



02/24/2021

## ARB-21-14

\*(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.

**Status:** Active

**Date Created:** Feb 10, 2021

### Applicant

Amy Lauerhass  
amy@lauerhassarchitecture.com  
753 Francis Ave.  
Bexley, Ohio 43209  
614-371-3523

### Location

902 VERNON RD  
Bexley, OH

### Owner:

Keith Jorgensen & Sonja Ford  
902 Vernon Road, , Bexley, OH 43209

## A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

### Brief Project Description :

Conversion of an existing sunroom into a family room; addition of a half bath

### Architecture Review

### Demolition

### Planned Unit Dev

### Rezoning

## 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**

50,000

**Major Architectural Review**

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

**Zoning**

**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**

**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)**

40

**Depth (ft)**

134.4

**Total Area (SF)**

5,376

**B: Project Worksheet: Primary Structure Info**

**Existing Footprint (SF)**

998

**Proposed Addition (SF)**

26

**Removing (SF)**

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**Type of Structure**

--

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

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**Total Square Footage**

1,024

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

360

**Proposed Addition (SF)**

--

**New Structure Type**

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**Ridge Height**

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**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

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**Total of all garage and accessory structures (SF)**

360

**Total building lot coverage (SF)**

1,384

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

25.7

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

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

340

**Existing Patio (SF)**

520

**Existing Private Sidewalk (SF)**

246

**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

1,106

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

2,490

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

46.3

**C.1 Architectural Review Worksheet: Roofing****Roofing****Existing Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

GAF

**Structure**

House or Principal Structure

**New Roof Type**

Arch. Dimensional Shingles

**New Roof Style and Color**

Match Existing

**C.1 Architectural Review Worksheet: Windows****Windows****Existing Window Type**

Other

**Existing Window Materials**

Other

**New Window Manufacturer**

TBD

**Structure**

House or Principal Structure

**Other existing window type**

Casement &amp; Double Hung

**Other existing window materials**

Original Wood + Newer Vinyl

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

Vinyl to Match Existing

**C.1 Architectural Review Worksheet: Doors****Doors****Existing Entrance Door Type**

Fiberglass

**Door Finish**

Painted

**Proposed Door Style**

French

**Structure**

House or Principal Structure

**Existing Garage Door Type**

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**Proposed Door Type**

Entry

**Proposed Door Color**

White to Match Existing

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

**Exterior Trim**



**Existing Door Trim**

Aluminum Clad

**Proposed New Door Trim**

Aluminum Wrap

**Existing Window Trim**

Other

**Other Existing Window Trim**

Aluminum Wrap

**Proposed New Window Trim**

Aluminum Wrap

**Trim Color(s)**

White to Match Existing

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

No

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

**Exterior Wall Finishes**



**Existing Finishes**

Wood Siding

**Existing Finishes Manufacturer, Style, Color**

Striated Cedar Siding

**Proposed Finishes**

Other

**Other Proposed Finishes**

Fiber Cement

**Proposed Finishes Manufacturer, Style, Color**

Striated Siding to Match Existing

**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**

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**Attachments**

- pdf 902 Vernon PLANS & ELEV.pdf  
Uploaded by Amy Lauerhass on Feb 10, 2021 4:10 PM
  - pdf 902 Vernon PHOTOS.pdf  
Uploaded by Amy Lauerhass on Feb 10, 2021 4:09 PM
  - pdf 902 Vernon SITE PLAN.pdf  
Uploaded by Amy Lauerhass on Feb 10, 2021 4:00 PM
  - pdf 902 Vernon PERMISSION.pdf  
Uploaded by Amy Lauerhass on Feb 10, 2021 4:01 PM
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**History**

<b>Date</b>	<b>Activity</b>
Feb 10 2021 8:38 am	Amy Lauerhass started a draft of Record ARB-21-14
Feb 10 2021 4:10 pm	Amy Lauerhass submitted Record ARB-21-14
Feb 10 2021 4:10 pm	approval step Zoning Officer was assigned to Kathy Rose on Record ARB-21-14
Feb 10 2021 4:11 pm	completed payment step Payment on Record ARB-21-14
Feb 18 2021 12:28 pm	Kathy Rose approved approval step Zoning Officer on Record ARB-21-14
Feb 18 2021 12:28 pm	Kathy Rose assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-21-14