



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

true

Conditional Use

--

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

30000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

--

Zoning

true

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**

Residential

Zoning District

--

Use Classification

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

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

40

Depth (ft)

134.41

Total Area (SF)

5376.4

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

1324

Proposed Addition (SF)

117

Removing (SF)

12

Type of Structure

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)**

1324

Proposed Addition (SF)

117

New Structure Type

porch with roof

Ridge Height

13'

Proposed New Structure (SF)

117

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

1

Total building lot coverage (SF)

1429

Total building lot coverage (% of lot)

26.58

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

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

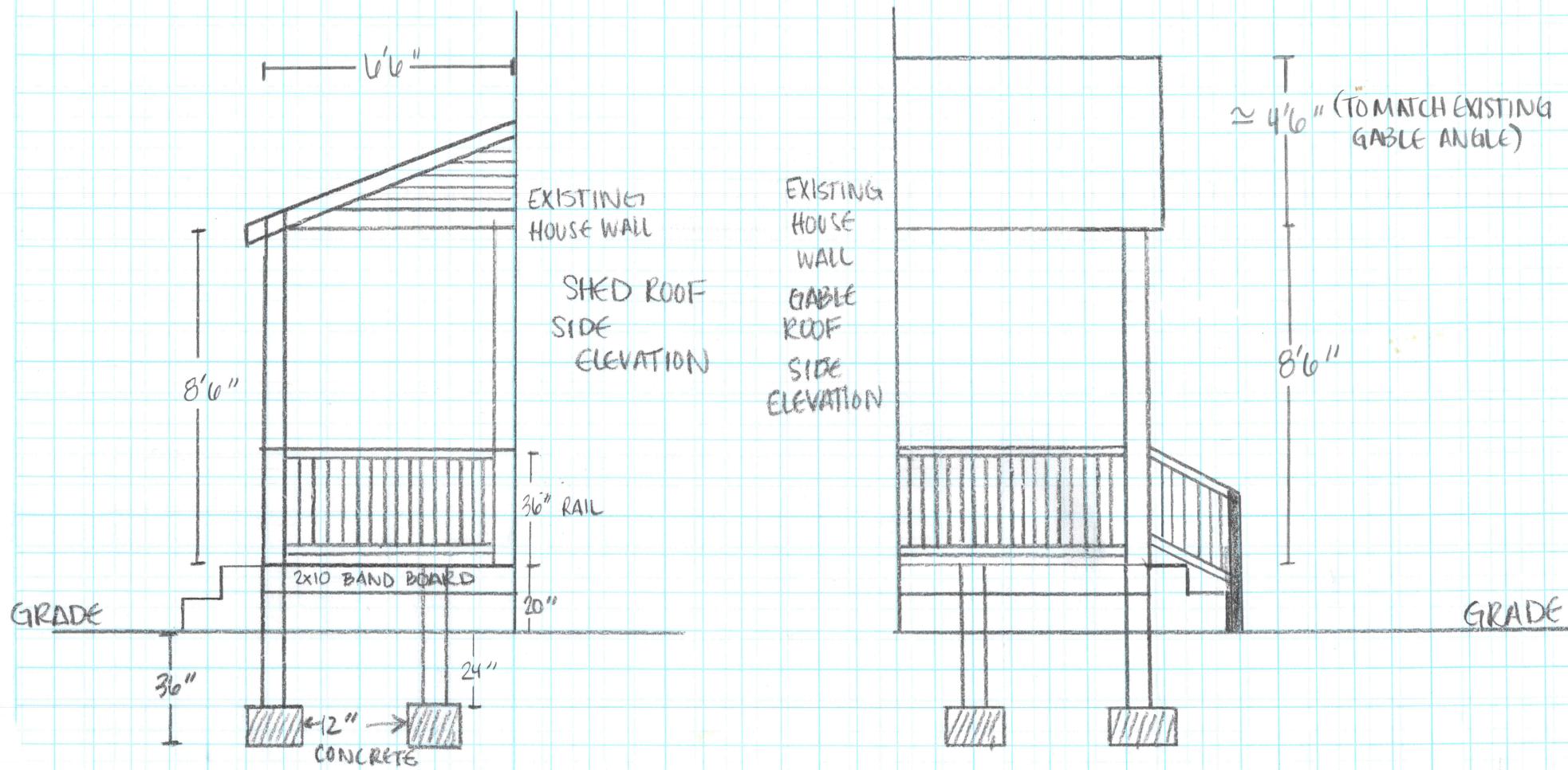


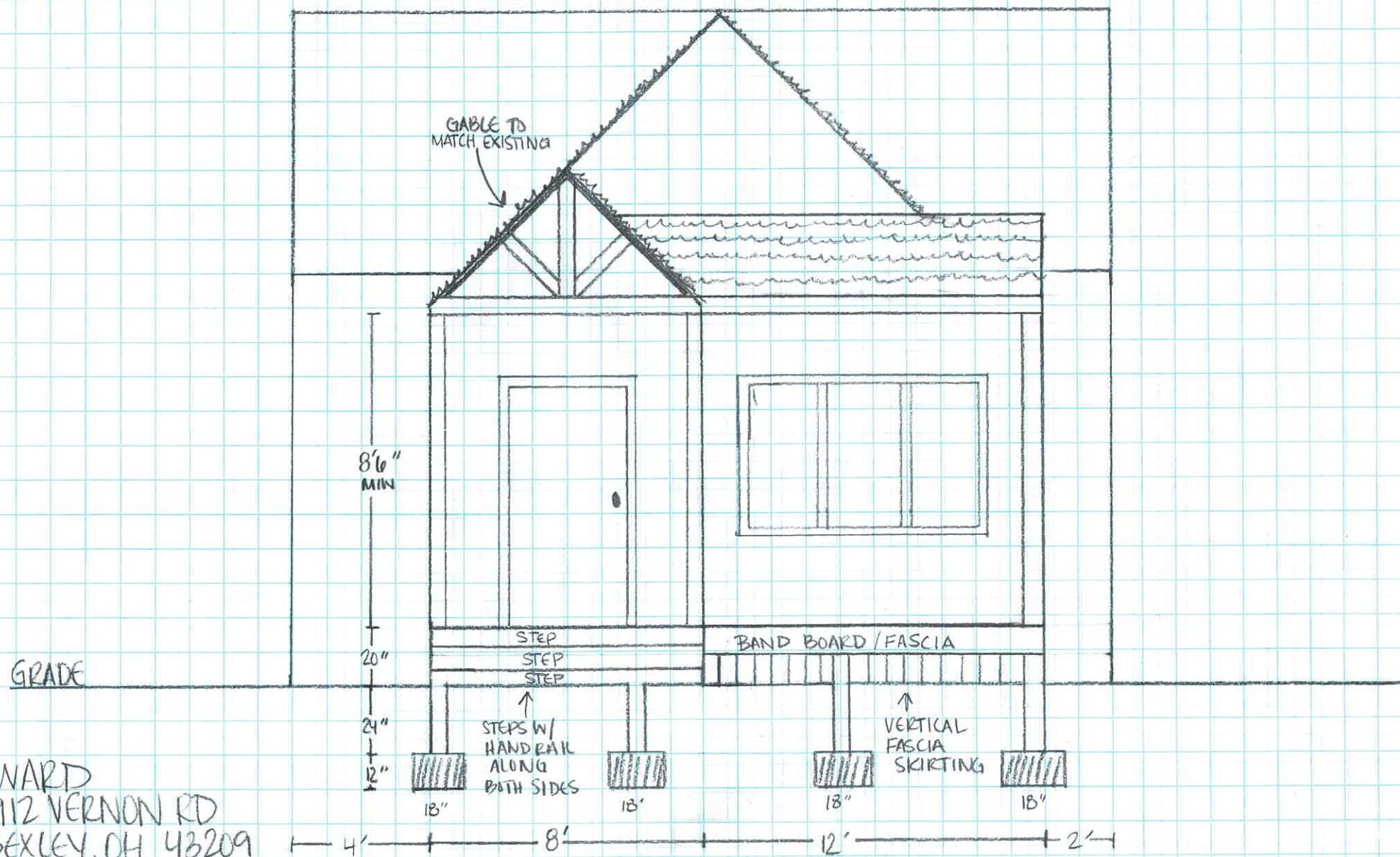
Ward
912 Vernon Rd. 43209



Ward
912 Vernon Rd 43209

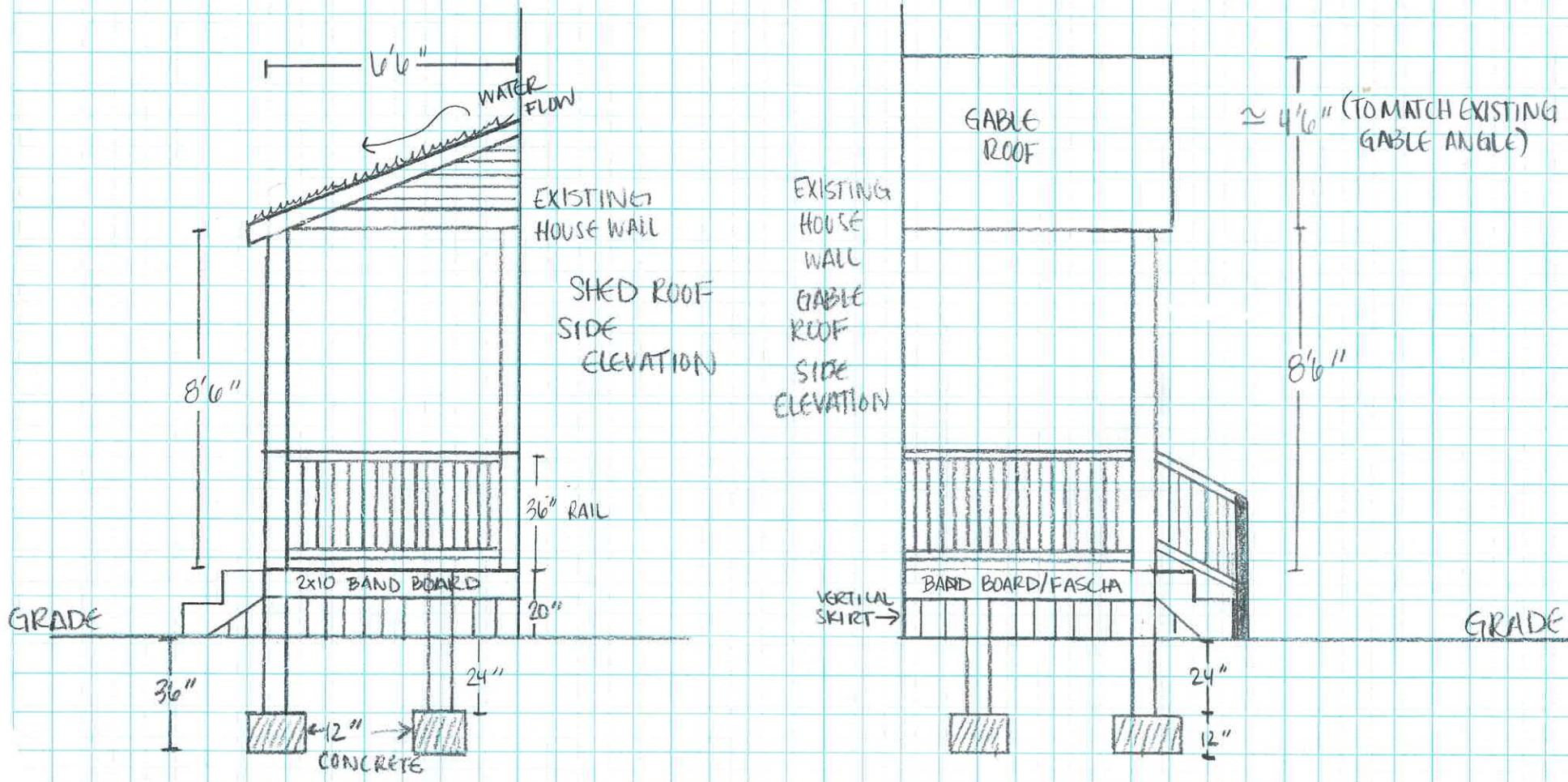
WARD
912 VERNON RD
BEXLEY 43209





WARD
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)

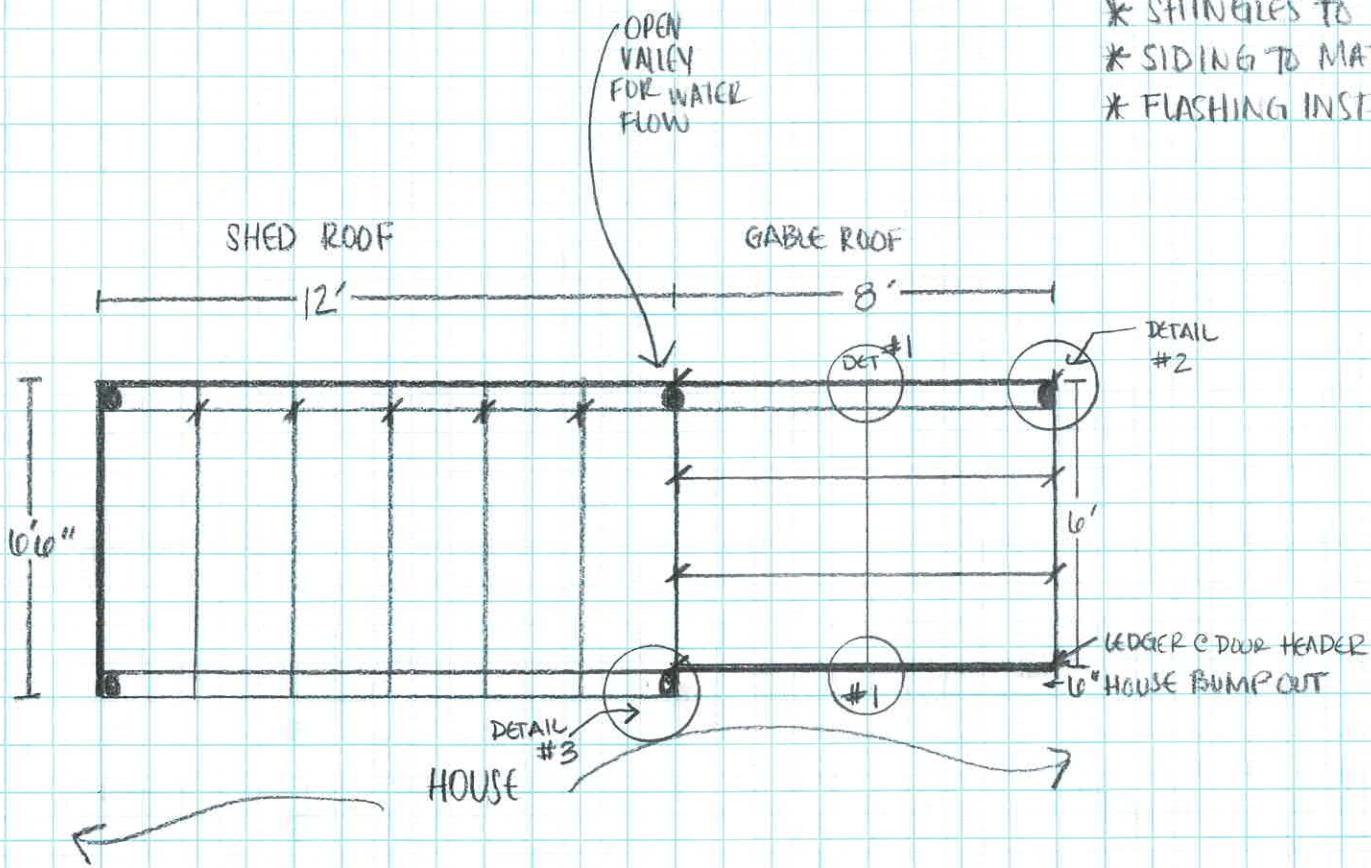
SHED ROOF

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

GABLE ROOF

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

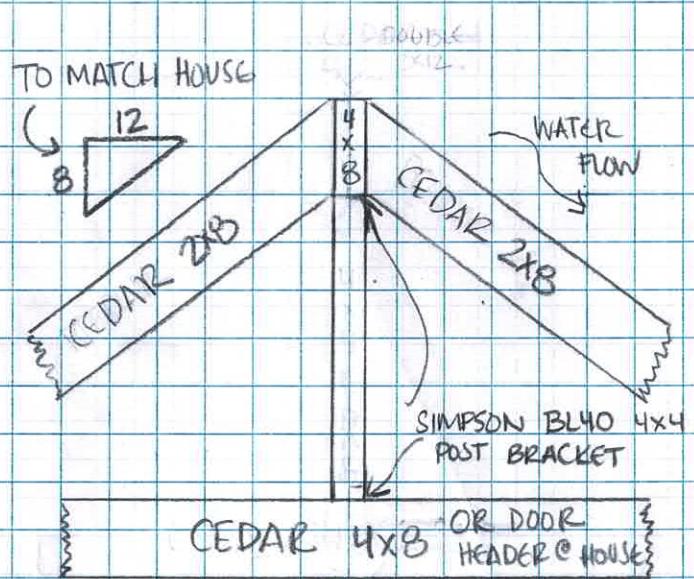
* ALL FASTENERS TO BE GALVANIZED
* SHINGLES TO MATCH HOUSE
* SIDING TO MATCH HOUSE
* FLASHING INSTALLED PER OHIO CODE



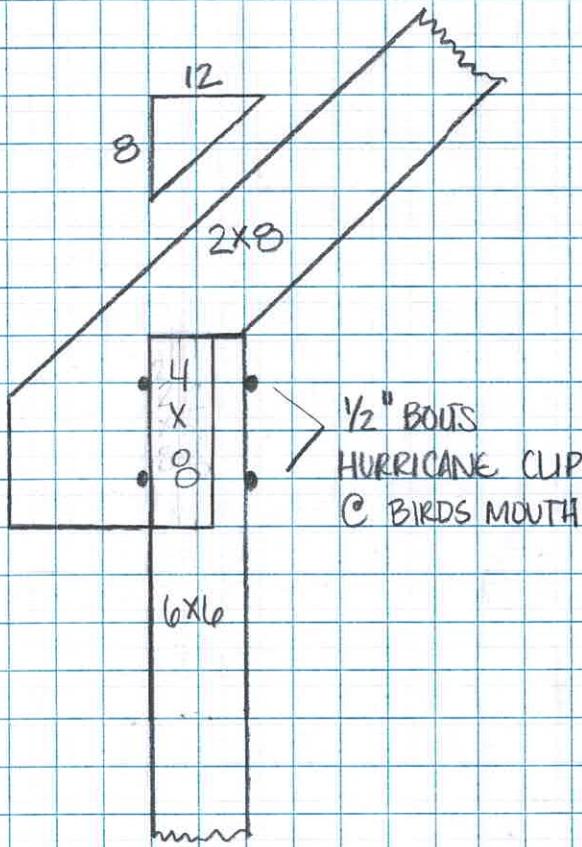
WARD
912 VERNON RD
BEXLEY OH 43209

DETAIL #1

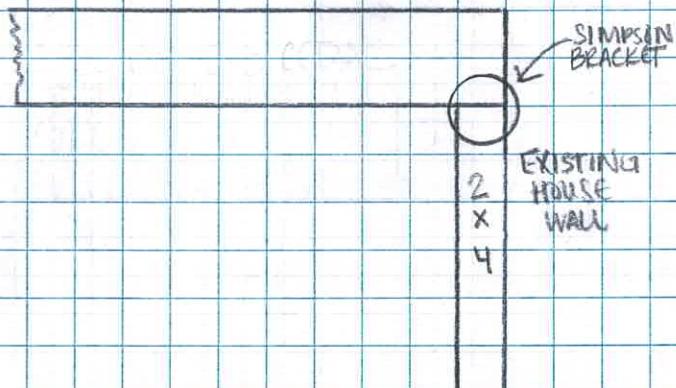
ROOF DETAILS PAGE



DETAIL #2



DETAIL #3

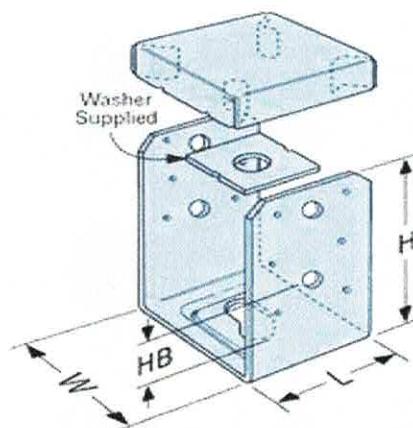


**FREE SHIPPING \$299+**

(/)

**(tel: +1
888-**

Search for products

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

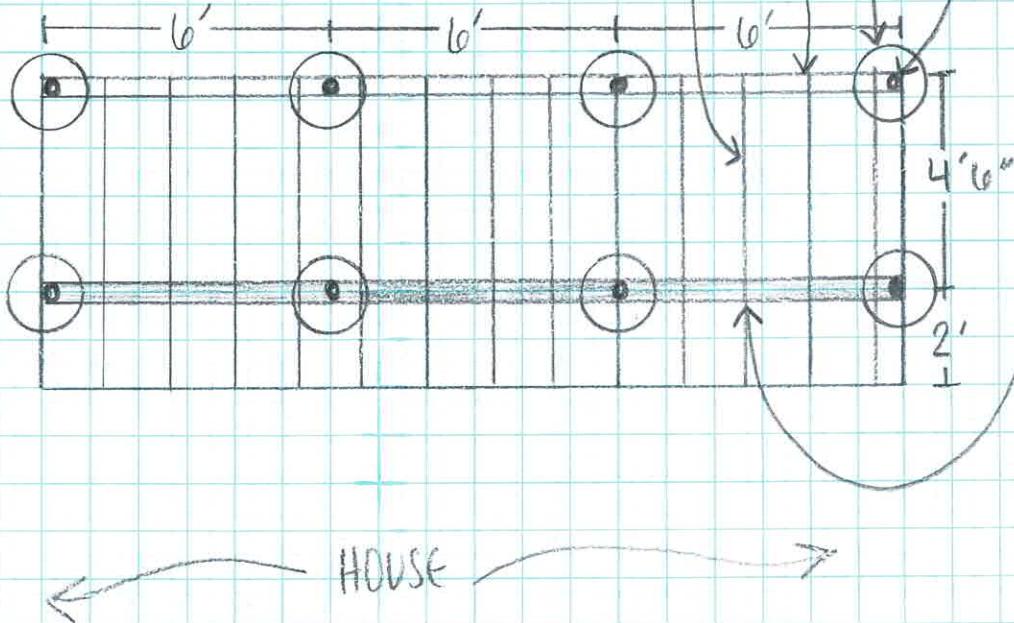
0 0

SKU: ABU66Z**Love it? Write a Review** (/Simpson-ABU66Z-6x6-Adjustable-Post-Base-Zmax-Finish/newReview)**\$36.49****QUANTITY**

- 1 +

Add to Cart

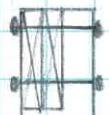
WARD
912 VERNON RD
BEXLEY, OH 43209
DECK FRAME BIRDS EYE



- 6x6 PT PINE POST (DETAIL #3)
○ = 18" x 36" 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 BEAMS TO
- # 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

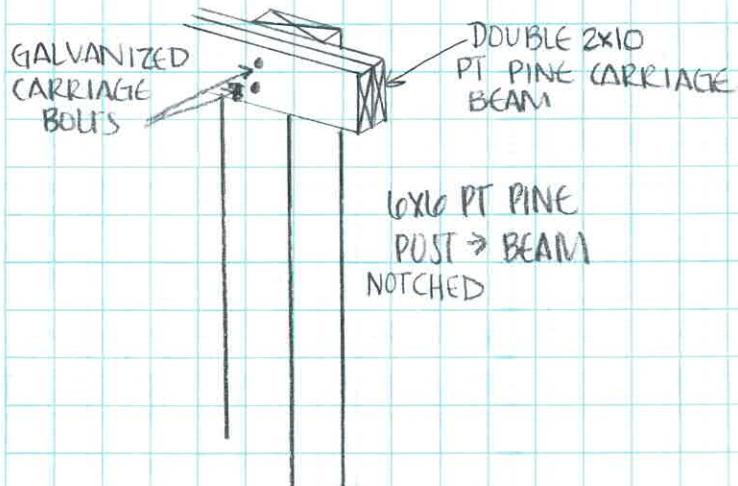
DETAIL #1

DOUBLE 2X10
 (CARRIAGE BEAM) NOTCHED INTO
 6x6 PT PINE POST & CONNECTED W/ 2
 1/2" x 8" CARRIAGE BOLTS



6
 X
 6
 PT
 PINE
 POST

DECK FRAME DETAIL
 POST TO BEAM DETAIL
 6x6 POST 2' CANTILEVERED
 JOISTS W/ DROPPED BEAM
 NOTCHED INTO 6x6



WARD

912 VERNON RD
 BEXLEY, OH 43209
 DECK FRAME DETAILS

DETAIL #2

PT PINE
 2x8 BLOCKING

JOIST 2x10 16" OC

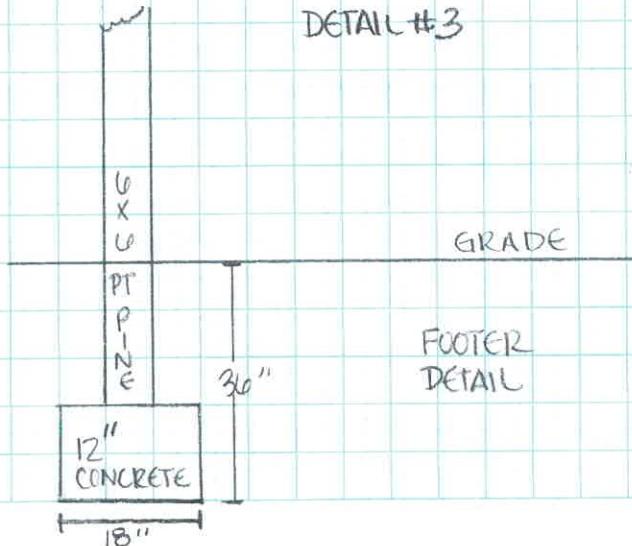
6
 X
 6
 PT.
 P
 I
 N
 E

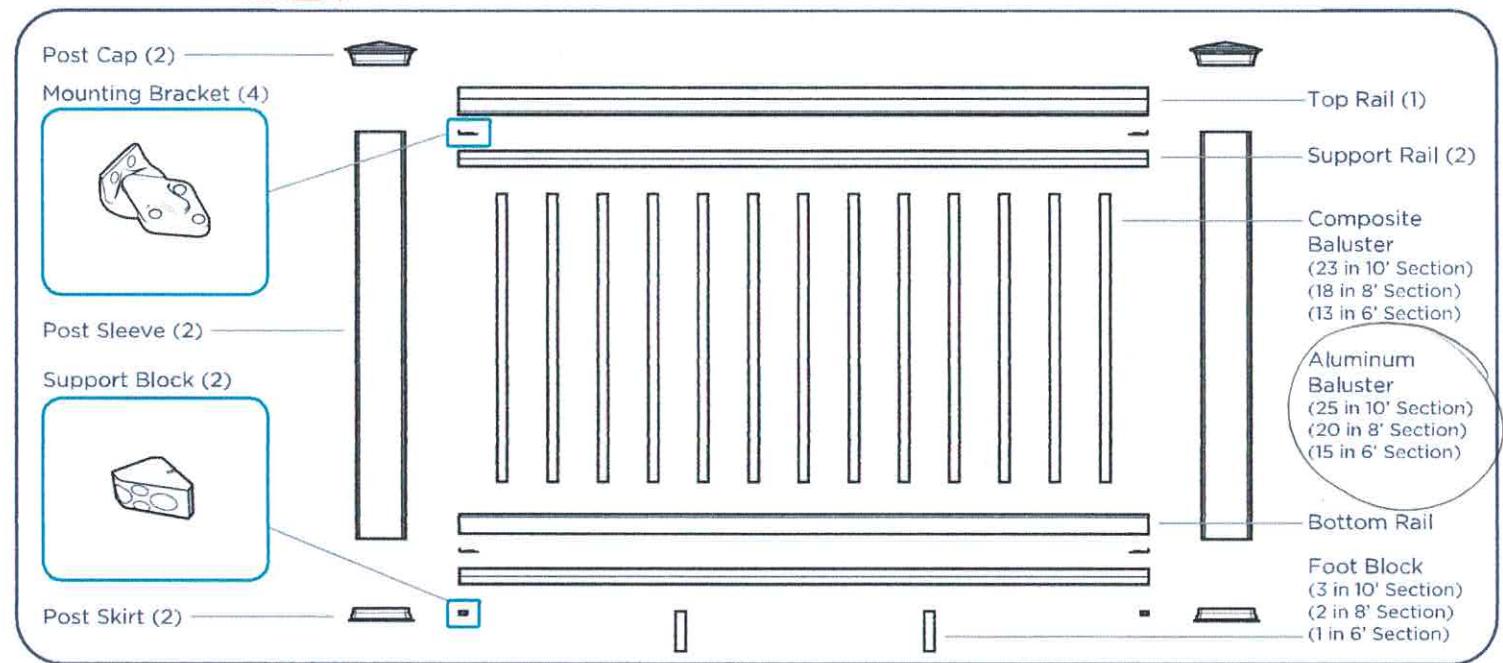
DROPPED BEAM
 W/ BLOCKING DETAIL

DETAIL #3

GRADE

FOOTER
 DETAIL





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.

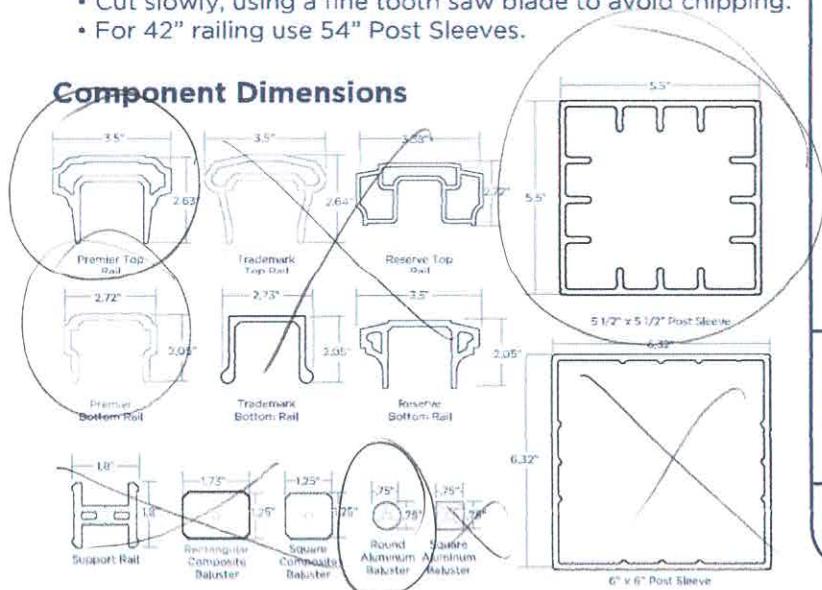
Measuring Your Railing Area

- 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



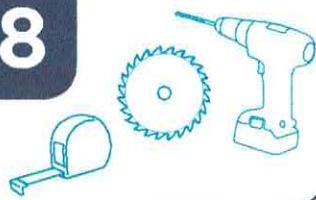
Tools Required

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

Components Needed For Installing One AZEK Rail Section

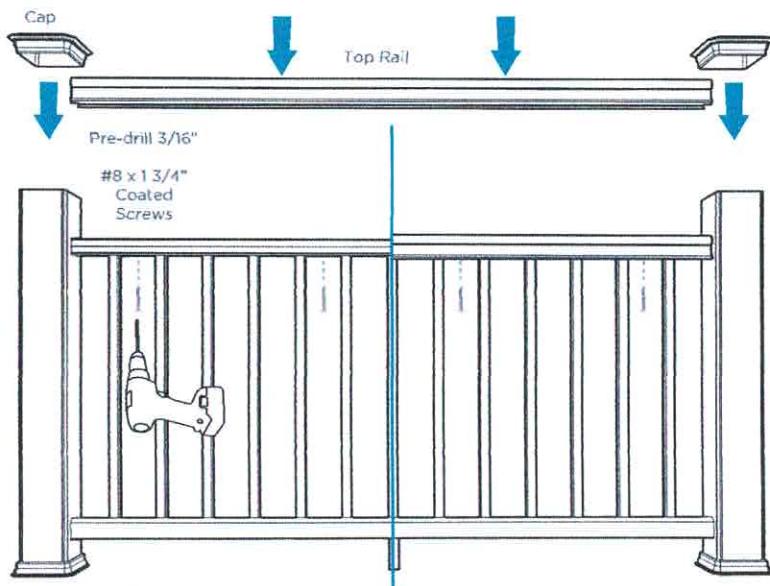
Components Included in Complete 10', 8' and 6' Kits (White Only in Premier & Trademark)	1 - Top Rail 1 - Bottom Rail 2 - Support Rails (1 - Aluminum Top Support Rail for 10') Foot Blocks - 1 in 6' Kits, - 2 in 8' Kits, - 8 in 10' Kits, Composite Balusters - 13 in 6' Kits, - 18 in 8' Kits, - 23 in 10' Kits Hardware Mounting Kit Support Block Mounting Templates Baluster Screw Kit
Components available separately for mix-and-match rail systems	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
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) 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 18 - #8x2" Screws 18 - #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

BEXLEY, OHIO

FOR

AMERICAN REALTY TITLE ASSUR. CO.

AND/OR

PRIORITY MTG. CO.

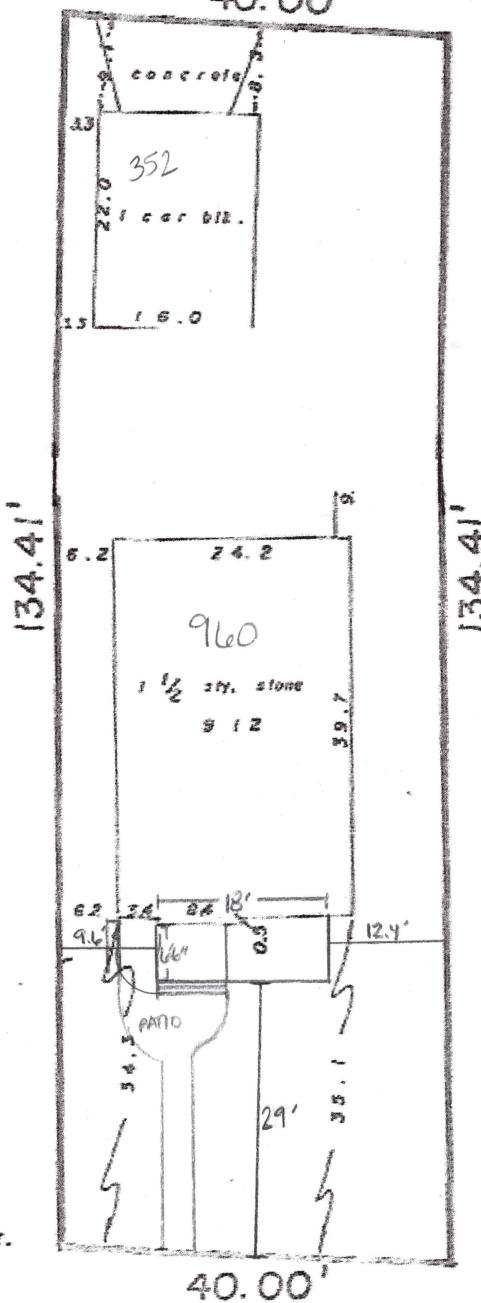
P.B. 14 Page 12
Scale 1" = 20'

Franklin Co. Rec. Office
8 · 28 · '85

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

16' ALLEY

40.00'



NOT TO BE USED TO ERECT FENCES

416' TO ASTOR AVE.

40.00'

STATE OF OHIO



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-19-8
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

Residential

Zoning District

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)**

3392.2

Total overall lot coverage (% of lot)

30.2

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

--

New Roof Style and Color

To match existing

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Pella Windows

New Window Style/Mat./Color

White

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Type

Wood

Proposed Door StyleSide entry door, 36" w/ 1/2 length window lite & adjoining side
lites**Proposed Door Color**

--

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

true

--

Proposed New Door Trim

Hardie Trim

Existing Window Trim

Vinyl

Proposed New Window Trim

Hardie Trim

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

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

true

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Straight edged wooden shingles, gray, manufacturer unknown

Proposed Finishes

Other

Other Proposed Finishes

HardieShingle & HardiePanel board and batten

Proposed Finishes Manufacturer, Style, Color

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.

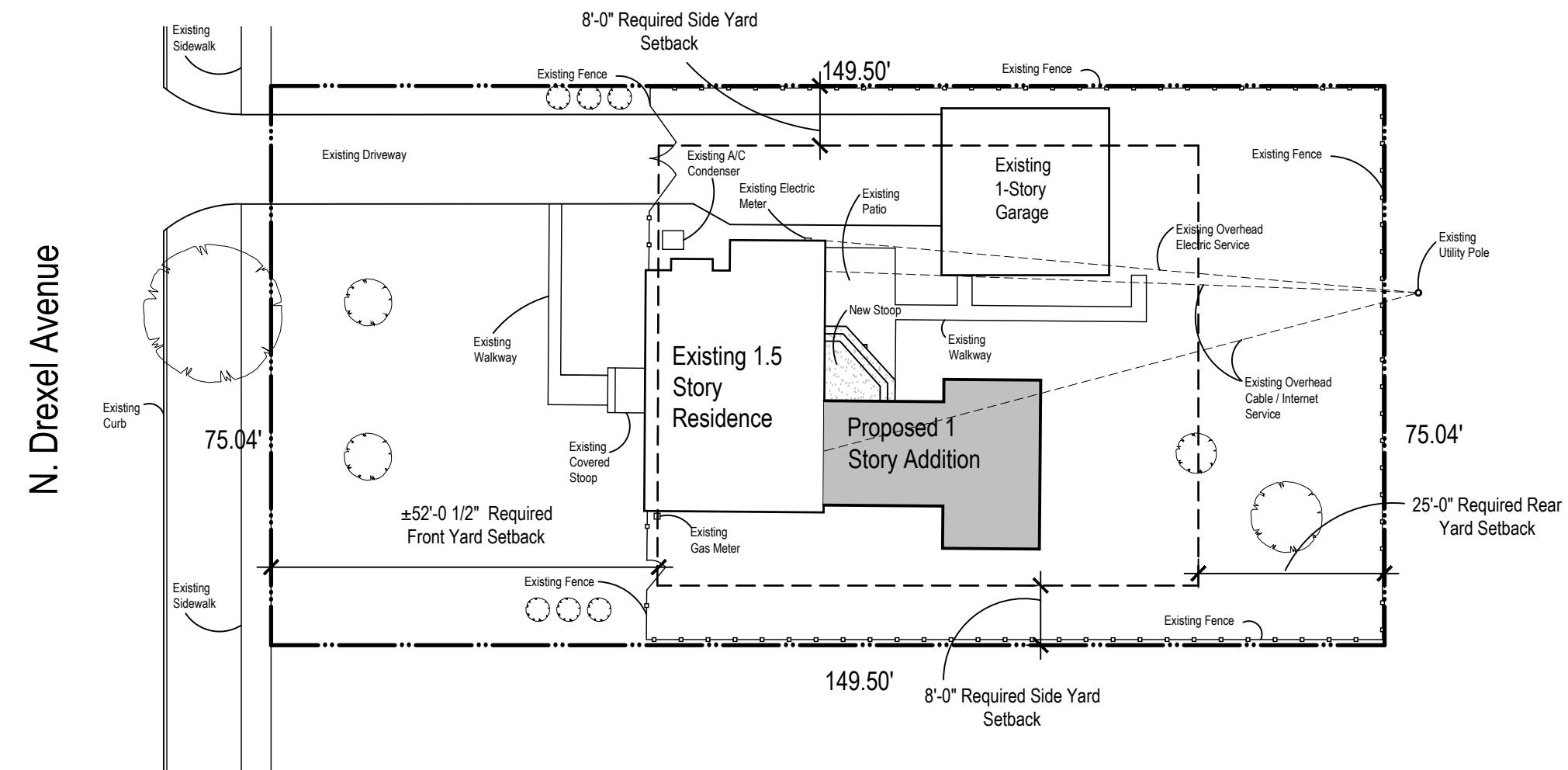
N/A

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%

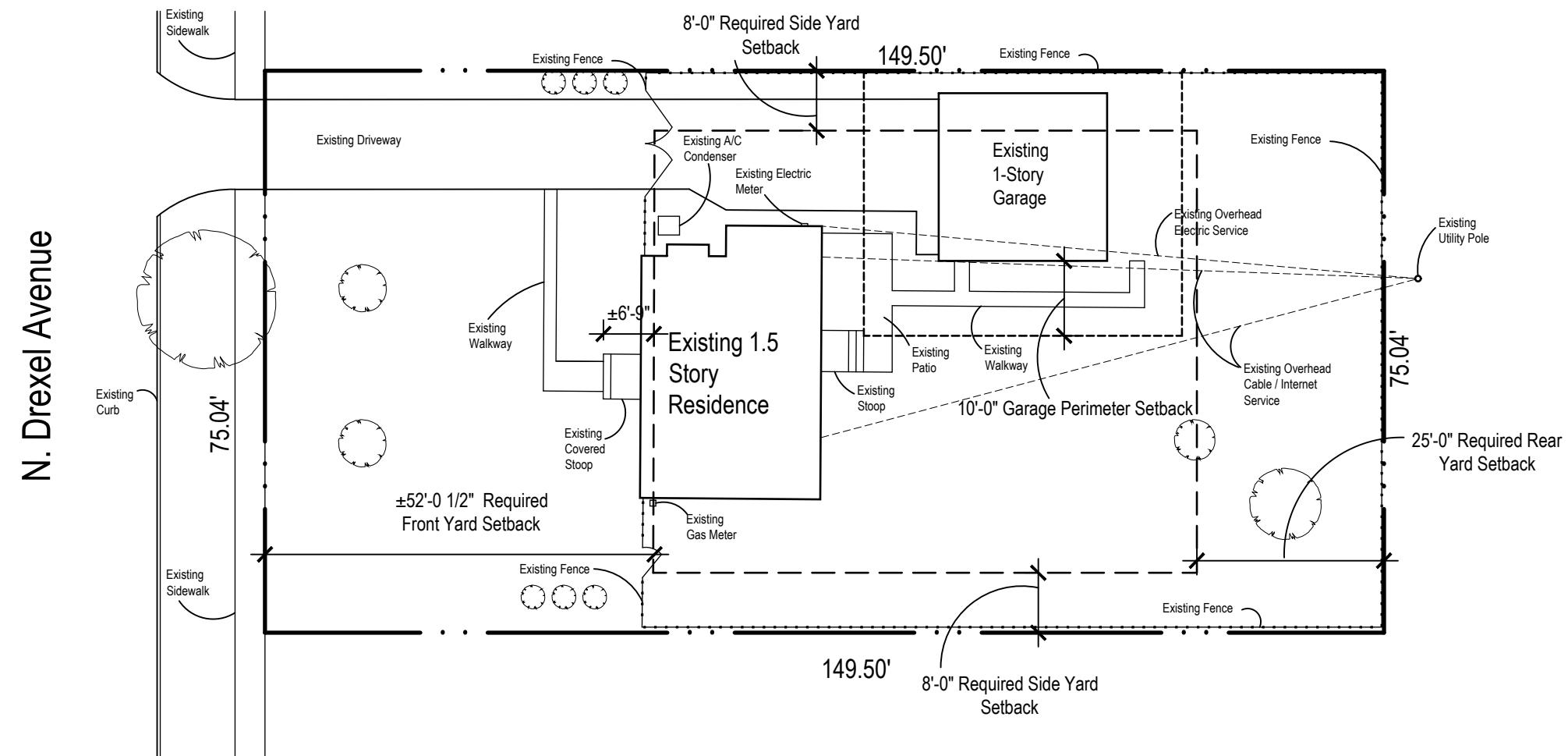
Heisey Residence

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



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

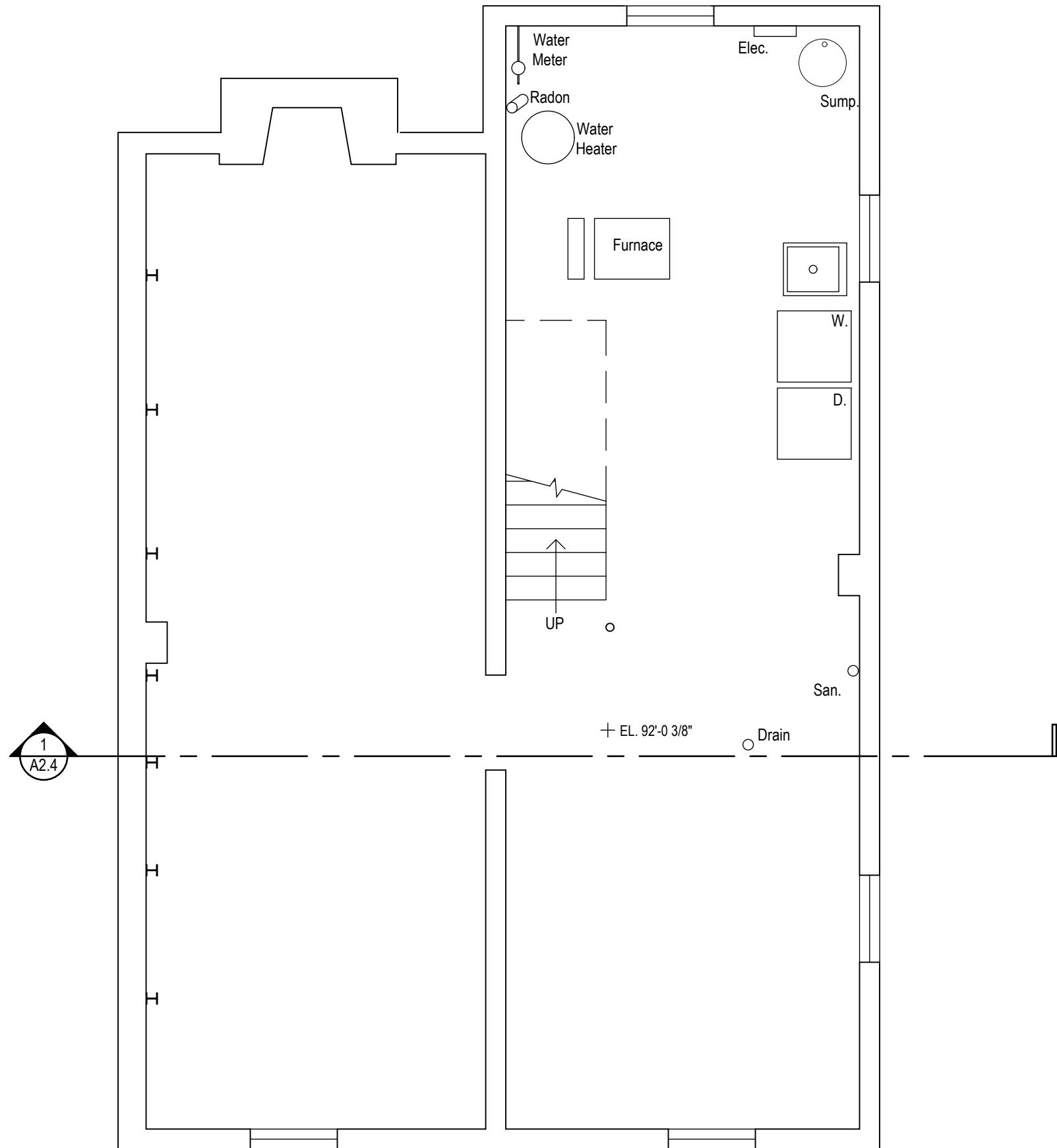
**ROGERS
KRAJNAK
ARCHITECTS, INC.**

264 South Third Street
Columbus, Ohio 43215

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

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

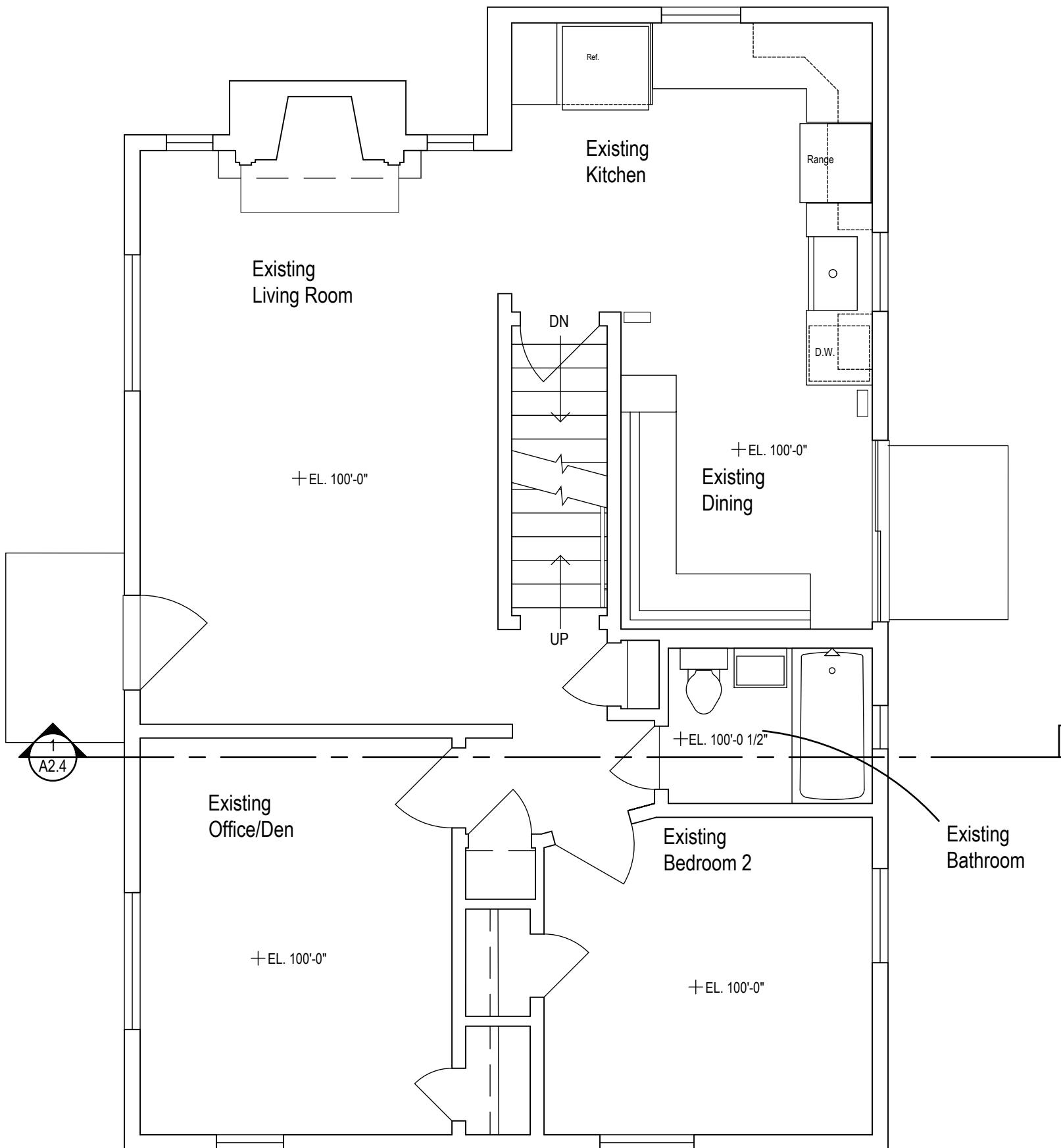
**ROGERS
KRAJNAK**
ARCHITECTS, INC.

264 South Third Street
Columbus, Ohio 43215

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

09.30.19
Existing Conditions
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.

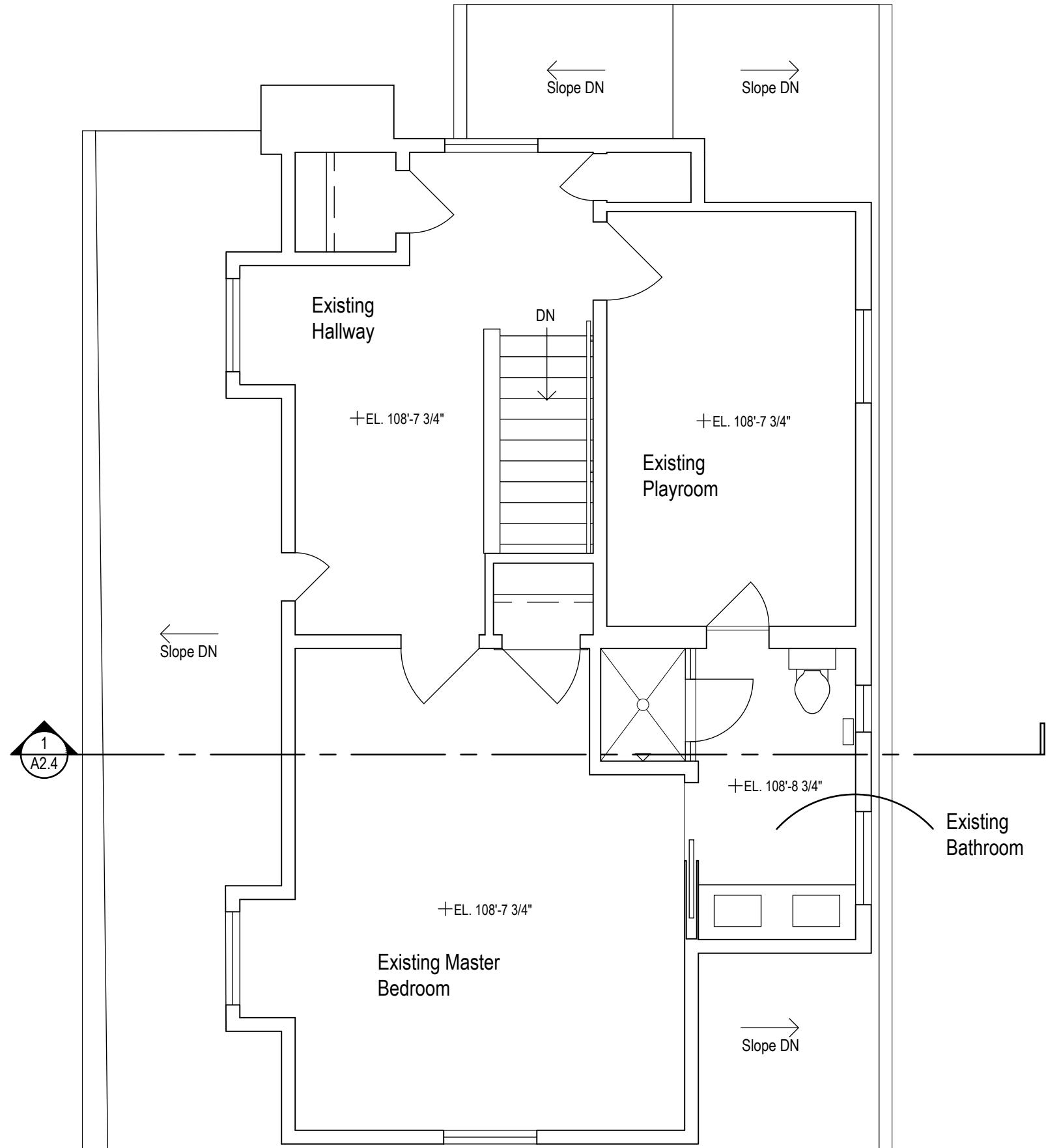
264 South Third Street
Columbus, Ohio 43215

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

514 N. Drexel Ave, Bexley, Ohio 43209

**ROGERS
KRAJNAK
ARCHITECTS, INC.**

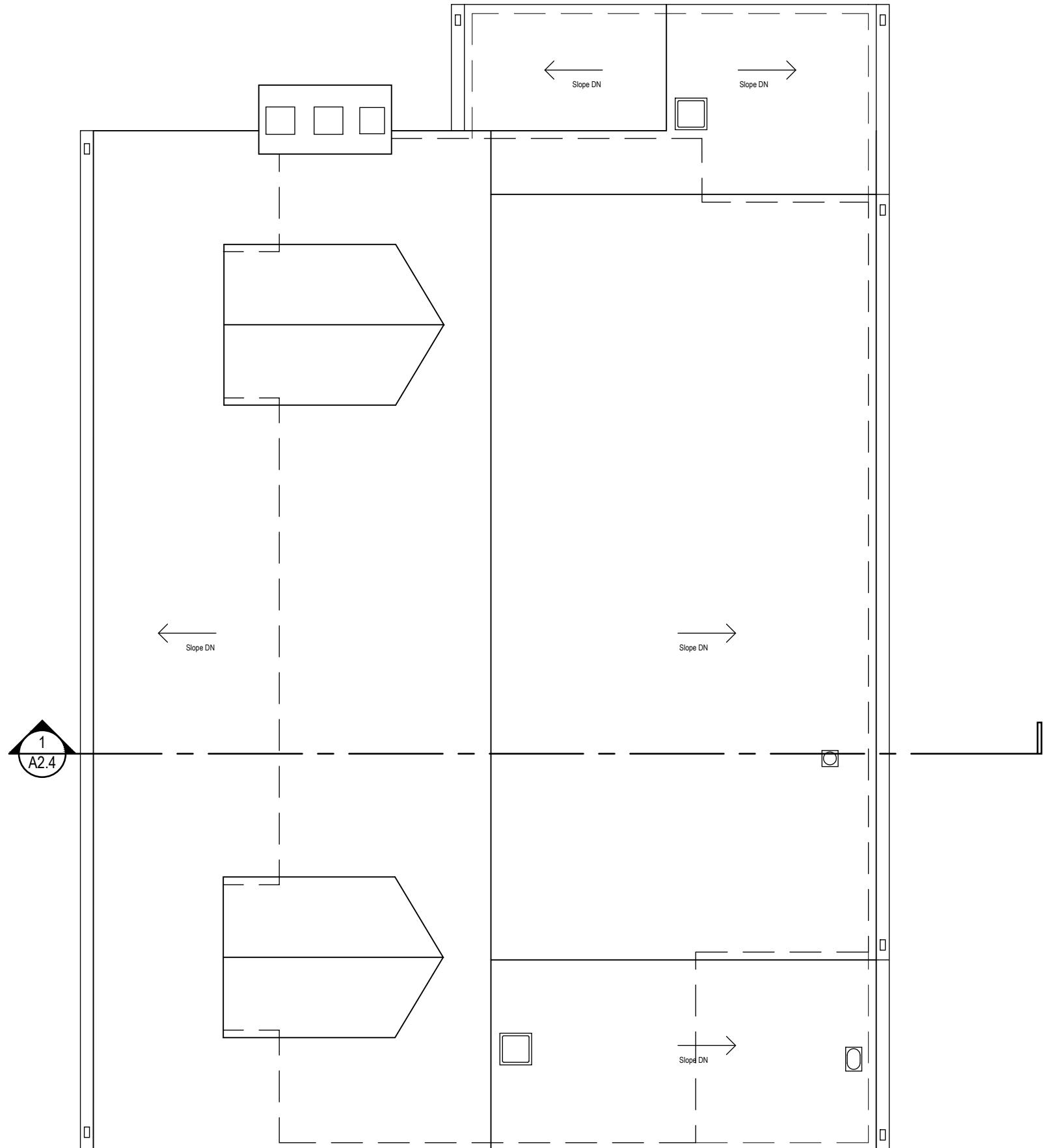
264 South Third Street
Columbus, Ohio 43215

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

09.30.19
Existing Conditions

A1.2

RKA Project # 19010.00



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



NORTH

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

09.30.19
Existing Conditions

A1.3

RKA Project # 19010.00



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

Heisey Residence	
514 N. Drexel Ave, Bexley, Ohio 43209	
ROGERS KRAJNAK ARCHITECTS, INC.	09.30.19
264 South Third Street Columbus, Ohio 43215 telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	Existing Conditions
	A2.0



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

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

09.30.19
Existing Conditions
A2.1

RKA Project # 19010.00



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

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

09.30.19
Existing Conditions
A2.2

RKA Project # 19010.00



Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

264 South Third Street
Columbus, Ohio 43215

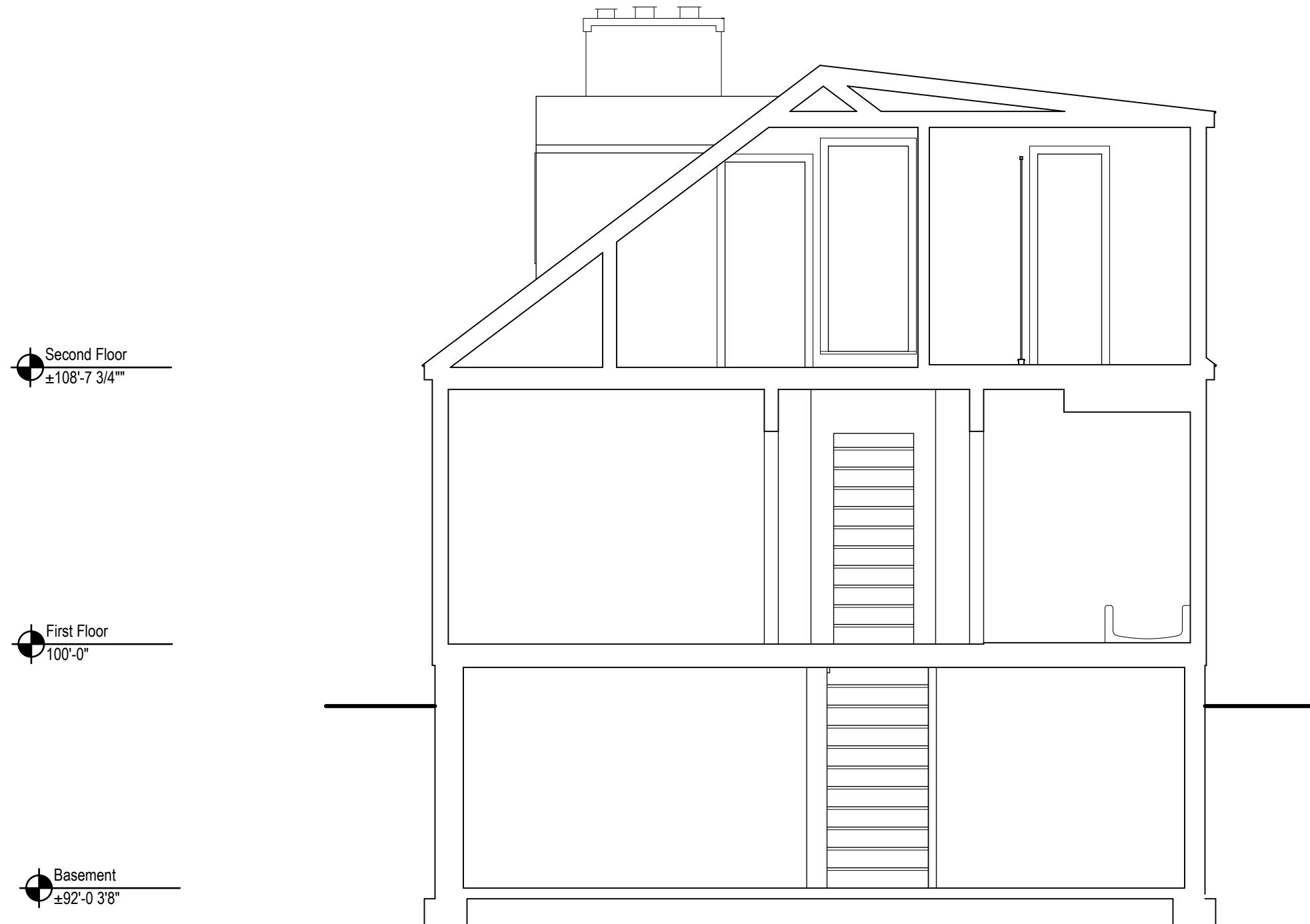
09.30.19
Existing Conditions

**ROGERS
KRAJNAK**
ARCHITECTS, INC.

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

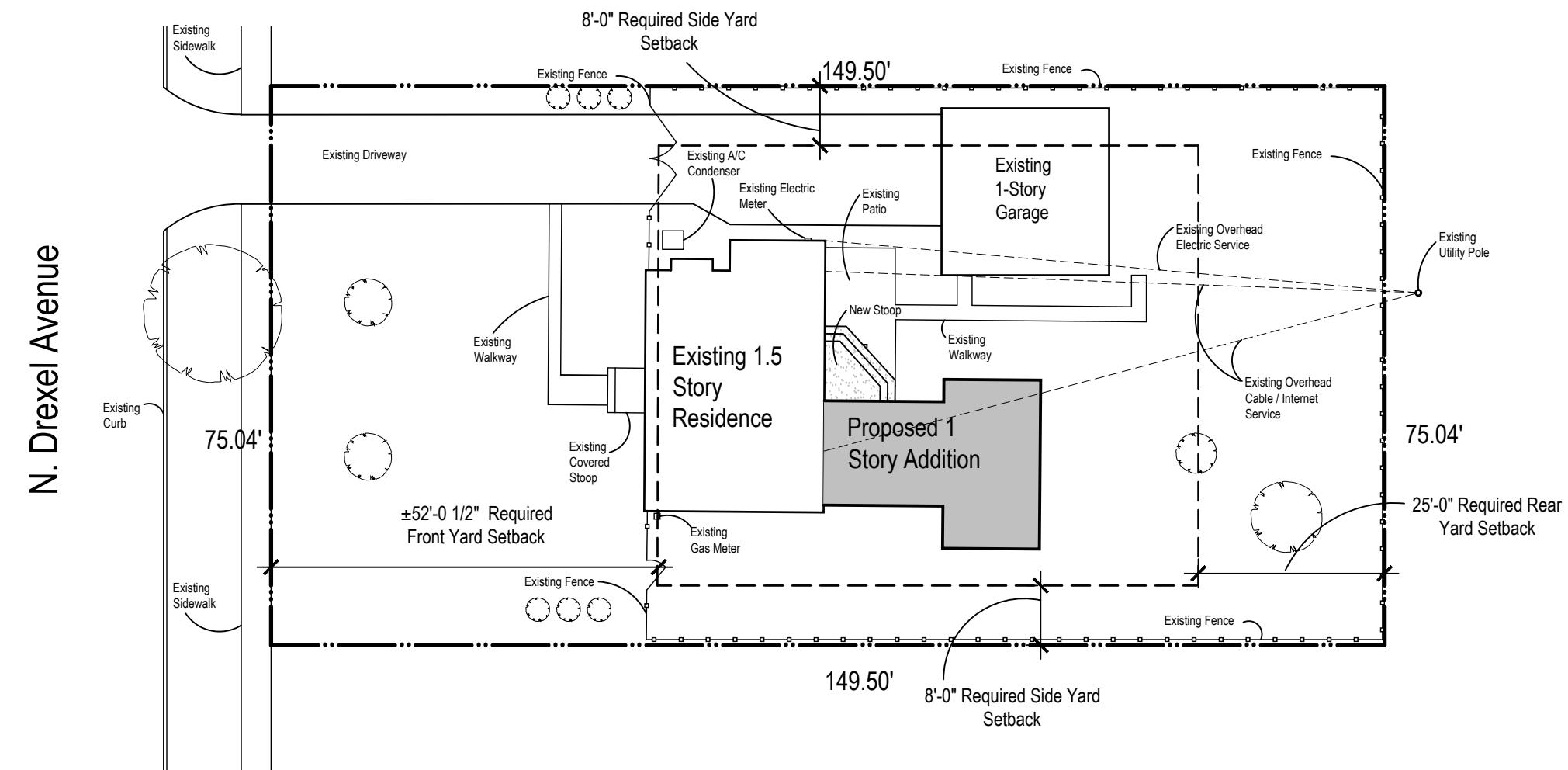
A2.3

RKA Project # 19010.00



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

Heisey Residence	
514 N. Drexel Ave, Bexley, Ohio 43209	
ROGERS KRAJNAK ARCHITECTS, INC.	09.30.19
264 South Third Street Columbus, Ohio 43215 telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com	Existing Conditions
	A2.4



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%

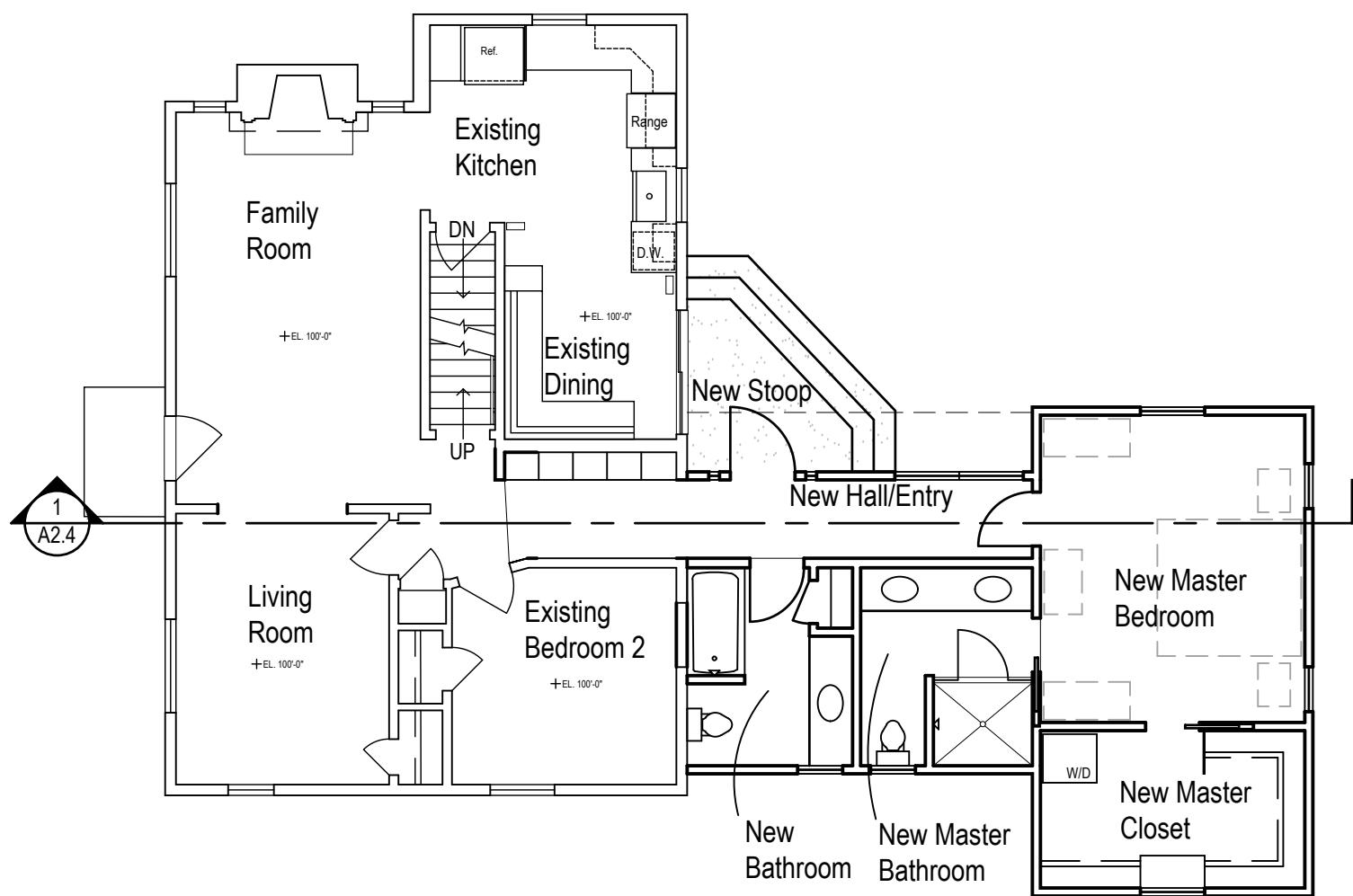
Heisey Residence

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

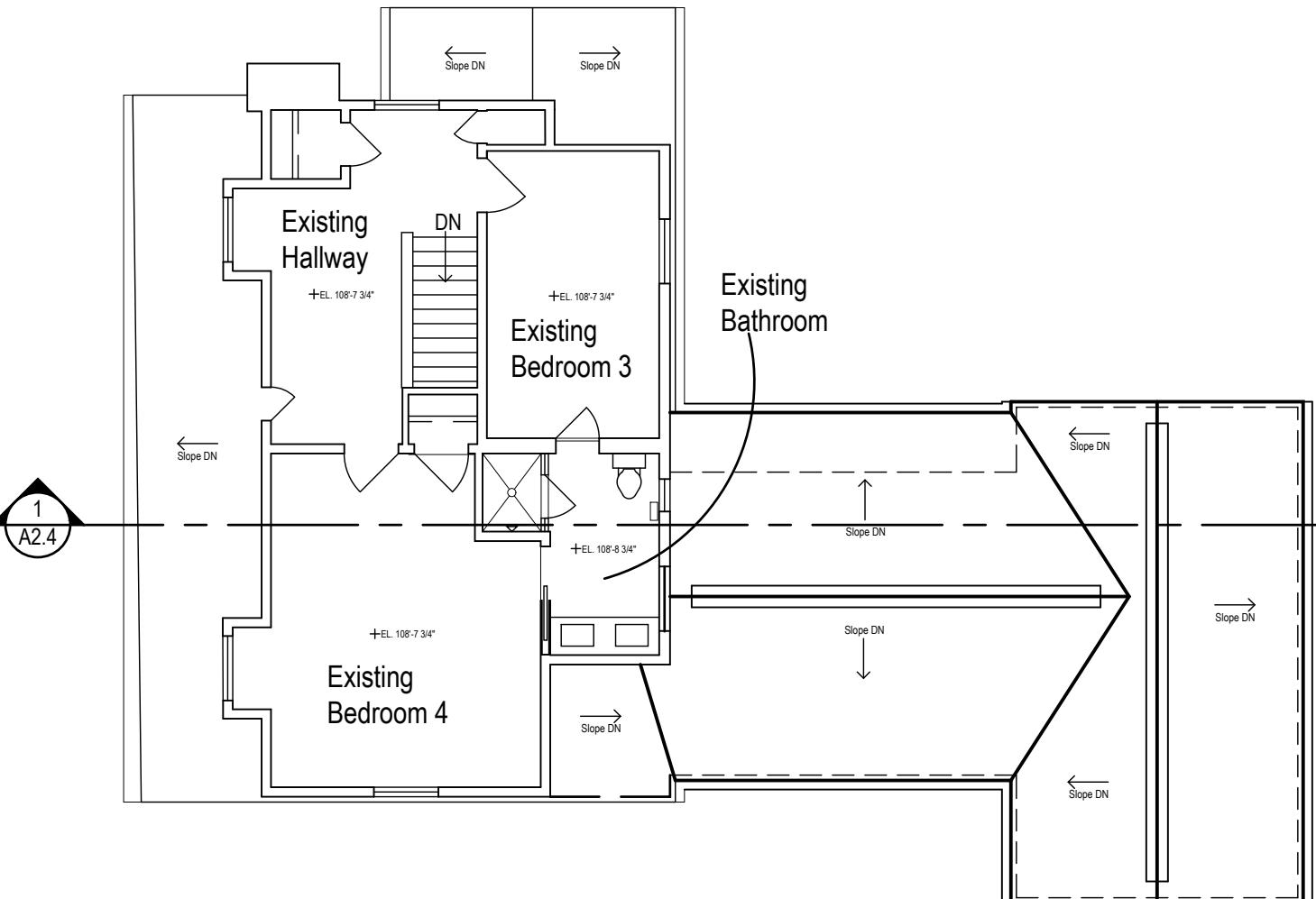


1 Proposed First Floor Plan

1/8" = 1'-0"



NORTH



1 Proposed Second Floor Plan

1/8" = 1'-0"



NORTH

Heisey Residence

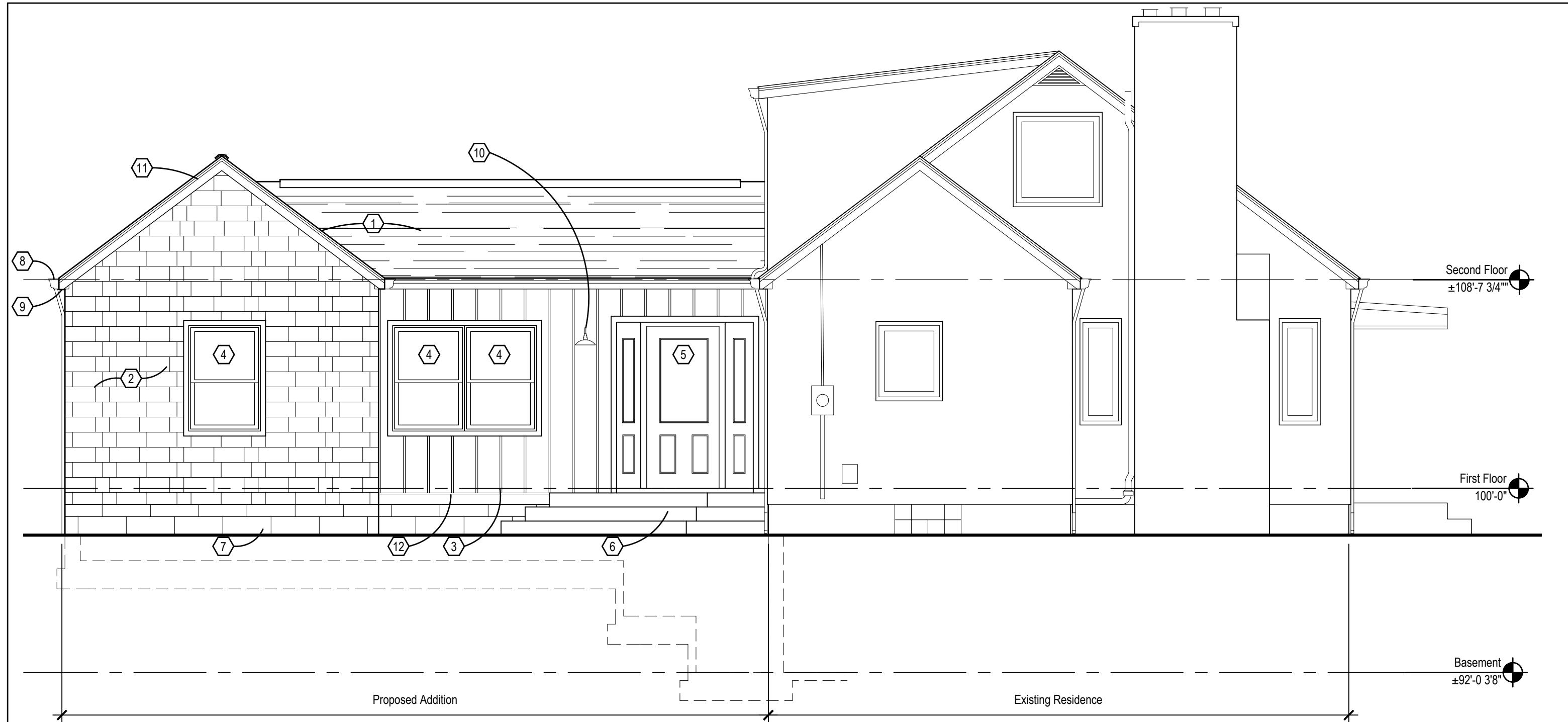
514 N. Drexel Ave, Bexley, Ohio 43209

**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
A1.0

RKA Project # 19010.00



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

Hexagonal Coded Notes

1. New shingle roofing, to match existing shingles.
2. New HardieShingle siding, to match existing gray colored siding.
3. New HardiePanel board and batten siding, painted white.
4. New aluminum clad (white) double hung windows, with white Hardie trim.
5. New 36" wood door with 1/2 length window lite and adjoining side lites.
6. New concrete stoop.
7. New CMU foundation wall.
8. New aluminum (white) gutters and downspouts, to match existing.
9. New Hardie trim (white) 3" soffits to match size and style of existing.
10. New light fixture to match existing light fixture on rear of residence.
11. New Hardie trim (white) fascia trim on addition to match existing.
12. New Hardie trim board, painted white.

Heisey Residence

514 N. Drexel Ave, Bexley, Ohio 43209

10.14.19

**ROGERS
KRAJNAK
ARCHITECTS, INC.**

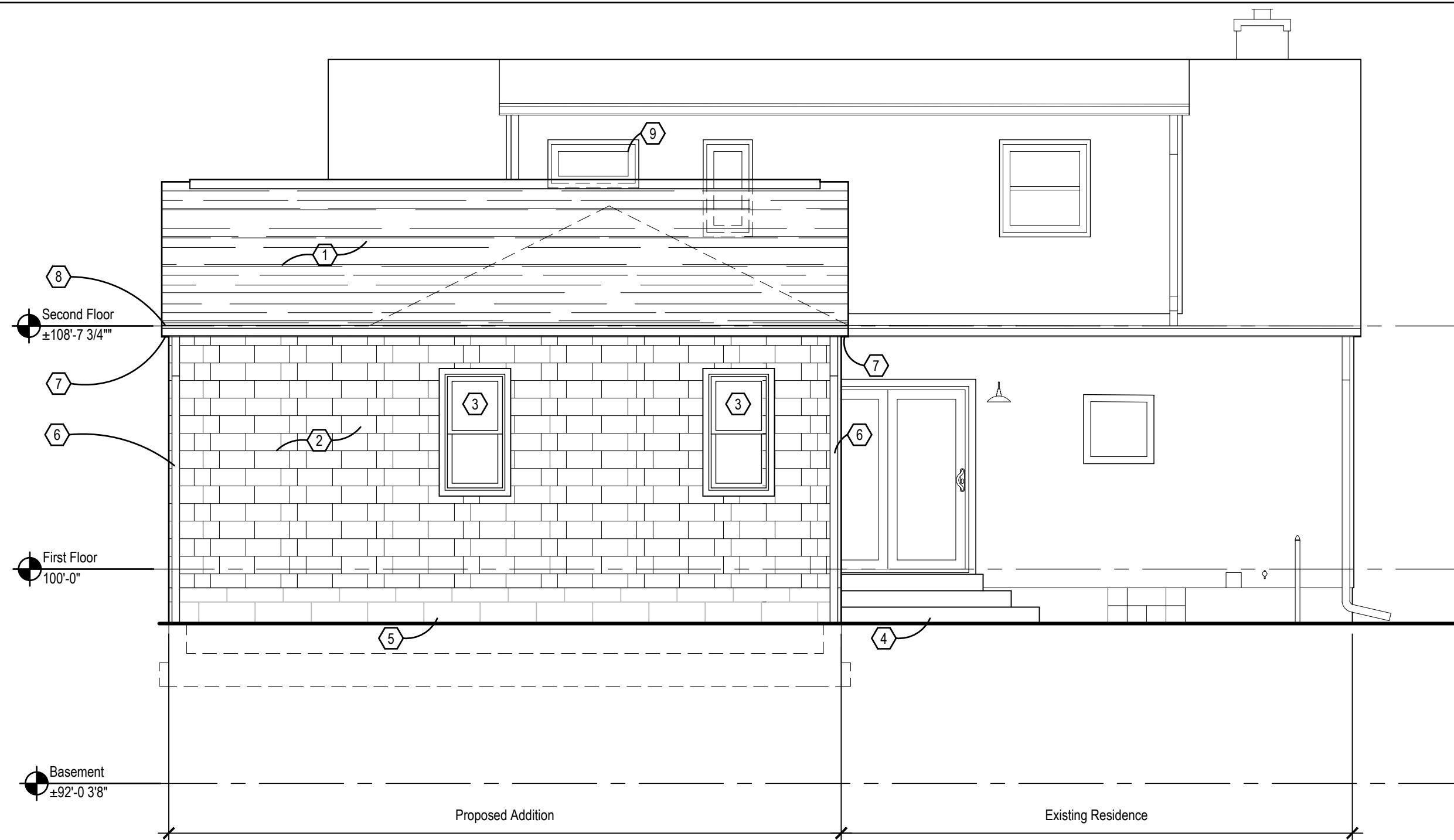
264 South Third Street
Columbus, Ohio 43215

Final Schematic Design,
ARB, BZA Submission

A2.0

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

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

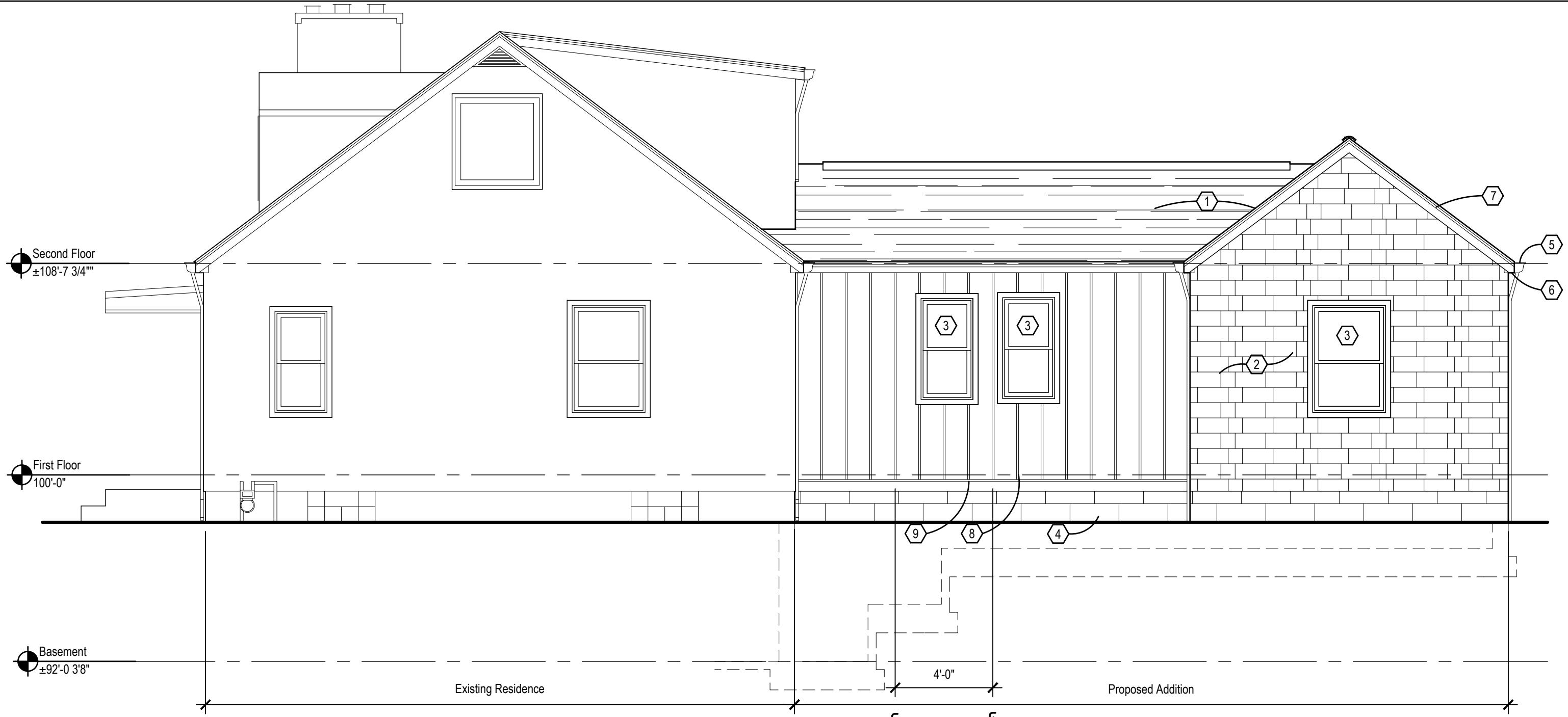

ROGERS
KRAJNAK
ARCHITECTS, INC.

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

A2.1

RKA Project # 19010.00



1 Proposed South Elevation

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

**ROGERS
KRAJNAK
ARCHITECTS, INC.**

264 South Third Street
Columbus, Ohio 43215

10.14.19
Final Schematic Design,
ARB, BZA Submission

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

A2.2

RKA Project # 19010.00



◆ 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

**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

A2.3

RKA Project # 19010.00



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

A2.4

RKA Project # 19010.00



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

 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

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%

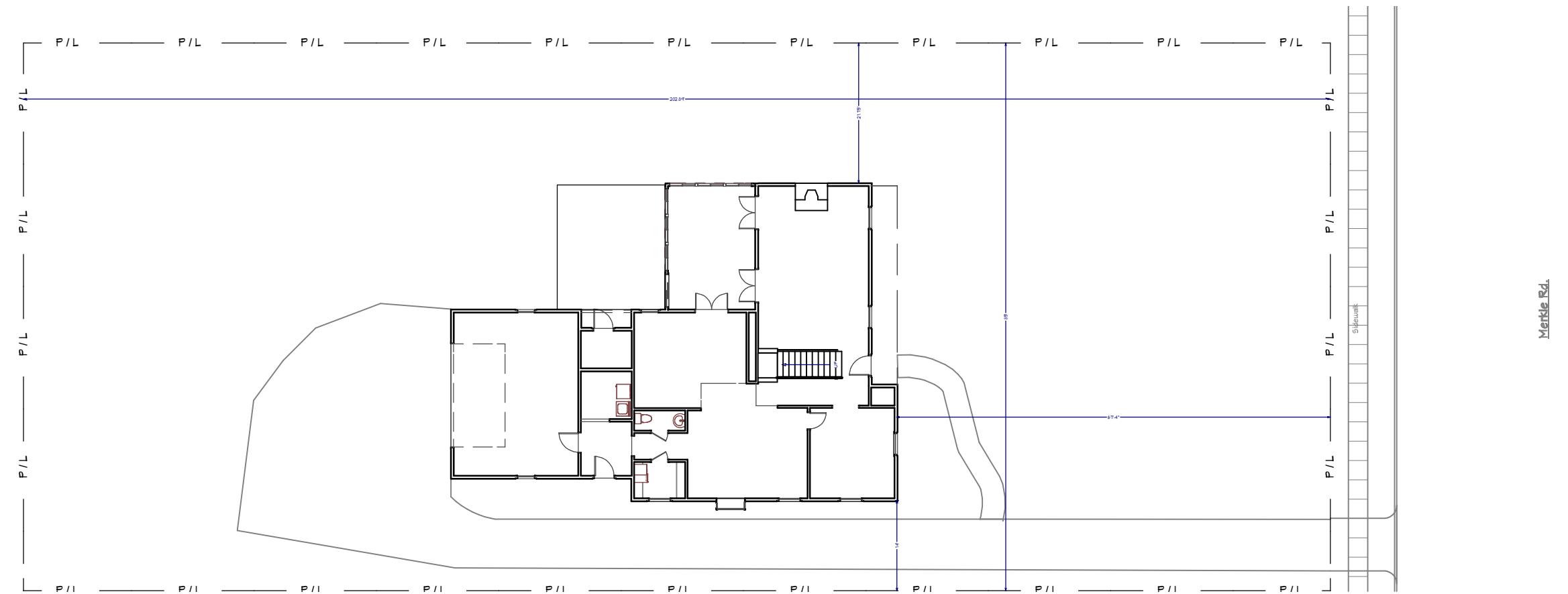
Driveway Coverage: 2,154 sf

Front Walk: 110 sf

Rear Patio: 325 sf

Total Lot Coverage: 5,213 sf

Total Lot Coverage Percentage: 30.2%



NUMBER	DATE	REVISED BY	DESCRIPTION	REVISION TABLE
1	2/15/2016			

Site Plan

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

Merkle Rd.

DRAWINGS PROVIDED BY:	
Urban Artisans, LLC	3000 E Main St #186
Columbus, OH 43209	
404-633-1526	
www.theUrbanArtisans.net	

DATE:

10/15/2019

SCALE:

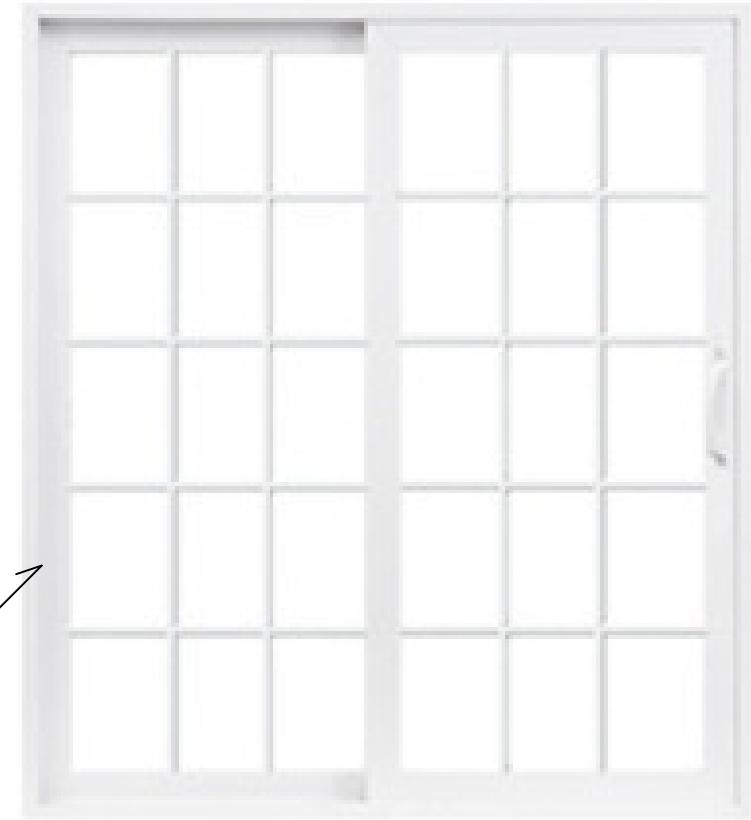
1 in:20 ft.

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



East (Front) Elevation

No Proposed Changes

NUMBER	DATE	REVISED BY	REVISION TABLE	DESCRIPTION

SHEET TITLE:	
East Elevation	

PROJECT DESCRIPTION:	
James & Carey Hillovsky	995, Merle Rd.

Boxley, OH

DRAWINGS PROVIDED BY:	
Urban Artisans, LLC	3000 E Main St #186

Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:
3/16"

SHEET:
A-3



PROJECT DESCRIPTION:
James & Carey Hillhouse
995, Merle Rd.
Boxley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

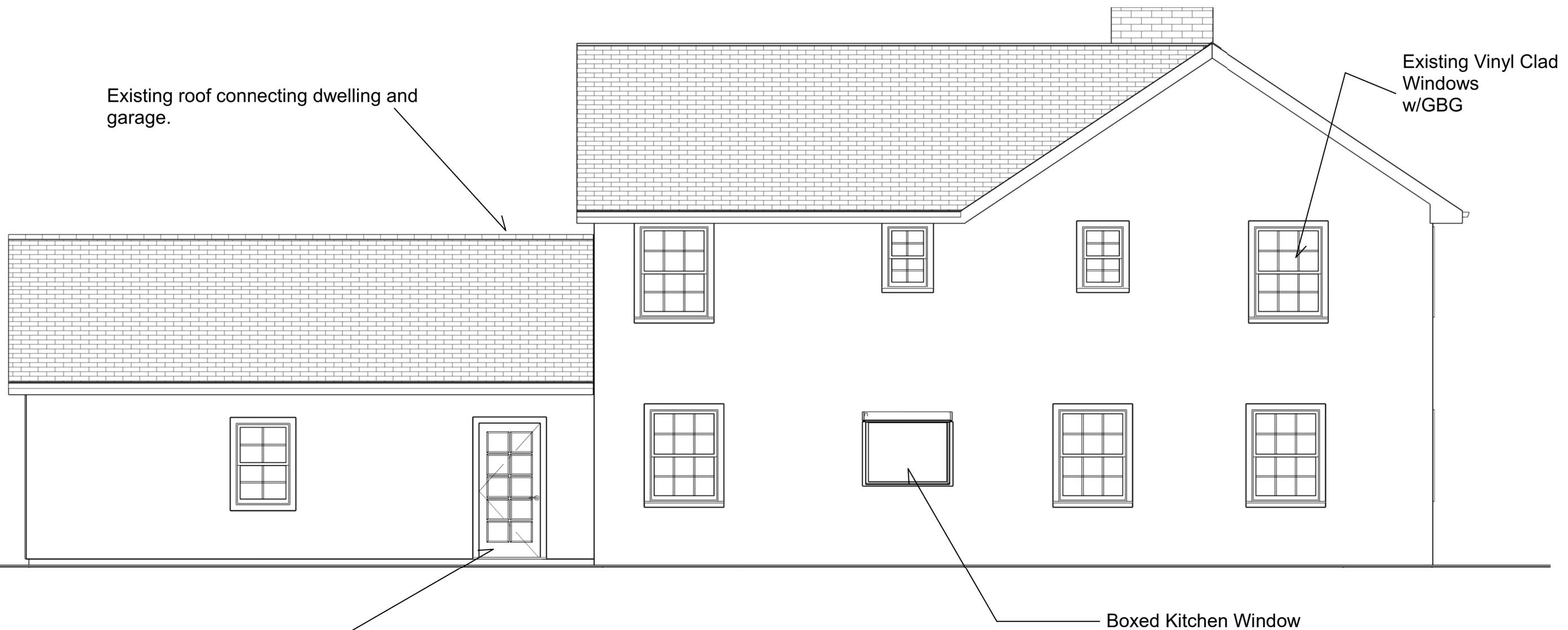
DATE:
10/15/2019

SCALE:
3/16"

SHEET:
A-4

SHEET TITLE:
West Elevation

NUMBER DATE REVISED BY
REVISION TABLE
DESCRIPTION



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

South (Left) Elevation

Boxed Kitchen Window
(existing)

NUMBER	DATE	REVISED BY	REVISION TABLE	DESCRIPTION

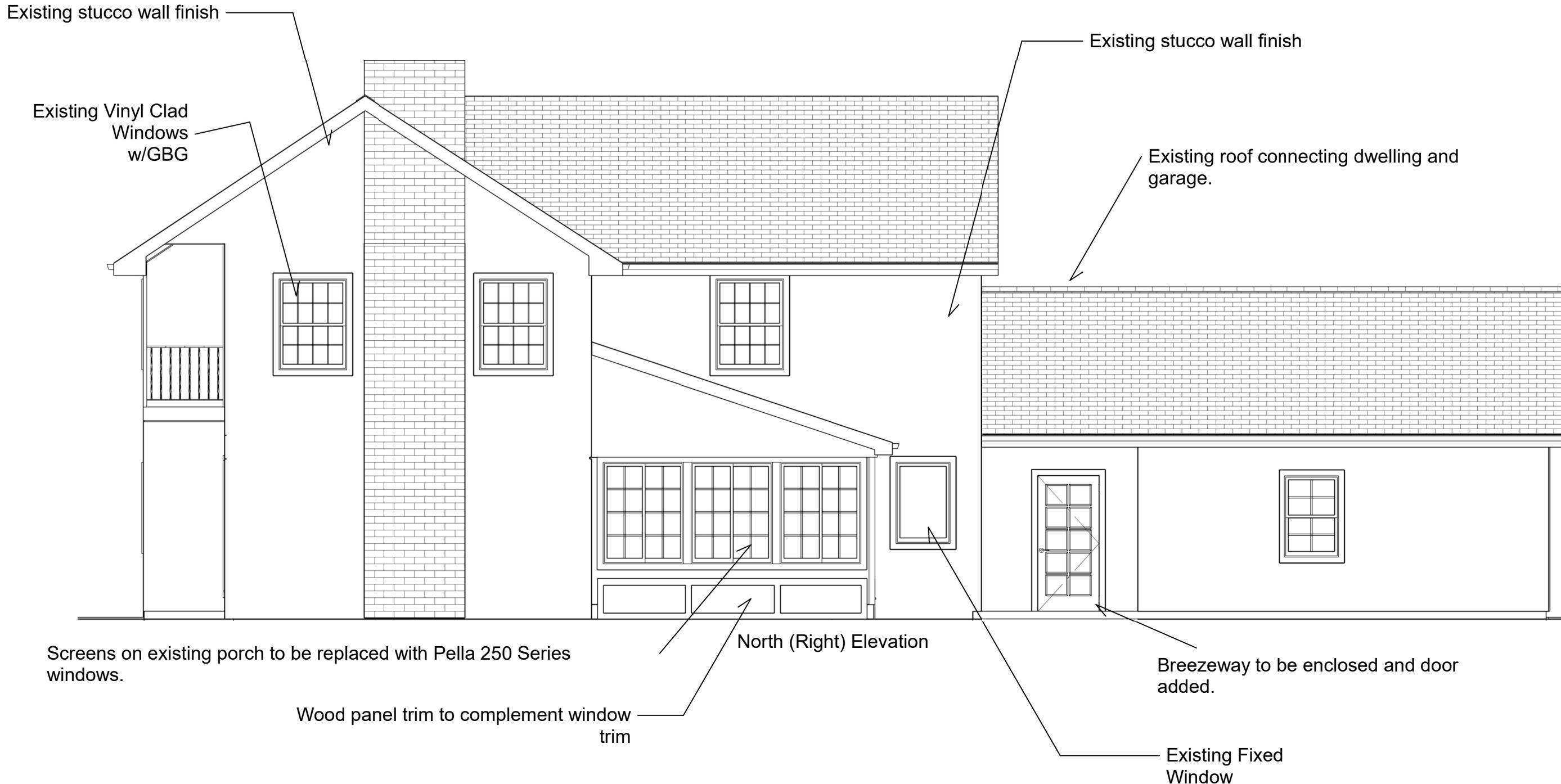
PROJECT DESCRIPTION:
James & Carey Hillhouse
995, Merle Rd.
Boxley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:
3/16"

SHEET:
A-5



REVISION TABLE
DESCRIPTION: REMOVED TRANSOM & LOWERED SHED

SHEET TITLE: North Elevation

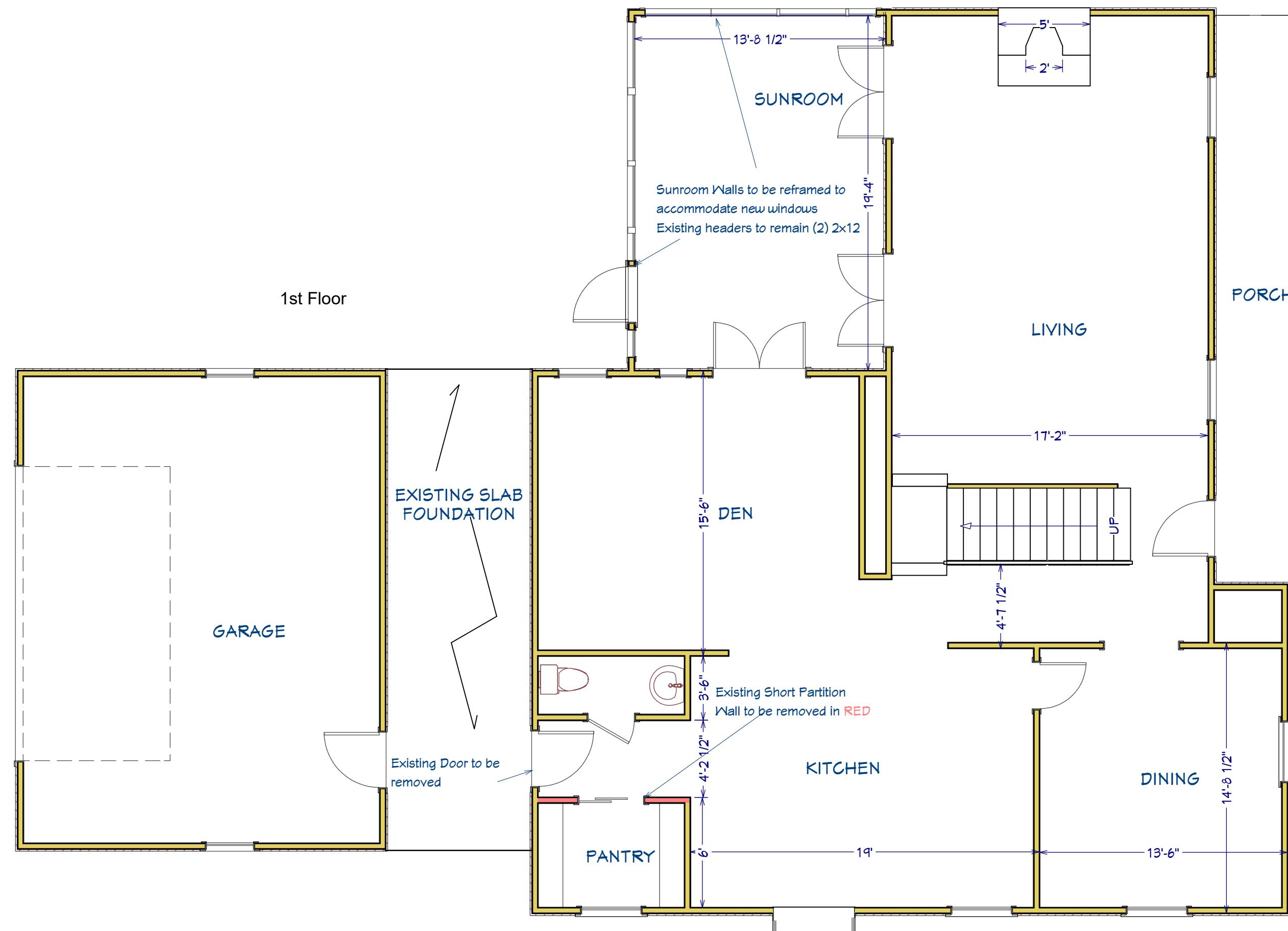
PROJECT DESCRIPTION:
James & Carey Hillhouse
995, Merle Rd.
Boxley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:
3/16

SHEET:
A-6



SHEET TITLE:
Existing 1st Floor Plan -
Demo Plan

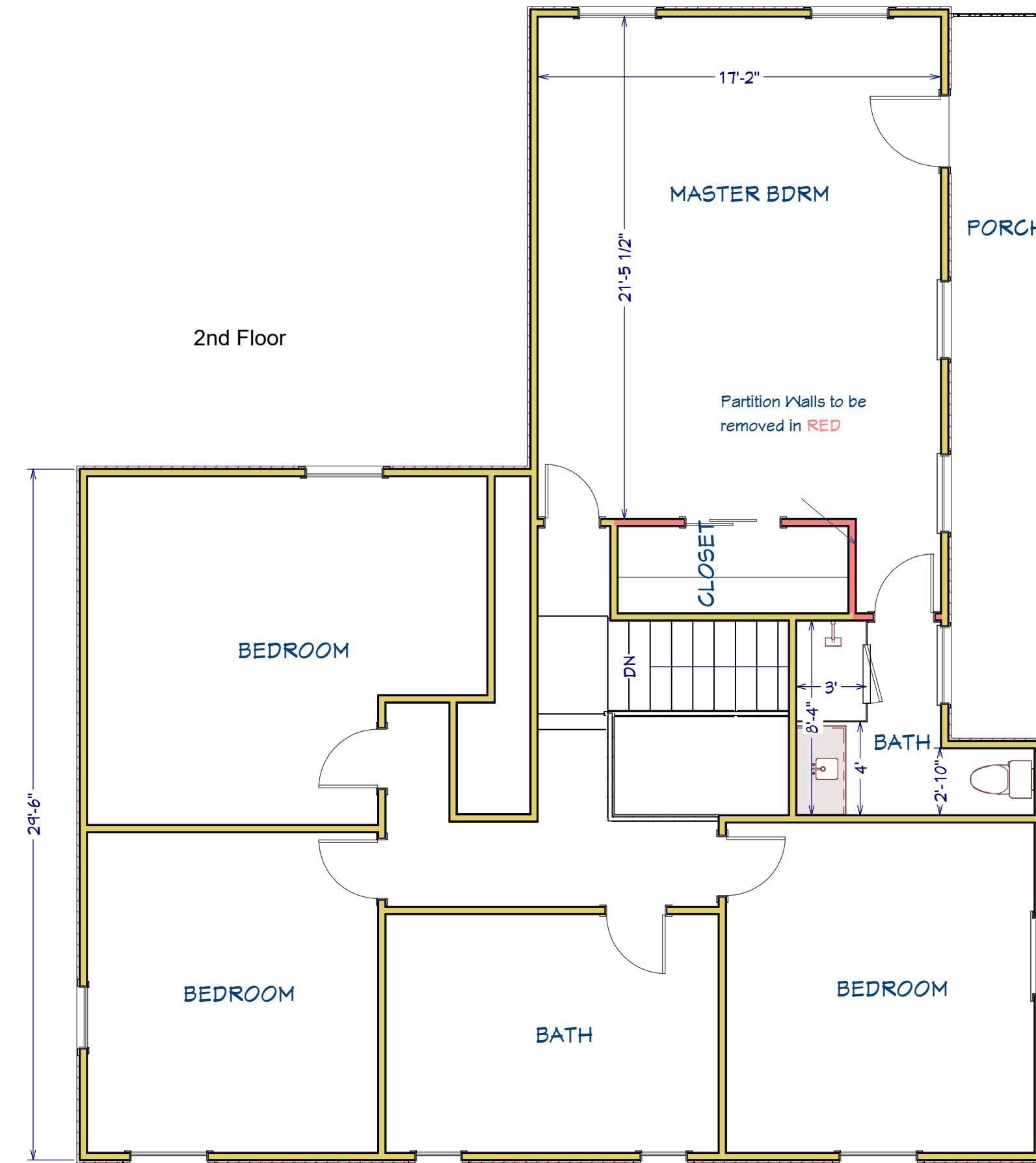
PROJECT DESCRIPTION:
James & Carey Hillhouse
915, Merle Rd.
Boxley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:
3/16"

SHEET:
A-7



Existing 2nd Floor Plan - Demo Plan

SHEET TITLE:

PROJECT DESCRIPTION:
James & Carey Hillovsky
995, Merle Rd.
Boxley, OH

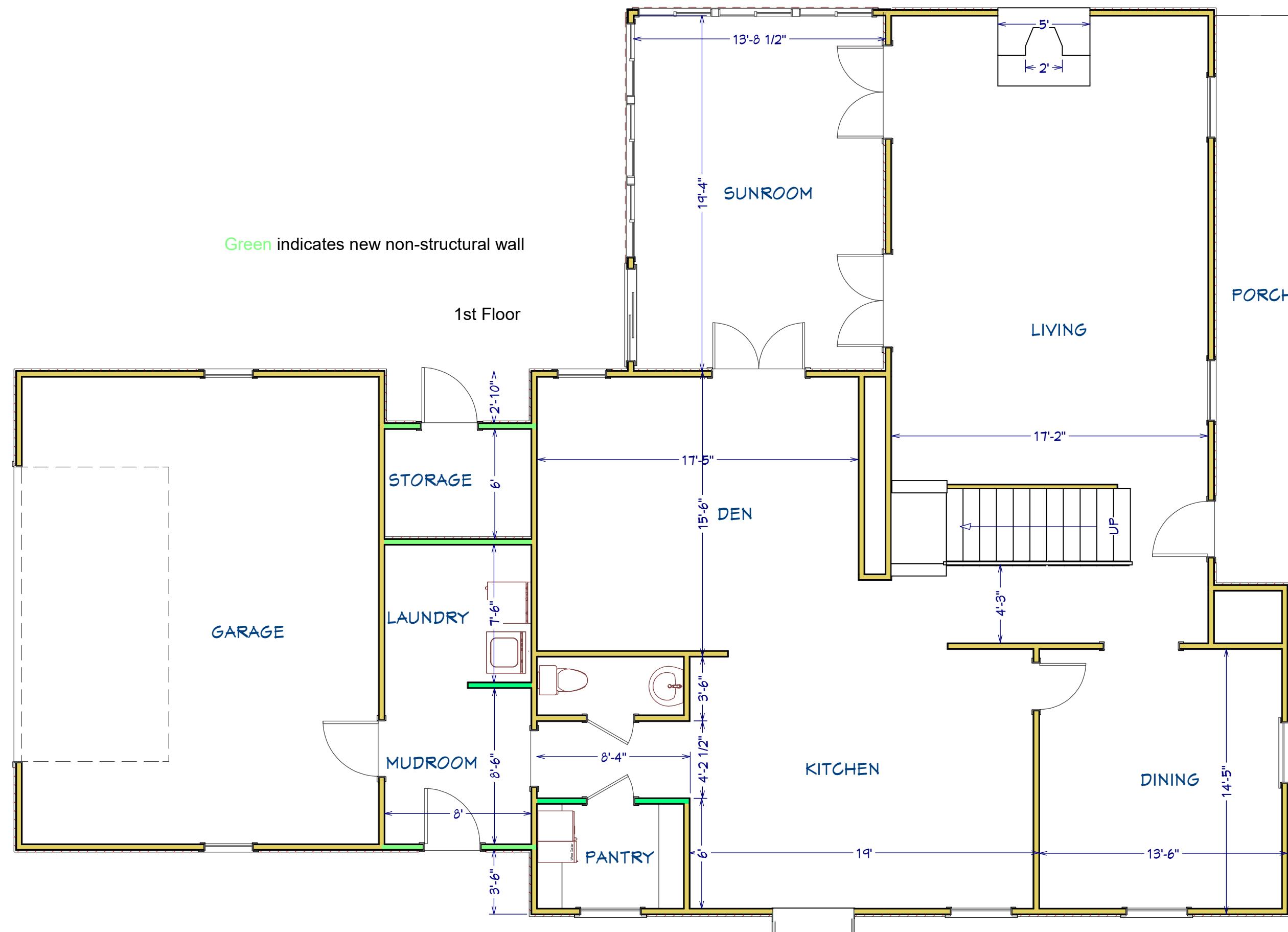
DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

DATE:
10/15/2019

SCALE:
3/16"

SHEET:
A-8

DESCRIPTION	REVISION	REVISION TABLE



NUMBER DATE REVISED BY REVISION TABLE
1 5/19/2016 CHANGED FROM QUAD TO DOUBLE ON S ELEVATION

SHEET TITLE: Floor One

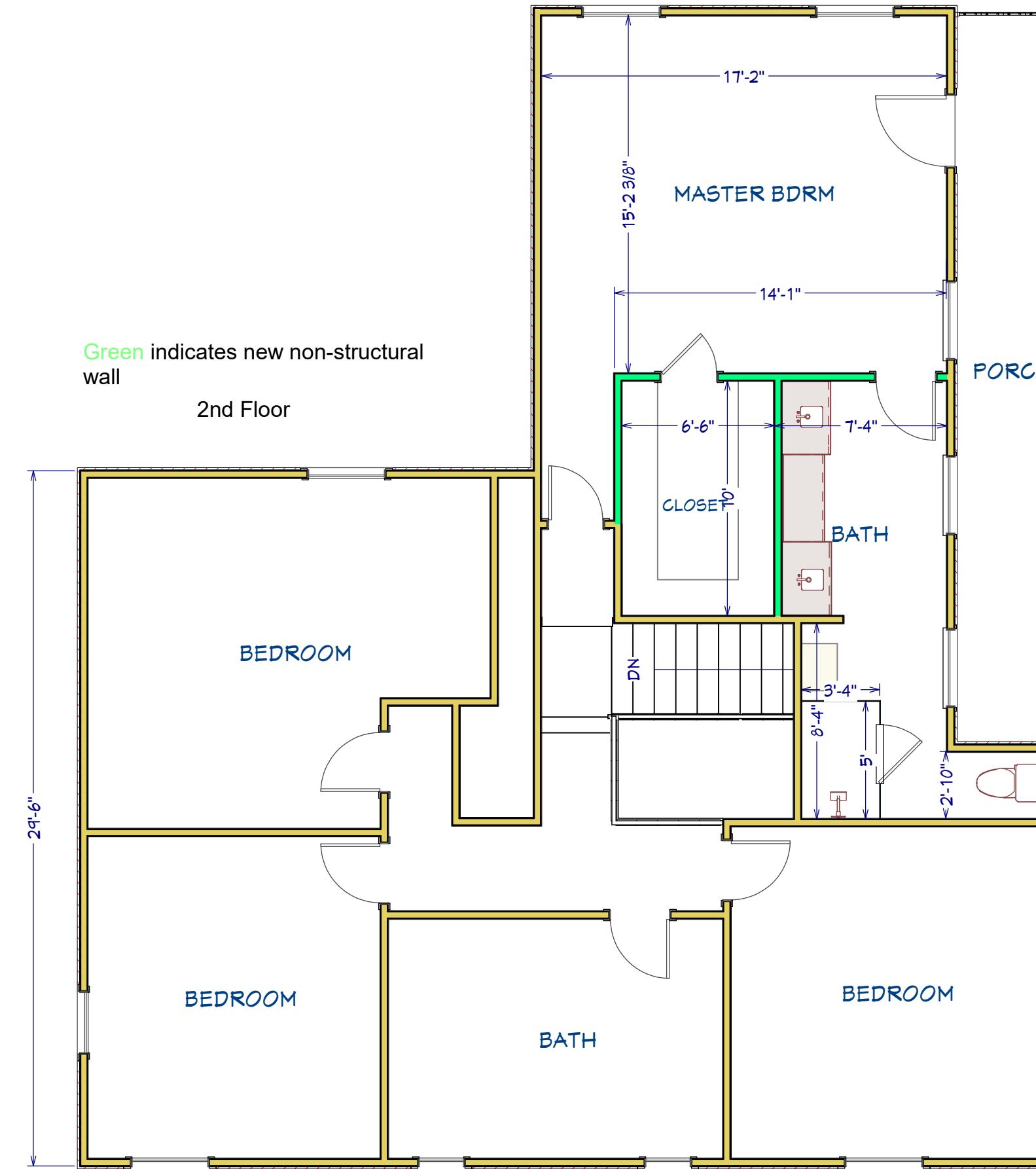
PROJECT DESCRIPTION: James & Carey Hilovsy
995, Merle Rd.
Boxley, OH

DRAWINGS PROVIDED BY:
Urban Artisans, LLC
3000 E Main St #186
Columbus, OH 43209
404-633-1526
www.theUrbanArtisans.net

DATE: 10/15/2019

SCALE: 3/16"

SHEET: A-9



Green indicates new non-structural wall

2nd Floor

BEDROOM

BEDROOM

BATH

BEDROOM

Floor Two

SHEET TITLE:

PECT DESCRIPTION:

PROVIDED BY:
PROJ
ns, LLC
n St #186

DATE
10/15/

SCAL

SHEE

A-

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

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

Andrew Rosenthal

Agent Address

330 W. Spring Street, Suite 265

Agent Email

info@grad.cc

Agent Phone

614-228-2122

Property Owner Name

Dr. Stephanie McClure

Property Owner phone

(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

200000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects	Review Type
true	--
Appeal of ARB decision to BZAP	Appeal of BZAP decision to City Council
--	--

B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Commercial	MUC Mixed Use Commercial
Use Classification	
--	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
60	120
Total Area (SF)	
7200	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1625	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

Existing Roof Type

EPDM Rubber

New Single Manufacturer

--

Structure

House or Principal Structure

New Roof Type

TPO Rubber

New Roof Style and Color

--

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

true

Existing Window Type

Fixed

New Window Manufacturer

Kawneer or similar

Structure

House or Principal Structure

Existing Window Materials

Aluminum

New Window Style/Mat./Color

Center set storefront, grey

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

true

Existing Entrance Door Type

--

Door Finish

--

Structure

House or Principal Structure

Existing Garage Door Type

--

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 Facade

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.



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

REVISIONS:

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

ARB
SUBMISSION
3

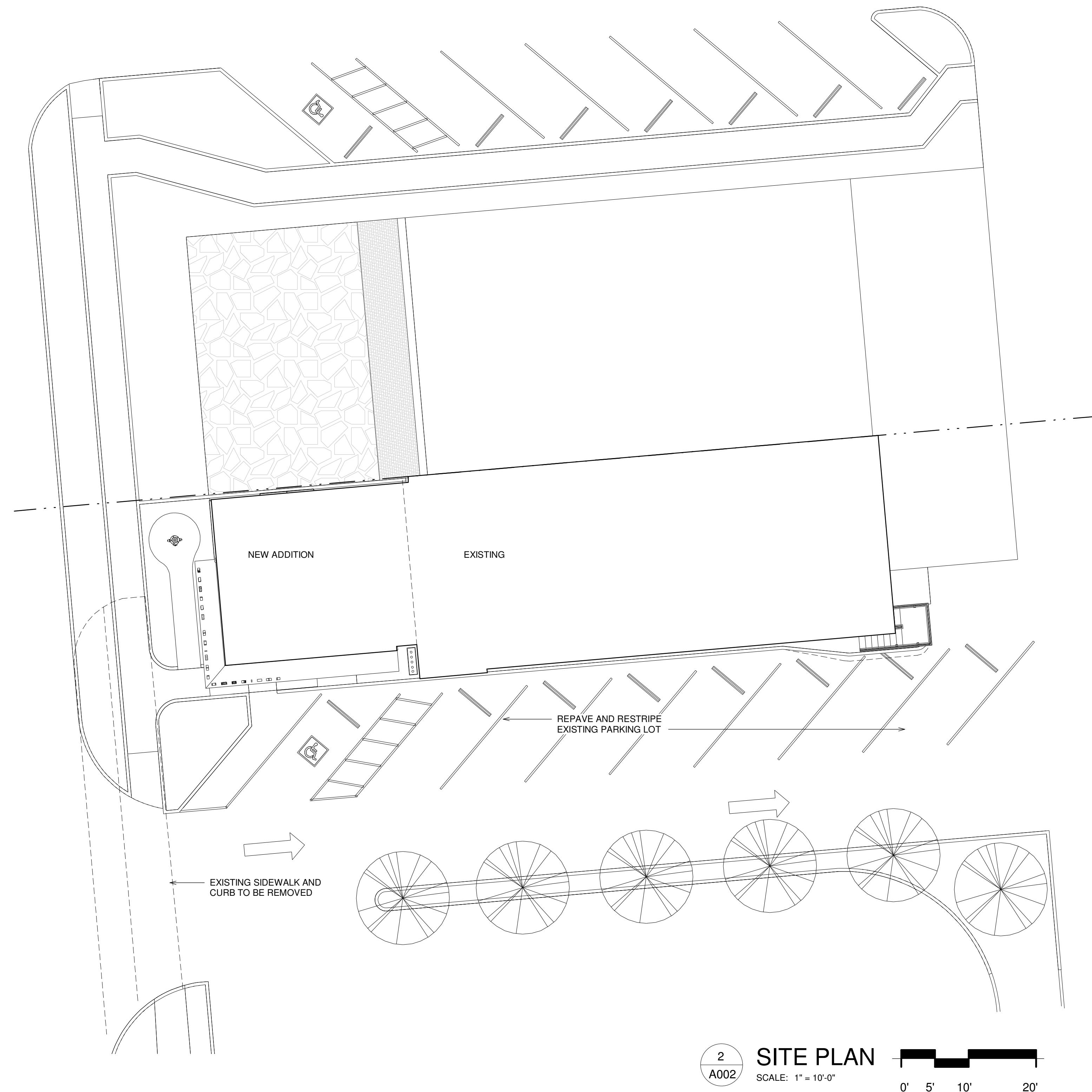
Gieseke Rosenthal Architecture + Design
Comprehensive Architecture and Interiors Design
330 W. Spring Street, Suite 265 Columbus, Ohio 43215
(614) 228-2122 Fax 228-5122

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

11182813.32111.PDF

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.

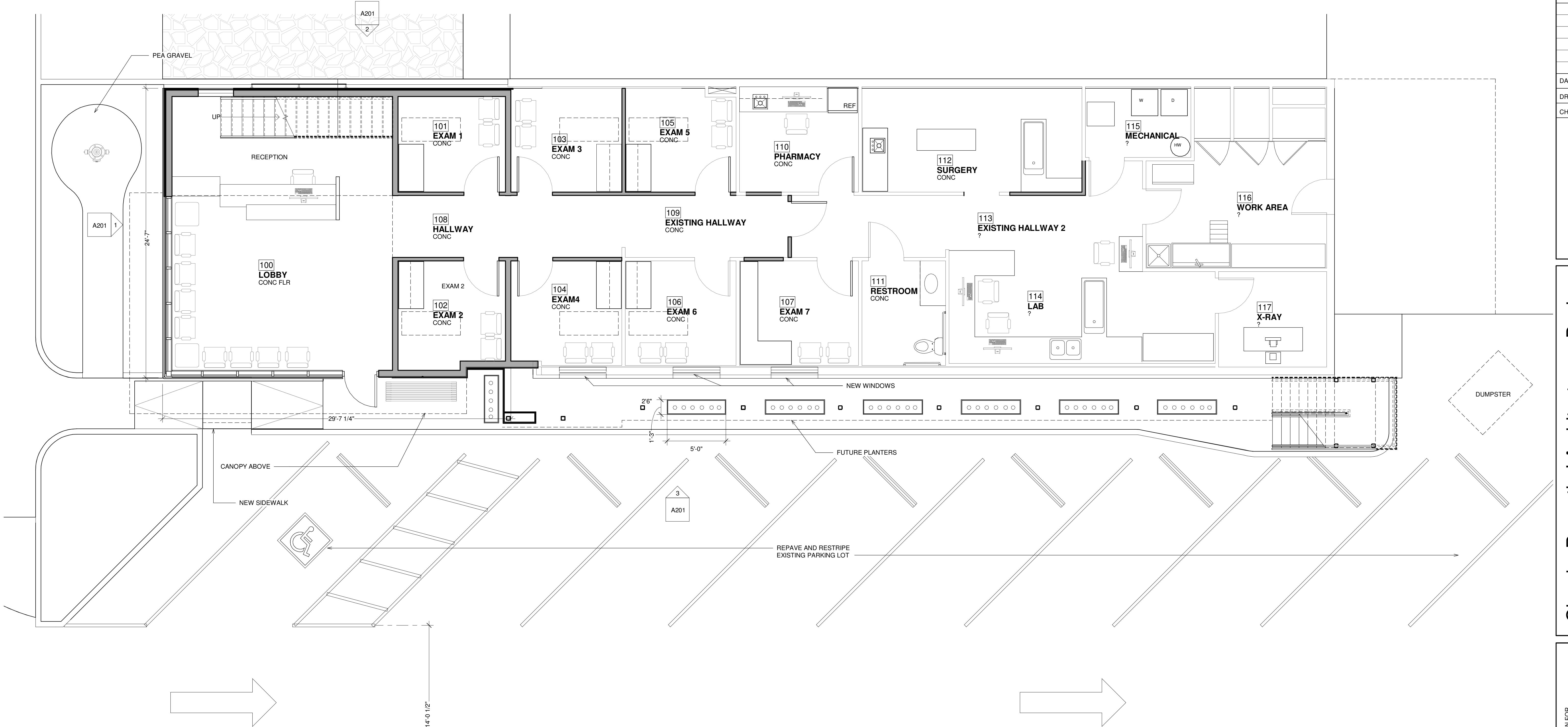


REVISIONS:
DATE: OCT 17, 2019
DRAWN BY: MDH
CHECKED BY: AR
ARB SUBMISSION 3

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: FLOOR PLAN
PHASE: DESIGN DEV
SHEET
A101
4 OF 20
11182019 3:11:15 PM



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

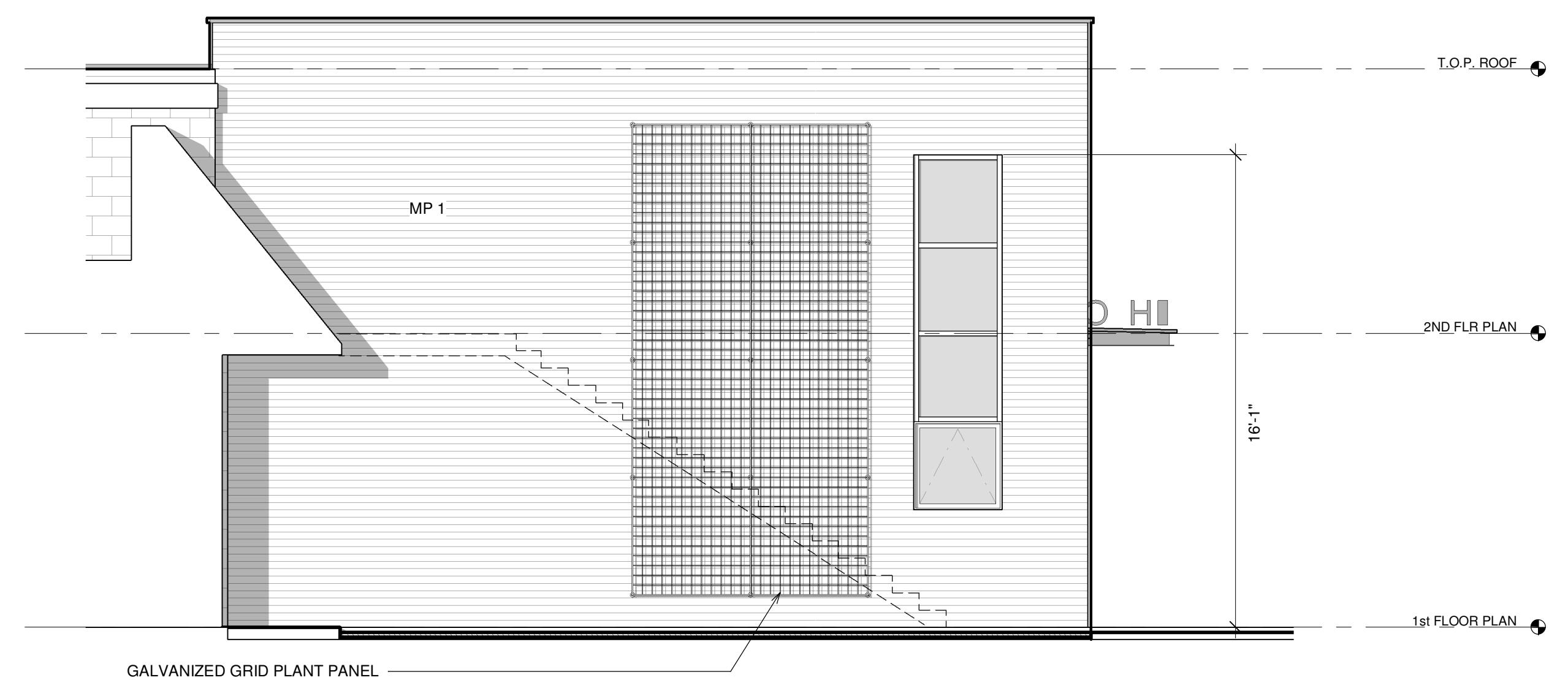
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

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

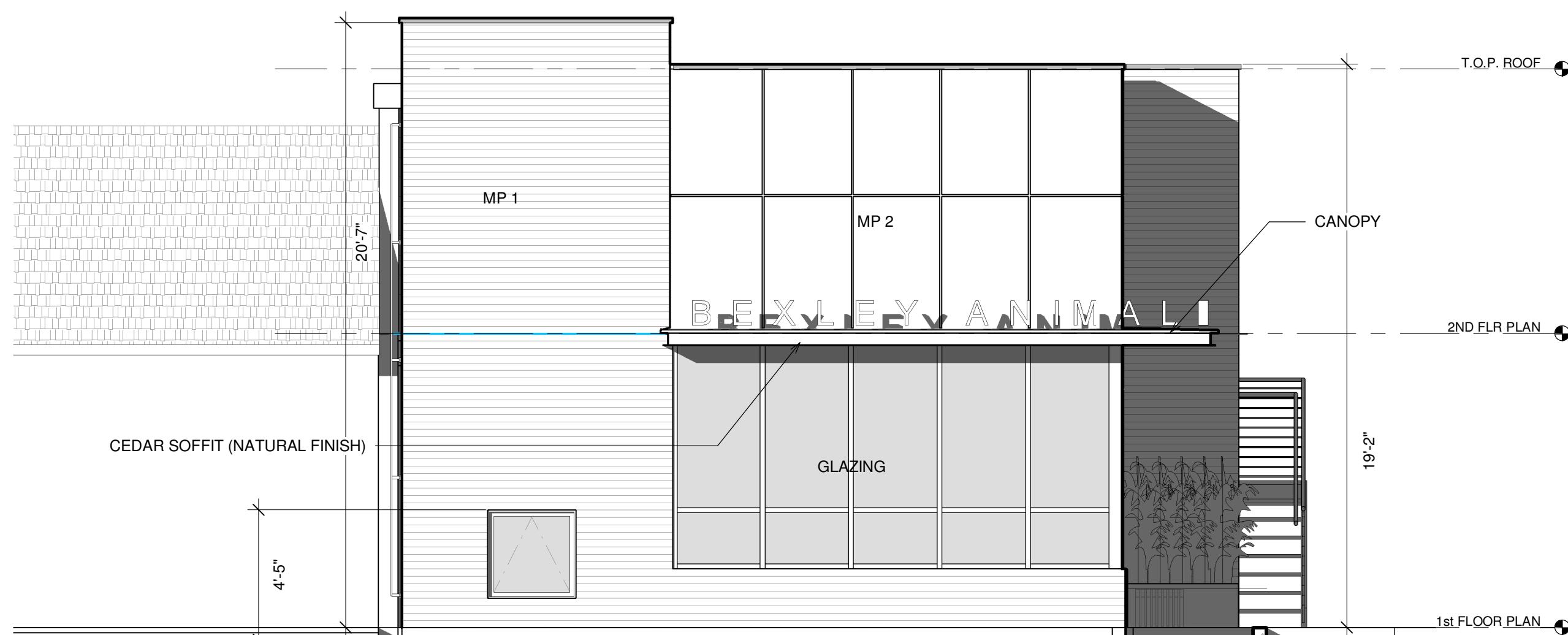
A201

5 OF 20

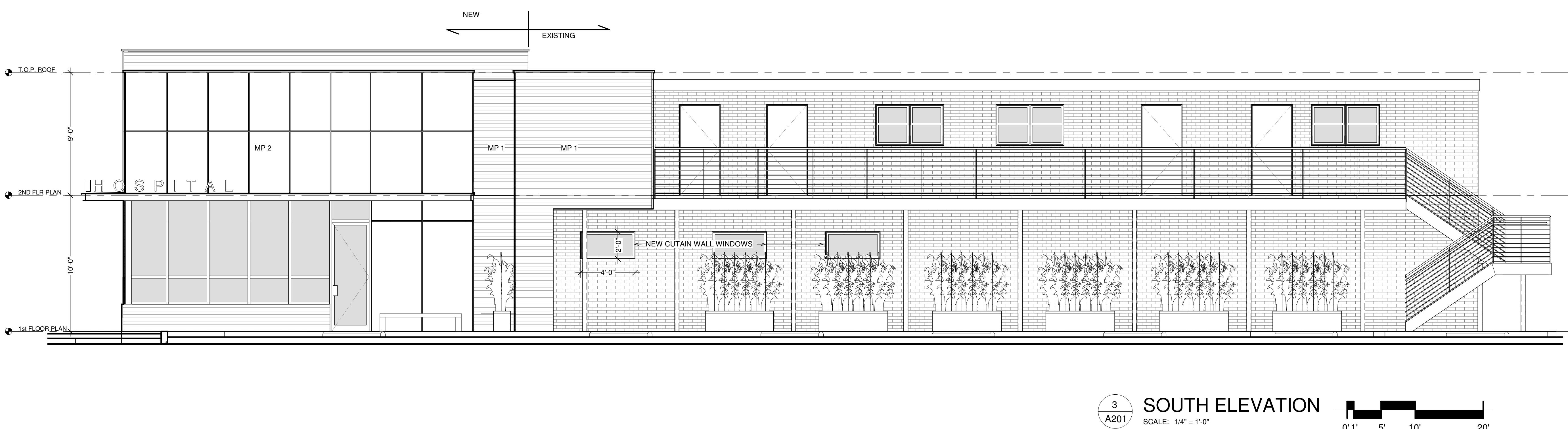
NOTE:
MP1 - PRE-FINISHED METAL "PBD" PANEL
MP2 - WEATHERED STEEL RAINSCREEN PANEL



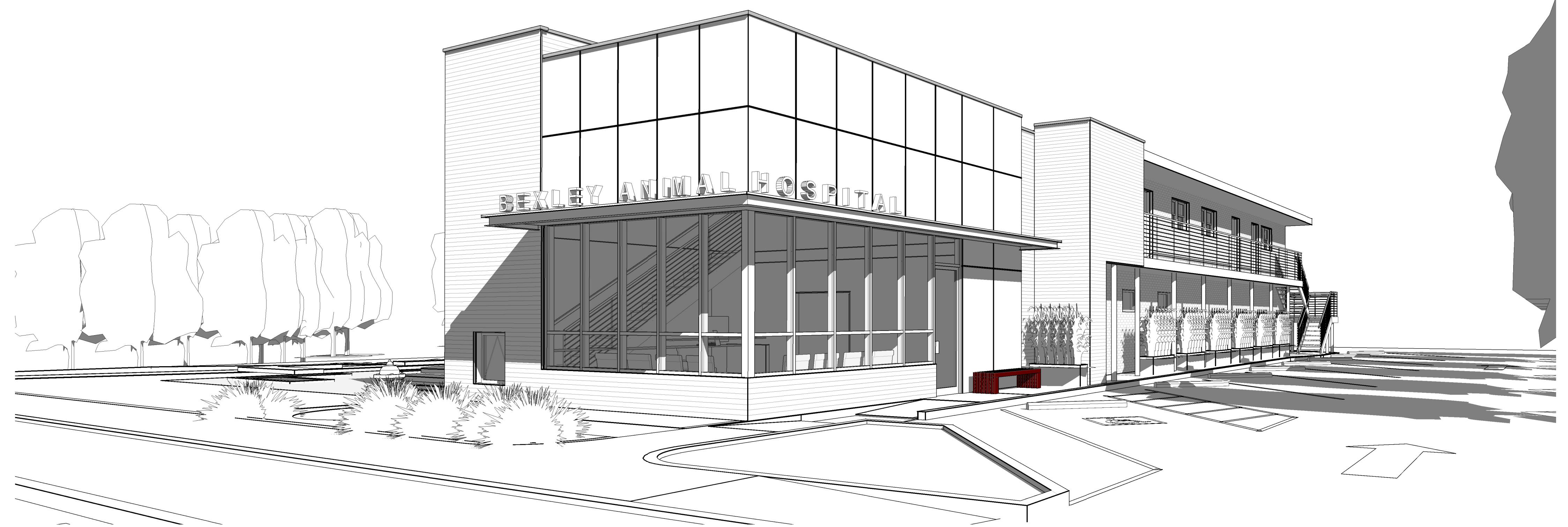
2
A201
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

500 N. CASSADY AVE
BEXLEY, OHIO

JOB NO.: 1004
SHEET: COVER
PHASE: DESIGN DEV
SHEET
A000
OF 20

11/23/2013 4:34:56 PM

REVISIONS:
ARB SUBMISSION 3

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 504.2)
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 / 2,298 SF FIRST FLOOR, 664 SF
SECOND FLOOR B USE PLUS 1,338 SF R-2 USE (1,992 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).
WITH A FIRE SEPARATION DISTANCE OF MORE THAN 5' TO LESS
THAN 10' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED
OPENINGS (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 803.1)
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
2,298 (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 PROVIDED, 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

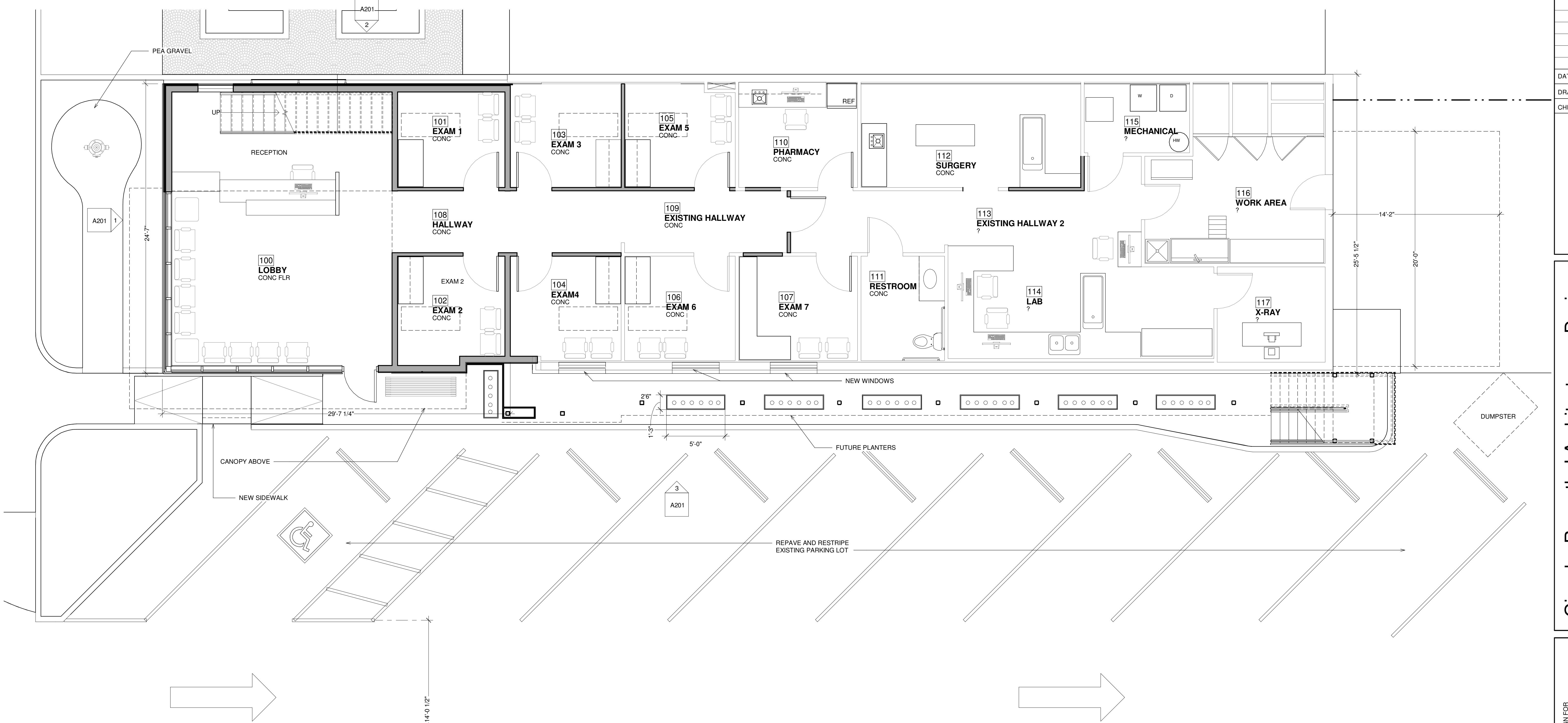
JOB NO.: 1004
 SHEET: RENDERINGS
 PHASE: DESIGN DEV
 SHEET
A001
 1 OF 20

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. CASSADY AVE
 BEXLEY, OHIO

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



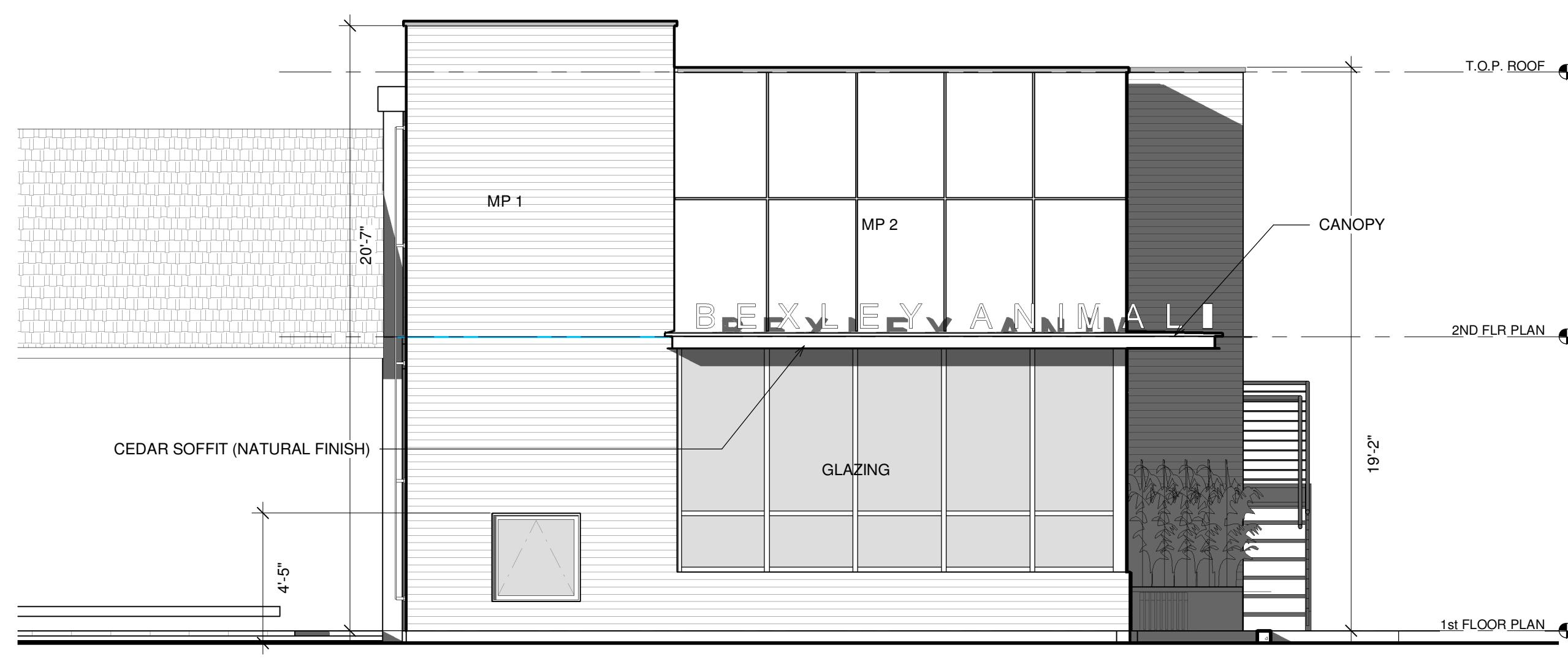
COMPASS NORTH PLAN NORTH
1st FLOOR PLAN
 1 A101
 SCALE: 1/4" = 1'-0"

REVISIONS:	
NOTE:	
MP1 - PRE-FINISHED METAL "PBD" PANEL	
MP2 - WEATHERED STEEL RAINSCREEN PANEL	
DATE: OCT 17, 2019	
DRAWN BY: MDH	
CHECKED BY: AR	

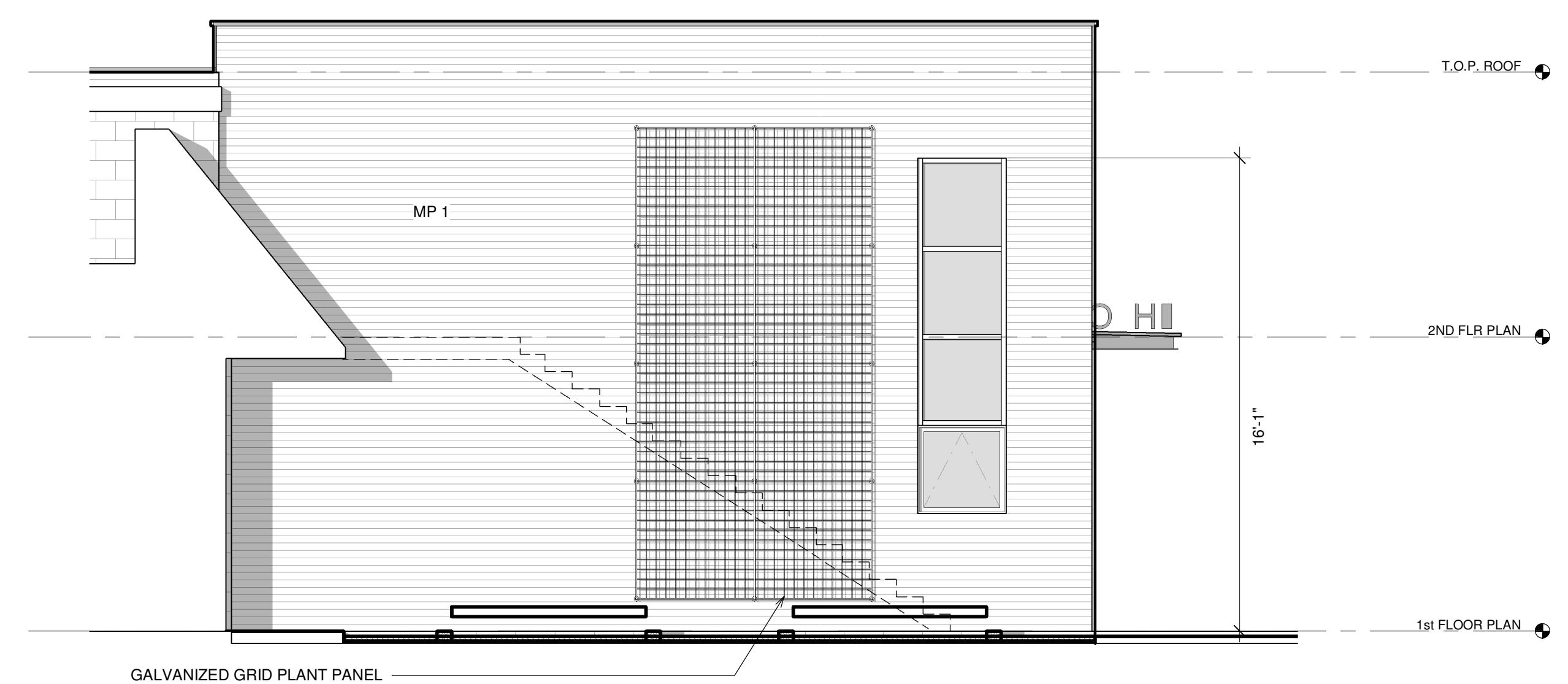
Barley | Pfeiffer Architecture
Comprehensive Sustainable Architecture, Interiors, and Consulting
1800 West Sixth Street, Austin, Texas 78703
(512) 476-8580 Fax 476-8667

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

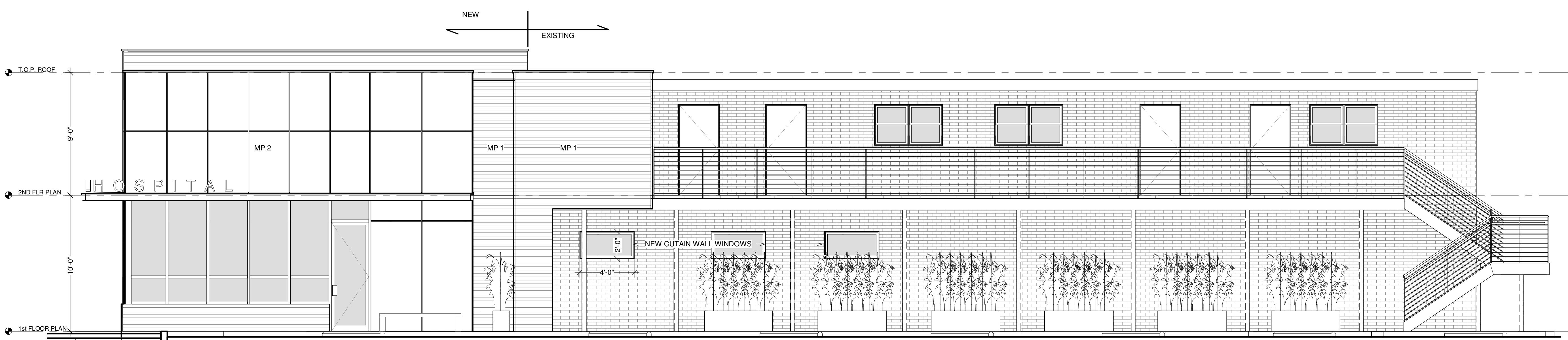
11/23/2019 4:43:45 PM
A201
5 OF 20



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"

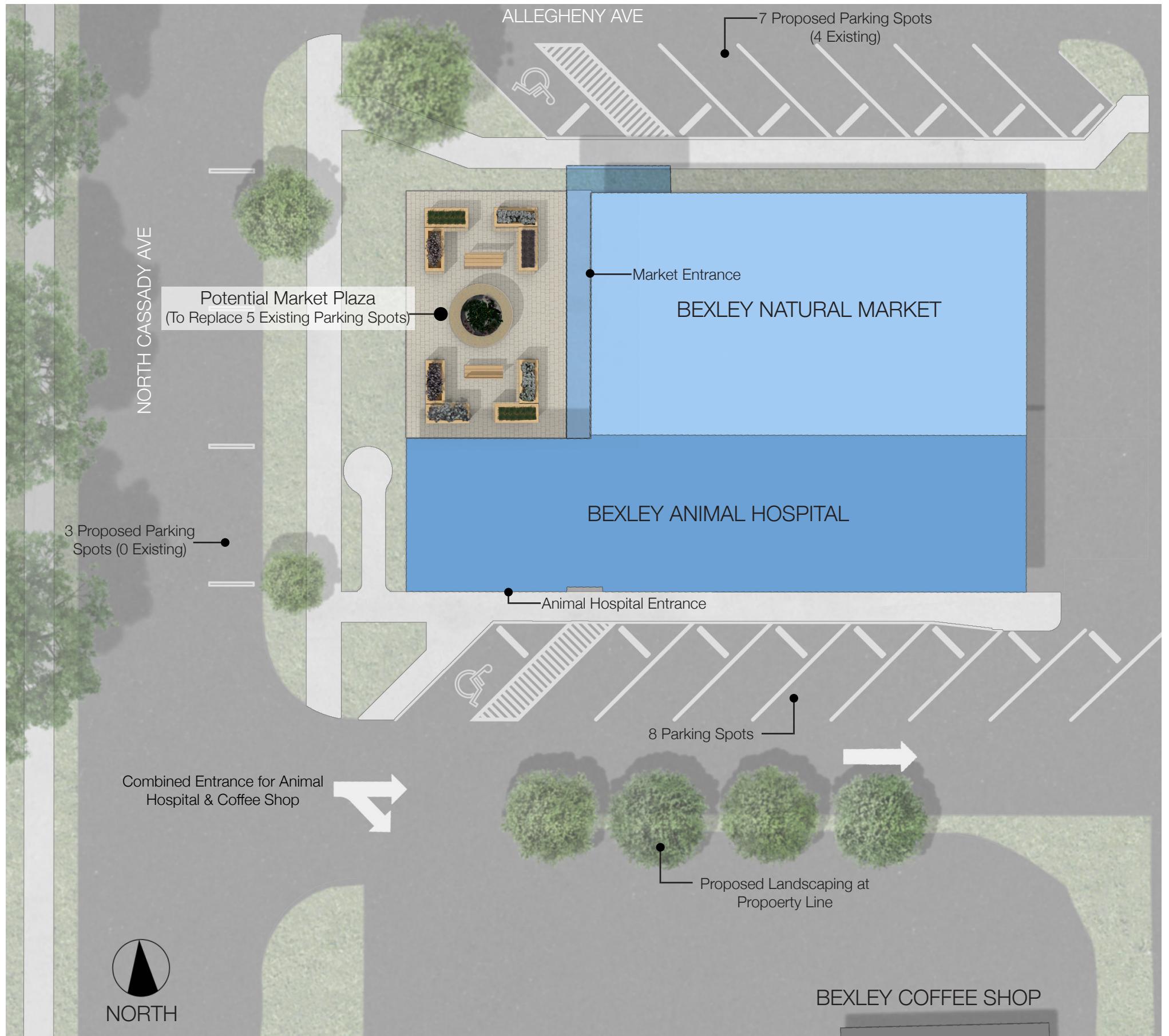
NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

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

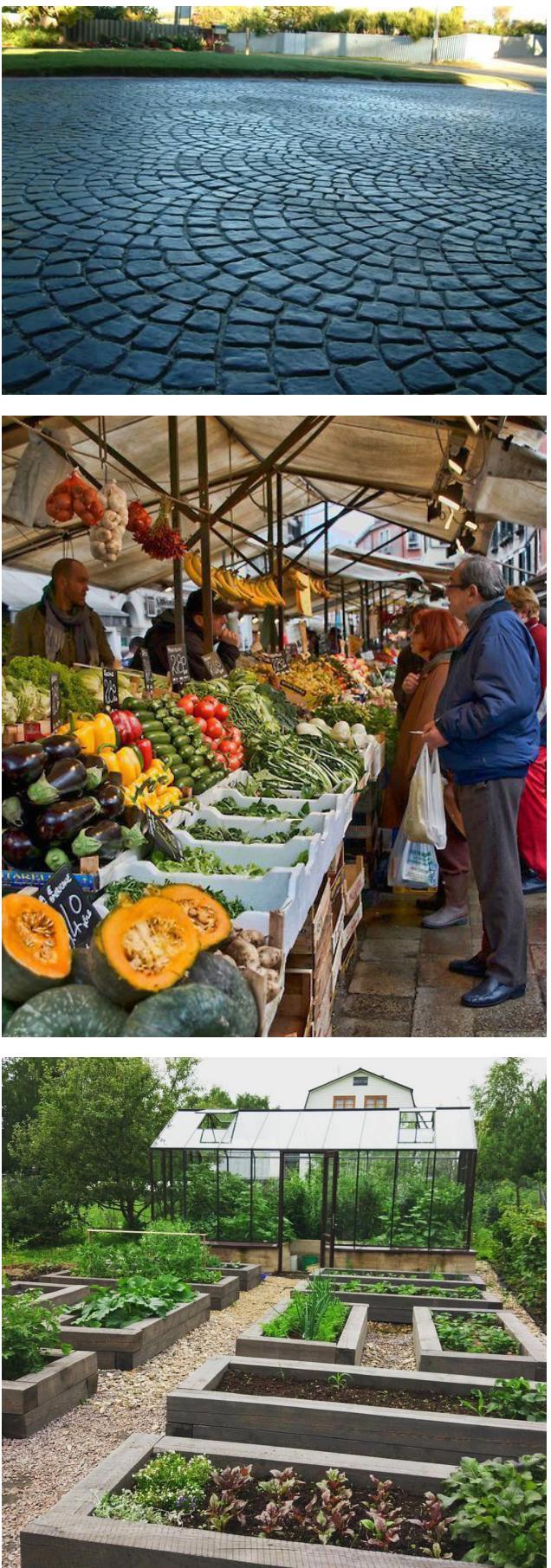


NO
PARKING
THIS
SIDE

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**

Residential

Zoning District

R-6

Use Classification

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

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

60

Depth (ft)

150

Total Area (SF)

9000

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

1516

Proposed Addition (SF)

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)**

583

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)

583

Total building lot coverage (SF)

2291

Total building lot coverage (% of lot)

25.5

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

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1477	255
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
200	--
Total Hardscape (SF)	
1932	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
4223	47

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	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.

--

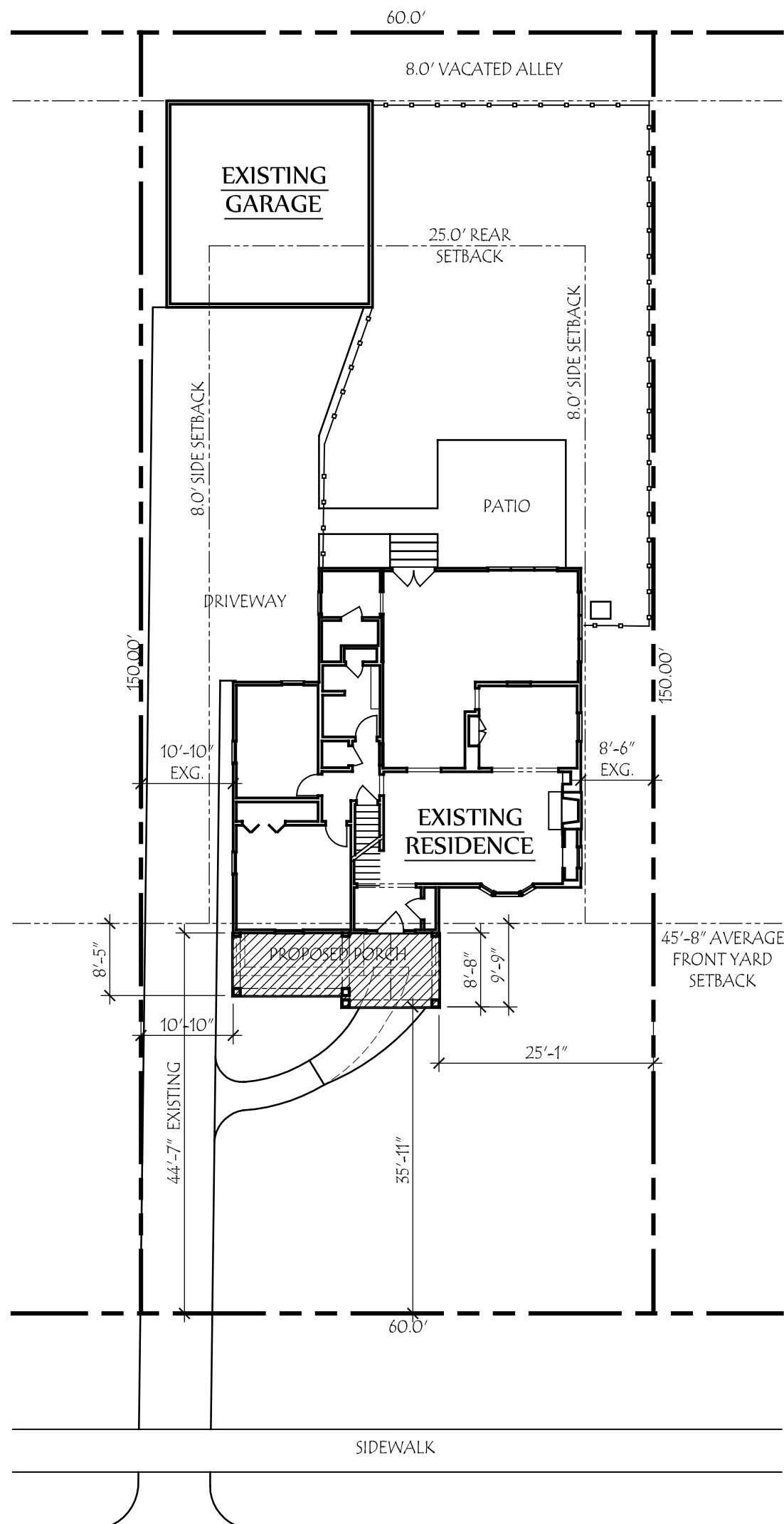
6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

--

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



NORTH REMINGTON ROAD
 (80' R.O.W.)

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

TOTAL BLDG. COVER 25.5% = 2291 SF

MAXIMUM DEV. COVER 60% = 5400 SF

PROPOSED DEV. COVER:

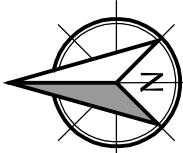
BUILDING COVER = 2291 SF

SIDEWALKS = 200 SF

DRIVEWAY = 1477 SF

PATIO = 255 SF

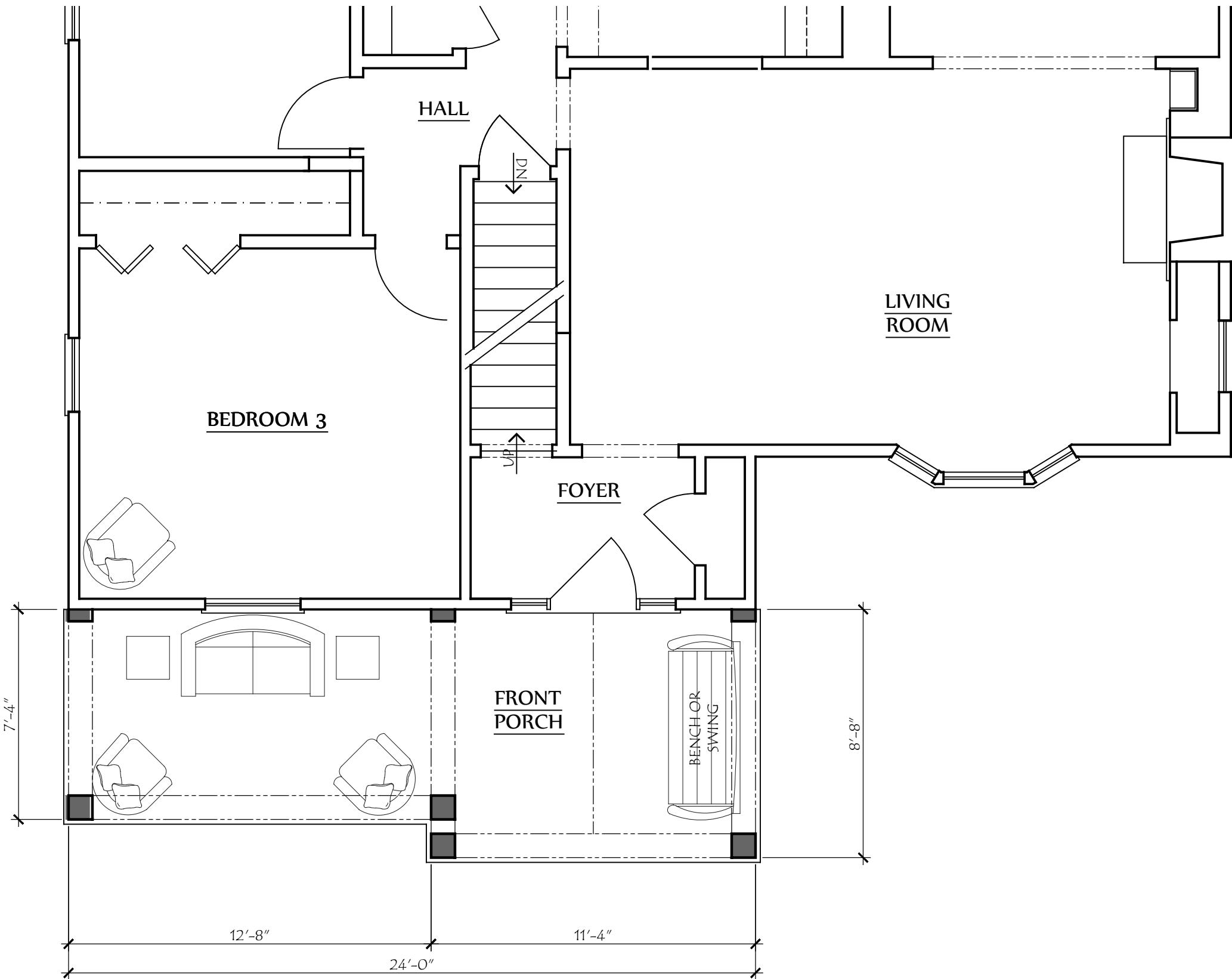
TOTAL 47% = 4223 SF



Site Plan

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





COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Project Number:
19-021

Drawing Title:
First Floor Plan

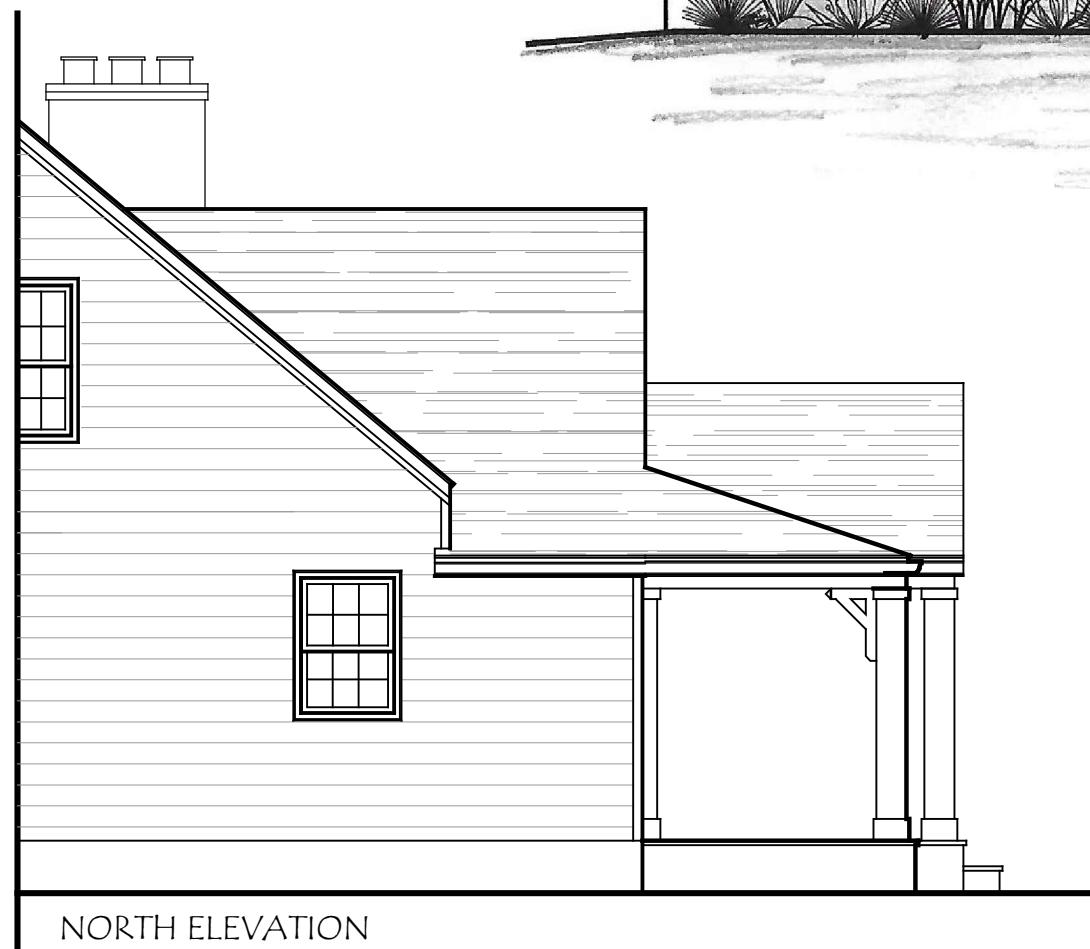
Project Name:
The Plagenz Residence

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

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



SOUTH ELEVATION

COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Drawing Title:
Exterior Elevations

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

Project Number:
19-021

Project Name:
The Plagenz Residence

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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



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-19-11
 - 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**

Residential

Zoning District

R-6

Use Classification

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

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

75

Depth (ft)

142

Total Area (SF)

10659

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

2244

Proposed Addition (SF)

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)

0

Total building lot coverage (SF)

2765

Total building lot coverage (% of lot)

26

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

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
519	363
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
162	697
Total Hardscape (SF)	
1741	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
4506	42.3

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
true	House & Garage
Existing Roof Type	New Roof Type
Arch. Dimensional Shingles	Arch. Dimensional Shingles
New Single Manufacturer	New Roof Style and Color
To Match Existing	To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows	Structure
true	House & Garage
Existing Window Type	Existing Window Materials
Double Hung	Aluminum Clad Wood
New Window Manufacturer	New Window Style/Mat./Color
Pella	Double Hung; Beige To Match Existing

C.1 Architectural Review Worksheet: Doors

Doors	Structure
true	House & Garage
Existing Entrance Door Type	Existing Garage Door Type
Wood	Fiberglass
Door Finish	Proposed Door Type
Painted	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

Proposed New Door Trim

To Match Existing

Other Existing Window Trim

Fiber Cement Siding to Match Existing

Trim Color(s)

Beige to Match Existing

Existing Door Trim

Wood Composite

Existing Window Trim

Other

Proposed New Window Trim

Fiber Cement Siding to Match Existing

Do the proposed changes affect the overhangs?

No

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

true

Other Existing Finishes

Brick & Fiber Cement Siding

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; Beige

Existing Finishes

Other

Existing Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; Beige

Other Proposed Finishes

Fiber Cement Siding

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.

--

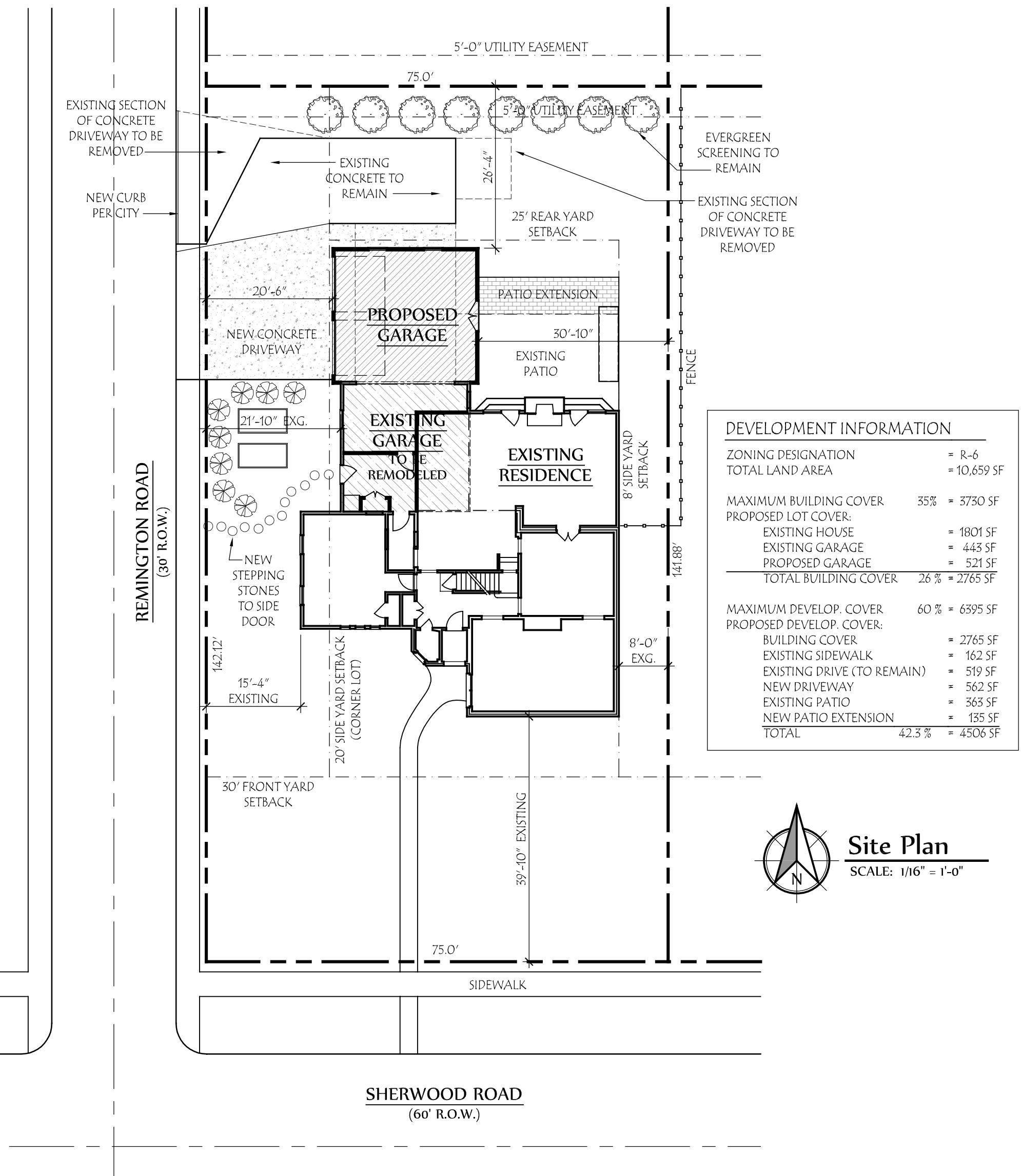
6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

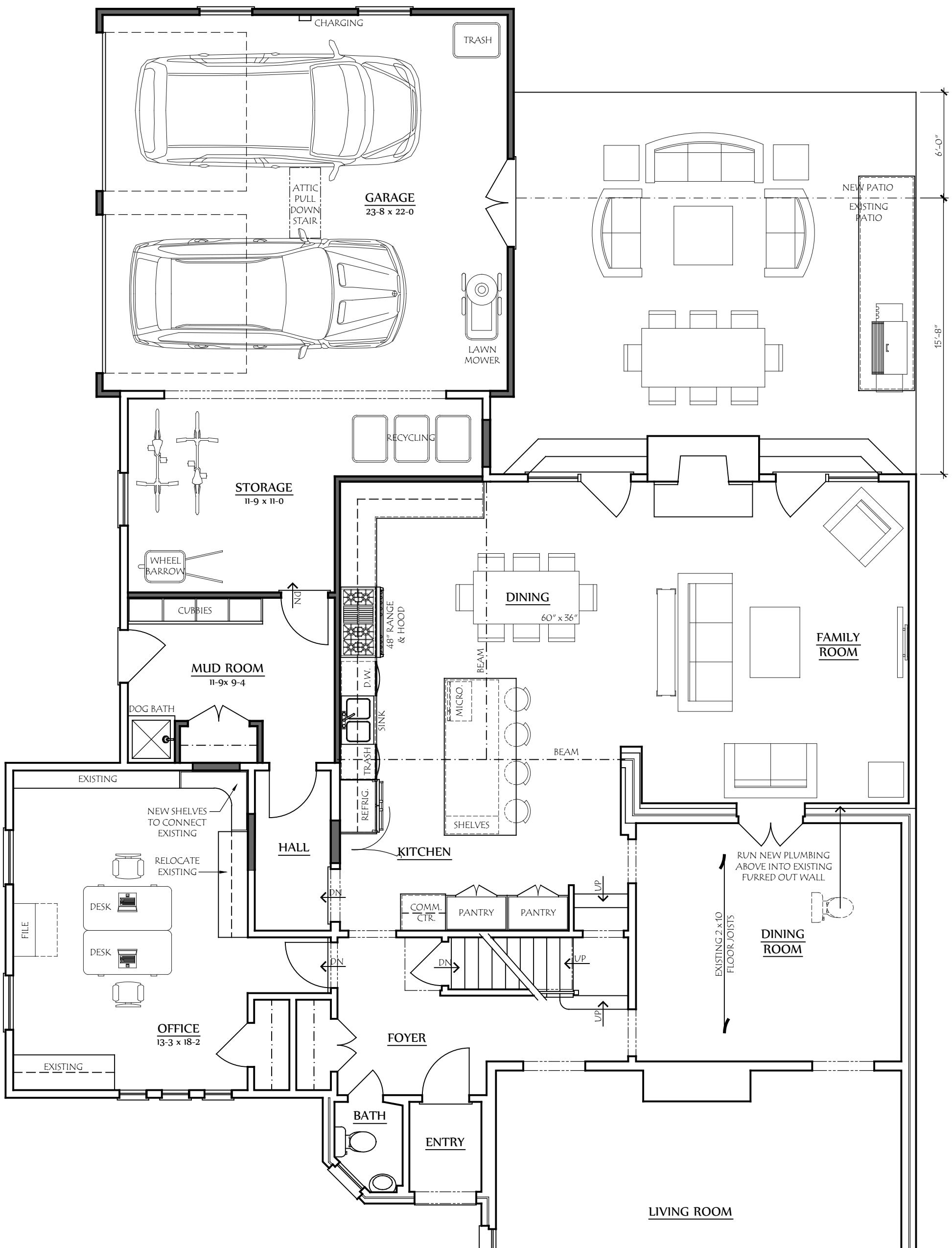
--

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





COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

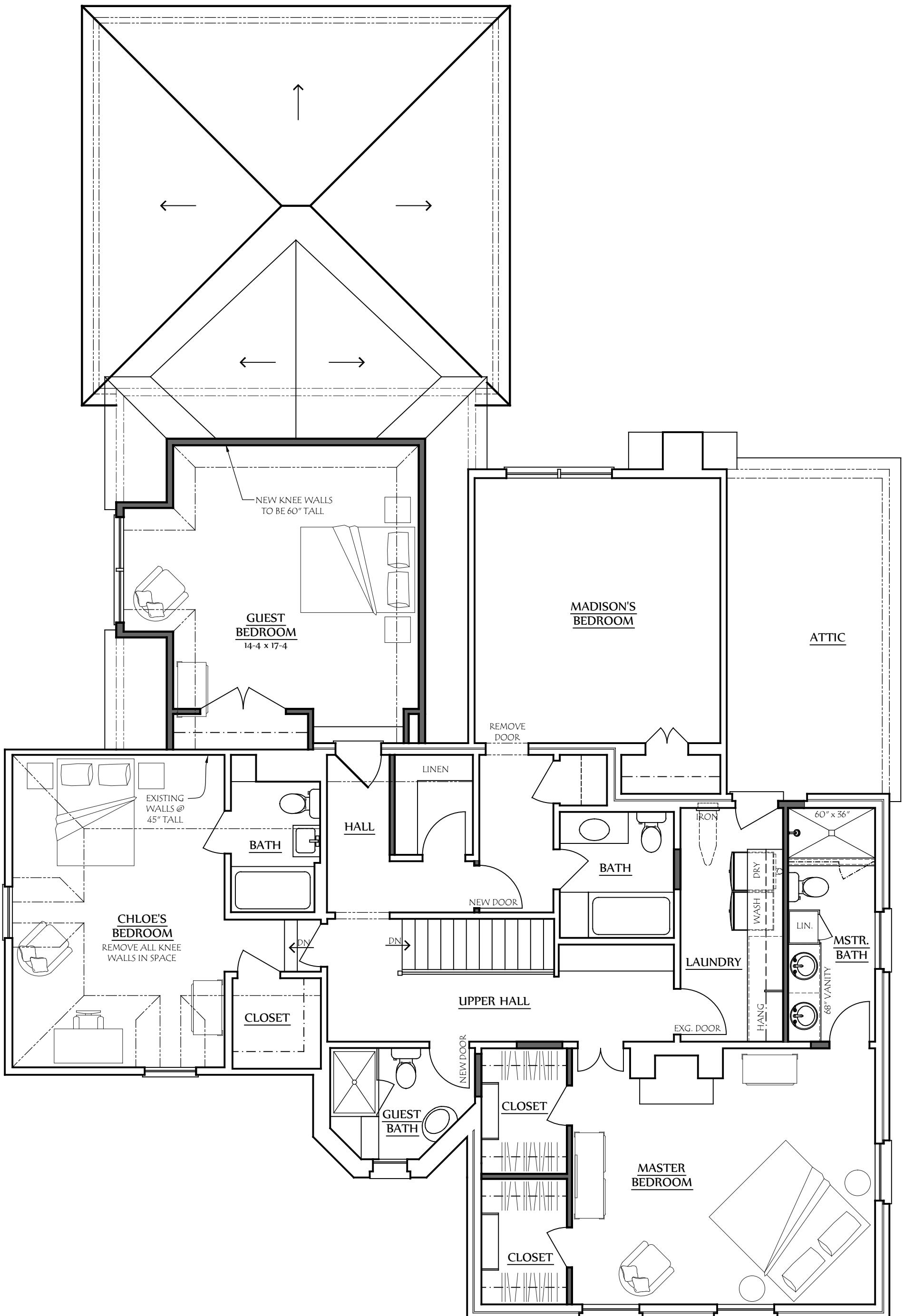
Project Number:
19-032

Drawing Title:
First Floor Plan

Project Name:
The Brown Residence

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

Sheet Number:
A-1



COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Project Number:
19-032

Drawing Title:
Second Floor Plan

Project Name:
The Brown Residence

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

Sheet Number:
A-2



COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Project Number:
19-032

Drawing Title:
West Elevation

Project Name:
The Brown Residence

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

Sheet Number:
A-3



Lauerhass Architecture

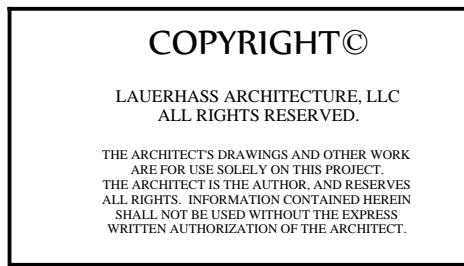
RENOVATION - ADDITION - NEW HOME



PARTIAL EAST ELEVATION



NORTH ELEVATION





NORTHWEST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

COPYRIGHT©

LAUERHASS ARCHITECTURE, LLC
ALL RIGHTS RESERVED.

THE ARCHITECT'S DRAWINGS AND OTHER WORK
ARE FOR USE SOLELY ON THIS PROJECT.
THE ARCHITECT IS THE AUTHOR, AND RESERVES
ALL RIGHTS. INFORMATION CONTAINED HEREIN
SHALL NOT BE USED WITHOUT THE EXPRESS
WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Project Number:
19-032

Drawing Title:
Existing Photos

Project Name:
The Brown Residence

Scale:
n/a

Sheet Number:
A-5



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME