



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING**

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 Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, April 23, 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.: BZAP-20-9

Applicant: Amy Lauerhass

Owner: Blue Box, LLC

Address: 2336 Bryden Rd.

ARB Request: The applicant is seeking architectural review an approval to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage.

BZAP Request: The applicant is seeking a variance to Bexley Code Section 1252.15(a), which limits accessory structures to no greater than thirty-five percent (35%) of the principal building footprint, to allow the proposed detached garage to be 720sq'.

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

***(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development**

Applicant



Amy Lauerhass

614-371-3523

amy@lauerhassarchitecture.com

Location

2336 BRYDEN RD

Bexley, OH 43209

BZAP-20-9

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 east of the existing residence (NO VARIANCE)

New detached garage

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

House addition & proposed detached garage

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

400000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

--

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)**

75

Depth (ft)

142.6

Total Area (SF)

10695

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

1830

Proposed Addition (SF)

270

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2100

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

18'-4"

Proposed New Structure (SF)

720

Is there a 2nd Floor

No

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

720

2820

Total building lot coverage (% of lot)

26.4

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

No

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

72

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

419

Proposed Additional Hardscape (SF)

611

Total Hardscape (SF)

1102

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

3922

Total overall lot coverage (% of lot)

36.6

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

true

Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dimensional Shingles; Color TBD

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

true

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Wood/Aluminum/Vinyl

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung/Clad Wood/White

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

true	House & Garage
Existing Entrance Door Type	Existing Garage Door Type
Wood	--
Door Finish	Proposed Door Type
Painted	Entry
Proposed Door Style	Proposed Door Color
French	White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
true	Std. Lumber Profile
Proposed New Door Trim	Existing Window Trim
Fiber Cement	Std. Lumber Profile
Proposed New Window Trim	Trim Color(s)
Fiber Cement	White
Do the proposed changes affect the overhangs?	
No	

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes	Existing Finishes
true	Other
Other Existing Finishes	Existing Finishes Manufacturer, Style, Color
Brick & Aluminum Siding	--
Proposed Finishes	Other Proposed Finishes
Other	Fiber Cement Siding
Proposed Finishes Manufacturer, Style, Color	
Horizontal Beveled Siding; White	

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project	Landscape Architect/Designer
--	--
Architect/Designer Phone	Architect/Designer E-mail
--	--
Project Description	
--	
I have read and understand the above criteria	
--	

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

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

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Allowable size of a detached garage is 624 sf. Proposed garage is 720 sf.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

The completed home will be a large home, and a larger garage is appropriate.

2. Is the variance substantial? Please describe.

No, based on the lot size, as well as the placement of the garage.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No. The hipped roof is below the allowable height, and the width of the garage facing the alley is what is typical.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

I am not aware.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

A smaller garage could be built, but we feel this size is appropriate for the lot and house size.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes. We believe the garage is appropriately sized and positioned on the lot, and will not negatively affect the neighbors, but will add value to the property.

F.1 Fence Variance Worksheet

Lot Type

--

Narrative description of how you plan to meet the pertinent outlined variance criteria

--

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. **Compatibility:** Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. **Height:** Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. **Transparency:** Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

--

4. **Screening:** A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. **Visibility and Safety:** The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

--

6. **Material Compatibility:** No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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7. **Finished Side:** Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

--

Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

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Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

--

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

The fence and/or wall shall have a minimum of 50% transparency.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomendated sources include ownership records, a letter from the Bexley Historical Society, etc.

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Is your property architecturally significant? Please attached supporting documentation. Recomendated sources include a letter of opinion from an architect or expert with historical preservation expertise.

--

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

--

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

--

Provide a narrative time schedule for the replacement project

--

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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Attachments (10)



Photographs
Mar 10, 2020



East Elevation Photo
Mar 10, 2020



West Elevation Photo
Mar 10, 2020



Rear Elevation Photo
Mar 10, 2020



East Elevation Photo II
Mar 10, 2020

pdf Architectural Plan

Mar 10, 2020

pdf Exterior Elevations

Mar 10, 2020

pdf Floor Plan

Mar 10, 2020

pdf Site Plan

Mar 10, 2020

pdf Signed Owner Permission

Mar 10, 2020

Timeline

Payment

Status: Paid March 10th 2020, 9:23 pm

Zoning Officer

Status: Completed March 17th 2020, 4:11 pm

Assignee: Kathy Rose

Kathy Rose March 17th 2020, 4:02:26 pm

ARB on house addition, BZAP on detached garage, based on the size of the principal structure, but will would meets code, once the addition is constructed.

Amy Lauerhass March 19th 2020, 10:23:18 am

The variance is only for the size of the garage.

Kathy Rose March 19th 2020, 11:41:38 am

correct

Kathy Rose April 2nd 2020, 2:12:25 pm

April 9, 2020 ARB & Garage portion to ARB & BZAP April 23, 2020

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

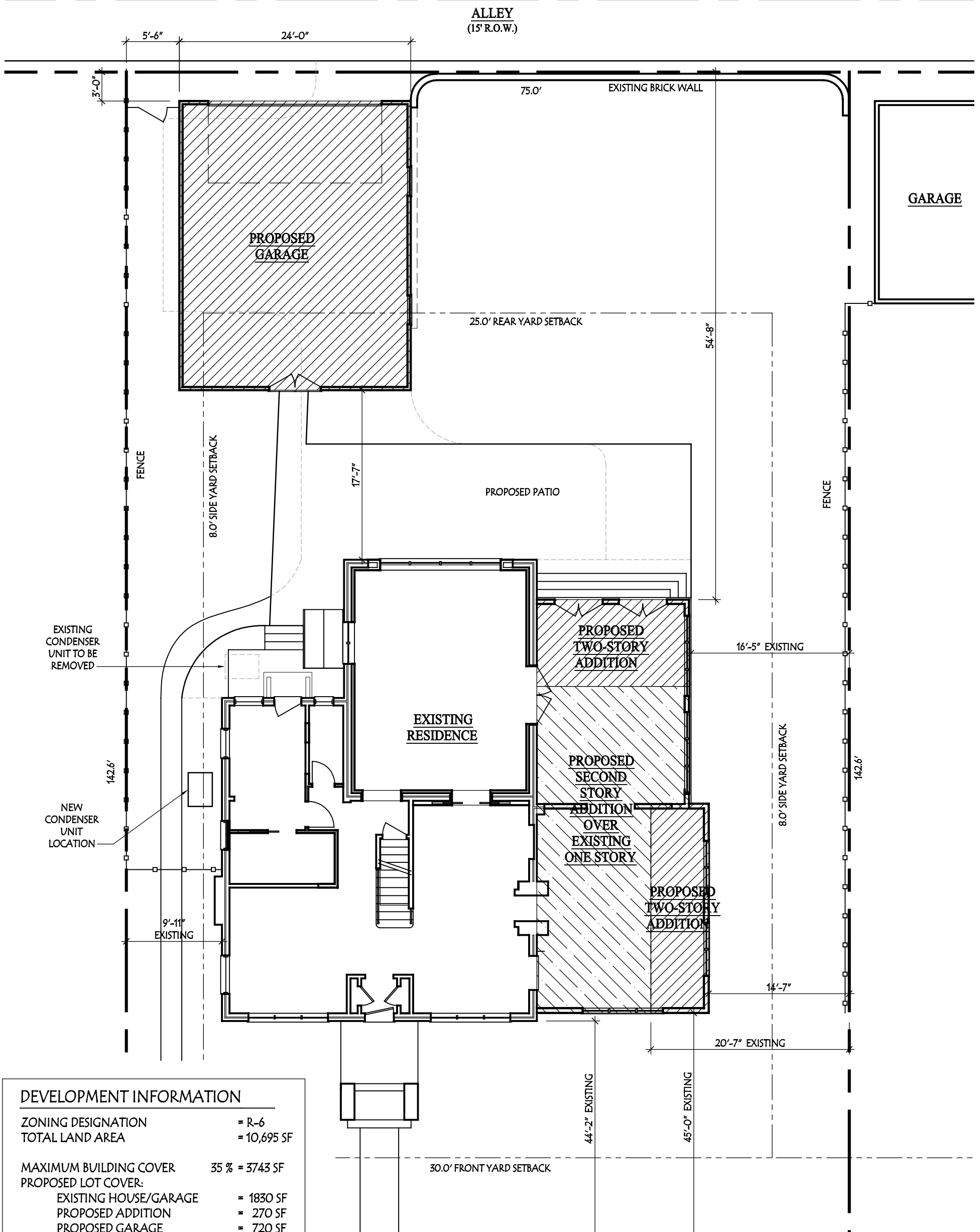
Tree Commission

Status: In Progress

Arborist

Status: In Progress

ADDITION & RENOVATION FOR:
Babak Djourabchi
 2336 BRYDEN ROAD
 BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
 TOTAL LAND AREA = 10,695 SF

MAXIMUM BUILDING COVER 35 % = 3743 SF
 PROPOSED LOT COVER:
 EXISTING HOUSE/GARAGE = 1830 SF
 PROPOSED ADDITION = 270 SF
 PROPOSED GARAGE = 720 SF
 TOTAL BUILDING COVER 26.4 % = 2820 SF

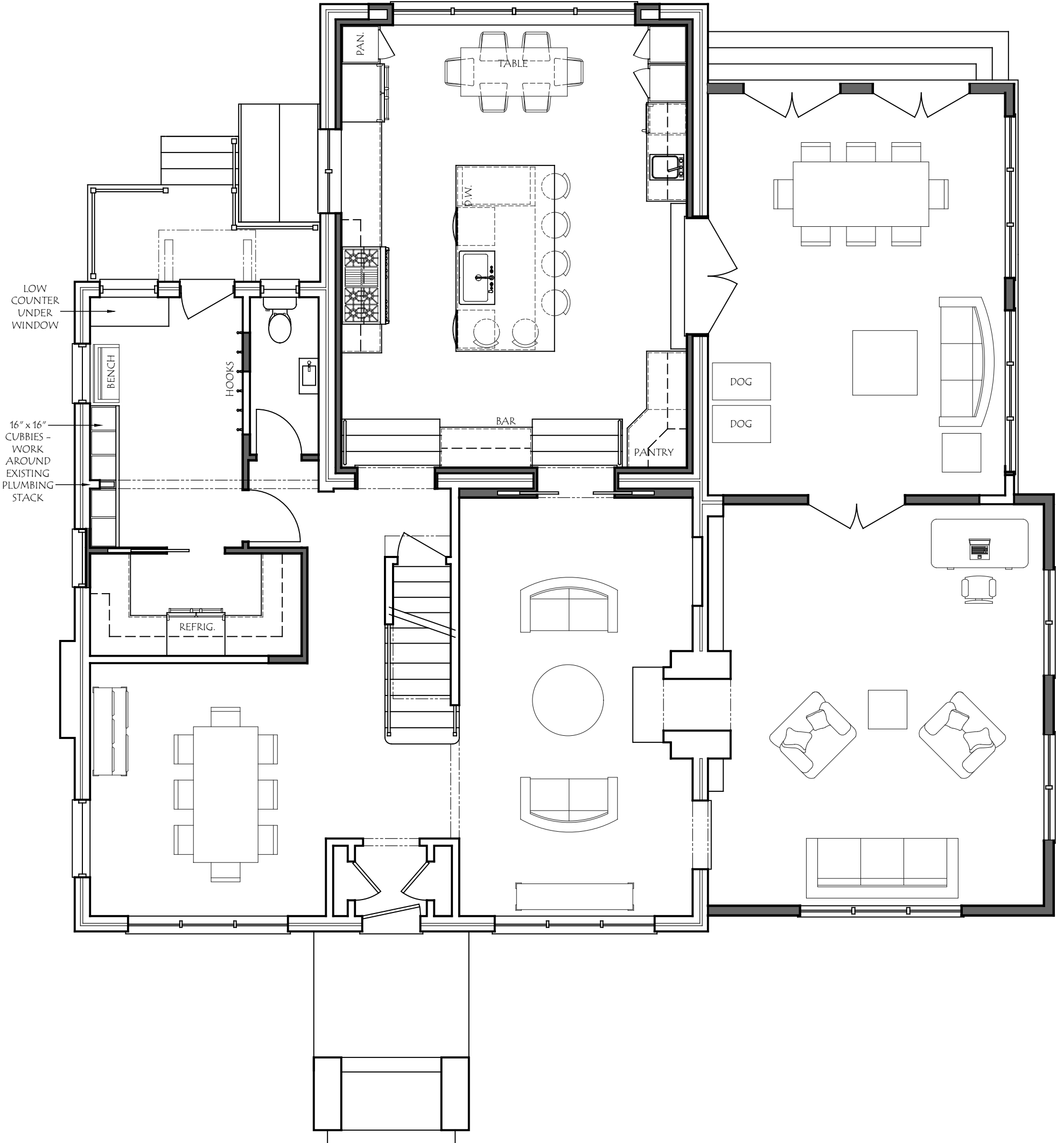
MAXIMUM DEVELOP. COVER 60 % = 6417 SF
 PROPOSED DEVELOP. COVER:
 BUILDING COVER = 2820 SF
 SIDEWALKS = 419 SF
 DRIVEWAY = 72 SF
 PATIO = 611 SF
 TOTAL 36.6 % = 3922 SF

PREVIOUS BEXLEY ARB APPLICATION #BA-19-62
 APPROVAL GRANTED: JULY 11, 2019

Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME
 753 Francis Ave. Bexley, OH 43209 614-371-3523



Site Plan
 SCALE: 1" = 10'-0"



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Date:
 10 Mar 2020

Drawing Title:
First Floor Plan

Scale:
 3/16" = 1'-0"

Project Number:
 18-045

Project Name:
 2336 Bryden Road

Sheet Number:
 A-1





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Date:
10 Mar 2020

Project Number:
18-045

Drawing Title:
Second Floor Plan

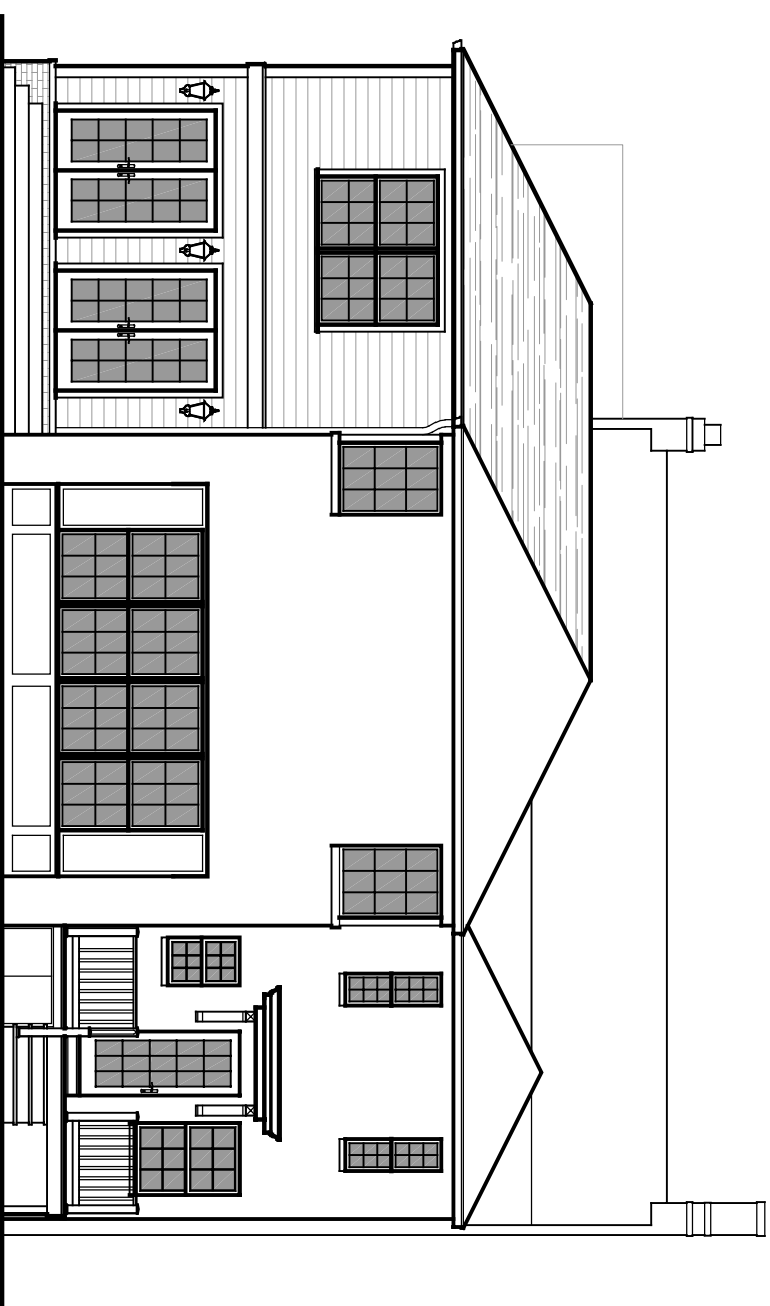
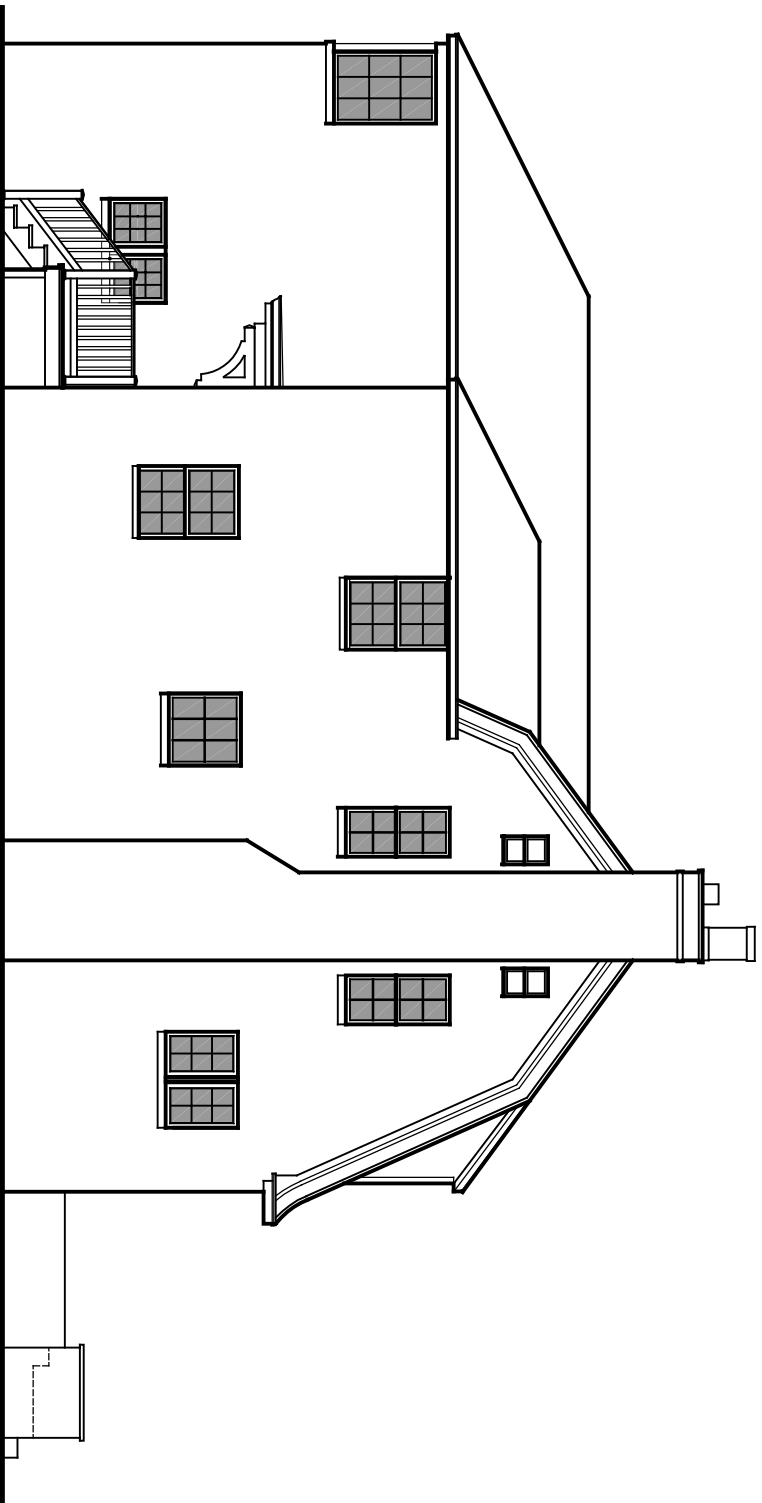
Project Name:
2336 Bryden Road

Scale:
3/16" = 1'-0"

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:

10 Mar 2020

Drawing Title:

Exterior Elevations

Scale:

1/8" = 1'-0"

Project Number:

18-045

Project Name:

2336 Bryden Road

Sheet Number:

A-3



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



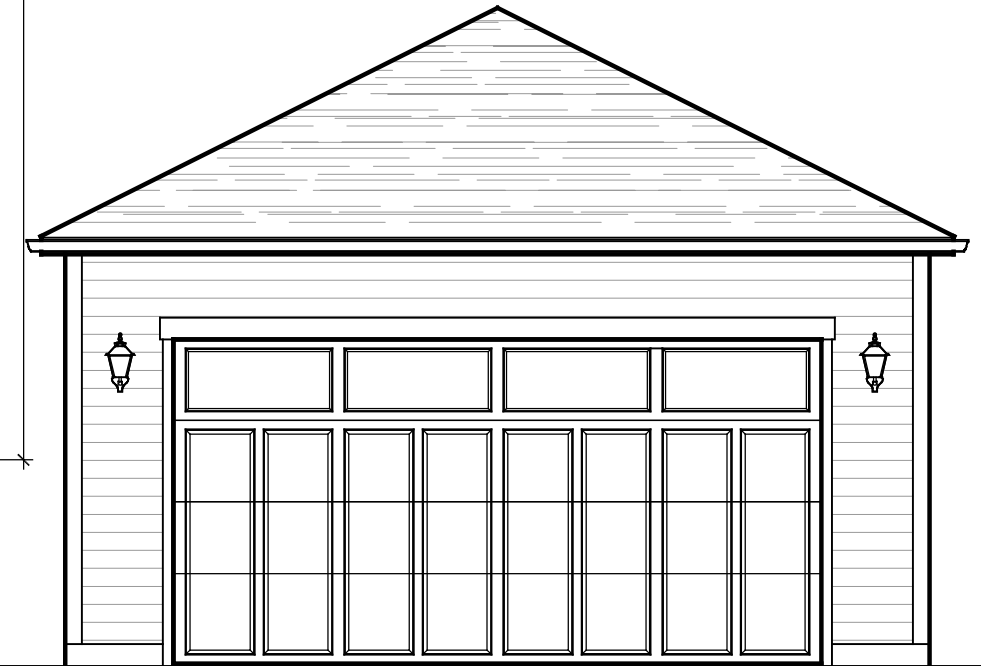
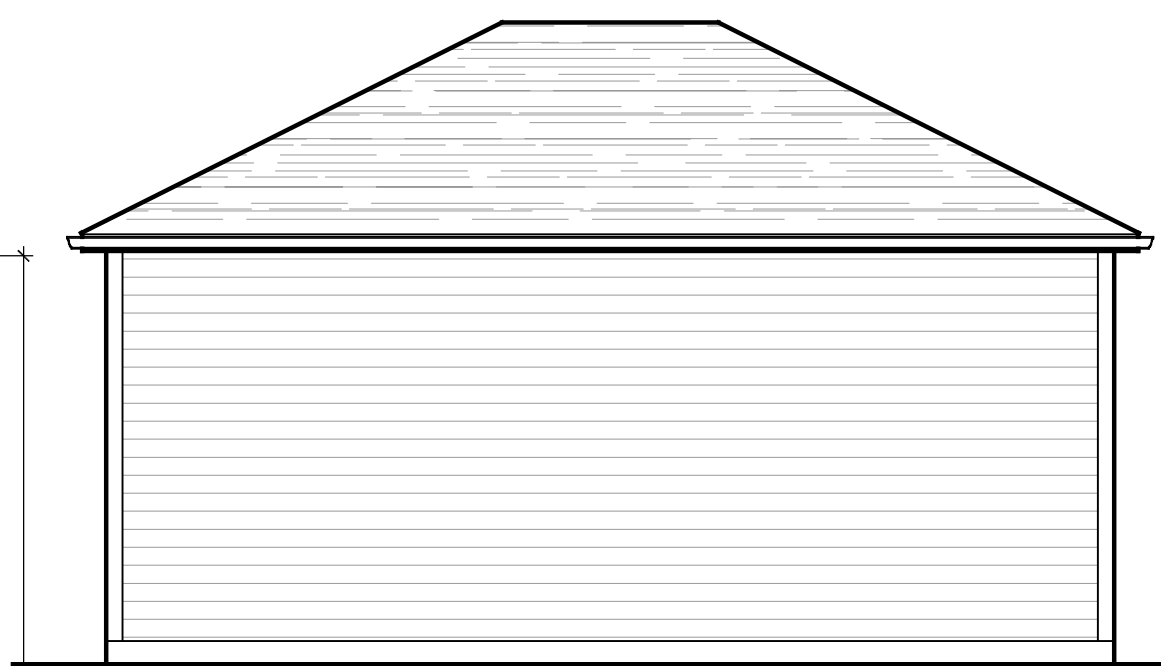
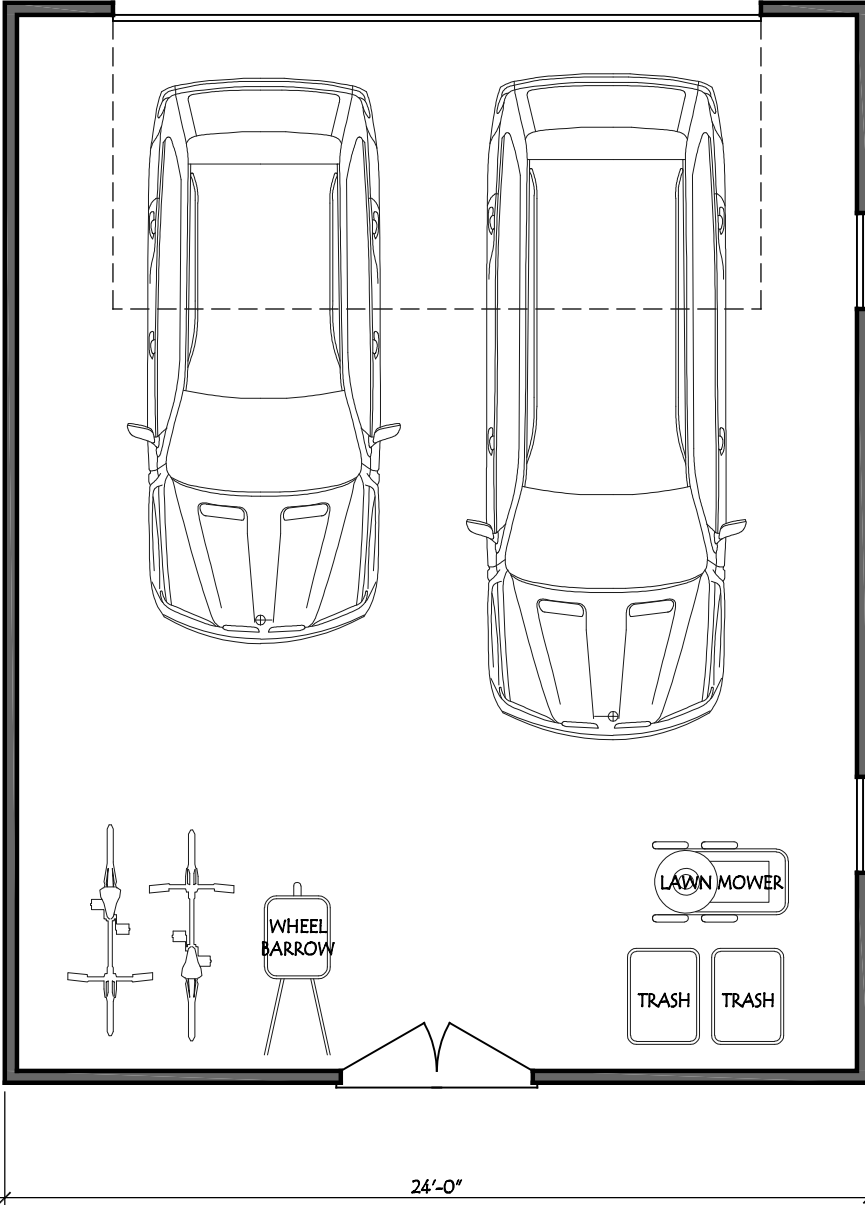
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Date:
 10 Mar 2020

Drawing Title:
 Garage Plan/Elev.

Scale:
 3/16" = 1'-0"

Project Number:
 18-045

Project Name:
 2336 Bryden Road

Sheet Number:
 A-5

