

ARB-25-8

(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: 2/13/2025

Primary Location

79 S DAWSON AV
Bexley, OH 43209

Owner

Natalie White & Zach Rosen
South Dawson Ave. 79 Bexley, Ohio 43209

Staff Review

 ARB Mtg Date

—

 Tabled?

 Staff Notes/ Conditions of approval

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 :*

One story addition to the rear of the house, to include sunroom, mudroom, bath, laundry & covered porch.

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*

Natalie White & Zach Rosen

Property Owner phone

515-991-7332

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*

250000

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) [?](#)

60

Lot Depth (ft) [?](#)

182.5

Total Area of lot (SF) [?](#)

10952

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1255

Proposed Addition (SF)

995

Removing (SF)

155

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

2095

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

Existing Footprint (SF)

573

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)

573

Total building lot coverage (SF)

2668

Total building lot coverage (% of lot)

24.3

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

–

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1725

Existing Patio (SF)

–

Existing Private Sidewalk (SF)

608

Proposed Additional Hardscape (SF)

–

Total Hardscape (SF)

2333

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

5001

Total overall lot coverage (% of lot)

45.6

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

To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Double Hung/ Aluminum-Clad Wood/
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

Entry

Proposed Door Style

Glass

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Aluminum Clad

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Other

Other Existing Window Trim

Aluminum Clad

Proposed New Window Trim

Fiber Cement

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

Brick

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement

Proposed Finishes Manufacturer, Style, Color

James Hardie or LP, Horizontal siding, siding color TBD (earth tone - beige)

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