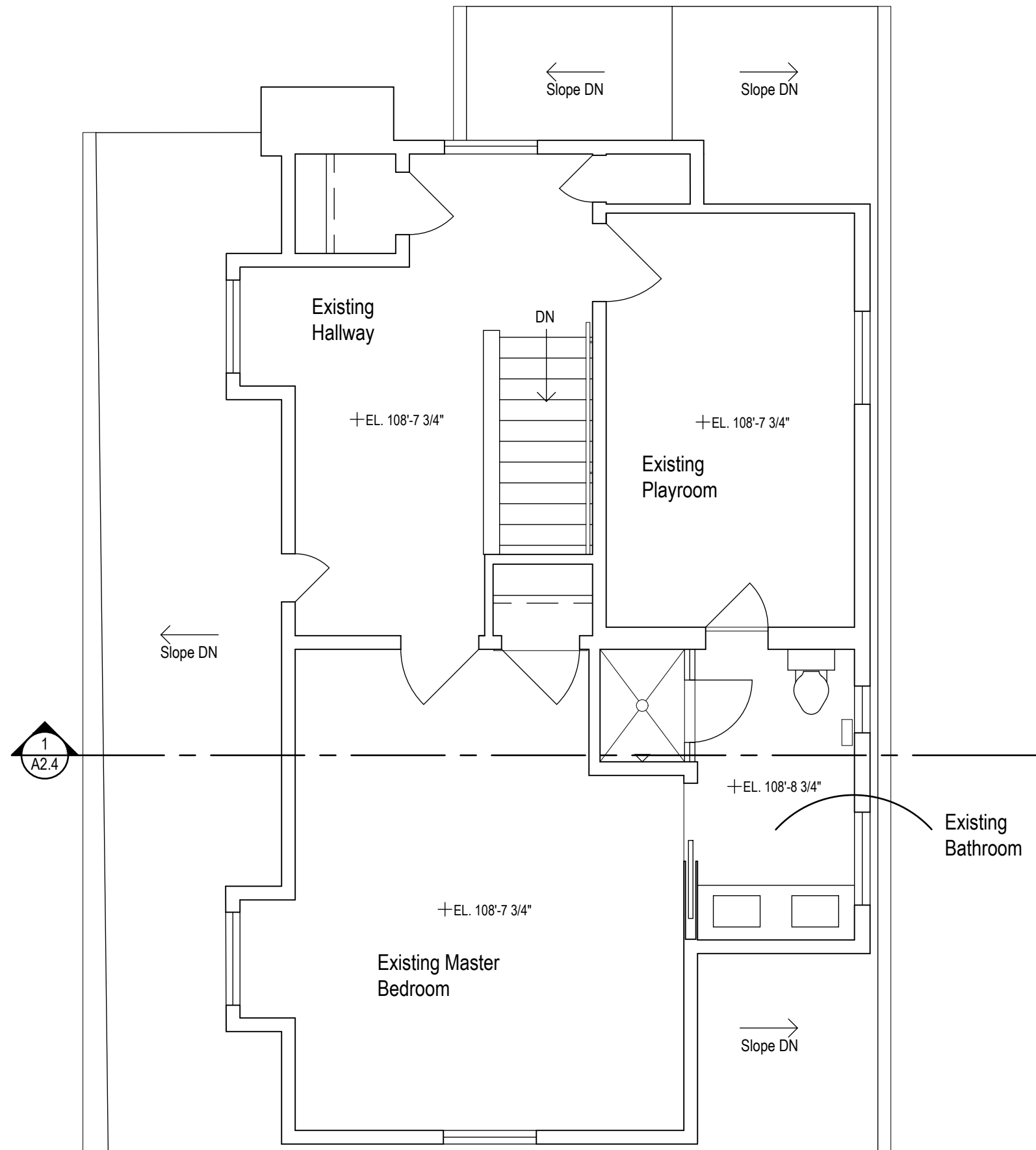
Heisey Residence		
514 N. Drexel Ave, Bexley, Ohio 43209		
	264 South Third Street Columbus, Ohio 43215	09.30.19 Existing Conditions
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	A1.0
RKA Project # 19010.00		



1 Existing First Floor Plan
1/4" = 1'-0"



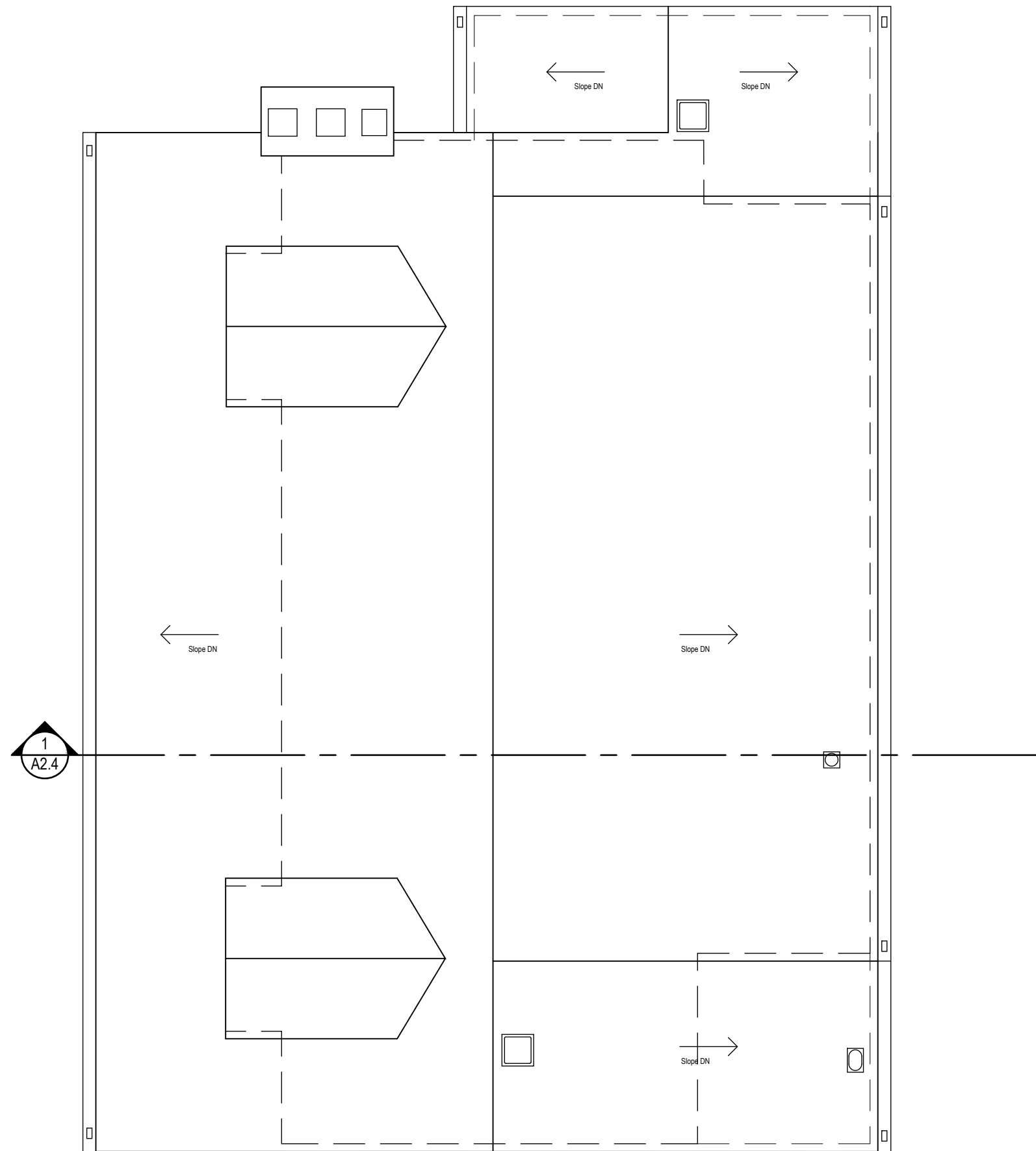
Heisey Residence		
514 N. Drexel Ave, Bexley, Ohio 43209		
 ROGERS KRAJNAK ARCHITECTS, INC.	264 South Third Street Columbus, Ohio 43215	09.30.19 Existing Conditions
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	A1.1
RKA Project # 19010.00		



1 Existing Second Floor Plan
1/4" = 1'-0"



Heisey Residence		
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1 Existing Roof Plan
1/4" = 1'-0"



Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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facsimile (614) 461.6243
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09.30.19
Existing Conditions

A1.3

RKA Project # 19010.00



1 Existing North Elevation
1/4" = 1'-0"

Heisey Residence	
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09.30.19 Existing Conditions A2.0	
RKA Project # 19010.00	



1 Existing East Elevation
1/4" = 1'-0"

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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09.30.19
Existing Conditions

A2.1

RKA Project # 19010.00



Heisey Residence		
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1 Existing West Elevation
1/4" = 1'-0"

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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09.30.19
Existing Conditions

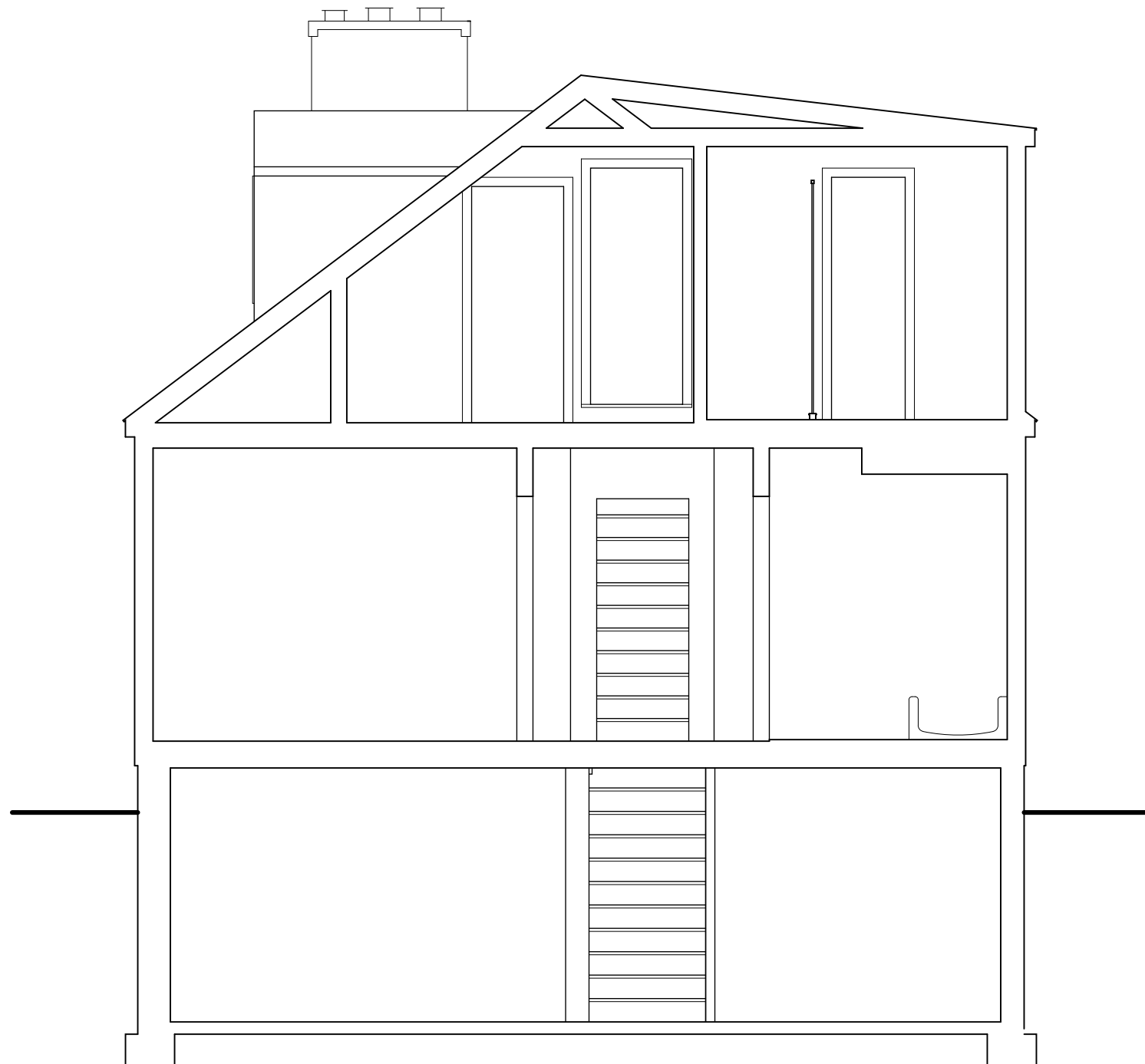
A2.3

RKA Project # 19010.00

Second Floor
±108'-7 3/4"

First Floor
100'-0"

Basement
±92'-0 3/8"



1 Existing Section
1/4" = 1'-0"

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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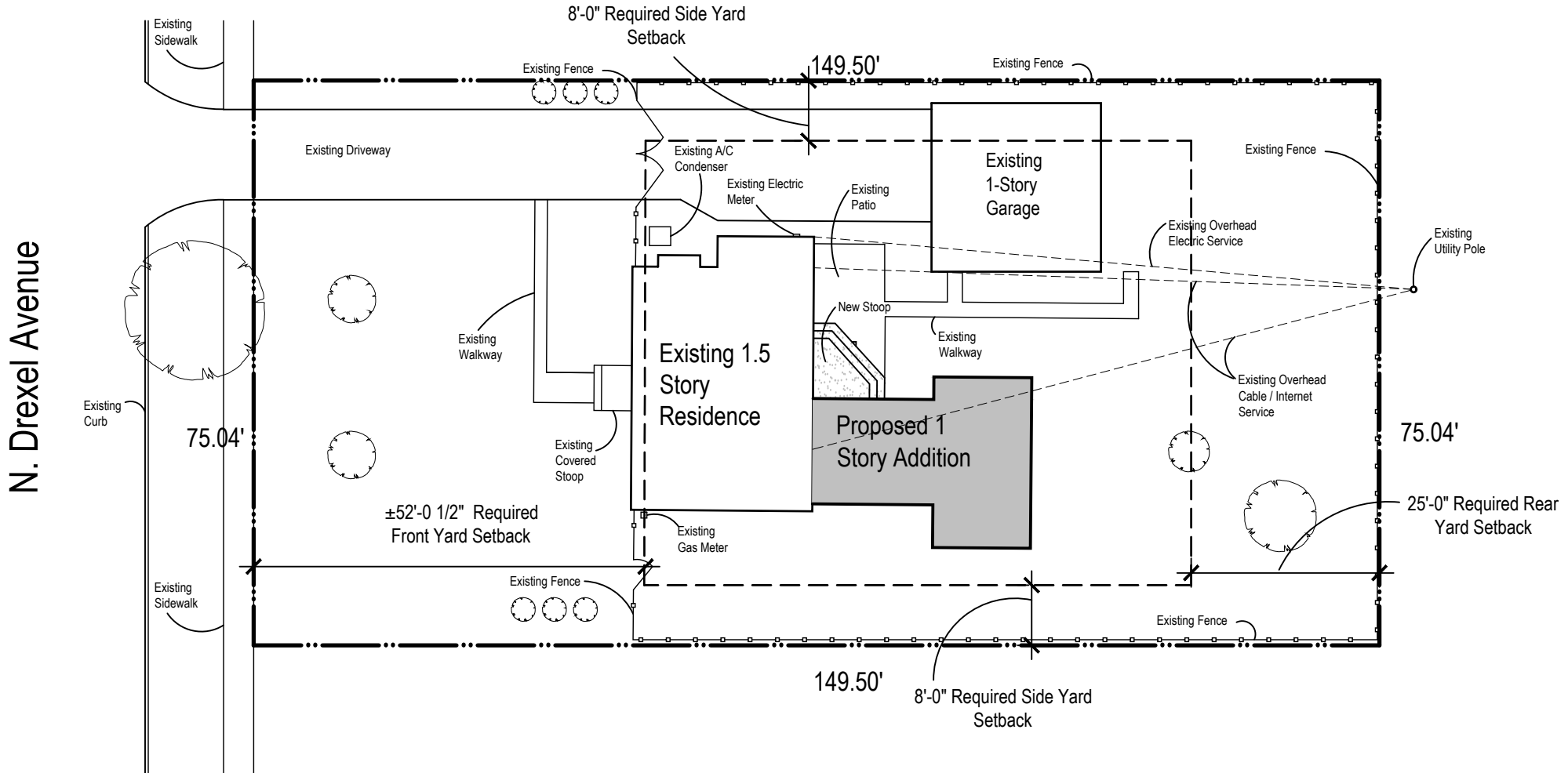
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facsimile (614) 461.6243
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09.30.19
Existing Conditions

A2.4

RKA Project # 19010.00



1 Proposed Site Plan
1"=20'-0"



LOT COVERAGE FOR R-6 ZONING DISTRICT		
REQUIRED LOT SIZE: 6,000 sq. ft. minimum		
ACTUAL LOT SIZE: 11,218 sq. ft.		
	SQ. FOOTAGE	% OF LOT
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Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209



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KRAJNAK
ARCHITECTS, INC.

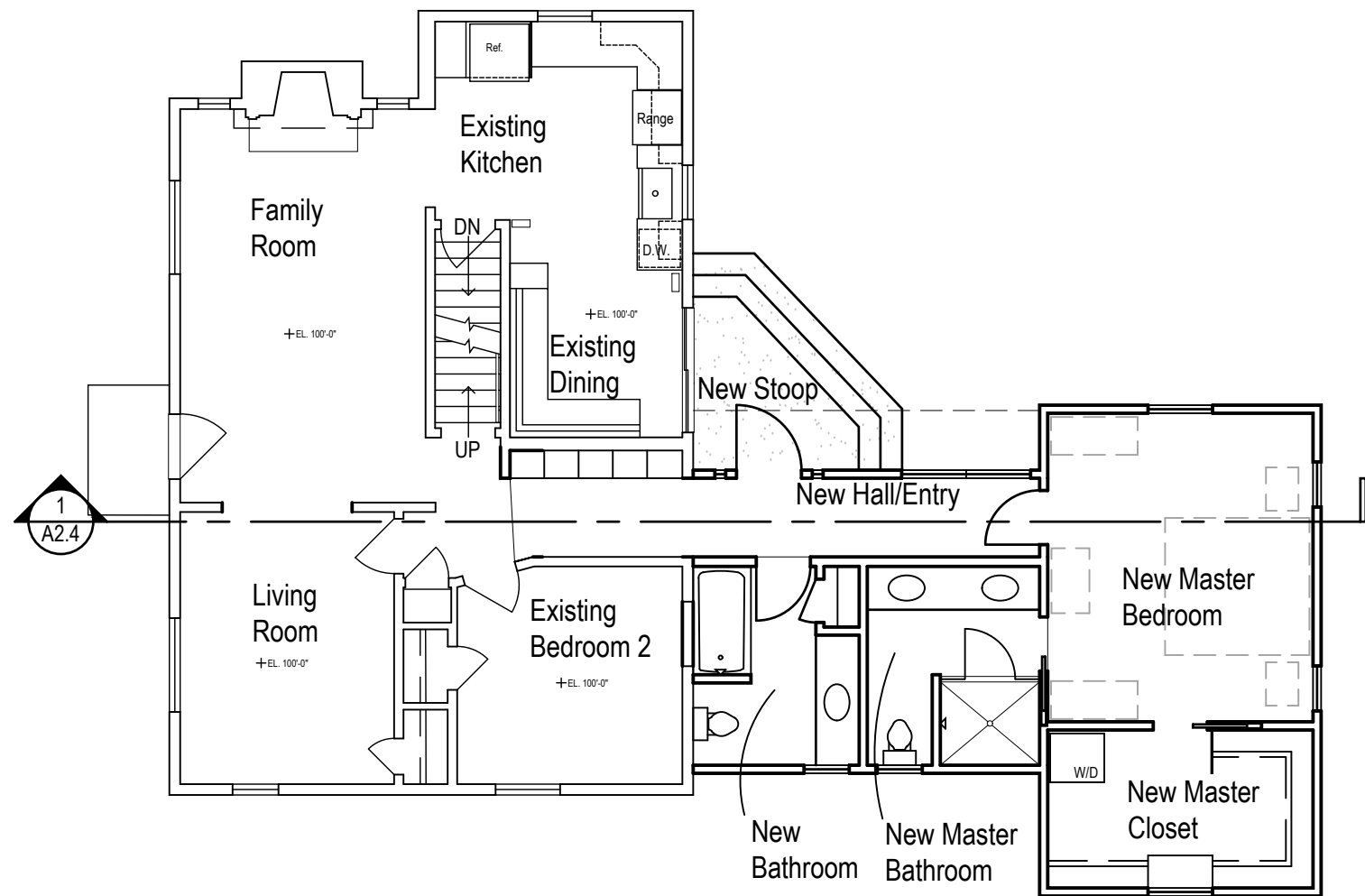
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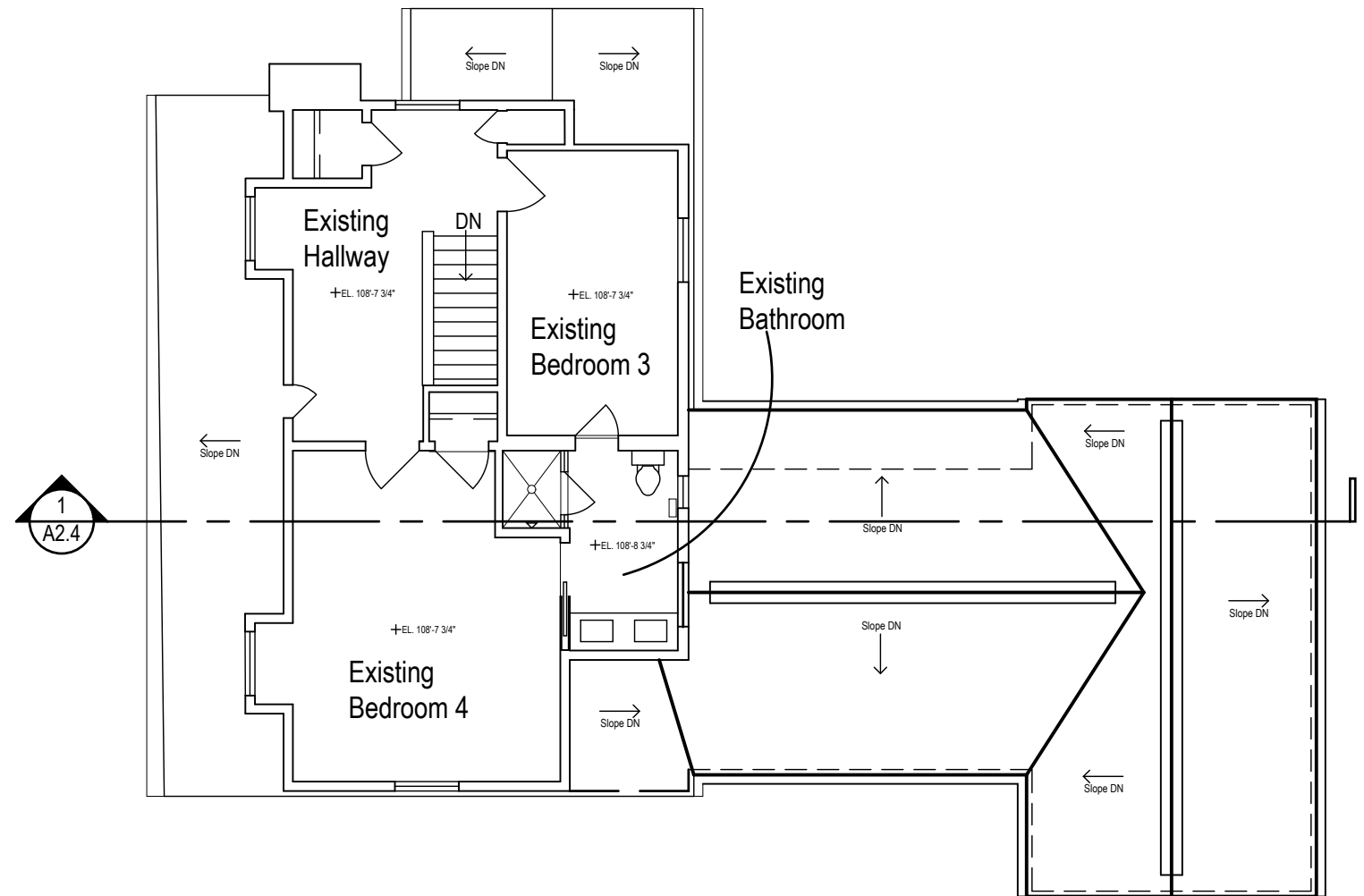
10.14.19
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A0.0

RKA Project # 19010.00



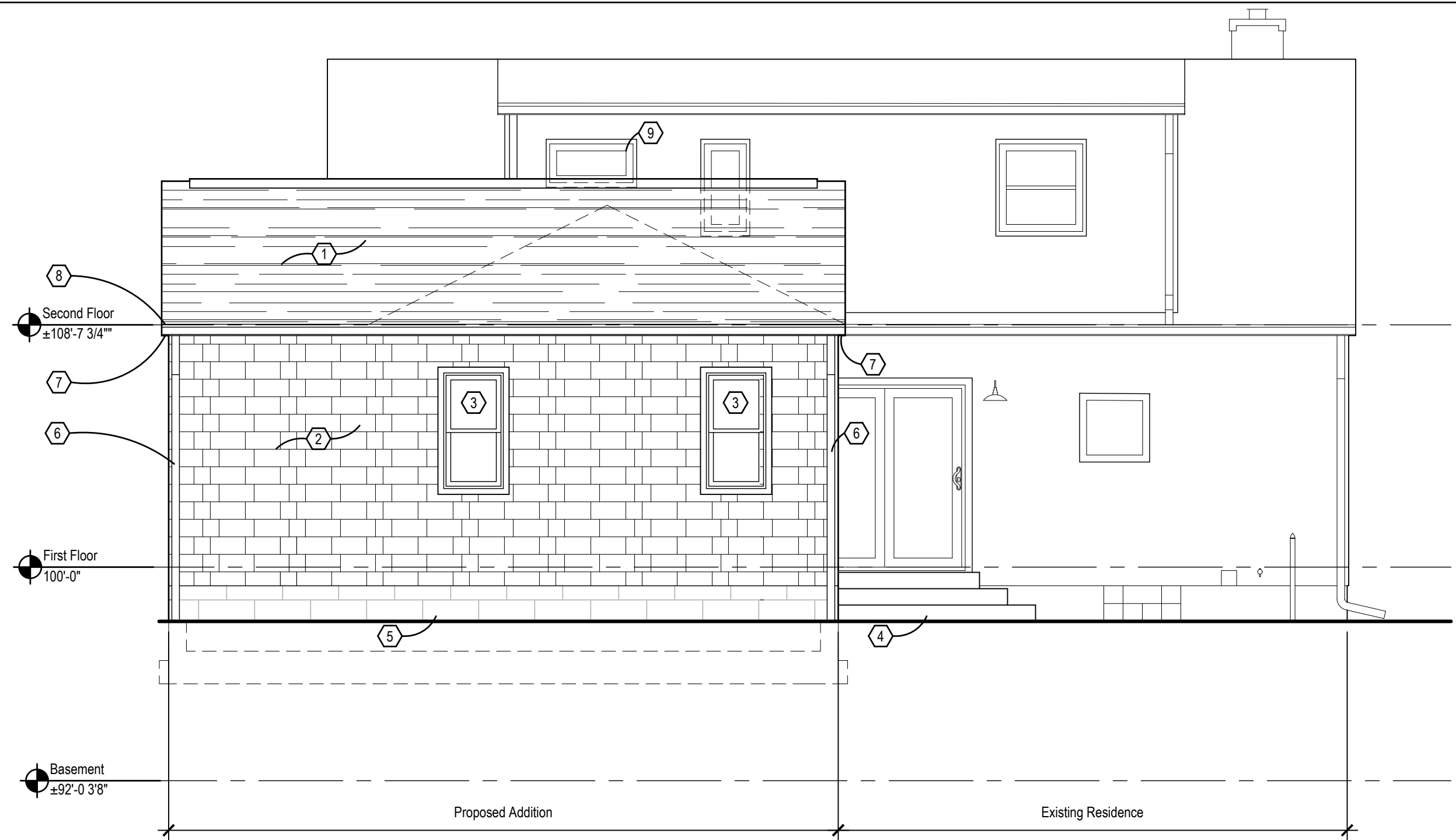
1 Proposed First Floor Plan
1/8" = 1'-0"



1 Proposed Second Floor Plan
1/8" = 1'-0"



Heisey Residence		
514 N. Drexel Ave, Bexley, Ohio 43209		
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		A1.0 RKA Project # 19010.00



1 Proposed East Elevation
1/4" = 1'-0"

Coded Notes

1. New shingle roofing, to match existing shingles.
2. New HardieShingle siding, to match existing gray colored siding.
3. New aluminum clad (white) double hung windows, with white Hardie trim.
4. New concrete stoop.
5. New CMU foundation wall.
6. New aluminum (white) gutters and downspouts, to match existing.
7. New Hardie trim (white) 3" soffits to match size and style of existing.
8. New Hardie trim (white) fascia trim on addition to match existing.
9. New aluminum clad (white) awning window, with white trim to match existing window trim.

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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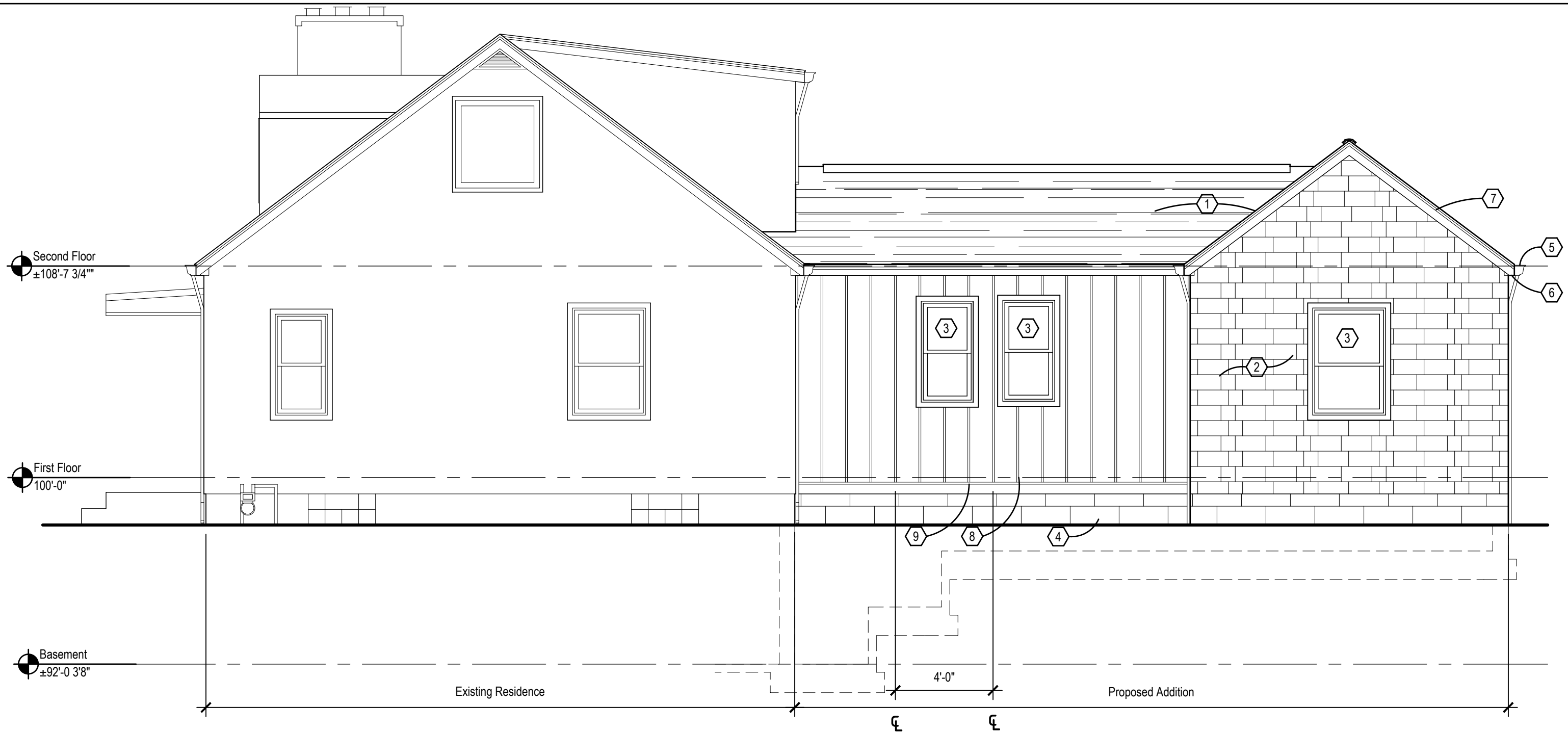
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Final Schematic Design,
ARB, BZA Submission

A2.1

RKA Project # 19010.00



1 Proposed South Elevation
1/4" = 1'-0"

⬡ Coded Notes

1. New shingle roofing, to match existing shingles.
2. New HardieShingle siding, to match existing gray colored siding.
3. New aluminum clad (white) double hung windows, with white Hardie trim.
4. New CMU foundation wall.
5. New aluminum (white) gutters and downspouts, to match existing.
6. New Hardie trim (white) 3" soffits to match size and style of existing.
7. New Hardie trim (white) fascia trim on addition to match existing.
8. New HardiePanel board and batten siding, painted white.
9. New Hardie trim board, painted white.

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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10.14.19
Final Schematic Design,
ARB, BZA Submission

A2.2

RKA Project # 19010.00



1 Proposed West Elevation
1/4" = 1'-0"

⬡ Coded Notes

1. New shingle roofing, to match existing shingles.
2. New HardieShingle siding, to match existing gray colored siding.
3. New CMU foundation wall.
4. New aluminum (white) gutters and downspouts, to match existing.
5. New Hardie trim (white) 3" soffits to match size and style of existing.
6. New Hardie trim (white) fascia trim on addition to match existing.

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

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ARCHITECTS, INC.

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Columbus, Ohio 43215

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facsimile (614) 461.6243
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10.14.19
Final Schematic Design,
ARB, BZA Submission

A2.3

RKA Project # 19010.00



1 Proposed Section
1/4" = 1'-0"

Heisey Residence		
514 N. Drexel Ave, Bexley, Ohio 43209		
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Photo of Existing North Side of Residence




Photo of Existing West Side of Residence



Photo of Existing South Side of Residence



Photo of Existing East Side of Residence

The Heisey Residence		
514 N. Drexel Ave, Columbus Ohio 43209		
	264 - South Third Street Columbus, Ohio 43215	
	telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	
		10.14.19 Final Schematic Design/ ARB/BZA Submission
		RKA Project # 19010.01



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: ARB-19-9

Applicant: Todd Thompson

Owner: James Hilovsky




Location: 99 S. Merkle Rd.

ARB Request: The applicant is seeking architectural review and approval to allow the existing breezeway between the house and garage to be enclosed, and also convert the existing screened porch at the rear of the principal structure to a glass enclosed sunroom

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal and Accessory
structures and New Principal
Structures that meet the Zoning Code)
ARB meets on the 2nd Thursday of the
month (except December) applications
are due 4 weeks prior.

Applicant
 Todd Thompson
 404-693-1526
 theurbanartisans@gmail.com

Location
99 S MERKLE RD
Bexley, OH 43209

ARB-19-9

Submitted On: Oct 16, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Replace screens with sliding windows and install sliding door in existing sunroom at rear of house. Enclose existing breezeway between house and garage (roof and foundation between the two is existing).

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

A.1: Attorney / Agent Information

Agent Name	Agent Address
Todd Thompson for Urban Artisans	3000 E Main St. #186 Columbus, OH 43209
Agent Email	Agent Phone
theUrbanArtisans@gmail.com	404-693-1526
Property Owner Name	Property Owner phone
James Hilovsky	330-606-9420

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
50000	true
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	--
Zoning	Zoning Review Type
--	--

Sign Review and Architectural Review for Commercial Projects	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	R6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
85	202.89
Total Area (SF)	
17245.65	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
2624	0
Removing (SF)	Type of Structure
0	Enclosure of breezeway already included in coverage
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	2624

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

Existing Footprint (SF)	Proposed Addition (SF)
--	--
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
--	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
--	--
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
--	--

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
2198	225
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
110	0
Total Hardscape (SF)	
2533	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
5157	30

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
true	House or Principal Structure
Existing Window Type	Existing Window Materials
Double Hung	Vinyl Clad Wood
New Window Manufacturer	New Window Style/Mat./Color
Pella	Pello 250 Series Sliding/Vinyl Clad Wood/White

C.1 Architectural Review Worksheet: Doors

Doors	Structure
true	House or Principal Structure
Existing Entrance Door Type	Existing Garage Door Type
--	--
Door Finish	Proposed Door Type
--	Sliding Glass for Sunroom; Wood Swinging Door for breezeway

Proposed Door Style

--

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

Pine

Proposed New Door Trim

Wood

Existing Window Trim

Wood

Proposed New Window Trim

Wood

Trim Color(s)

Beige Existing/New to be white to complement windows

Do the proposed changes affect the overhangs?

No

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

true

Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

Stucco - Beige

Proposed Finishes

Stucco

Proposed Finishes Manufacturer, Style, Color

Match Existing Stucco on breezeway. White wood on sunroom

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.**

--

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.

--

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.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

--

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

--

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

--

Enclosure & Renovation for:
James & Carey Hilovsky
99 S. Merkle Rd.
Bexley, Ohio

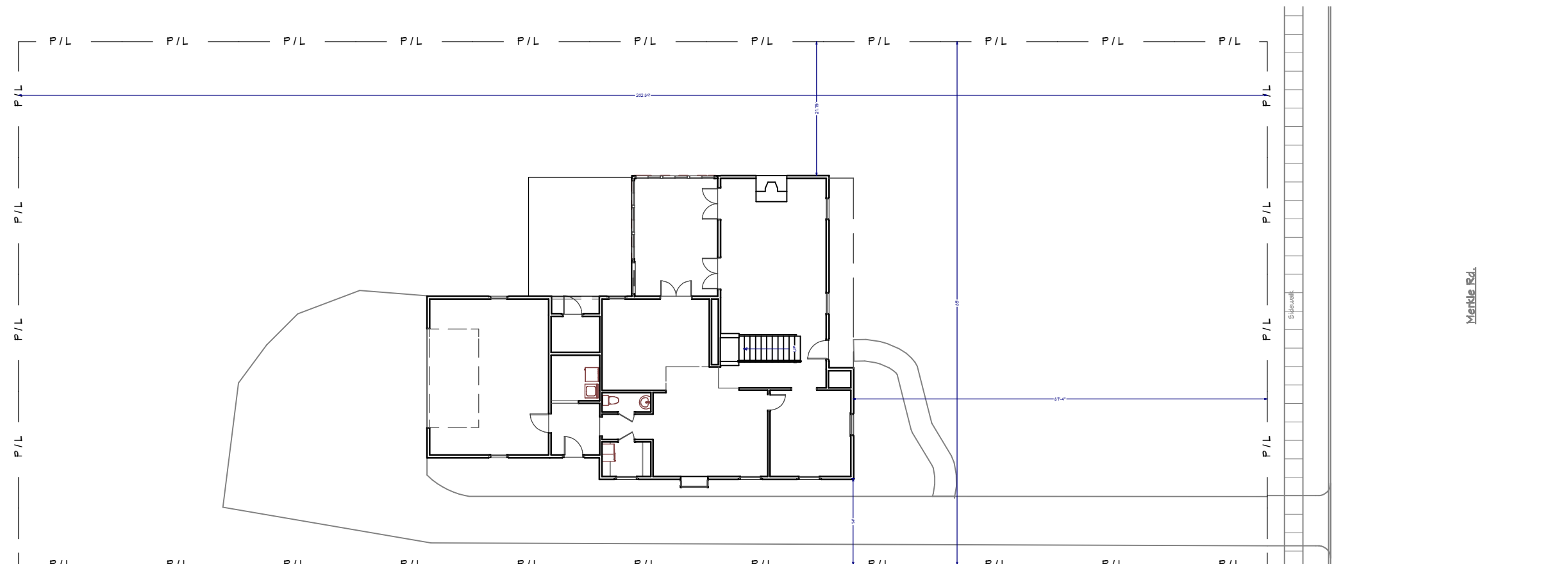
ZONING DETAILS:

Zoning District: R-6

Total Lot Area: 17,245.65
Proposed Dwelling Coverage (Including Garage): 2,624 sf
Building Coverage Percentage: 15.2%

Driveway Coverage: 2,154 sf
Front Walk: 110 sf
Rear Patio: 325 sf

Total Lot Coverage: 5,213 sf
Total Lot Coverage Percentage: 30.2%

[illegible]

Site Plan

James & Carey Hillovsky
99 S. Merkle Rd.
Bexley, OH

Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:

0/15/2019

SCALE:

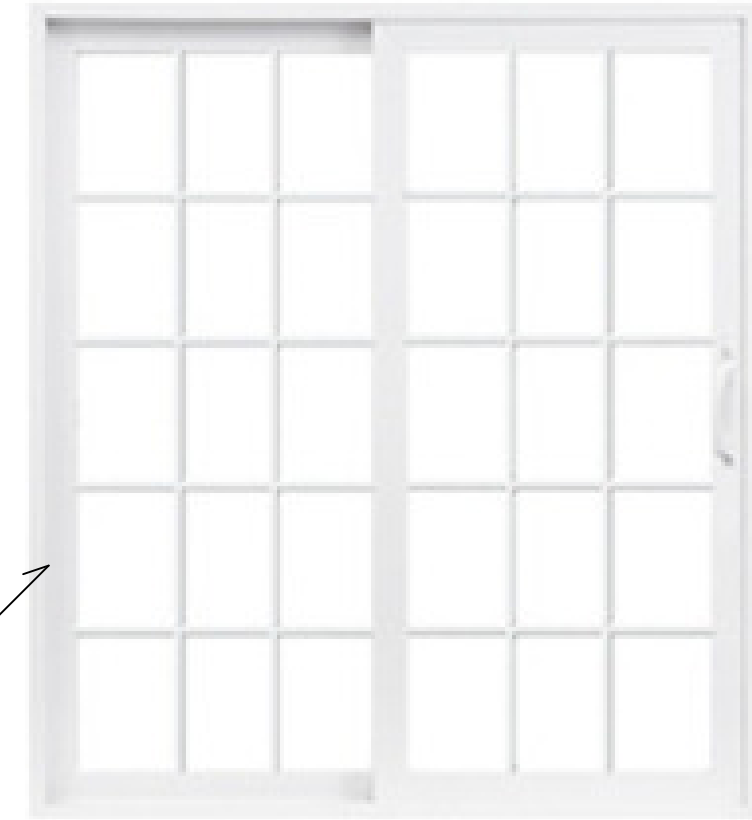
1 in:20 ft.

SHEET:

A-1



Bottom of Wall to be raised to 18".
Screens to be replaced with Pella 250 sliding windows.
Door to be replaced with sliding door.
See Page 4



Breezeway to be enclosed.
See Page 5



Breezeway to be enclosed.
See Page 6

[illegible]

SHEET TITLE:

Pictures - Existing

James & Carey Hilovsky
99 S. Merkle Rd.
Bexley, OH

Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:

SHEET:

A-2



East (Front) Elevation

No Proposed Changes

[illegible]

SHEET TITLE:

East Elevation

James & Carey Hilovsky
99 S. Merkle Rd.
Bexley, OH

Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:

10/15/2019

SCALE:

3/16"

SHEET:

A-3



West (Rear) Elevation

[illegible]

SHEET TITLE:

West Elevation

James & Carey Hillovsky
99 S. Merkle Rd.
Bexley, OH

Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:

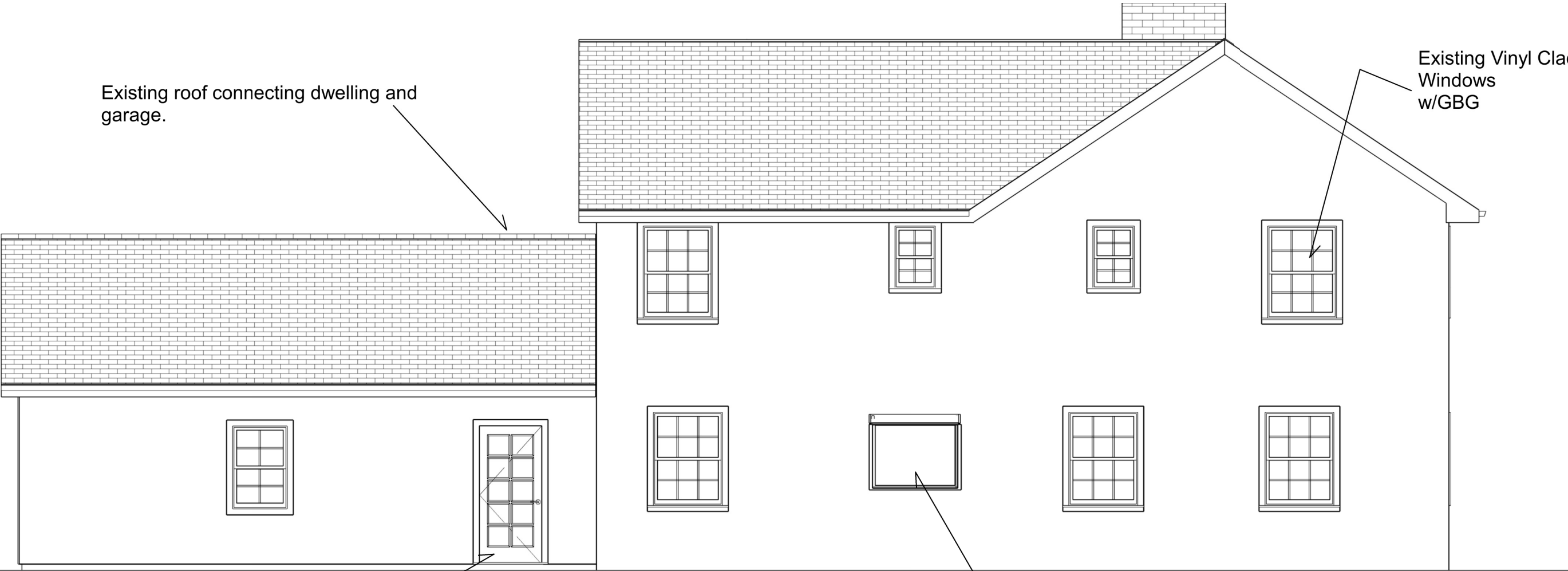
10/15/2019

SCALE:

3/16"

SHEET:

A-4



Breezeway to be enclosed and wood door added.
Stucco to match.

South (Left) Elevation

Boxed Kitchen Window
(existing)

Existing Vinyl Clad
Windows
w/GBG

NUMBER	DATE	REVISED BY	REVISION TABLE DESCRIPTION

SHEET TITLE:
South Elevation

PROJECT DESCRIPTION:
James & Carey Hilovský
441 S. Merkle Rd.
Bexley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:

10/15/2019

SCALE:

3/16"

SHEET:

A-5

Existing stucco wall finish

Existing Vinyl Clad
Windows
w/GBG

Existing stucco wall finish

Existing roof connecting dwelling and
garage.

Screens on existing porch to be replaced with Pella 250 Series
windows.

Wood panel trim to complement window
trim

North (Right) Elevation

Breezeway to be enclosed and door
added.

Existing Fixed
Window

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	5/19/2016		REMOVED TRANSSOM & LOWERED SHED

SHEET TITLE:
North Elevation

PROJECT DESCRIPTION:
James & Carey Hilovelsky
441 S. Merkle Rd.
Bexley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:

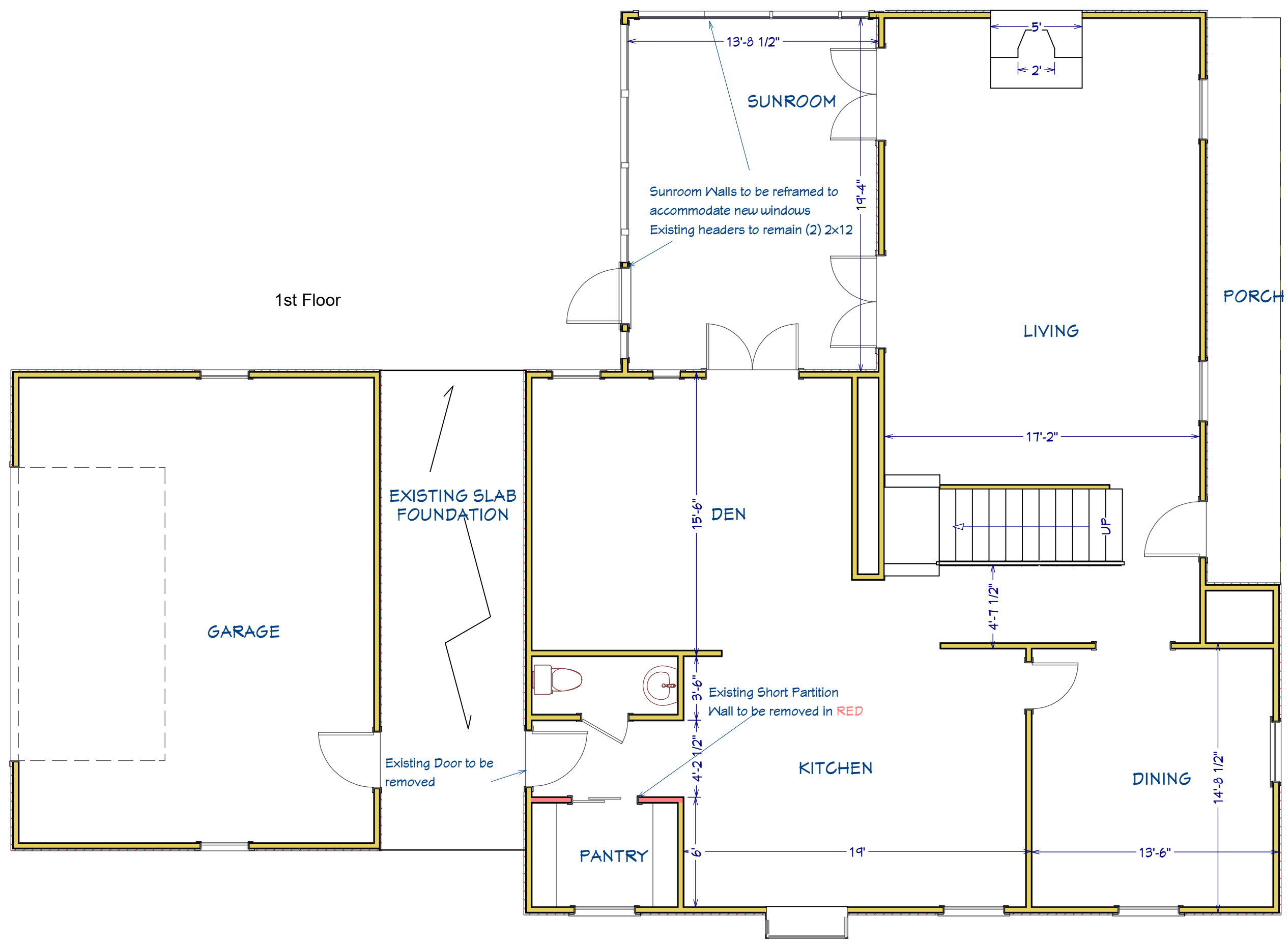
10/15/2019

SCALE:

3/16

SHEET:

A-6



NUMBER	DATE	REVISION BY	REVISION TABLE DESCRIPTION

SHEET TITLE:
 Existing 1st Floor Plan - Demo Plan

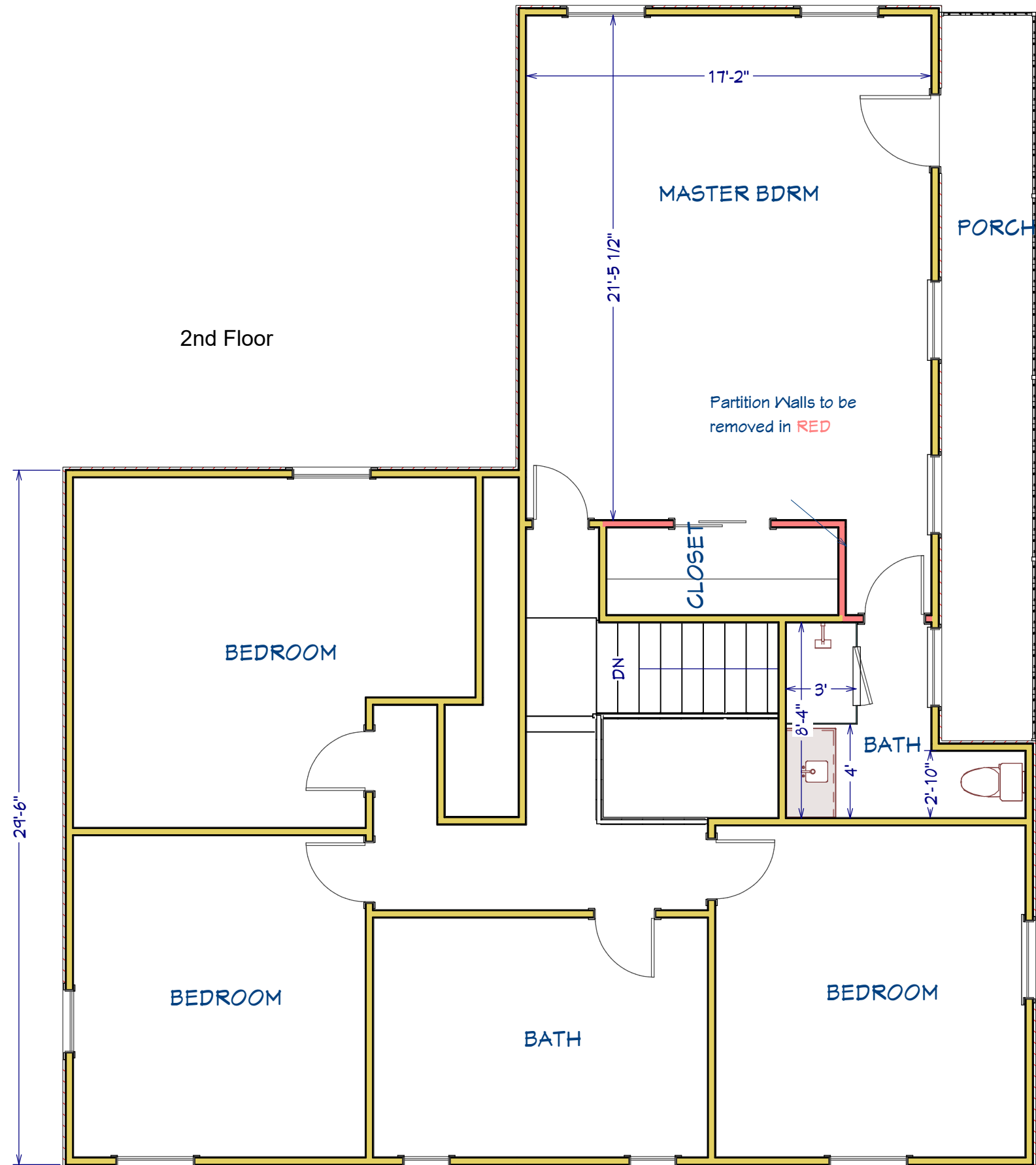
PROJECT DESCRIPTION:
 James & Carey Hilovsky
 441 S. Merkle Rd.
 Beavercreek, OH

DRAWINGS PROVIDED BY:
 Urban Artisans, LLC
 3000 E Main St #186
 Columbus, OH 43209
 404-693-1526
 www.theUrbanArtisans.net

DATE:
 10/15/2019

SCALE:
 3/16"

SHEET:
A-7

[illegible]

SHEET TITLE:
Existing 2nd Floor Plan -
Demo Plan

James & Carey Hillovsky
99 S. Mettle Rd.
Bexley, OH

Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:

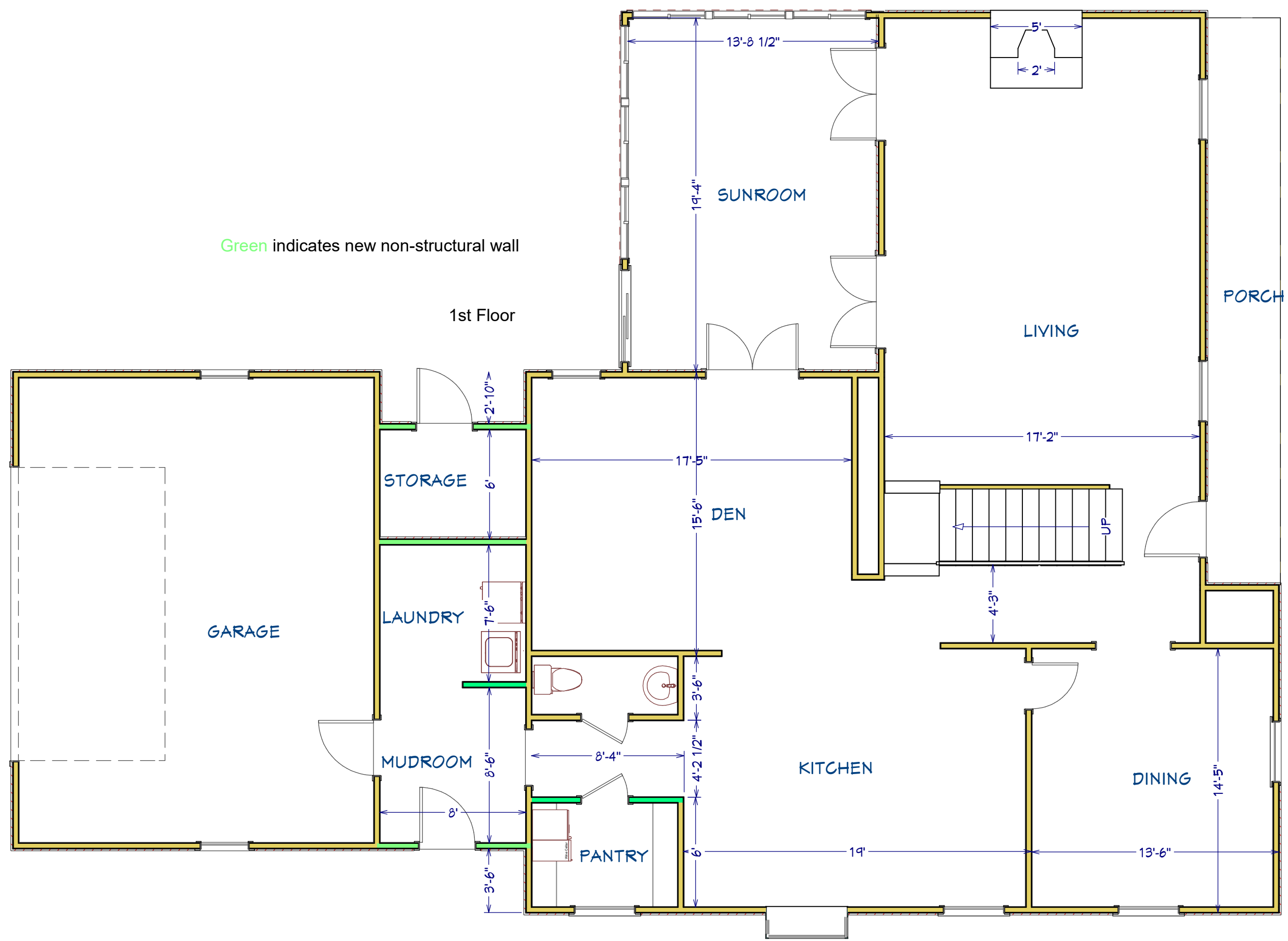
10/15/2019

SCALE:

3/16"

SHEET:

A-8



Green indicates new non-structural wall

1st Floor

REVISION TABLE	
NUMBER	DATE
1	5/19/2018
CHANGED FROM QUAD TO DOUBLE ON'S ELEVATION	

SHEET TITLE: Floor One

PROJECT DESCRIPTION:
James & Carey Hilovsky
441 S. Merkle Rd.
Bexley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-693-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:
3/16"

SHEET:
A-9

99 S. Merkle Rd



Front (East) Side



Left (South) Side Front



Left (South) Side Rear



Left (South) Side – Enclosure Location



Rear (West) Side



Rear (West) Side



Rear (West) Side -- Sunroom



Right (North) Side – Enclosure Location



Right (North) Side – Sunroom



Right (North) Side -- Front



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.




The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

- a. Application No.: ARB-19-18
Applicant: Joe Moss - GRAD
Owner: LLC GDK Holdings – Bexley Animal Hospital
Location: 500 N. Cassady
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the front of the building and landscape/artistic improvements.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory structures and New Principal Structures that meet the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Applicant
 Andrew Rosenthal
 6142282122
 rosenthal@grad.cc

Location
500 N CASSADY AV
Bexley, OH 43209

ARB-19-18

Submitted On: Oct 23, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

This project is an approximately 680 sf addition to the front (west side) of this building. It will create a new lobby for the animal hospital and provide interior access to upstairs.

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

A.1: Attorney / Agent Information

Agent Name	Agent Address
Andrew Rosenthal	330 W. Spring Street, Suite 265
Agent Email	Agent Phone
info@grad.cc	614-228-2122
Property Owner Name	Property Owner phone
Dr. Stephanie McClure	(614) 205-9151

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
200000	--
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	--
Zoning	Zoning Review Type
--	--

Sign Review and Architectural Review for Commercial Projects

true

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

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

Commercial

Zoning District

MUC Mixed Use Commercial

Use Classification

--

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

60

Depth (ft)

120

Total Area (SF)

7200

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

1625

Proposed Addition (SF)

660

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2285

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

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

--

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

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)

--

Existing Private Sidewalk (SF)

--

Total Hardscape (SF)

--

Existing Patio (SF)

--

Proposed Additional Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

EPDM Rubber

New Roof Type

TPO Rubber

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House or Principal Structure

Existing Window Type

Fixed

Existing Window Materials

Aluminum

New Window Manufacturer

Kawneer or similar

New Window Style/Mat./Color

Center set storefront, grey

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

House or Principal Structure

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

Storefront

Proposed Door Color

Grey

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

false

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

--

Trim Color(s)

--

Do the proposed changes affect the overhangs?

No

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

true

Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Brick and Ipe

Proposed Finishes

Other

Other Proposed Finishes

Metal siding, Corten Steel

Proposed Finishes Manufacturer, Style, Color

Grey metal finish on metal siding, natural finish on Corten, cedar at exposed exterior ceiling

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.**

Parking variance has been granted. No additional variances are requested.

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.

--

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.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

--

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

--

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

--



Bexley Animal Hospital : 500 N. Cassady

The current submittal is the third for this project – the first for the current design team.

The program remains unchanged – a small addition (706 sf) to the west side of the existing building. The overall massing is essentially unchanged (but clarified) as are the relationships to the setbacks which bring the building into alignment with the city's published plan for this area – but in the short term raise concerns about certain aspects of the project as described below.

North Façade

The north face of the building, effectively sitting on the property line, is not allowed to have openings in it (per the Ohio Building Code). The austerity of this wall was noted to be of concern to the Architectural Review Board in previous iterations. These concerns have addressed in several ways:

- Addition of a landscape screen to allow vegetation to climb a portion of the north wall (successful examples of this strategy can be seen as nearby as Bexley City Hall)
- The design team has worked with the client and the Chief Building Official to come to an agreement in principle to allow the installation of some windows on this facade with the understanding that at such time as a building is constructed to the north, the windows will have to be removed and infilled with rated construction.

Site Impact

The other concern noted previously centered on the impact of this addition on the parking for the building to the north. The applicant and the design team have worked with the City and neighboring businesses to develop a "master plan" for the block that would eliminate the current substandard parking and excessive curb cuts on the west side of the block (facing Cassady) with the following additional benefits;

- Creation of 3 on-street (Cassady) parking spaces where there were previously none
- Creation of 7 head-in spaces off Allegheny where there were previously 3 parallel spaces
- While the west side of the Natural Market will lose approximately 5 spaces the net change for the block per this plan would be a gain of two (that total includes the addition of a proper ADA parking spot which is currently not available)
- The creation of an amenity space on the west side of the Natural Market that could be used for a variety of purposes (and/or eventually developed)

Materials

A brief summary of proposed materials would be as follows:

- Siding – a combination of weathering steel (Coreten) panels and painted metal siding (no exposed fasteners) as illustrated
- Glazing and exterior doors would be an aluminum storefront system (to match the painted metal siding in a dark grey)
- The bottom of the overhanging roof element would be faced with tongue and groove cedar

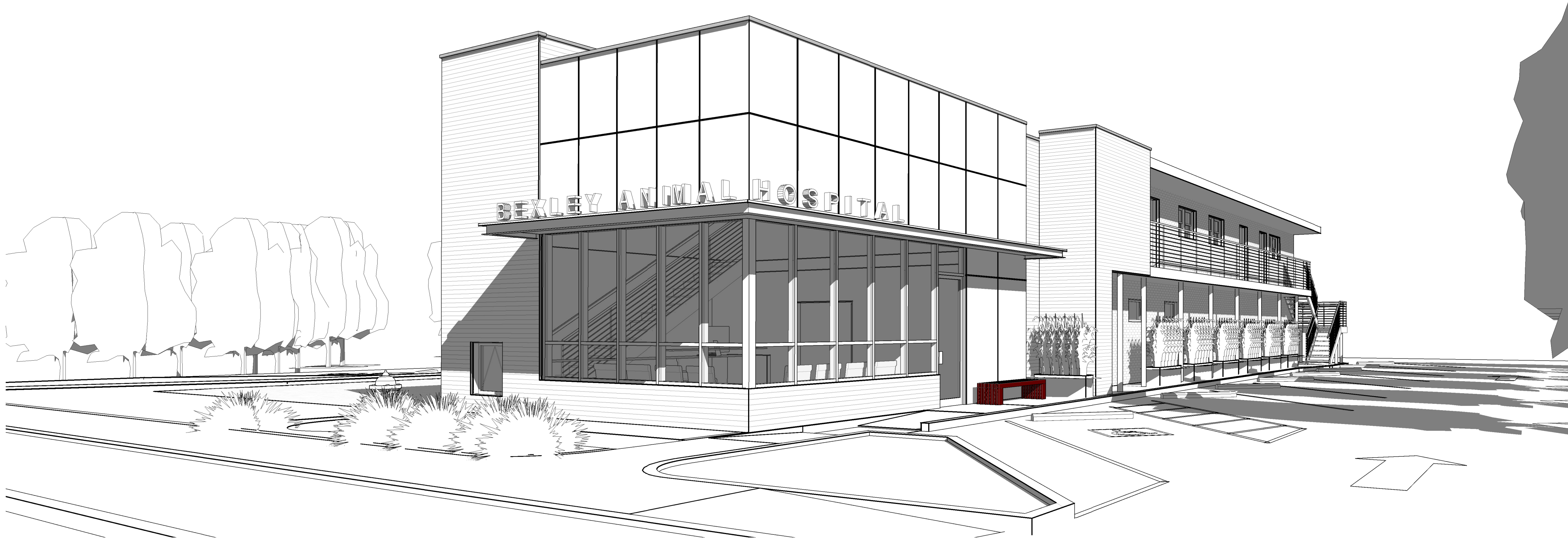
Lot Coverage

Currently the total lot area is 7,200 sf with a building that is 1,982 sf and 4,876 of paving + hardscape (total development percentage of 95.25%).

The proposed changes would increase the building to a total of 2,688 sf while reducing paving + hardscape to 4,154 sf (reduced total development percentage of 95.0%). An added aspect of the proposed changes would be the transition of approximately 385 sf of paving in the city right of way to green space.

Zoning

There are no outstanding zoning issues related to the project as proposed.



OBC INFORMATION

APPLICABLE CODES
THESE DOCUMENTS HAVE BEEN PREPARED UNDER THE FOLLOWING CODES:

2017 OHIO BUILDING CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE)
2017 OHIO PLUMBING CODE (BASED ON 2015 INTERNATIONAL PLUMBING CODE)
2017 OHIO MECHANICAL CODE (BASED ON 2015 INTERNATIONAL MECHANICAL CODE)
2017 OHIO FIRE CODE (BASED ON 2015 INTERNATIONAL FIRE CODE)
OHIO ENERGY CODE, CHAPTER 13, 2017 OHIO BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE OR 2010 ASHRAE 90.1
2015 INTERNATIONAL FUEL GAS CODE
2017 NFPA 70 NATIONAL ELECTRICAL CODE
2016 NFPA 13 AND 13R (AUTOMATIC SPRINKLER SYSTEMS)
2016 NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE)
2009 ICC ANSI 117.1

SITE INFORMATION
500 N. CASSADY AVENUE
BEXLEY, OHIO 43209

ACCESSIBILITY
CONSTRUCTION TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT.

LIFE SAFETY
MEAN OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SECTION 1411.2

PROJECT DESCRIPTION
660 SQUARE FOOT ADDITION TO AN EXISTING VETERINARY OFFICE AND CONVERSION OF A SECOND-FLOOR APARTMENT TO A SUPPORT SPACE SERVING THE VETERINARY OFFICE.

PARTIAL ZONING HISTORY
THE FOLLOWING ARE RELEVANT VARIANCES GRANTED PER APPLICATION 18-020 Z ISSUED SEPTEMBER 27TH, 2018 AND SUBSEQUENTLY EXTENDED TO SEPTEMBER 27TH, 2019):
1. 1226.11(C), MINIMUM NUMBER OF PARKING SPACES REQUIRED, REDUCED THE REQUIRED NUMBER OF PARKING SPACES FROM 15 TO 8

CHAPTER 3: USE AND OCCUPANCY
B – BUSINESS
R-2 RESIDENTIAL

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
COMPLETED CONSTRUCTION WILL MAINTAIN EXISTING SEPARATED MIXED USE (B AND R-2) REQUIRING CREATION OF A NEW 2-HOUR WALL (PER TABLE 508.4) BETWEEN THE EXISTING APARTMENTS AND THE NEW SECOND FLOOR CONSTRUCTION / EXPANSION OF THE B USE.
ALLOWABLE STORIES (PER TABLE 504.4) / ALLOWABLE AREA PER STORY (PER TABLE 506.2)
3/19,000 SF FOR USE GROUP B
4/16,000 SF FOR USE GROUP R-2 (BEFORE ANY CALCULATED INCREASES)
ACTUAL PROPOSED 2 STORIES / 2,296 SF FIRST FLOOR, 664 SF SECOND FLOOR B USE PLUS 1,238 SF R-2 USE (1,902 TOTAL SECOND FLOOR)

CHAPTER 6: TYPE OF CONSTRUCTION

TYPE III B
EXTERIOR BEARING WALLS TO BE 2-HOUR RATED (PER TABLE 601). WHEN FIRE SEPARATION DISTANCE IS LESS THAN 30' EXTERIOR WALLS TO CARRY A MINIMUM 1-HOUR RATING (PER TABLE 602).

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
EXPOSED INSULATION (PER SECTION 720.3); INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
UNLIMITED, UNPROTECTED OPENINGS ARE ALLOWED WHEN THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF 15 FEET (PER SECTION 705.8.1, EXCEPTION 1.1).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 5' TO LESS THAN 10' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 10% (PER TABLE 705.8).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 10' TO LESS THAN 15' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 15% (PER TABLE 705.8).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 15' TO LESS THAN 20' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 25% (PER TABLE 705.8).

CHAPTER 8: FINISHES
INTERIOR WALL AND CEILING FINISH REQUIREMENTS, CLASS C (PER TABLE 803.11)
INTERIOR FLOOR FINISH REQUIREMENTS, MUST COMPLY WITH THE DOC FF-1 "PILL TEST" (PER 804.4.1)

CHAPTER 9: FIRE PROTECTION SYSTEMS
NO SPRINKLER SYSTEM REQUIRED OR PRESENT.

PORTABLE FIRE EXTINGUISHERS: TYPE, QUANTITY AND LOCATION TO COMPLY WITH NFPA. SEE SPECIFICATIONS FOR TYPE, PLANS FOR LOCATIONS.

CHAPTER 10: MEANS OF EGRESS

MEANS OF EGRESS
2 REQUIRED (PER TABLE 1006.3.1), 2 PROVIDED

OCCUPANCY LOAD (TABLE 1004.1.2) FOR ANIMAL HOSPITAL
BUSINESS OCCUPANCY = 100 GROSS SF OCCUPANT
2,296 (FIRST FLOOR) SF/100 = 23 TOTAL OCCUPANTS
SECOND FLOOR OF ANIMAL HOSPITAL WILL BE FILES AND BACK STOCK OF FOOD, ETC. (CLOSEST MATCH PER TABLE 1004.1.2 WOULD BE WAREHOUSE, 500 GROSS) = 2 TOTAL OCCUPANTS
TOTAL OCCUPANCY FOR ANIMAL HOSPITAL = 25

COMMON PATH OF EGRESS TRAVEL
ALLOWABLE = 75 FEET (PER TABLE 1029.8)
DESIGN COMPLIES WITH THIS REQUIREMENT.

EXIT ACCESS TRAVEL DISTANCE
ALLOWABLE = 200 FEET (PER TABLE 1017.2)
DESIGN COMPLIES WITH THIS REQUIREMENT.

CHAPTER 29: RESTROOM REQUIREMENTS
SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.
GROUP B (PER TABLE 2902.1)
LAVATORIES 1 REQUIRED, 1 PROVIDED AT FIRST FLOOR AND 1 (EXISTING) AT SECOND (NOT ADA COMPLIANT)
WATER CLOSETS 1 REQUIRED, 1 PROVIDED AT FIRST FLOOR AND 1 (EXISTING) AT SECOND FLOOR (NOT ADA COMPLIANT)
SERVICE SINK = 1 REQUIRED, 1 PROVIDED (EXISTING)
ALL PLUMBING/FIXTURE REQUIREMENTS ARE MET BY EXISTING ADA RESTROOM LOCATED ON FIRST FLOOR.

REVISIONS:	

DATE: OCT 17, 2019

DRAWN BY: MDH

CHECKED BY: AR

ARB
SUBMISSION
3

Gieseke Rosenthal Architecture + Design
Comprehensive Architecture and Interiors Design

330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSIDY AVE
BEXLEY, OHIO

JOB NO.: 1004

SHEET: COVER

PHASE: DESIGN DEV

SHEET

A000
OF 20



REVISIONS:	

DATE: OCT 17, 2019
DRAWN BY: MDH
CHECKED BY: AR

ARB
SUBMISSION
3

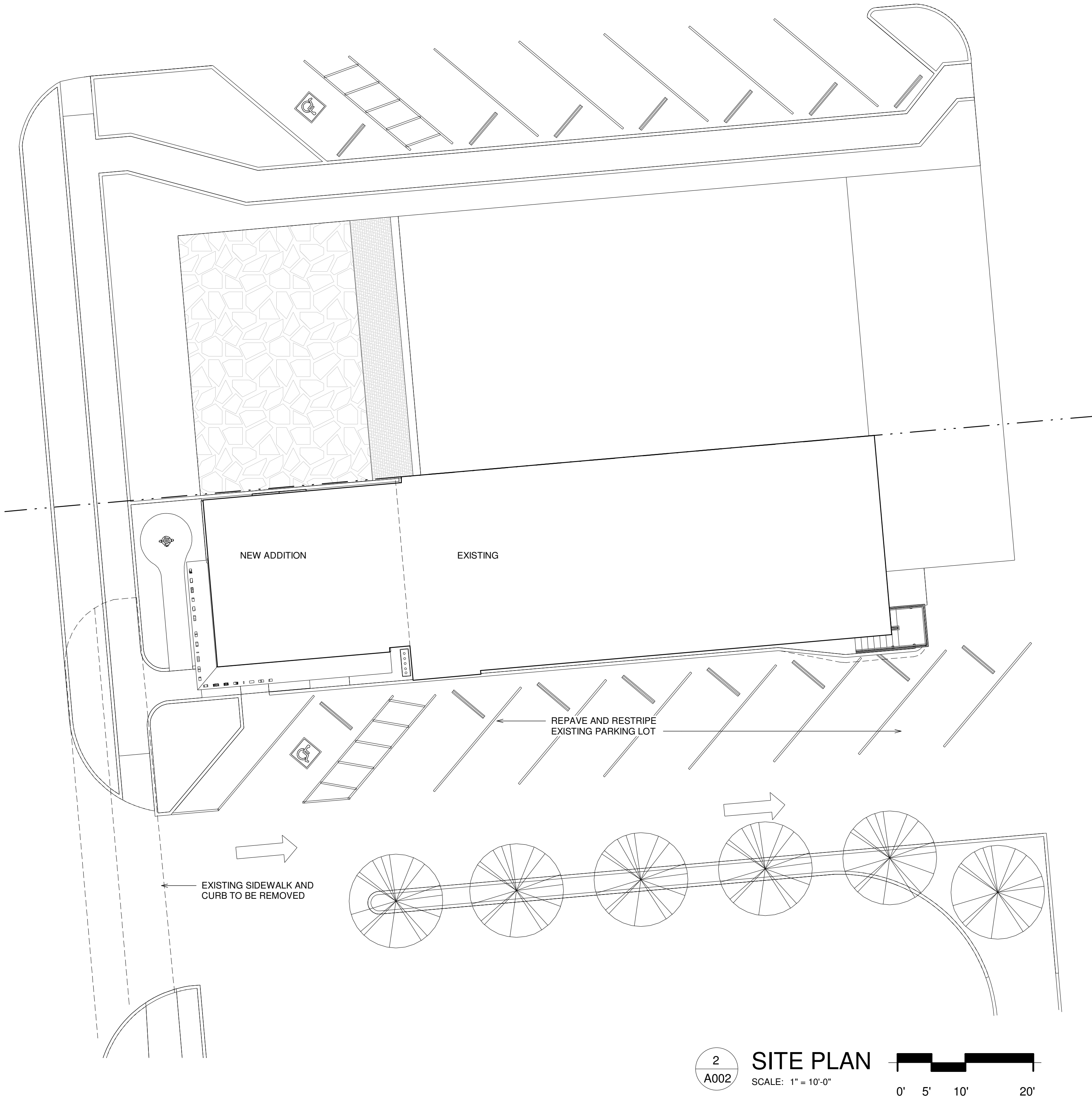
Gieseke Rosenthal Architecture + Design
Comprehensive Architecture and Interiors Design
330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

A CUSTOM DESIGN FOR
**BEXLEY ANIMAL
HOSPITAL**
500 N. CASSIDY AVE
BEXLEY, OHIO

JOB NO.: 1004
SHEET: RENDERINGS
PHASE: DESIGN DEV

SHEET
A001
1 OF 20

THIS DRAWING REFLECTS PROPOSED IMPROVEMENTS TO THE TRAFFIC, PARKING AND SITE CONDITIONS ON PARCELS NOT CONTROLLED BY THE APPLICANT. WHILE THE APPLICANT IS COMPLETELY SUPPORTIVE OF THE DIRECTION ILLUSTRATED IT IS CRITICAL TO HIGHLIGHT THAT THIS DRAWING DOES NOT REPRESENT AGREEMENT BY OTHER PARTIES (NEIGHBORS, THE CITY OF BEXLEY) TO ALLOW, FUND OR EXECUTE CHANGES SHOWN HERE. THE APPLICANT DOES AGREE TO WORK COLLABORATIVELY WITH ALL INTERESTED PARTIES TO SEE CONTINUED IMPROVEMENTS TO THE PROJECT CONTEXT - BEGINNING WITH THE COMMISSIONING AND SHARING OF THIS EXHIBIT. THAT SAID - BARRING DIRECTION TO THE CONTRARY IT SHOULD BE UNDERSTOOD THAT THE SUBMISSION FOR ARCHITECTURAL REVIEW SHOULD BE EVALUATED INDEPENDENTLY OF THIS PROPOSAL.



2
A002

SITE PLAN

SCALE: 1" = 10'-0"



REVISIONS:	

DATE: OCT 17, 2019

DRAWN BY: MDH

CHECKED BY: AR

ARB
SUBMISSION
3

Gieseke Rosenthal Architecture + Design
Comprehensive Architecture and Interiors Design

330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSIDY AVE
BEXLEY, OHIO

JOB NO.: 1004

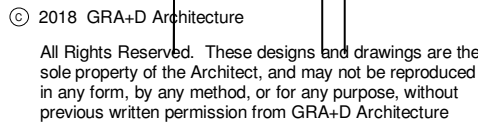
SHEET: SITE PLAN

PHASE: DESIGN DEV

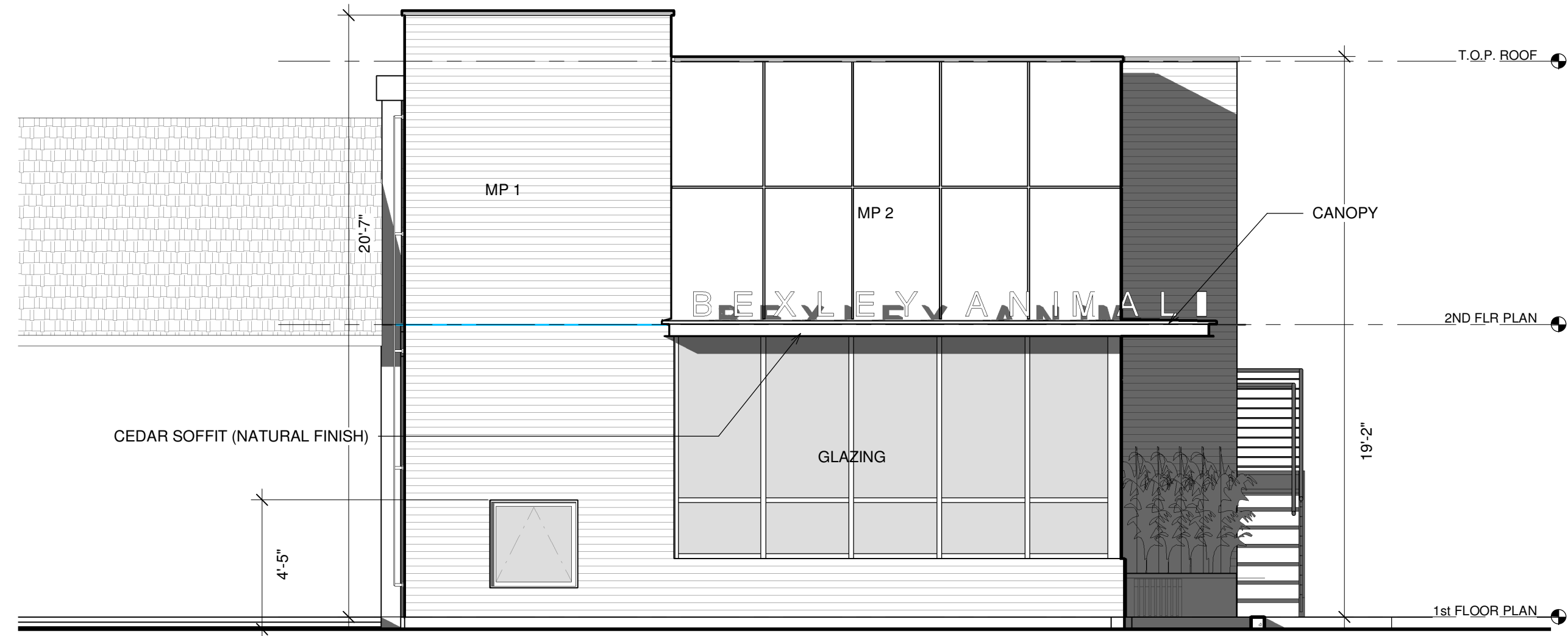
SHEET

A002

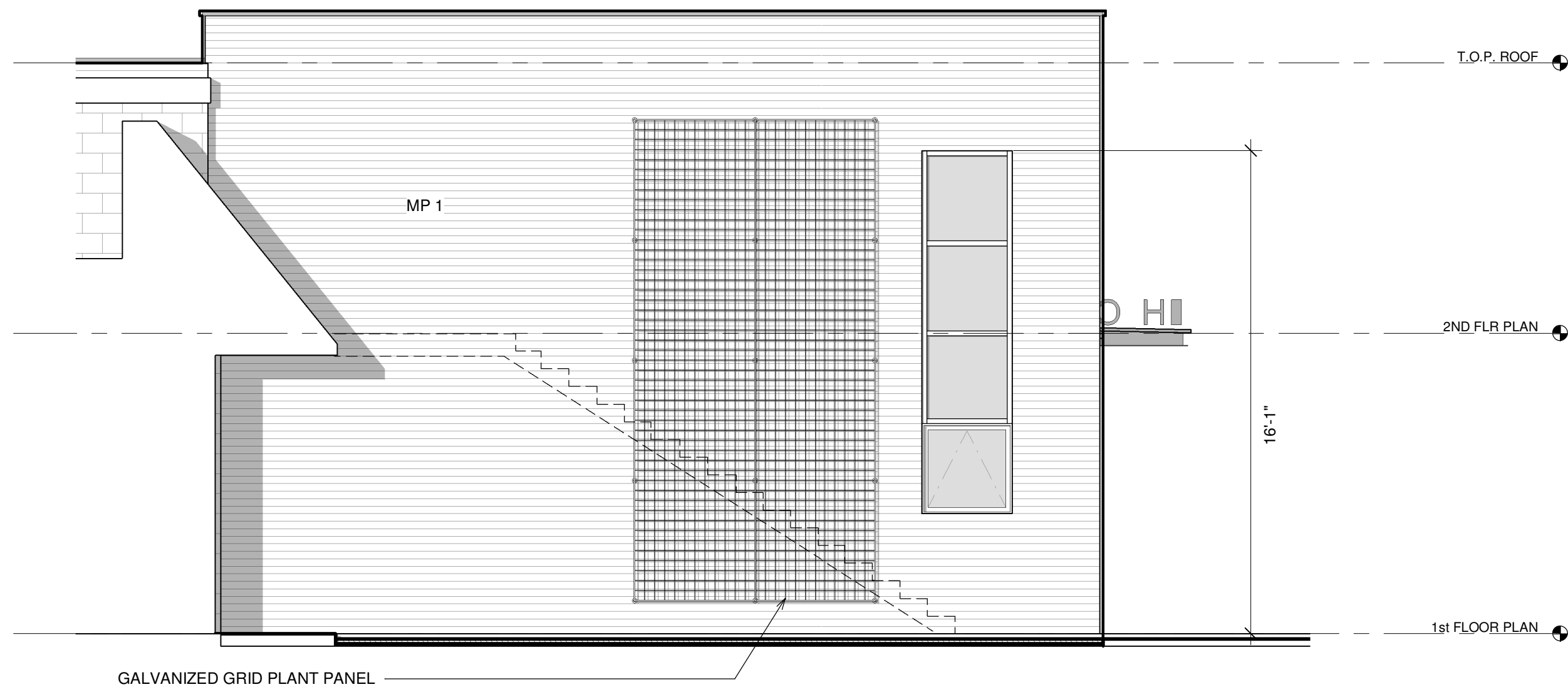
OF 20



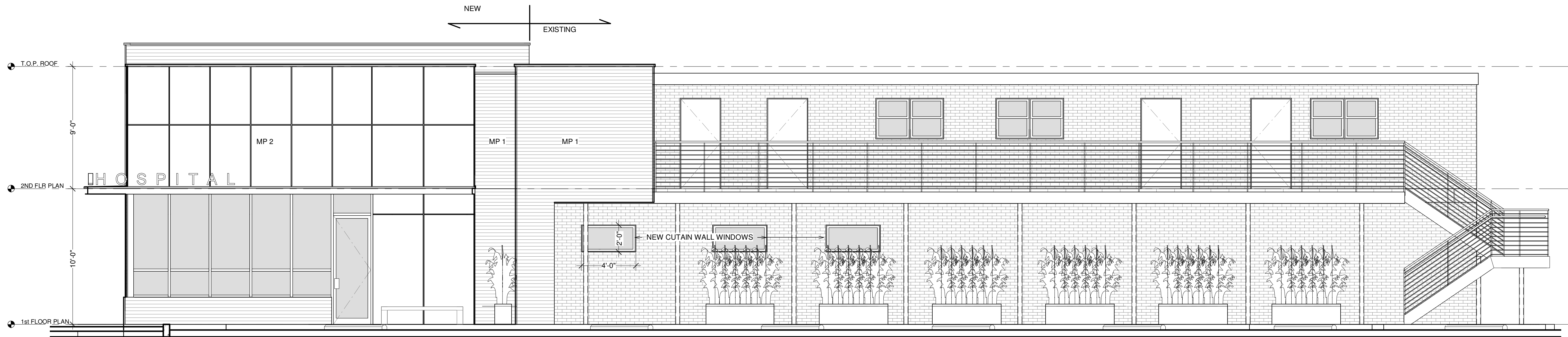
JOB NO.: 1004
SHEET: FLOOR PLAN
PHASE: DESIGN DEV
SHEET
A101
4 OF 20



1
A201
WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A201
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A201
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NOTE:
MP1 - PRE-FINISHED METAL "PBD" PANEL
MP2 - WEATHERED STEEL RAINSCREEN PANEL

REVISIONS:	

DATE: OCT 17, 2019
DRAWN BY: MDH
CHECKED BY: AR

ARB
SUBMISSION 3

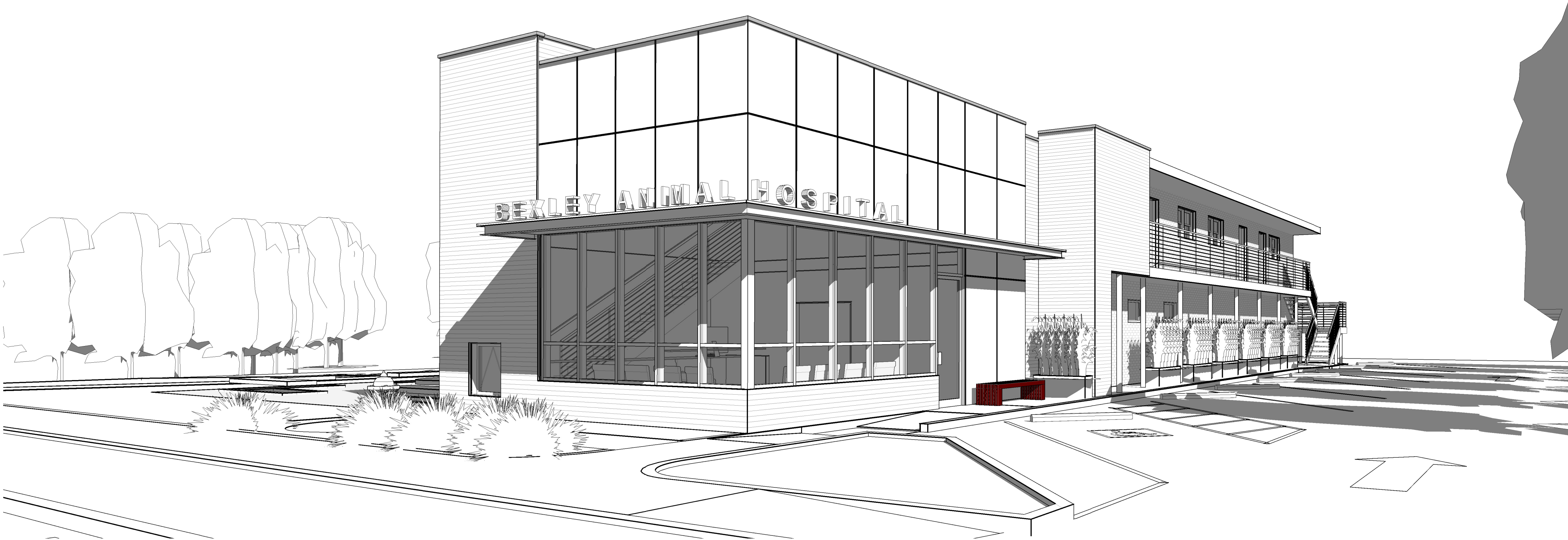
Barley | Pfeiffer Architecture
Comprehensive Sustainable Architecture, Interiors, and Consulting
1800 West Sixth Street, Austin, Texas 78703
(512) 476-8580 Fax 476-8667

A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSIDY AVE
BEXLEY, OHIO

NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

JOB NO.: 1004
SHEET: ELEVATIONS
PHASE: DESIGN DEV

SHEET
A201
5 OF 20



OBC INFORMATION

APPLICABLE CODES
THESE DOCUMENTS HAVE BEEN PREPARED UNDER THE FOLLOWING CODES:

2017 OHIO BUILDING CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE)
2017 OHIO PLUMBING CODE (BASED ON 2015 INTERNATIONAL PLUMBING CODE)
2017 OHIO MECHANICAL CODE (BASED ON 2015 INTERNATIONAL MECHANICAL CODE)
2017 OHIO FIRE CODE (BASED ON 2015 INTERNATIONAL FIRE CODE)
OHIO ENERGY CODE, CHAPTER 13, 2017 OHIO BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE OR 2010 ASHRAE 90.1
2015 INTERNATIONAL FUEL GAS CODE
2017 NFPA 70 NATIONAL ELECTRICAL CODE
2016 NFPA 13 AND 13R (AUTOMATIC SPRINKLER SYSTEMS)
2016 NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE)
2009 ICC ANSI 117.1

SITE INFORMATION
500 N. CASSADY AVENUE
BEXLEY, OHIO 43209

ACCESSIBILITY
CONSTRUCTION TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT.

LIFE SAFETY
MEAN OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SECTION 1411.2

PROJECT DESCRIPTION
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PARTIAL ZONING HISTORY
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1. 1226.11(C), MINIMUM NUMBER OF PARKING SPACES REQUIRED, REDUCED THE REQUIRED NUMBER OF PARKING SPACES FROM 15 TO 8

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R-2 RESIDENTIAL

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
COMPLETED CONSTRUCTION WILL MAINTAIN EXISTING SEPARATED MIXED USE (B AND R-2) REQUIRING CREATION OF A NEW 2-HOUR WALL (PER TABLE 508.4) BETWEEN THE EXISTING APARTMENTS AND THE NEW SECOND FLOOR CONSTRUCTION / EXPANSION OF THE B USE.
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3/19,000 SF FOR USE GROUP B
4/16,000 SF FOR USE GROUP R-2 (BEFORE ANY CALCULATED INCREASES)
ACTUAL PROPOSED 2 STORIES / 2,296 SF FIRST FLOOR, 664 SF SECOND FLOOR B USE PLUS 1,238 SF R-2 USE (1,902 TOTAL SECOND FLOOR)

CHAPTER 6: TYPE OF CONSTRUCTION
TYPE III B
EXTERIOR BEARING WALLS TO BE 2-HOUR RATED (PER TABLE 601). WHEN FIRE SEPARATION DISTANCE IS LESS THAN 30' EXTERIOR WALLS TO CARRY A MINIMUM 1-HOUR RATING (PER TABLE 602).

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EXPOSED INSULATION (PER SECTION 720.3); INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
UNLIMITED, UNPROTECTED OPENINGS ARE ALLOWED WHEN THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF 15 FEET (PER SECTION 705.8.1, EXCEPTION 1.1).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 5' TO LESS THAN 10' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 10% (PER TABLE 705.8).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 10' TO LESS THAN 15' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 15% (PER TABLE 705.8).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 15' TO LESS THAN 20' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 25% (PER TABLE 705.8).

CHAPTER 8: FINISHES
INTERIOR WALL AND CEILING FINISH REQUIREMENTS, CLASS C (PER TABLE 803.11)
INTERIOR FLOOR FINISH REQUIREMENTS, MUST COMPLY WITH THE DOC FF-1 "PILL TEST" (PER 804.4.1)

CHAPTER 9: FIRE PROTECTION SYSTEMS
NO SPRINKLER SYSTEM REQUIRED OR PRESENT.

PORTABLE FIRE EXTINGUISHERS: TYPE, QUANTITY AND LOCATION TO COMPLY WITH NFPA. SEE SPECIFICATIONS FOR TYPE, PLANS FOR LOCATIONS.

CHAPTER 10: MEANS OF EGRESS
MEANS OF EGRESS
2 REQUIRED (PER TABLE 1006.3.1), 2 PROVIDED

OCCUPANCY LOAD (TABLE 1004.1.2) FOR ANIMAL HOSPITAL
BUSINESS OCCUPANCY = 100 GROSS SF OCCUPANT
2,296 (FIRST FLOOR) SF/100 = 23 TOTAL OCCUPANTS
SECOND FLOOR OF ANIMAL HOSPITAL WILL BE FILES AND BACK STOCK OF FOOD, ETC. (CLOSEST MATCH PER TABLE 1004.1.2 WOULD BE WAREHOUSE, 500 GROSS) = 2 TOTAL OCCUPANTS
TOTAL OCCUPANCY FOR ANIMAL HOSPITAL = 25

COMMON PATH OF EGRESS TRAVEL
ALLOWABLE = 75 FEET (PER TABLE 1029.8)
DESIGN COMPLIES WITH THIS REQUIREMENT.

EXIT ACCESS TRAVEL DISTANCE
ALLOWABLE = 200 FEET (PER TABLE 1017.2)
DESIGN COMPLIES WITH THIS REQUIREMENT.

CHAPTER 29: RESTROOM REQUIREMENTS
SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.
GROUP B (PER TABLE 2902.1)
LAVATORIES 1 REQUIRED, 1 PROVIDED AT FIRST FLOOR AND 1 (EXISTING) AT SECOND (NOT ADA COMPLIANT)
WATER CLOSETS 1 REQUIRED, 1 PROVIDED AT FIRST FLOOR AND 1 (EXISTING) AT SECOND FLOOR (NOT ADA COMPLIANT)
SERVICE SINK = 1 REQUIRED, 1 PROVIDED (EXISTING)
ALL PLUMBING/FIXTURE REQUIREMENTS ARE MET BY EXISTING ADA RESTROOM LOCATED ON FIRST FLOOR.

REVISIONS:

DATE: OCT 17, 2019

DRAWN BY: MDH

CHECKED BY: AR

ARB
SUBMISSION
3

Gieseke Rosenthal Architecture + Design

Comprehensive Architecture and Interiors Design

330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

A CUSTOM DESIGN FOR

BEXLEY ANIMAL HOSPITAL

500 N. CASSADY AVE
BEXLEY, OHIO

JOB NO.: 1004

SHEET: COVER

PHASE: DESIGN DEV

SHEET

A000

OF 20



REVISIONS:	

DATE: OCT 17, 2019
DRAWN BY: MDH
CHECKED BY: AR

ARB
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3

Gieseke Rosenthal Architecture + Design
Comprehensive Architecture and Interiors Design
330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSADY AVE
BEXLEY, OHIO

JOB NO.: 1004
SHEET: RENDERINGS
PHASE: DESIGN DEV

SHEET
A001
1 OF 20

THIS DRAWING REFLECTS PROPOSED IMPROVEMENTS TO THE TRAFFIC, PARKING AND SITE CONDITIONS ON PARCELS NOT CONTROLLED BY THE APPLICANT. WHILE THE APPLICANT IS COMPLETELY SUPPORTIVE OF THE DIRECTION ILLUSTRATED IT IS CRITICAL TO HIGHLIGHT THAT THIS DRAWING DOES NOT REPRESENT AGREEMENT BY OTHER PARTIES (NEIGHBORS, THE CITY OF BEXLEY) TO ALLOW, FUND OR EXECUTE CHANGES SHOWN HERE. THE APPLICANT DOES AGREE TO WORK COLLABORATIVELY WITH ALL INTERESTED PARTIES TO SEE CONTINUED IMPROVEMENTS TO THE PROJECT CONTEXT - BEGINNING WITH THE COMMISSIONING AND SHARING OF THIS EXHIBIT. THAT SAID - BARRING DIRECTION TO THE CONTRARY IT SHOULD BE UNDERSTOOD THAT THE SUBMISSION FOR ARCHITECTURAL REVIEW SHOULD BE EVALUATED INDEPENDENTLY OF THIS PROPOSAL.

REVISIONS:	

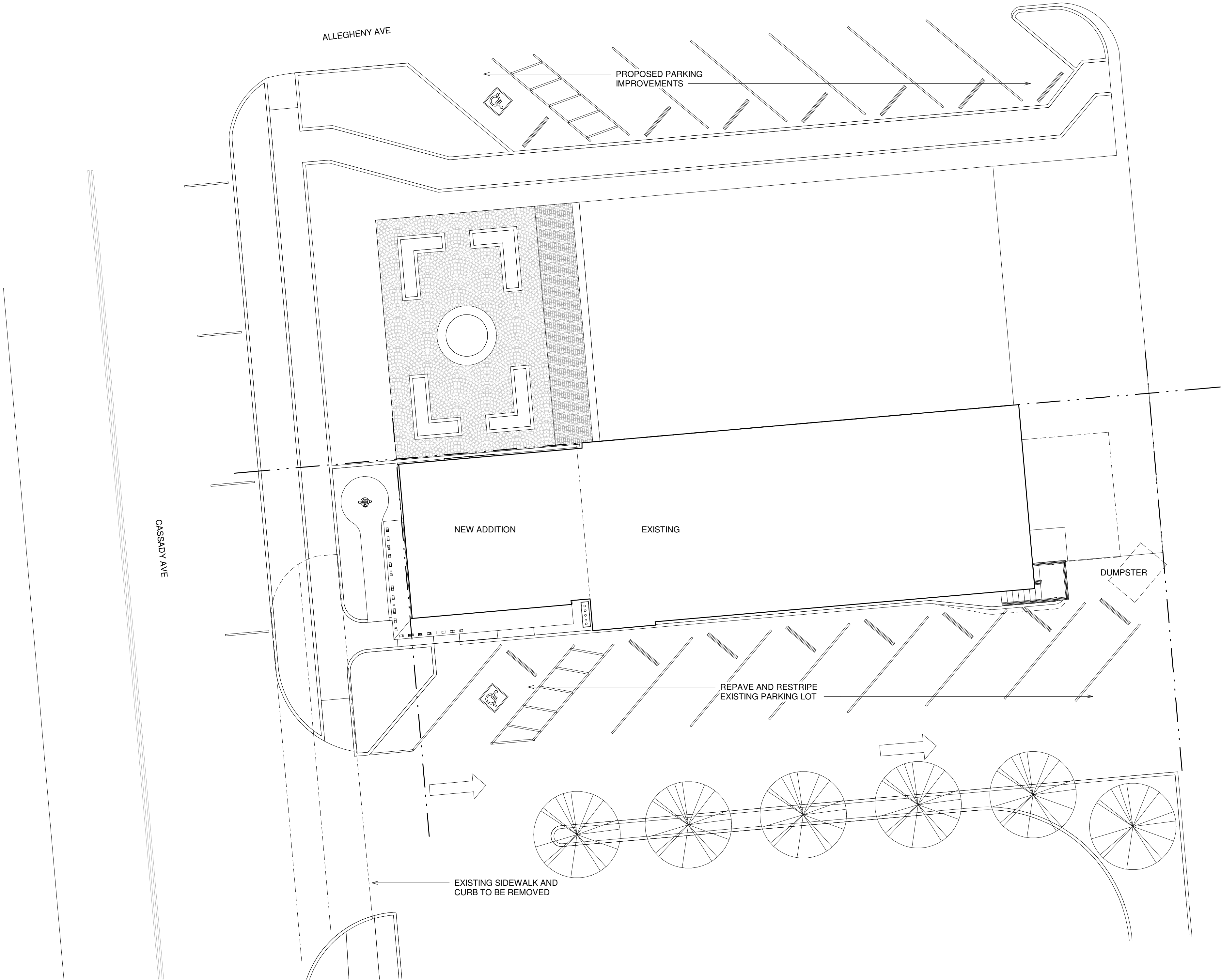
DATE: OCT 17, 2019
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ARB
SUBMISSION
3

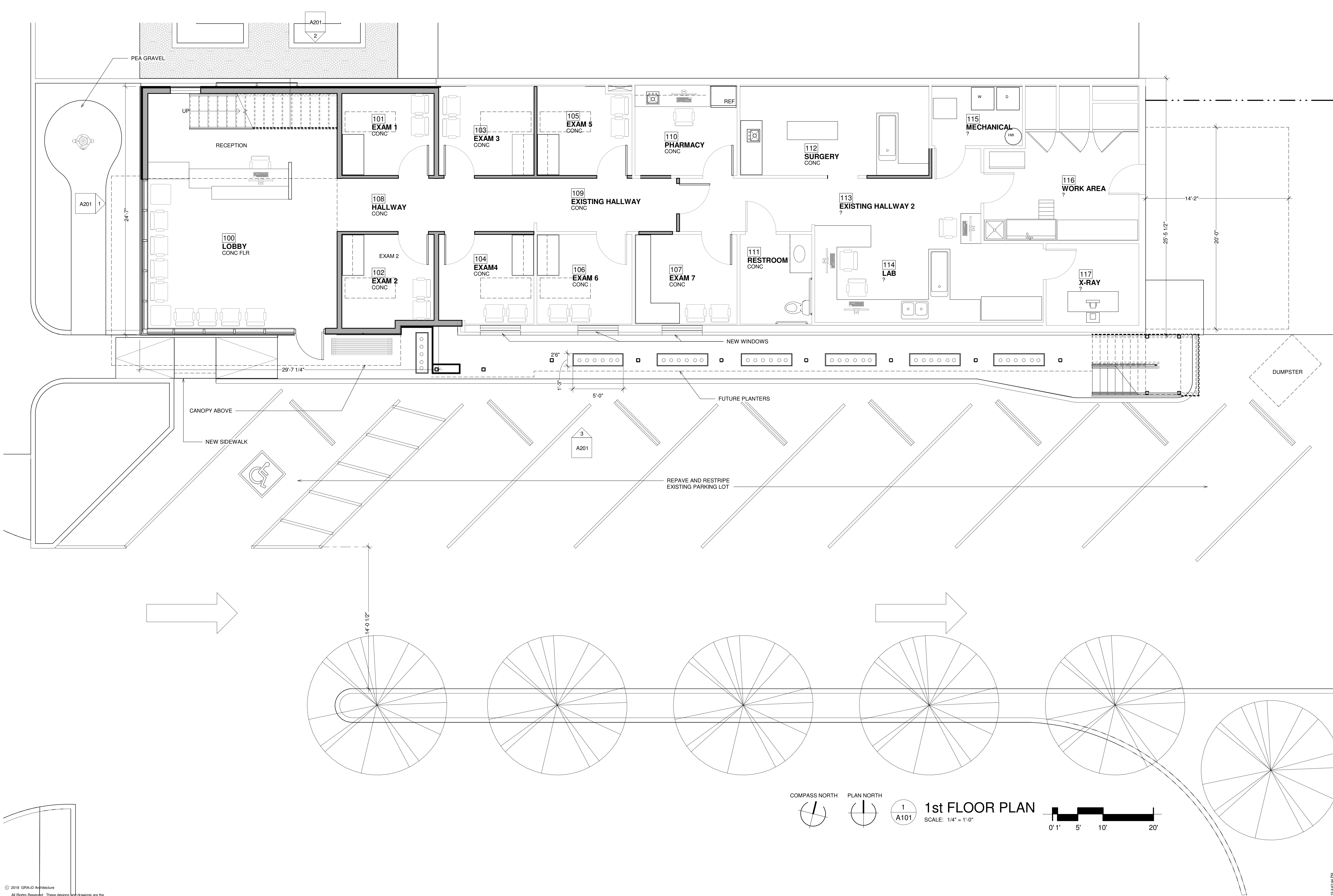
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330 W. Spring Street, Suite 265 Columbus, Ohio 43215
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A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSADY AVE
BEXLEY, OHIO

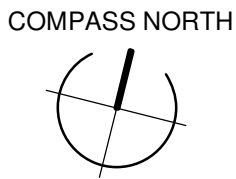
JOB NO.: 1004
SHEET: SITE PLAN
PHASE: DESIGN DEV
SHEET
A002
OF 20



COMPASS NORTH PLAN NORTH
1 A002
SITE PLAN
SCALE: 1" = 10'-0"
0' 5' 10' 20'



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1
A101

1st FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISIONS:	

DATE: OCT 17, 2019
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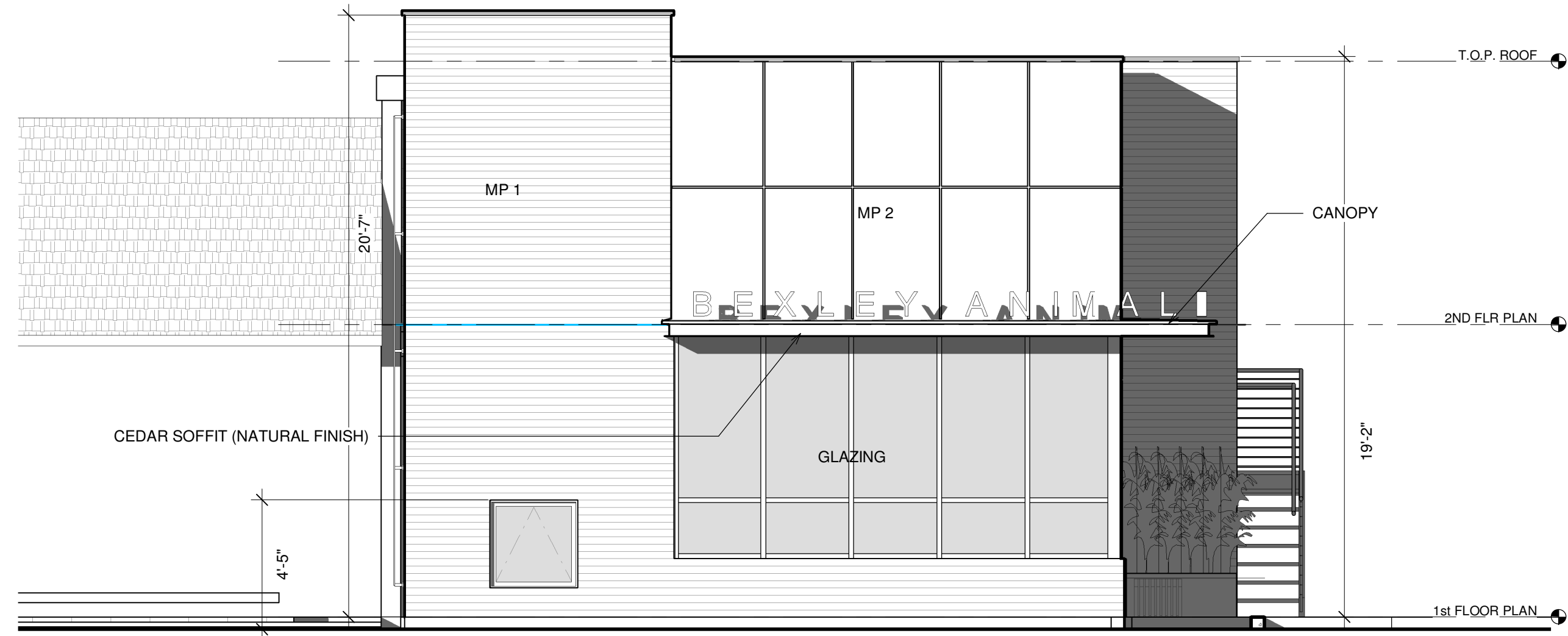
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SUBMISSION
3

Gieseke Rosenthal Architecture + Design
Comprehensive Architecture and Interiors Design
330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

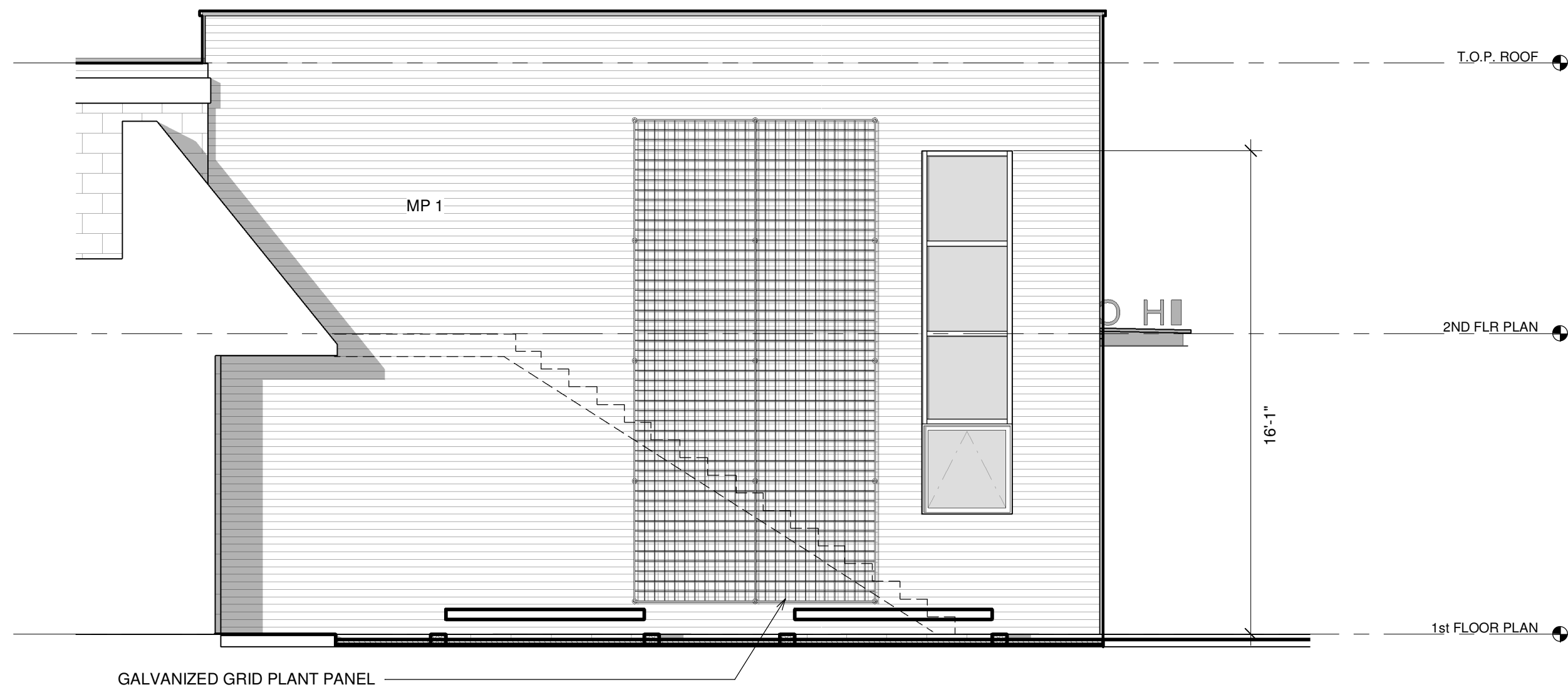
A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSADY AVE
BEXLEY, OHIO

JOB NO.: 1004
SHEET: FLOOR PLAN
PHASE: DESIGN DEV
SHEET
A101
4 OF 20

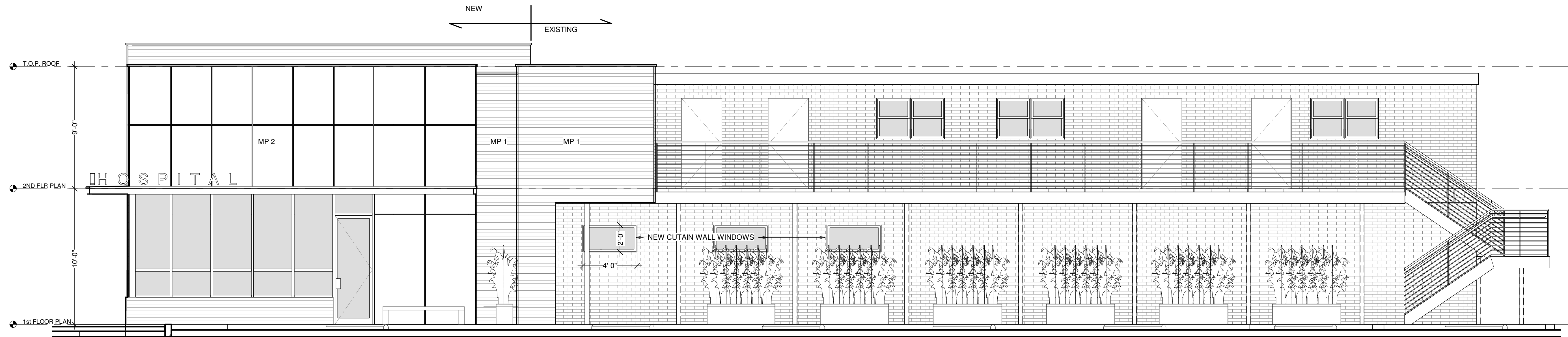
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1
A201
WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A201
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A201
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NOTE:
MP1 - PRE-FINISHED METAL "PBD" PANEL
MP2 - WEATHERED STEEL RAINSCREEN PANEL

REVISIONS:	

DATE: OCT 17, 2019
DRAWN BY: MDH
CHECKED BY: AR

ARB
SUBMISSION 3

Barley | Pfeiffer Architecture
Comprehensive Sustainable Architecture, Interiors, and Consulting
1800 West Sixth Street, Austin, Texas 78703
(512) 476-8580 Fax 476-8667

A CUSTOM DESIGN FOR
BEXLEY ANIMAL
HOSPITAL
500 N. CASSADY AVE
BEXLEY, OHIO

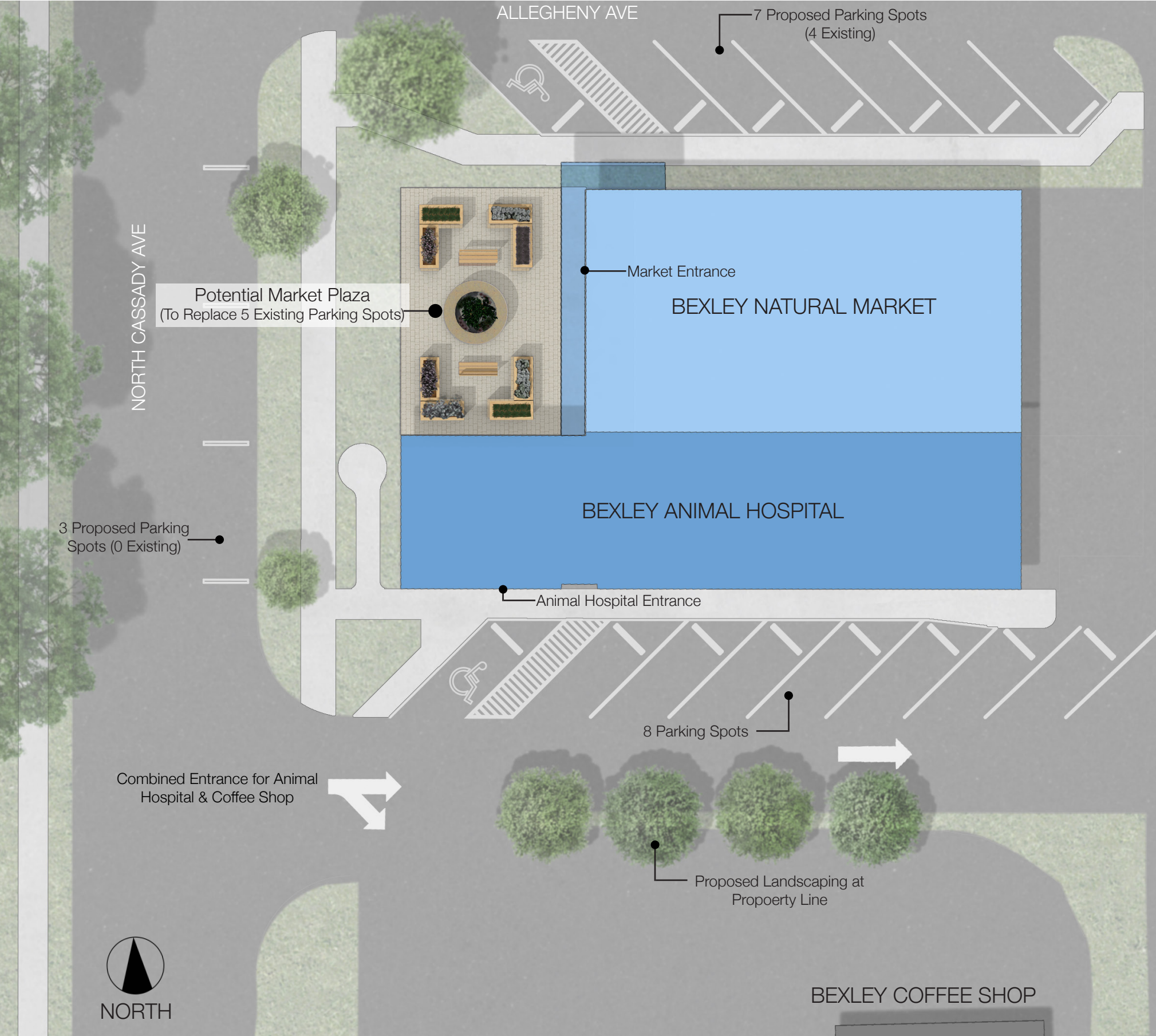
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

JOB NO.: 1004
SHEET: ELEVATIONS
PHASE: DESIGN DEV

SHEET
A201
5 OF 20



CONCEPTUAL SITE PLAN



MARKET PLAZA POSSIBILITIES





PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: ARB-19-10

Applicant: Amy Lauerhass

Owner: Flo & Andy Plagenz




Location: 312 N. Remington

ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition to the front of the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal and Accessory
structures and New Principal
Structures that meet the Zoning Code)
ARB meets on the 2nd Thursday of the
month (except December) applications
are due 4 weeks prior.

Applicant
 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com

Location
312 N REMINGTON RD
Bexley, OH 43209

ARB-19-10

Submitted On: Oct 16, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Addition of a front porch

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

A.1: Attorney / Agent Information

Agent Name	Agent Address
Amy Lauerhass	753 Francis Ave. Bexley, Ohio 43209
Agent Email	Agent Phone
amy@lauerhassarchitecture.com	614-371-3523
Property Owner Name	Property Owner phone
Flo & Andy Plagenz	--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

Signed Permission Attached

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
35000	--
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	--
Zoning	Zoning Review Type
--	--
Sign Review and Architectural Review for Commercial Projects	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	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
60	150
Total Area (SF)	
9000	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1516	192
Removing (SF)	Type of Structure
--	Front Porch
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	1708

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

Existing Footprint (SF)	Proposed Addition (SF)
583	--
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
--	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
583	2291
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
25.5	--

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1477

Existing Patio (SF)

255

Existing Private Sidewalk (SF)

200

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

1932

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4223

Total overall lot coverage (% of lot)

47

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

To Match Existing

New Roof Style and Color

To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows

--

Structure

--

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

true

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Vinyl Siding; white

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

Board & Batten siding in top section of front gable

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.

--

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.

--

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.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

--

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

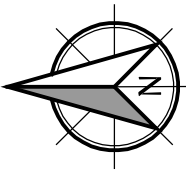
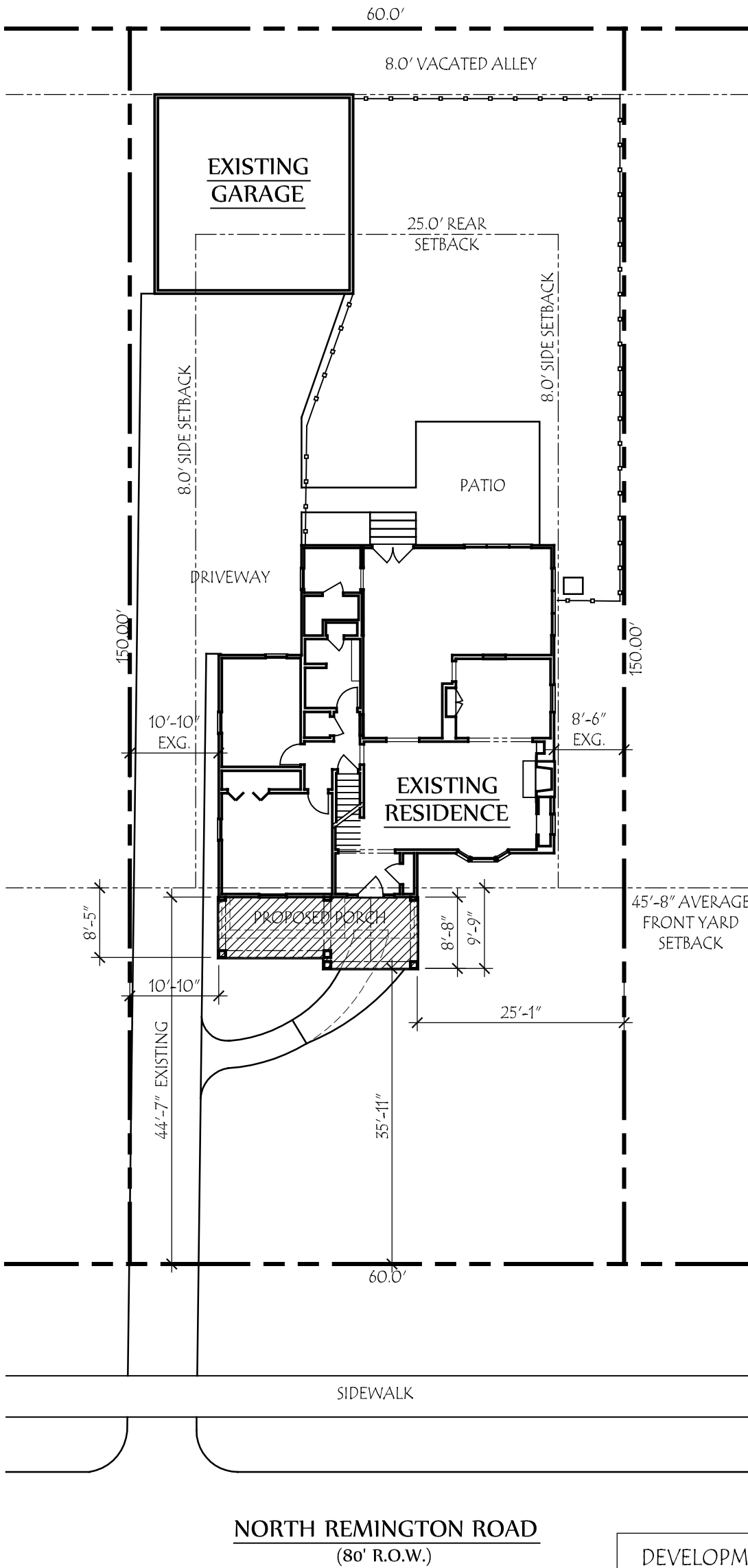
--

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

--

ADDITION & RENOVATION FOR: PLAGENZ RESIDENCE

312 NORTH REMINGTON ROAD
BEXLEY, OHIO 43209



Site Plan

SCALE: 1/16" = 1'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

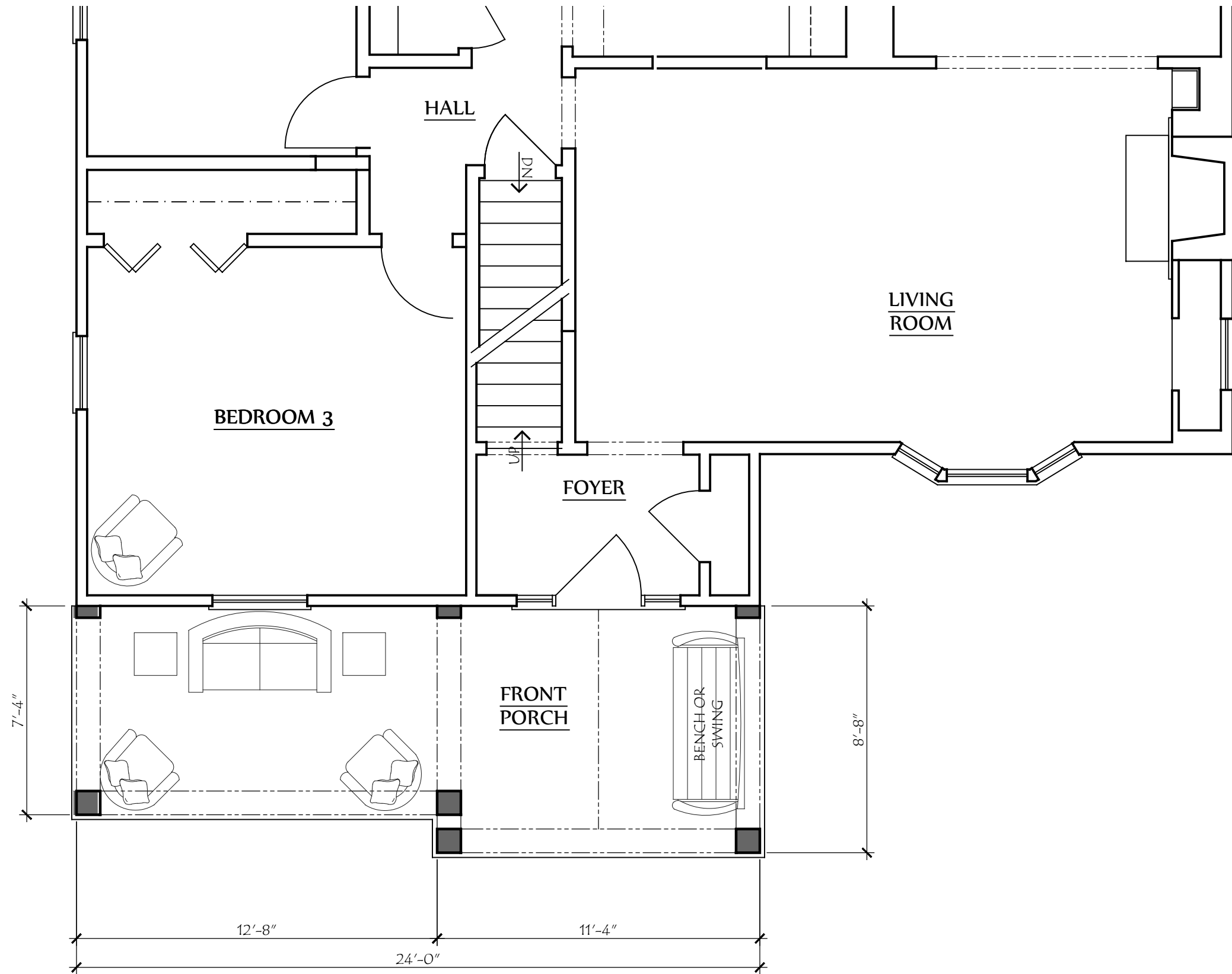
753 Francis Ave. Bexley, OH 43209 614-371-3523

DEVELOPMENT INFORMATION

ZONING DESIGNATION # R-6
TOTAL LAND AREA # 9,000 SF

MAXIMUM BLDG. COVER	35%	=	3150 SF
PROPOSED LOT COVER:			
EXISTING HOUSE		=	1516 SF
EXISTING GARAGE		=	583 SF
PROPOSED PORCH		=	192 SF
<u>TOTAL BLDG. COVER</u>	<u>25.5%</u>	<u>=</u>	<u>2291 SF</u>

MAXIMUM DEV. COVER	60%	= 5400 SF
PROPOSED DEV. COVER:		
BUILDING COVER		= 2291 SF
SIDEWALKS		= 200 SF
DRIVEWAY		= 1477 SF
PATIO		= 255 SF
<u>TOTAL</u>	<u>47%</u>	<u>= 4223 SF</u>



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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Project Number:
19-021

Drawing Title:
First Floor Plan

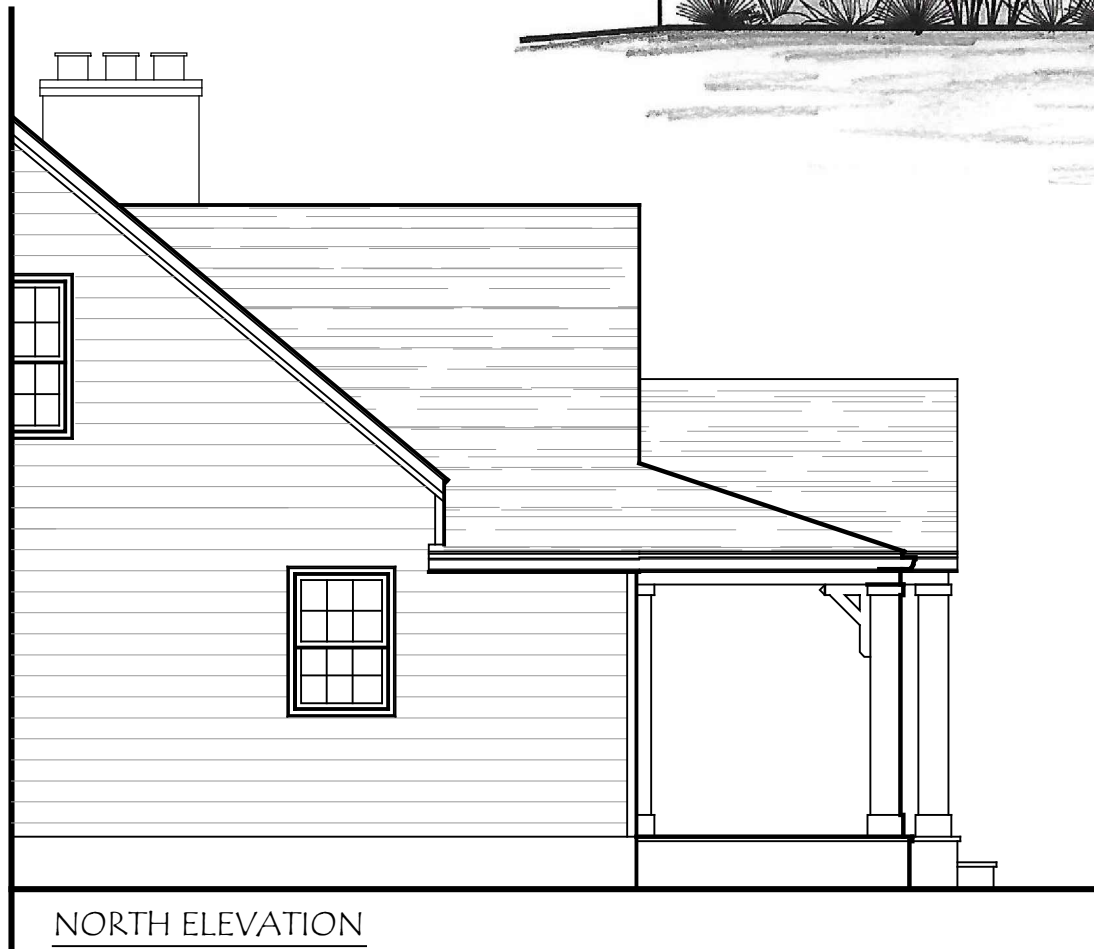
Project Name:
The Plagenz Residence

Scale:
1/4" = 1'-0"

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



SOUTH ELEVATION

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ALL RIGHTS. INFORMATION CONTAINED HEREIN
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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Project Number:
19-021

Drawing Title:
Exterior Elevations

Project Name:
The Plagenz Residence

Scale:
3/16" = 1'-0"

Sheet Number:
A-2



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

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The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: ARB-19-10

Applicant: Amy Lauerhass

Owner: Flo & Andy Plagenz

Location: 312 N. Remington

ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition to the front of the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240. Mailed by: 10-31-2019



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The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: ARB-19-11

Applicant: Amy Lauerhass

Owner: Betty & Roy Brown




Location: 2604 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow the existing attached garage to be enclosed, and add a new detached garage on the north side of the principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal and Accessory
structures and New Principal
Structures that meet the Zoning Code)
ARB meets on the 2nd Thursday of the
month (except December) applications
are due 4 weeks prior.

Applicant
 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com

Location
2604 SHERWOOD RD
Bexley, OH 43209

ARB-19-11

Submitted On: Oct 16, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Conversion of existing attached garage, and addition of new two-car attached garage

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

A.1: Attorney / Agent Information

Agent Name	Agent Address
Amy Lauerhass	753 Francis Ave. Bexley, Ohio 43209
Agent Email	Agent Phone
amy@lauerhassarchitecture.com	614-371-3523
Property Owner Name	Property Owner phone
Betty & Roy Brown	614-961-7307

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.
Signed owner permission attached.

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
250000	--
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	--
Zoning	Zoning Review Type
--	--
Sign Review and Architectural Review for Commercial Projects	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	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
75	142
Total Area (SF)	
10659	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
2244	521
Removing (SF)	Type of Structure
--	Attached Garage
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	2765

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

Existing Footprint (SF)	Proposed Addition (SF)
--	--
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
--	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
0	2765
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
26	--

B: Project Worksheet: Hardscape

Existing Driveway (SF)

519

Existing Patio (SF)

363

Existing Private Sidewalk (SF)

162

Proposed Additional Hardscape (SF)

697

Total Hardscape (SF)

1741

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4506

Total overall lot coverage (% of lot)

42.3

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

To Match Existing

New Roof Style and Color

To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung; Beige To Match Existing

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

Fiberglass

Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

Proposed Door Color

As Shown on Elevations

Beige, to match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Wood Composite

Proposed New Door Trim

To Match Existing

Existing Window Trim

Other

Other Existing Window Trim

Fiber Cement Siding to Match Existing

Proposed New Window Trim

Fiber Cement Siding to Match Existing

Trim Color(s)

Beige to Match Existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

Brick & Fiber Cement Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; Beige

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; Beige

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.

--

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.

--

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.

--

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

--

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

--

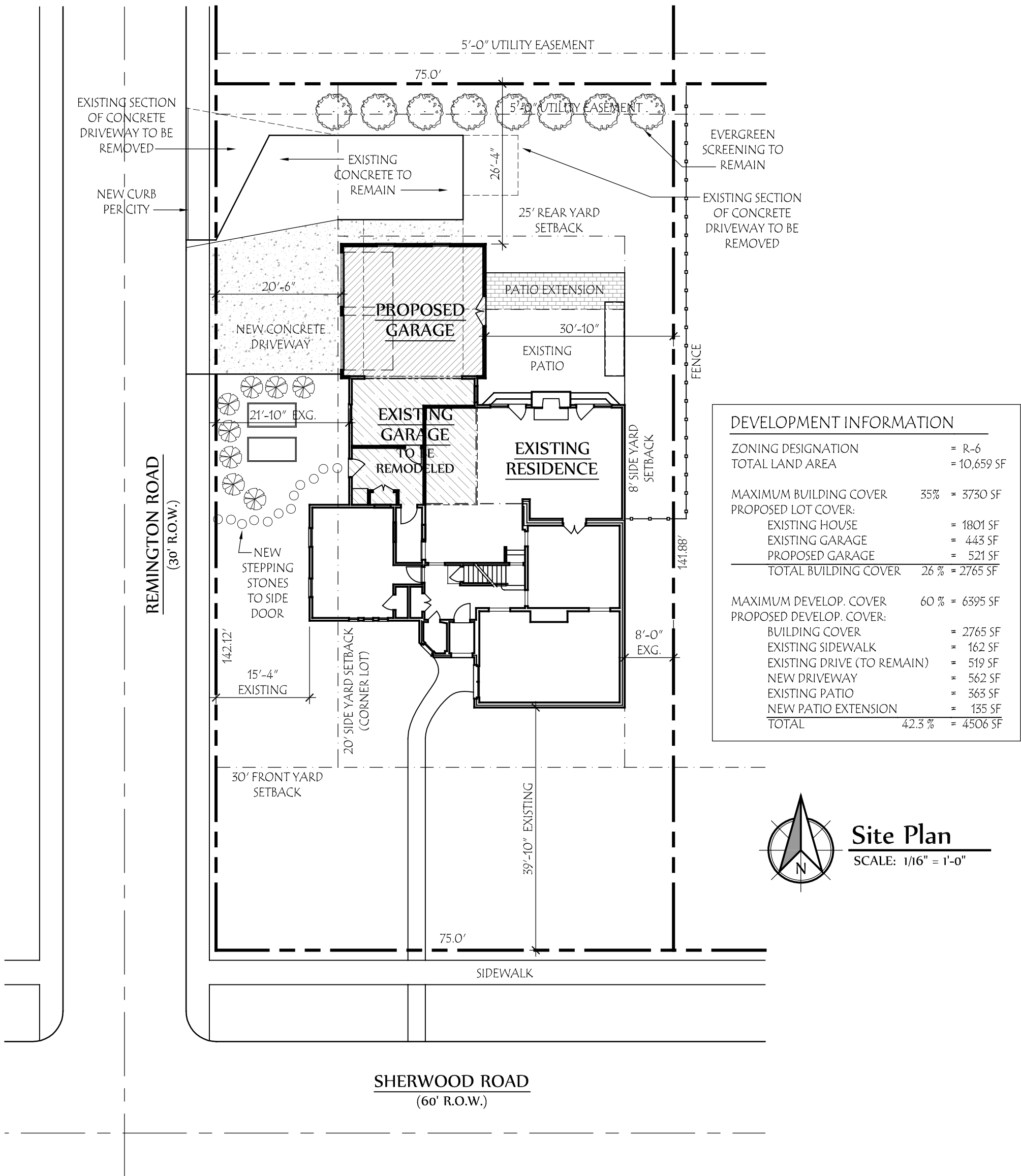
6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

--

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

--

ADDITION & RENOVATION FOR:
THE BROWN RESIDENCE
2604 SHERWOOD ROAD
BEXLEY, OHIO 43209



SHERWOOD ROAD
(60' R.O.W.)

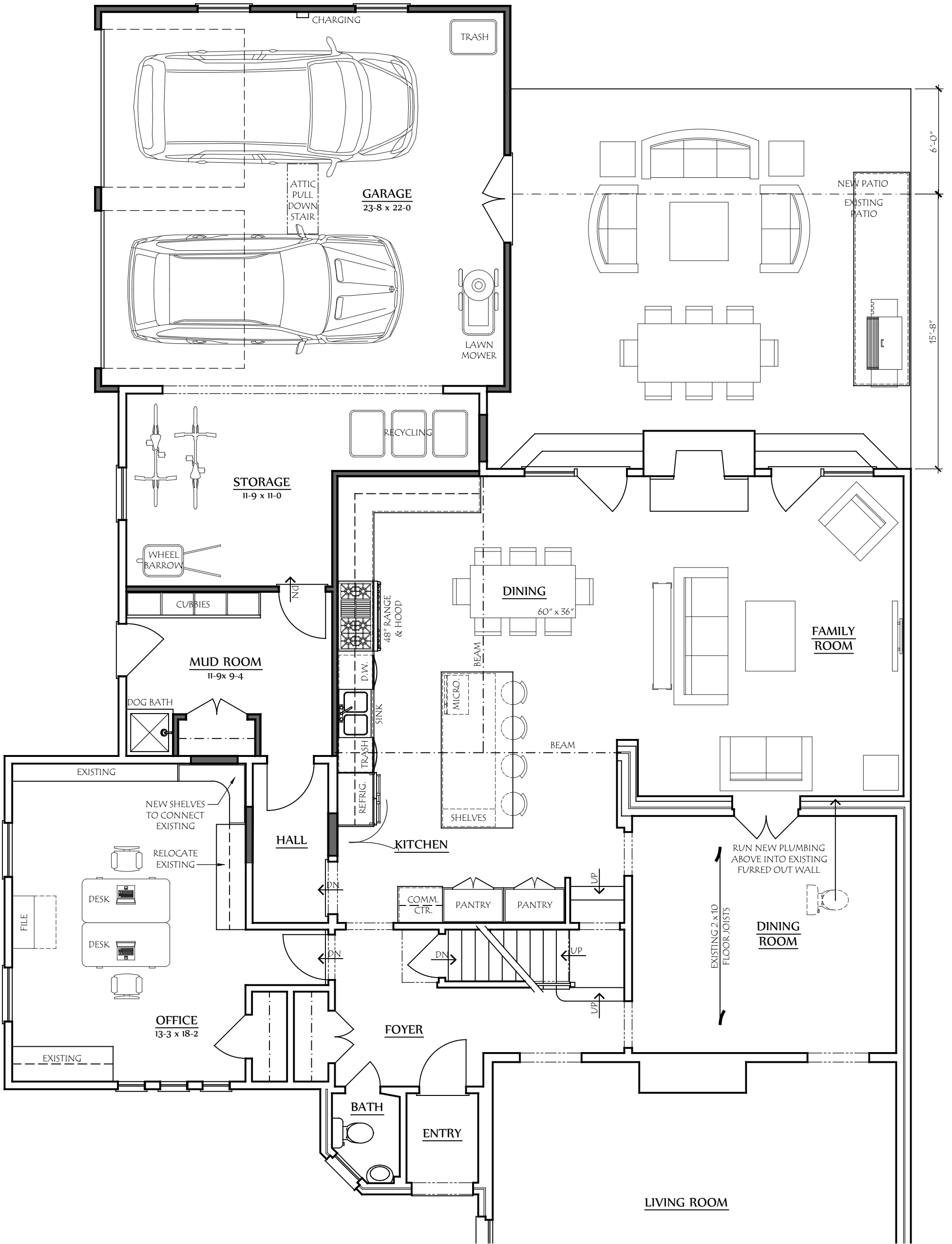


Lauerhass Architecture

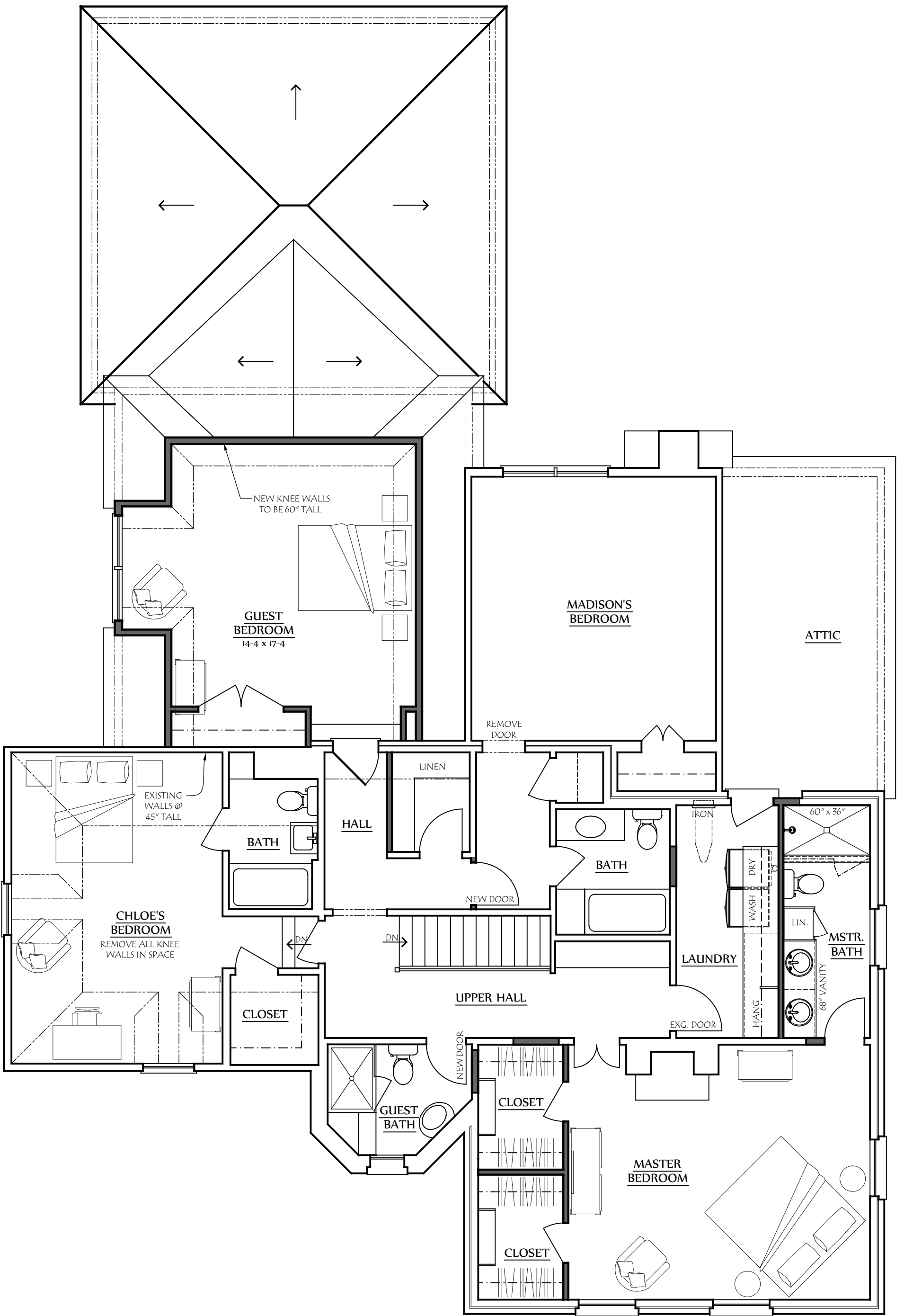
RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209

614-371-3523



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Date:
16 Oct 2019

Drawing Title:
West Elevation

Scale:
3/16" = 1'-0"

Project Number:
19-032

Project Name:
The Brown Residence

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



PARTIAL EAST ELEVATION

NORTH ELEVATION

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Date:
16 Oct 2019

Drawing Title:
Exterior Elevations

Scale:
3/16" = 1'-0"

Project Number:
19-032

Project Name:
The Brown Residence

Sheet Number:
A-4



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RENOVATION - ADDITION - NEW HOME



NORTHWEST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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Date:
16 Oct 2019

Project Number:
19-032

Drawing Title:
Existing Photos

Project Name:
The Brown Residence

Scale:
n/a

Sheet Number:
A-5



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RENOVATION - ADDITION - NEW HOME