



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No. ARB-20-12

Applicant: Amy Lauerhass

Owner: Susan & Frank Mott

Address: 198 N. Roosevelt Ave.

ARB Request: The applicant is seeking architectural review and approval to allow an open front porch addition on the principal structure.


A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(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

198 N ROOSEVELT AV
 Bexley, OH 43209

ARB-20-12

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

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

Addition of a new covered front porch

Architecture Review	Demolition
true	--
Planned Unit Dev	Rezoning
--	--

A.1: Attorney / Agent Information

Agent Name	Agent Address
--	--
Agent Email	Agent Phone
--	--
Property Owner Name	Property Owner phone
--	--

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	Minor Architectural Review
35000	--
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	--
Zoning	Zoning Review Type
--	--

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)**

60

136.76

Total Area (SF)

8206

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

1186

222

Removing (SF)**Type of Structure**

--

--

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

--

1408

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

440

--

New Structure Type**Ridge Height**

--

--

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)**

440

1848

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

22.5

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

1319

Existing Patio (SF)

371

Existing Private Sidewalk (SF)

60

Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

1750

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

3598

Total overall lot coverage (% of lot)

43.8

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

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Metal

New Single Manufacturer

TBD

New Roof Style and Color

Standing Seam Metal - Matte Black

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

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Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

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

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style**Proposed Door Color**

--

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

false

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

--

Trim Color(s)

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

--

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement

Proposed Finishes Manufacturer, Style, Color

All porch trim to be fiber cement; white to match existing

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 (6)



Photographs (required)
Mar 10, 2020



Photo South Elevation
Mar 10, 2020



Photo North 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, 1:25 pm

Zoning Officer

Status: Completed March 17th 2020, 3:45 pm

Assignee: Kathy Rose

Kathy Rose March 10th 2020, 3:35:10 pm
scheduled for April 9th, 2020, ARB meeting

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

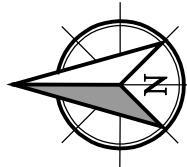
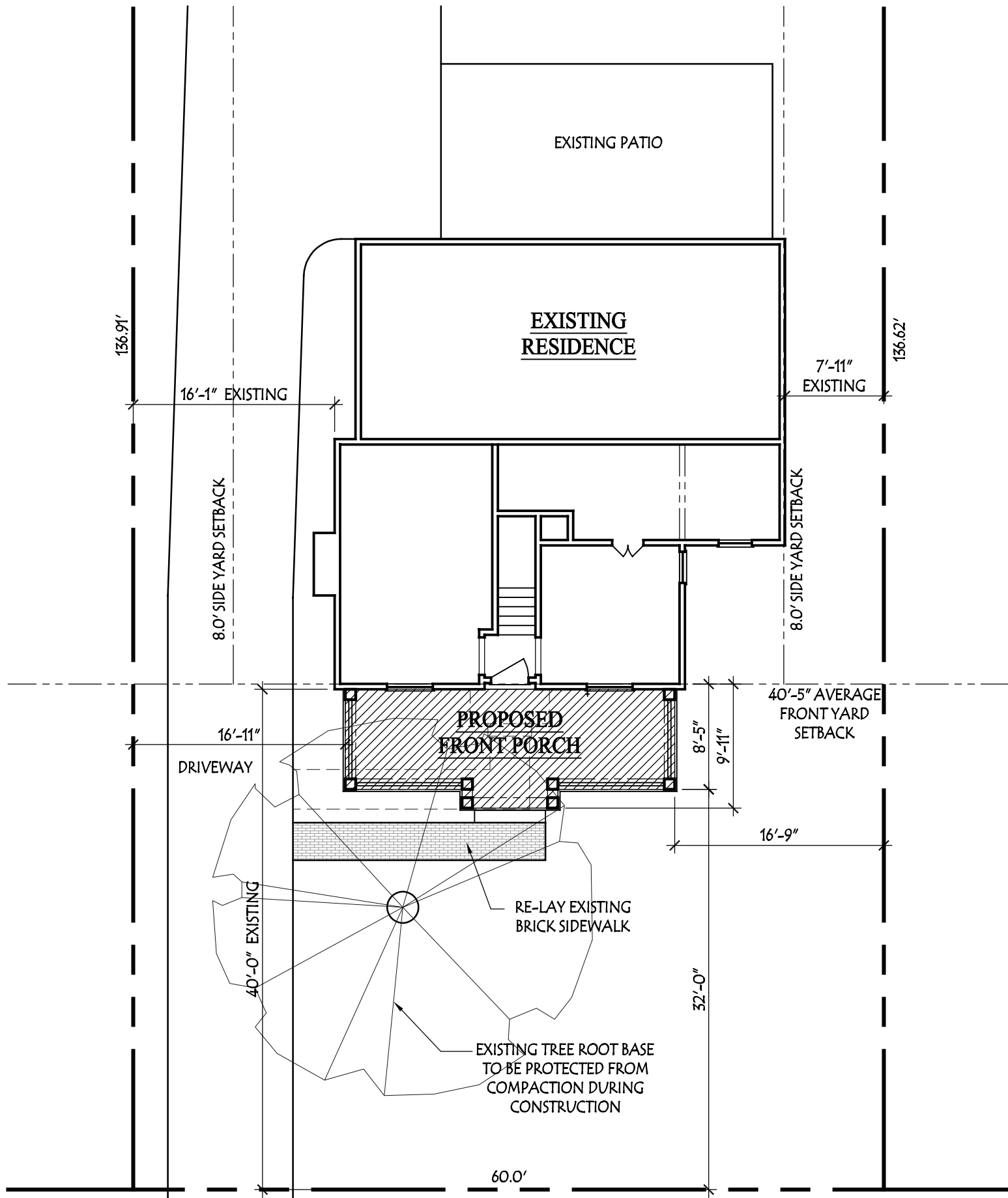
Status: In Progress

Arborist

4/6/2020

Status: In Progress

ADDITION & RENOVATION FOR:
Susan & Frank Mott
 198 NORTH ROOSEVELT AVE.
 BEXLEY, OHIO 43209



Site Plan

SCALE: 1" = 10'-0"

NORTH ROOSEVELT AVE.
 (65' R.O.W.)

AVERAGE FRONT YARD SETBACK

176 NORTH ROOSEVELT	40'-0"
180 NORTH ROOSEVELT	39'-6"
190 NORTH ROOSEVELT	39'-11"
198 NORTH ROOSEVELT	40'-0"
208 NORTH ROOSEVELT	41'-5"
216 NORTH ROOSEVELT	41'-7"
220 NORTH ROOSEVELT	40'-5"

AVERAGE OF 7 HOUSES = 40'-5"



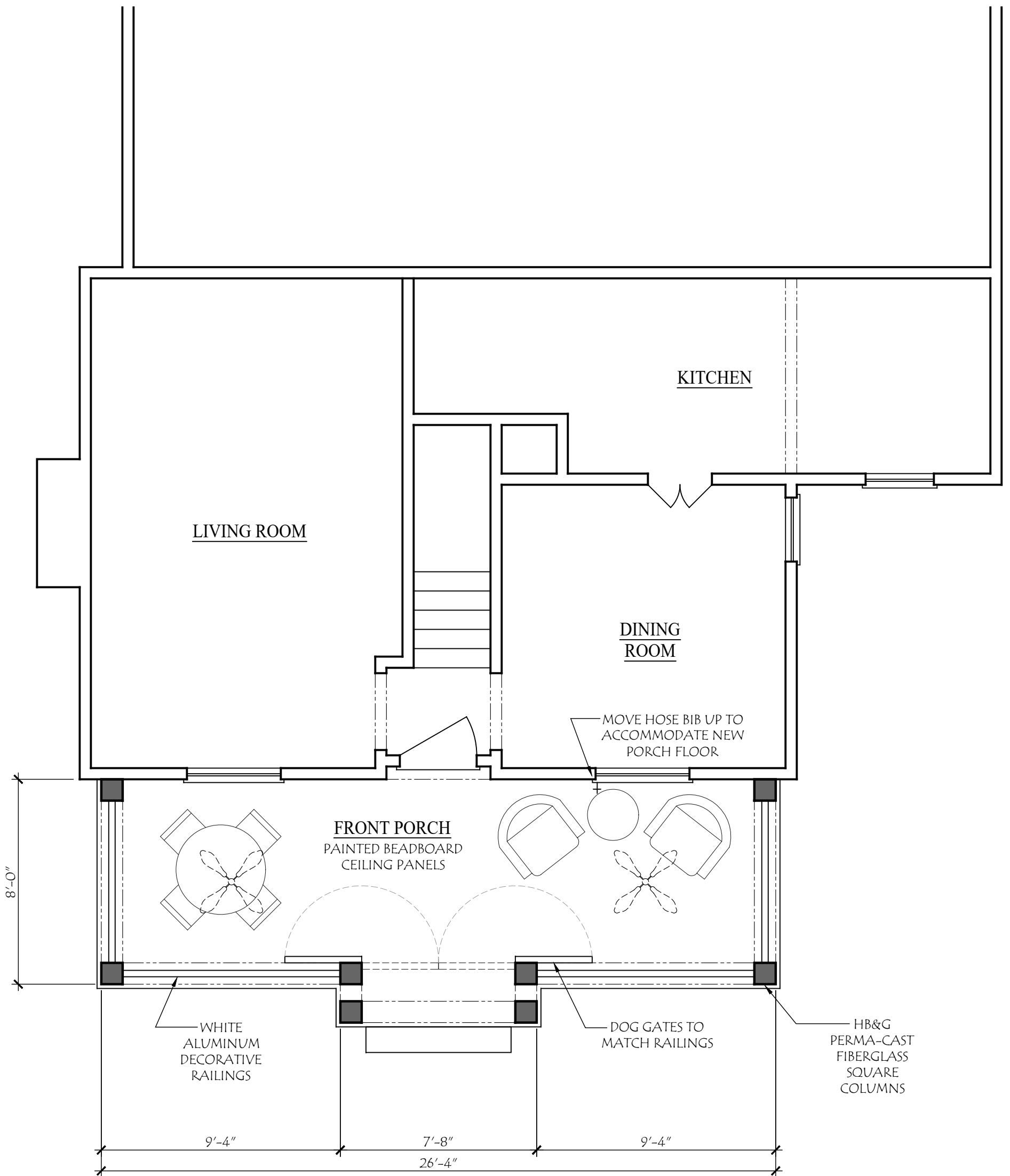
Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 8206 SF
MAXIMUM BUILDING COVER	35 % = 2872SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 1186 SF
EXISTING GARAGE	= 440 SF
PROPOSED PORCH	= 222 SF
TOTAL BUILDING COVER	22.5 % = 1848 SF
MAXIMUM DEVELOP. COVER	60 % = 4923 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1848 SF
SIDEWALK	= 60 SF
DRIVEWAY	= 1319 SF
PATIO	= 371 SF
TOTAL	43.8 % = 3598 SF



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Date:
 14 Jan 2020

Project Number:
 19-109

Drawing Title:
Porch Plan

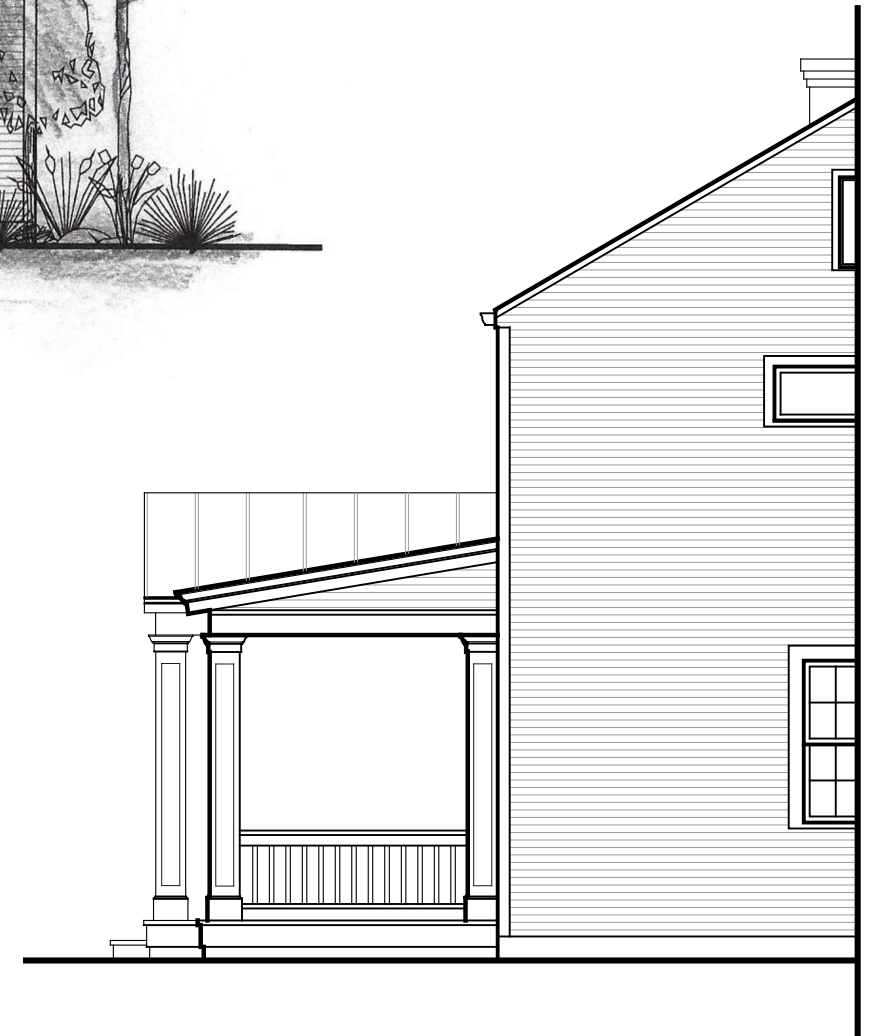
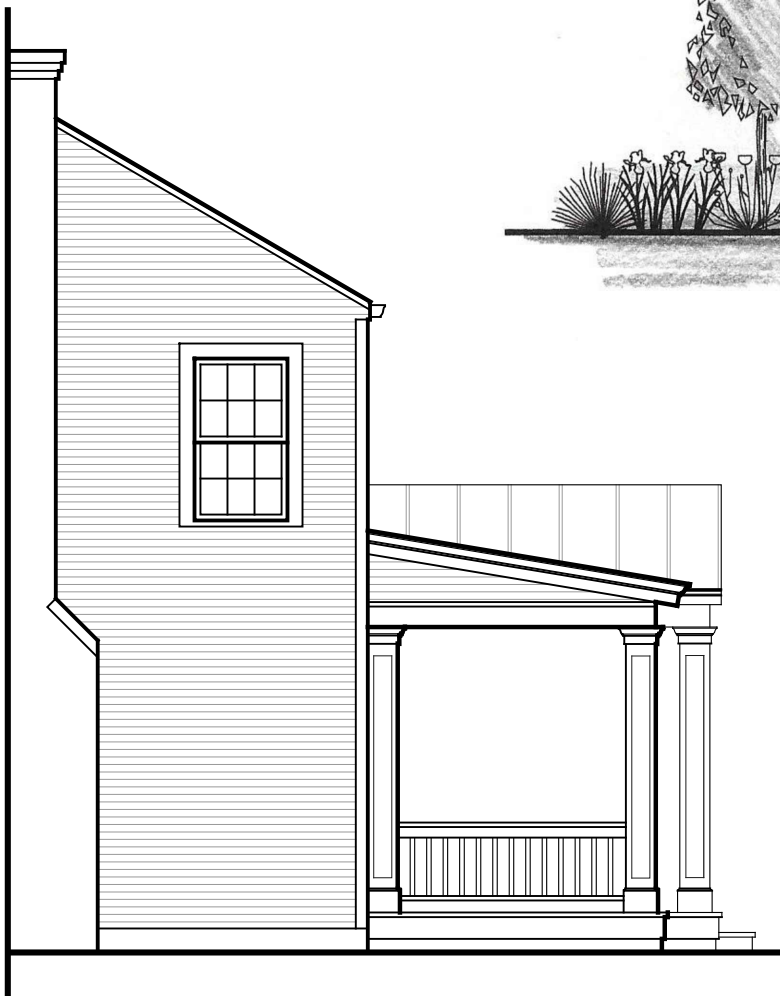
Project Name:
 The Mott Residence

Scale:
 1/4" = 1'-0"

Sheet Number:
 A-1



Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



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<u>Date:</u> 14 Jan 2020	<u>Drawing Title:</u> Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-109	<u>Project Name:</u> The Mott Residence	<u>Sheet Number:</u> A-2





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