

\*(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**

753 FRANCIS AV

Bexley, OH 43209

# ARB-20-28

**Status:** Active**Submitted:** Apr 15, 2020**A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department****Brief Project Description :**

Addition of front porch. Replacement of some windows. Siding replacement or repair of existing wood.

**Architecture Review**

true

**Demolition**

--

**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.

--

**A.2: Fee Worksheet****Estimated Valuation of Project**

50000

**Major Architectural Review**

true

**Variance Review - Fill out a BZAP Application instead.**

--

**Zoning**

--

**Zoning Review Type**

--

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

--

**Review Type**

Appeal of ARB decision to BZAP

--

--

**Appeal of BZAP decision to City Council**

--

**B: Project Worksheet: Property Information****Occupancy Type Residential or Commercial**

Residential

**Zoning District**

R-6

**Use Classification**

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

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

70

**Depth (ft)**

150

**Total Area (SF)**

10500

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

1635

**Proposed Addition (SF)**

164

**Removing (SF)**

--

**Type of Structure**

--

**Proposed New Primary Structure or Residence (SF)**

--

**Total Square Footage**

1799

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

615

**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)**

--

**Total building lot coverage (SF)**

2414

**Total building lot coverage (% of lot)**

23

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

--

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

1538

**Existing Patio (SF)**

380

**Existing Private Sidewalk (SF)**

138

**Proposed Additional Hardscape (SF)**

--

**Total Hardscape (SF)**

2056

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

4470

**Total overall lot coverage (% of lot)**

42.6

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

true

**Structure**

House &amp; Garage

**Existing Roof Type**

Std. 3-tab Asphalt Shingle

**New Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

GAF Timberline "Shakewood"

**New Roof Style and Color**

"Shakewood"

**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 "Architect Reserve"

**New Window Style/Mat./Color**

Double Hung/Clad Wood/Cream

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

true

**Structure**

House or Principal Structure

**Existing Entrance Door Type**

Wood

**Existing Garage Door Type**

--

**Door Finish**

Painted

**Proposed Door Type**

Entry Door

**Proposed Door Style****Proposed Door Color**

Half Glass

Painted Dark Green

**C.1 Architectural Review Worksheet: Exterior Trim**

**Exterior Trim**

true

**Other Existing Door Trim**

Wrapped Aluminum

**Existing Window Trim**

Other

**Proposed New Window Trim**

Fiber Cement

**Existing Door Trim**

Other

**Proposed New Door Trim**

Fiber Cement

**Other Existing Window Trim**

Wrapped Aluminum

**Trim Color(s)**

Cream

**Do the proposed changes affect the overhangs?**

No

**C.2 Architectural Review Worksheet: Exterior Wall Finishes**

**Exterior Wall Finishes**

true

**Existing Finishes Manufacturer, Style, Color**

Vinyl Siding

**Other Proposed Finishes**

Fiber Cement

**Existing Finishes**

Vinyl Siding

**Proposed Finishes**

Other

**Proposed Finishes Manufacturer, Style, Color**

If wood siding under vinyl is in good shape, we will repaint. If not, replace with fiber cement horizontal siding.

**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**

--

### Attachments (3)

- pdf Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**  
Apr 15, 2020
  - pdf Photographs (required)**  
Apr 15, 2020
  - pdf Site Plan**  
Apr 15, 2020
- 

### Timeline

- Payment**  
**Status:** Paid April 15th 2020, 11:20 am
  
- Zoning Officer**  
**Status:** Completed April 15th 2020, 11:38 am  
**Assignee:** Kathy Rose  
  
**Kathy Rose** April 15th 2020, 11:36:19 am  
Amy: glad you were able to book this architect - she's so busy!!!
  
- Design Planning Consultant**  
**Status:** In Progress  
**Assignee:** Karen Bokor  
  
**Karen Bokor** April 28th 2020, 2:43:54 pm  
Reviewed and on my list for May 14 ARB
  
- 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