




(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.

Applicant

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

Primary Location

331 S PARKVIEW AV
Bexley, OH 43209

ARB-25-10

Submitted On: Feb 13, 2025

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

Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ?

Yes

Have you downloaded and reviewed the ARB application checklist?

Yes

Brief Project Description :

Removal of old additions to rear of structure. New one & two story additions to rear. New detached garage.

Please click all below that apply to your project

Complete Demolition/ New Build

--

Architecture Review

true

Corner Lot

--

Front porch

--

Side yard addition

--

Rear yard addition

true

Commercial Project

--

Sign Review

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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

Tom & Caitlin Vetter

Property Owner phone

419-564-9020

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)

03/13/2025

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

A.2: Fee Worksheet

Estimated Valuation of Project

650000

Architectural Review

true

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-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Lot Width (ft)

129

Lot Depth (ft)

150

Total Area of lot (SF)

19350

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2195

Proposed Addition (SF)

1340

Removing (SF)

1072

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2463

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

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

Detached Garage

Ridge Height

19-8

Proposed New Structure (SF)

614

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

614

Total building lot coverage (SF)

3077

Total building lot coverage (% of lot)

15.9

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

Yes

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1711

Existing Patio (SF)

557

Existing Private Sidewalk (SF)

694

Proposed Additional Hardscape (SF)

145

Total Hardscape (SF)

3107

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

6184

Total overall lot coverage (% of lot)

32

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

true

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

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

New Window Style/Mat./Color

Double Hung/ Clad Wood/ Match Exg. Color

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

true

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

Glass

Structure

House or Principal Structure

Existing Garage Door Type

--

Proposed Door Type

Entry

Proposed Door Color

Dark brown to match existing

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

true

Proposed New Door Trim

Fiber Cement

Proposed New Window Trim

Fiber Cement

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Std. Lumber Profile

Trim Color(s)

Dark brown 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 & Stucco

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Match existing texture, size, & profile. Color to match existing.

Existing Finishes

Other

Existing Finishes Manufacturer, Style, Color

Painted cream color

Other Proposed Finishes

Brick & Stucco

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.

true