



City of Bexley

Architectural Review Board

Decision and Record of Action – August 12, 2021

The City of Bexley Architectural Review Board took the following action at this meeting:

Application Number: ARB-21-54
Address: 407 Northview
Applicant: David Johnson
Owner: Ji Liu

Request: The applicant is seeking architectural review and a Certificate of Appropriateness to demolish an existing structure and replace it with a new single family home.

MOTION:

The motion to approve this application was made by Ms. Strasser and seconded by Mr. Scott.

The findings and decisions of the Board for application number ARB- 21-54 for the property located at 407 Northview as stated by Kathy Rose: That the Architectural Review Board issues a certificate of appropriateness to demolish an existing structure and replace it with a new single family home with the following conditions:

1. Material samples be provided
2. Consideration of columns on rear porch to match the front.
3. The Landscape plan be reviewed and approved by the Bexley Tree and Public Gardens Commission or the city's landscape consultant.
4. Final Design to be reviewed and approved by the city's Design Consultant.
5. All minor changes to the design are subject to approval by the Residential Design Consultant.
6. No demolition can occur until the construction documents are approved.
7. The owner must combine the parcels or request or councilmanic variance from the R3 lot size and a lot split from the Board of Zoning and Planning.
8. The garage door should be in the craftsman style.
9. The roof over the garage should be a gambrel style roof.
10. Grade is to be verified and maintained in new house.
11. First floor plate to be 18" from grade.
12. The brick belt course should be dropped to align with 1st floor.
13. Remove large bracket from garage shed roof.

14. The colors of the home should match the renderings and the roof should be 3 dimensional architectural shingles in Weatherwood.

The applicant, David Johnson, agreed to the findings of fact.

VOTE: All members voted in favor.

RESULT: The application was approved.

Staff Certification: Recorded in the Official Journal this 12th day of August, 2021.

Kathy Rose, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy