

*(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

Location

2611 STANBERY DR

Bexley, OH 43209

ARB-20-13

Status: Active**Submitted:** Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Two-story addition to the rear of the home.

Architecture Review

true

Demolition

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Planned Unit Dev

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Rezoning

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A.1: Attorney / Agent Information

Agent Name

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Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

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Property Owner phone

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

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A.2: Fee Worksheet

Estimated Valuation of Project

200000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

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Zoning

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Zoning Review Type

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Sign Review and Architectural Review for Commercial Projects**Review Type**

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Appeal of ARB decision to BZAP**Appeal of BZAP decision to City Council**

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B: Project Worksheet: Property Information**Occupancy Type****Zoning District**

Residential

R-6

Use Classification

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

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

40

97.4

Total Area (SF)

5078

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

824

451

Removing (SF)**Type of Structure**

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Proposed New Primary Structure or Residence (SF)**Total Square Footage**

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1275

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)****Proposed Addition (SF)**

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New Structure Type**Ridge Height**

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Proposed New Structure (SF)**Is there a 2nd Floor**

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Total of all garage and accessory structures (SF)**Total building lot coverage (SF)**

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1275

Total building lot coverage (% of lot)**Is this replacing an existing garage and/or accessory structure?**

25.1

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

300

Existing Patio (SF)

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Existing Private Sidewalk (SF)

132

Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

432

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

1707

Total overall lot coverage (% of lot)

33.6

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

TBD - Match Existing

New Roof Style and Color

TBD - Match Existing

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

true

Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

To Match Existing

New Window Style/Mat./Color

Double Hung/Vinyl/White

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

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Existing Garage Door Type

Fiberglass

Door Finish**Proposed Door Type**

Painted

Fiberglass

Proposed Door Style

Proposed Door Color

French Sliding

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Other

Other Existing Door Trim

Wrapped Alumimum

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Other

Other Existing Window Trim

Wrapped Alumimum

Proposed New Window Trim

Fiber Cement

Trim Color(s)

Blue to match existing; maybe lighter

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

Striated Wood Shake Siding; Straight Bottom Edge; Blue-Gray

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding with 8" exposure; color to match existing or a shade lighter

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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Attachments (7)



Photographs (required)
Mar 10, 2020



Left Side Elevation
Mar 10, 2020



Right Side Elevation
Mar 10, 2020



Rear Elevation
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 1:51 pm

Zoning Officer
Status: Completed March 20th 2020, 11:55 am
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 1:26:09 pm

Amy, have the owners considered adding a second bay to the existing single car garage? Only asking as they should provide 2 parking spaces that meet the off-street parking requirements. I know they don't now, but thought I'd throw that out there to discuss with your clients.

Amy Lauerhass March 19th 2020, 10:22:17 am

Kathy, This lot is small, oddly shaped, and has an easement on the east side. I don't know of any way to add another bay, other than to stack them, and there really isn't any room! Thanks, Amy

Kathy Rose March 19th 2020, 12:08:47 pm

Just wanted to throw that out there, in case you may see an option. Thanks!

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress