

ARB-24-57

(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Status: Active

Submitted On: 12/12/2024





Primary Location

743 MONTROSE AV
Bexley, OH 43209

Owner

Katy Elflein & Brett Tuttle
Montose Ave. 743 Bexley, OH 43209

Applicant

 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com
 753 Francis Ave.
Bexley, Ohio 43209

A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :

Two story addition to the rear of the house.

Please click all below that apply to your project

Architecture Review

Complete Demolition/ New Build ?

Front porch ?

Corner Lot ?

Rear yard addition ?

Side yard addition ?

Sign Review

Commercial Project

A.1: Applicant / Agent Information

Applicant Name*

Amy Lauerhass

Applicant Address

753 Francis Ave. Bexley, Ohio 43209

Applicant Email*

amy@lauerhassarchitecture.com

Applicant Phone*

614-371-3523

Property Owner Name*

Katy Elflein & Brett Tuttle

Property Owner phone

614-440-2989

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

Attached

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)*

01/09/2025

Applicant (or representative of the project) must be present at the appropriate hearings

A.2: Fee Worksheet

Estimated Valuation of Project*

150000

Architectural Review*



Variance Review - Fill out a BZAP Application instead. ?



Appeal of ARB decision to BZAP



Appeal of BZAP decision to City Council



*Please refer to Bexley codified ordinances section 244 for the fees schedule

B: Project Worksheet: Property Information

Zoning type ?

Single Family Residential

Other Classification

Zoning Classification ?

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


B: Project Worksheet: Lot Info

Lot Width (ft) ?

40

Lot Depth (ft) ?

133.5

Total Area of lot (SF) 

5335

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
710	175
Removing (SF)	Type of Structure
-	
Proposed New Primary Structure or Residence (SF)	Total Square Footage
-	885

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

Existing Footprint (SF)	Proposed Addition (SF)
265	-
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)
322	1207
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
22.6	-

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1100

Existing Patio (SF)

473

Existing Private Sidewalk (SF)

57

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

1630

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2837

Total overall lot coverage (% of lot)

53.1

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type (Please Note: slate, clay tile or wood shake require supporting information for Board Review)

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Match Existing

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Match Existing

New Window Style/Mat./Color

Double Hung/ Vinyl/ White

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Inswing Patio

Proposed Door Style

Full Glass

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Vinyl

Proposed New Door Trim

Vinyl to match existing

Existing Window Trim

Vinyl

Proposed New Window Trim

Vinyl to match existing

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Other

Other Existing Finishes

Stone & Siding

Existing Finishes Manufacturer, Style, Color

Striated shake siding, 14" exposure, blue

Proposed Finishes

Wood Siding


Proposed Finishes Manufacturer, Style, Color

Striated shake siding, 14" exposure, blue to match existing


By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.*



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



Attachments



Architectural Plans which include Exterior Elevations and floor plans of existing and proposed REQUIRED

753 Montrose PLAN ELEV.pdf

Uploaded by Amy Lauerhass on Dec 12, 2024 at 12:10 PM



Photographs (required) REQUIRED

753 Montrose PHOTO.pdf

Uploaded by Amy Lauerhass on Dec 12, 2024 at 12:10 PM



Site Plan REQUIRED

753 Montrose SITE.pdf

Uploaded by Amy Lauerhass on Dec 12, 2024 at 12:10 PM



Permission for Agent to represent owner.

753 Montrose OWN PERM.pdf

Uploaded by Amy Lauerhass on Dec 12, 2024 at 12:11 PM

Record Activity

Amy Lauerhass started a draft Record

12/12/2024 at 11:57 am

Amy Lauerhass added file 753 Montrose PLAN ELEV.pdf

12/12/2024 at 12:10 pm

Amy Lauerhass added file 753 Montrose PHOTO.pdf

12/12/2024 at 12:10 pm

Amy Lauerhass added file 753 Montrose SITE.pdf






12/12/2024 at 12:10 pm

Amy Lauerhass added file 753 Montrose OWN PERM.pdf

12/12/2024 at 12:11 pm

Amy Lauerhass submitted Record ARB-24-57	12/12/2024 at 12:11 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-24-57	12/12/2024 at 12:11 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-24-57	12/12/2024 at 12:11 pm
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-24-57	12/12/2024 at 12:11 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-24-57	12/12/2024 at 12:11 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-24-57	12/12/2024 at 12:11 pm
OpenGov system completed payment step Payment on Record ARB-24-57	12/12/2024 at 12:12 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	12/12/2024, 12:11:18 PM	12/12/2024, 12:12:09 PM	Amy Lauerhass	-	Completed
 Zoning Officer	12/12/2024, 12:11:18 PM	-	Matt Klingler	-	Active
 Design Planning Consultant	12/12/2024, 12:11:18 PM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive