

*(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

742 S CASSINGHAM RD

Bexley, OH 43209

ARB-20-15

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 house (smaller than previously approved addition)

Raise existing house roof from 7:12 to 10:12 pitch (same as previously approved addition)

Original Application 19-002-Z; ARB Approval 02/14/2019

New Application does not include any changes to the garage or driveway, and no variance

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

--

Agent Address

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Agent Email

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Agent Phone

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Property Owner Name

--

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

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

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Review Type

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Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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

Residential

Zoning District

R-6

Use Classification

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

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

40

Depth (ft)

135

Total Area (SF)

5400

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

911

Proposed Addition (SF)

265

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

1176

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

295

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)

295

Total building lot coverage (SF)

1471

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

27.2

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

1398

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

48

Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

1446

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

2917

Total overall lot coverage (% of lot)

54

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

true

Structure

House or Principal Structure

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dark Gray

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung; Aluminum-Clad wood; white

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

true

Structure

--

Existing Entrance Door Type

Wood

Existing Garage Door Type

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Door Finish**Proposed Door Type**

Painted

Aluminum-Clad Wood

Proposed Door Style

Proposed Door Color

French

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Wood

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Siding; Blue

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Siding; Gray

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



North Elevation Photo
Mar 10, 2020



South Elevation Photo
Mar 10, 2020



Rear Elevation Photo
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, 8:11 pm

Zoning Officer
Status: Completed March 17th 2020, 3:00 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 2:59:58 pm
2 1/2 story addition to rear of principal structure? also raising the ridge height of existing structure. ARB April 9, 2020

Design Planning Consultant

4/6/2020

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