



CITY OF BEXLEY

BOARD of Zoning & Planning

AGENDA

DATE: December 5, 2019

TIME: 6:00 P.M.

PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order

2. Roll Call

3. Approval of Minutes from the September 26, 2019, BZAP meeting.

4. Public Comment:

5. NEW BUSINESS:

A. Application No.: ARB-19-14 (BZAP)

Applicant: Amy Lauerhass

Owner: Robert & Rebekah Alt

Location: 2404 Bryden Rd.

BZAP Request: The applicant is seeking architectural review and approval, to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage. The applicant is also seeking two variances from Bexley Code Section 1252.09(R-6) Zoning District. The first variance is from the 35% building lot coverage limit, to allow the building lot coverage to be 39.5%. The second variance is from the required 25 foot setback from the rear property line. The applicant is also requesting approval for a Conditional Use in accordance with Bexley Code Section 1252.17(a)-(g), to allow an In-Law Suite on the 2nd floor of the proposed 3-car garage addition.

B. Application No.: ARB-19-13 (BZAP)

Applicant: Amy Lauerhass

Owner: David Hodge & Lindsay Helman-Hodge

Location: 211 S. Ardmore

BZAP Request: The applicant is seeking architectural review and approval, to allow a screened porch addition on the rear of the principal structure, and dormer

additions to the existing detached garage. The applicant is also seeking two variances. The first a variance from Bexley Code Section 1252.10(a)(1), which requires a 20' setback from the street side property for lots 50' – 100' in width, to allow a screened porch addition at the rear of the principal structure to be constructed 14'8" from the street side property. The additional variance request is from Bexley code sections 1252.15(e) , which limits a detached garage to 1-story and 1252.15 (g) which requires a 3' setback from the side and rear property lines, to allow a 2nd floor in the existing garage and includes adding dormers to the 2nd floor of the existing non-conforming garage that is located 2'8" from the north side property line and 2' 7" from the rear (west) property line.

C. Application No.: BZAP-19-15 **TABLED BY APPLICANT**

Applicant: John Spiropoulos

Owner: Same

Location: 902 S. Cassingham

BZAP Request: The applicant is seeking architectural review and approval, to allow a new detached garage. The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The applicant is also seeking a variance from Bexley code section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage, which would bring the total building lot coverage to be 39%. The applicant is also seeking a variance from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'.

D. Application No.: BZAP-19-16

Applicant: Brenda Ruf – Dave Fox Remodeling

Owner: Audrey & Tyler Stanley

Location: 177 N. Ardmore Rd.

BZAP Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new screened porch addition at the front of the principal structure. The applicant is seeking architectural review and approval to allow a new screened porch addition at the front of the principal structure. The applicant is also seeking an 8.3' variance from Bexley Code Section 1252.15(a) which requires a 30' or average (in this case 39.8') front yard setback; whichever is greater, to allow the screened porch to be constructed 31.5' from the front property line.



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, November 14, 2019 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, December 5, 2019 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.

a. Application No.: ARB-19-14 (BZAP)

Applicant: Amy Lauerhass

Owner: Robert & Rebekah Alt

Location: 2404 Bryden Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage.

BZAP: The applicant is seeking architectural review and approval to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage with a 2nd floor.




The applicant is also seeking two variances from Bexley Code Section 1252.09(R-6) Zoning District. The first variance is from the 35% building lot coverage limit, to allow the building lot coverage to be 39.5%. The 2nd variance is from the required 25 foot setback from the rear property line, to allow the addition to be constructed 9'2" from the rear property line.

The applicant is also requesting approval for a Conditional Use in accordance with Bexley Code Section 1252.17(a)-(g), to allow an In-Law Suite on the 2nd floor of the proposed 3 car garage addition.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal and Accessory
structures and New Principal
Structures that meet 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
2404 BRYDEN RD
Bexley, OH 43209

ARB-19-14

Submitted On: Oct 16, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..
Demolish existing detached garage. Addition of a family room, three-car garage and guest suite to the rear of the house.

Architecture Review	Conditional Use
true	--
Demolition	Planned Unit Dev
--	--
Rezoning	Special Permit
--	--

A.1: Attorney / Agent Information

Agent Name	Agent Address
Amy Lauerhass	753 Francis Ave. Bexley, Ohio 43209
Agent Email	Agent Phone
amy@lauerhassarchitecture.com	614-371-3523
Property Owner Name	Property Owner phone
Rebekah & Robert Alt	603-781-6885

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.
Signed owner permission attached.

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
300000	--
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	true
Variance Review Type	Zoning
Single Family	--
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	Zoning District
Residential	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
50	140
Total Area (SF)	
7018	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1600	1176
Removing (SF)	Type of Structure
--	Attached garage + family room
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	2776

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

Existing Footprint (SF)	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)
--	2776
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
315	0
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
501	--
Total Hardscape (SF)	
816	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
3592	51.2

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
true	House & Garage
Existing Roof Type	New Roof Type
Std. 3-tab Asphalt Shingle	Arch. Dimensional Shingles
New Single Manufacturer	New Roof Style and Color
TBD	Color to match existing

C.1 Architectural Review Worksheet: Windows

Windows	Structure
true	House & Garage
Existing Window Type	Existing Window Materials
Double Hung	Wood
New Window Manufacturer	New Window Style/Mat./Color
Pella	Double Hung; Alum-Clad Wood; White to match existing

C.1 Architectural Review Worksheet: Doors

Doors	Structure
true	House & Garage
Existing Entrance Door Type	Existing Garage Door Type
Wood	Wood

Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

French & Entry, as shown on elevations

Proposed Door Color

White to match existing

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

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

To Match Existing

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

To Match Existing

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**

true

Existing Finishes

Other

Other Existing Finishes

Brick & Siding

Existing Finishes Manufacturer, Style, Color

Red Brick & White Vinyl Siding

Proposed Finishes

Other

Other Proposed Finishes

Brick & Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Brick to match existing on base of new garage; Fiber cement siding in white - match existing exposure

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

--

E.1 Variance Worksheet**Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.**

Requesting two variances. First, to allow the Building Cover to be 39.5%, in lieu of the 35% allowed. Second, to allow the addition to project into the rear yard setback. The proposed rear yard setback will be 9'-2" & 11'-8", in lieu of the 25'-0" required.

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 homeowner would like to create a home in which they can accommodate multi-generational living. The idea would be to first have a college-age son living in the space above the garage, and then have an aging parent move into the space later on. If we detached the garage, we would not be permitted to put a dwelling unit above.

2. Is the variance substantial? Please describe.

The 4.5% building cover variance is not substantial. The lot is fenced on all sides, and no one but the homeowner will realize the smaller back yard. Plus, the family room addition is a one-story section that will be much lower than the garage or the existing house. The northern line of the new garage is in the same place as the existing detached garage is now. Although the new garage is two-story, the massing is much lower than the primary section of the residence, and the third bay is set even lower to further break down the massing.

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.

The homeowner wants to provide sufficient off-street parking for the residents of the home, as well as guests. Every other homeowner on this block of Bryden has a driveway except this house. Recently, neighbors have gotten upset multiple times due to cars parked on the street. The property owners want to be good neighbors and respect the idea of no street parking.

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.

No.

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

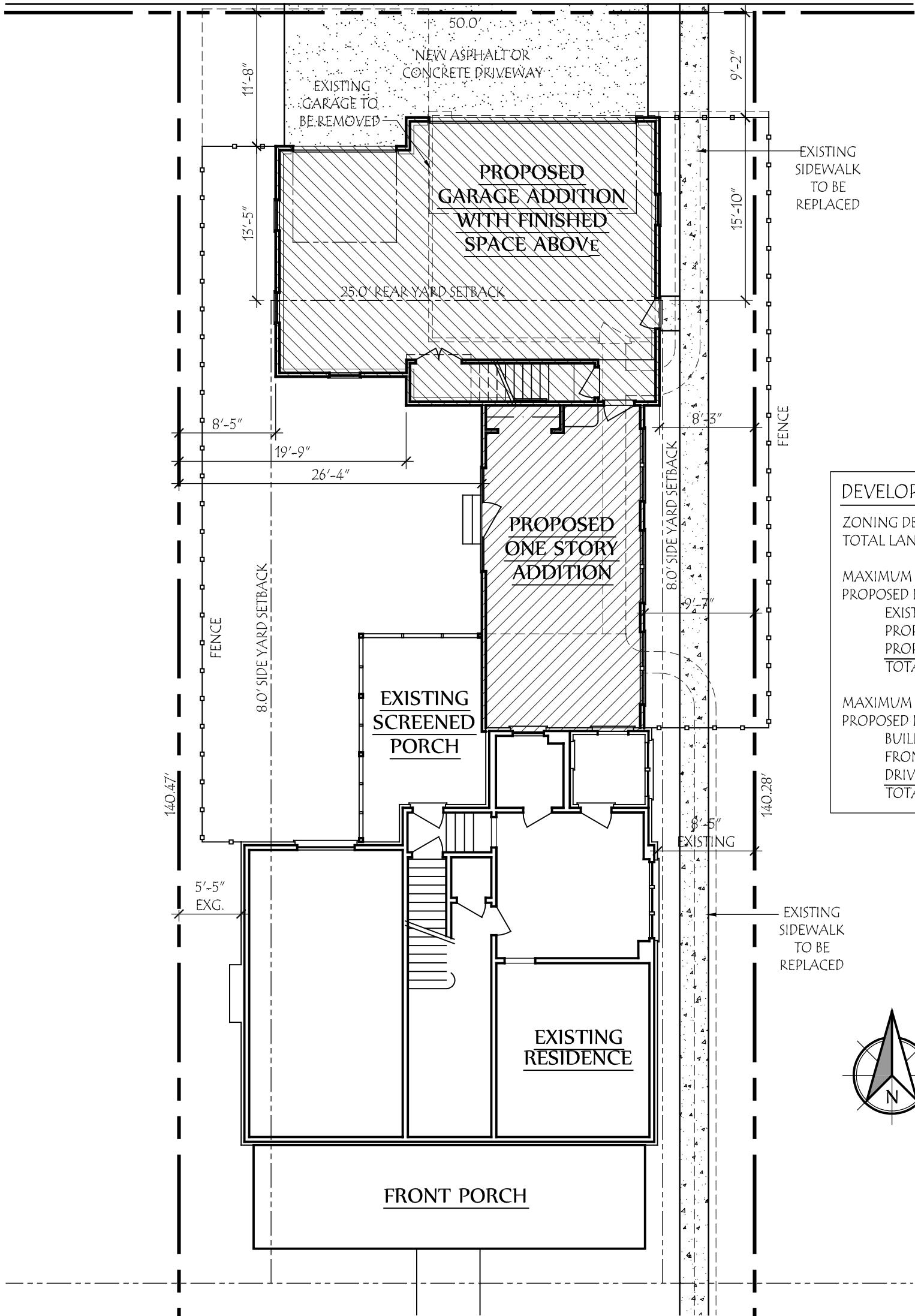
No, they cannot accommodate an additional family dwelling unit.

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

Due to existing circumstances described above, the homeowner believes it is.

ADDITION & RENOVATION FOR:
Rebekah & Robert Alt
2404 BRYDEN ROAD
BEXLEY, OHIO 43209

ALLEY
(15' R.O.W.)



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7018 SF
MAXIMUM BUILDING COVER	35 % = 2456 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 1600 SF
PROPOSED GARAGE ADDITION	= 776 SF
PROPOSED FAMILY ROOM ADD.	= 400 SF
TOTAL BUILDING COVER	39.5 % = 2776 SF
MAXIMUM DEVELOP. COVER	60 % = 4210 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2776 SF
FRONT & SIDE SIDEWALKS	= 501 SF
DRIVEWAY	= 315 SF
TOTAL	51.2% = 3592 SF



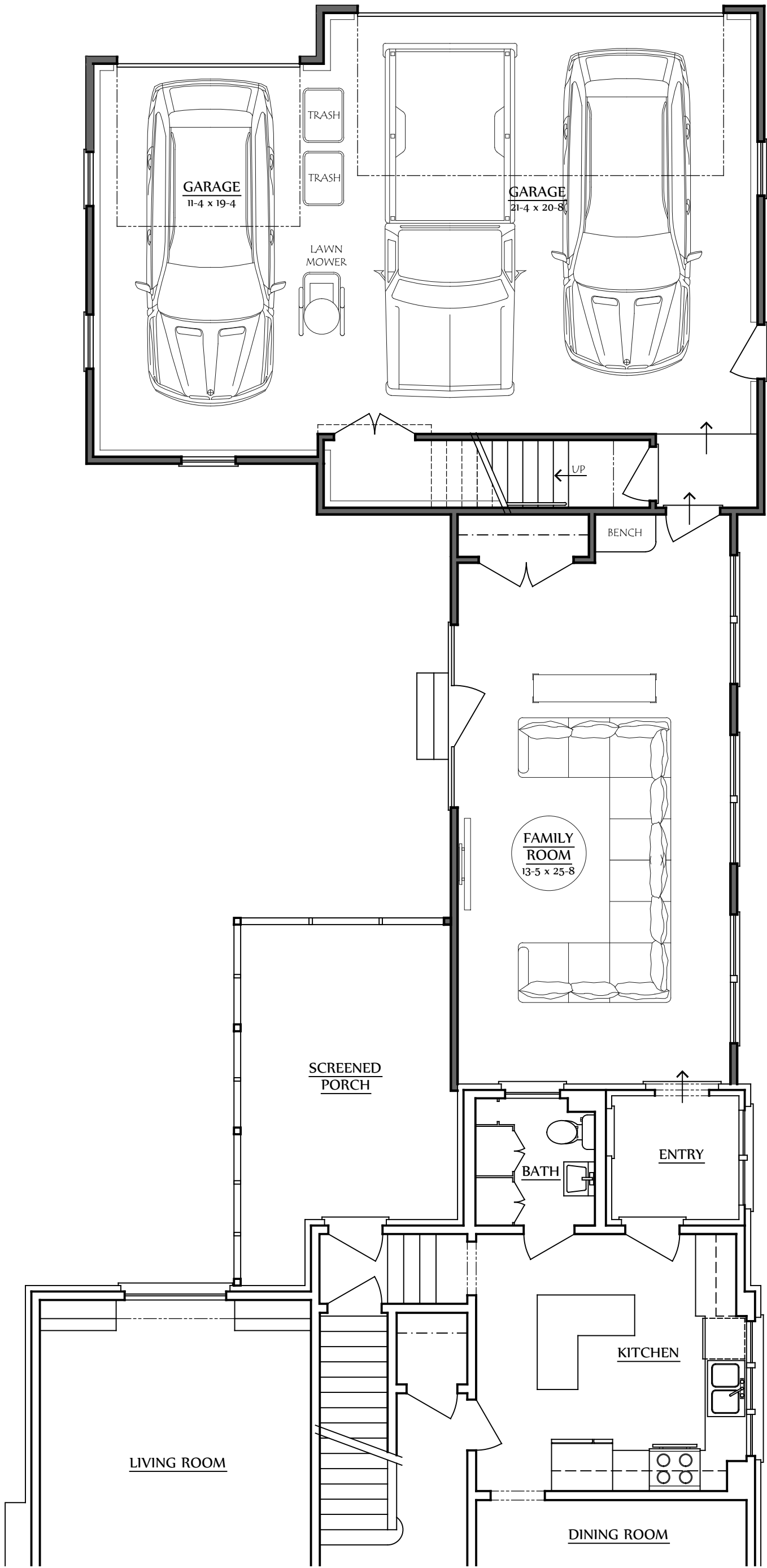
Site Plan
SCALE: 1" = 10'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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Date:
16 Oct 2019

Project Number:
19-035

Drawing Title:
First Floor Plan

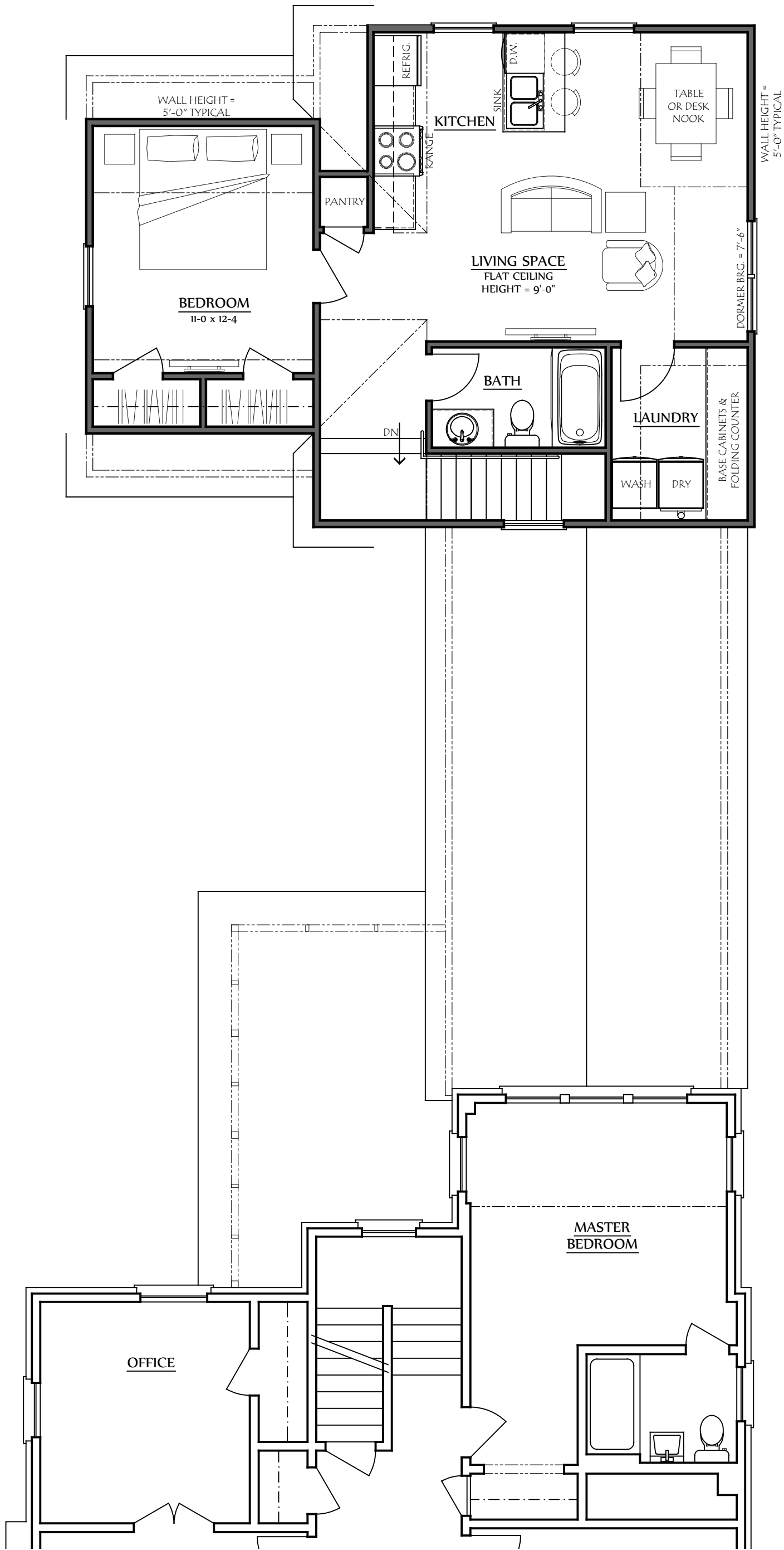
Project Name:
The Alt Residence

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

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Project Number:
19-035

Drawing Title:
Second Floor Plan

Project Name:
The Alt Residence

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

Sheet Number:
A-2



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RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Project Number:
19-035

Drawing Title:
East Elevation

Project Name:
The Alt Residence

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

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Drawing Title:
West Elevation

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

Project Number:
19-035

Project Name:
The Alt Residence

Sheet Number:
A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Drawing Title:
North Elevation

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

Project Number:
19-035

Project Name:
The Alt Residence

Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



NORTHWEST ELEVATION
SOUTH ELEVATION



EAST ELEVATION



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Date:
16 Oct 2019

Project Number:
19-035

Drawing Title:
Existing Photos

Project Name:
The Alt Residence

Scale:
n/a

Sheet Number:
A-6



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
21 Nov 2019

Drawing Title:
East Elevation

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

Project Number:
19-035

Project Name:
The Alt Residence

Sheet Number:
A-3



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date:
21 Nov 2019

Project Number:
19-035

Drawing Title:
West Elevation

Project Name:
The Alt Residence

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

Sheet Number:
A-4



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RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Drawing Title:
North Elevation

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

Project Number:
19-035

Project Name:
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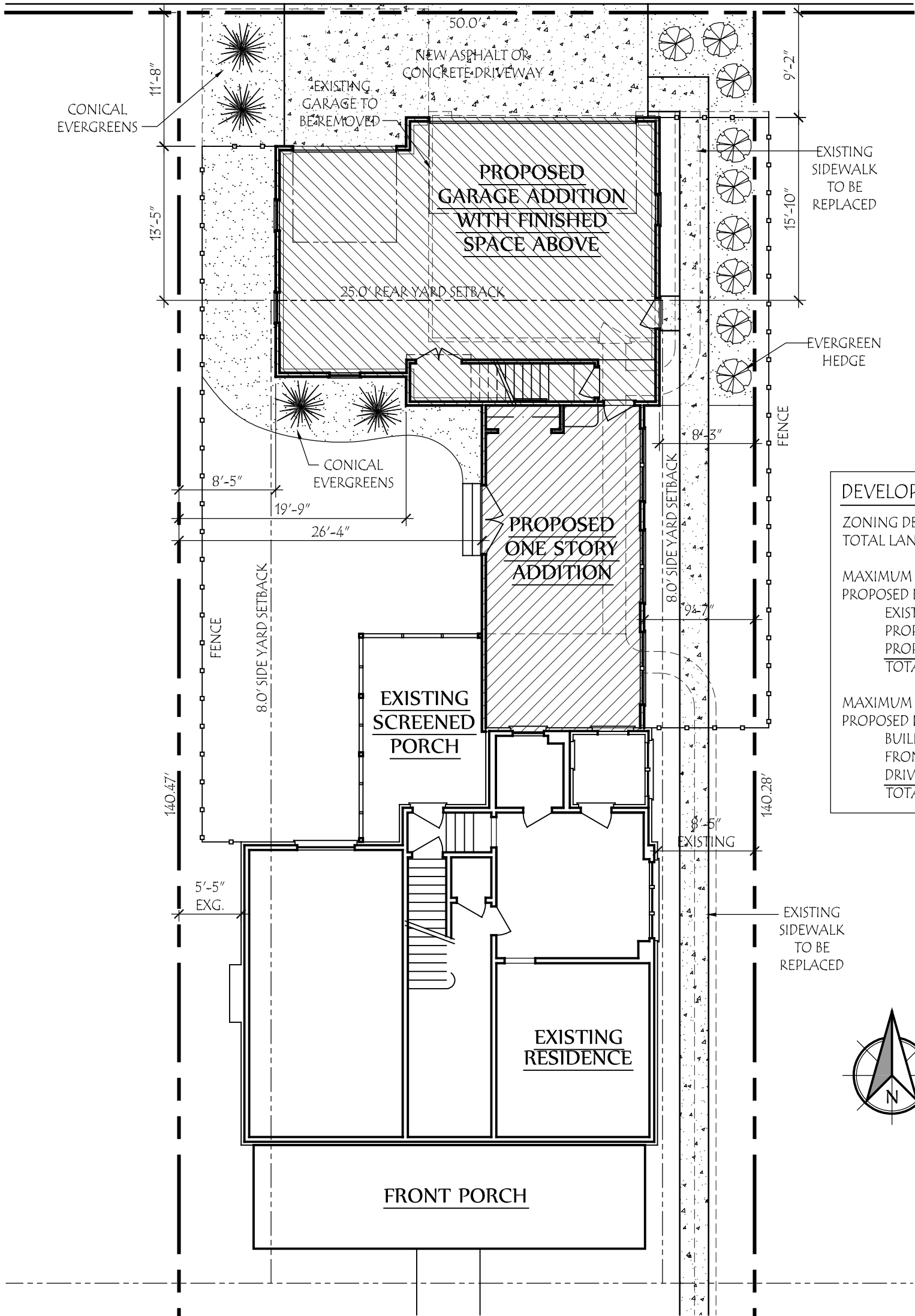
Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

ADDITION & RENOVATION FOR:
Rebekah & Robert Alt
2404 BRYDEN ROAD
BEXLEY, OHIO 43209

ALLEY
(15' R.O.W.)



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
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MAXIMUM BUILDING COVER	35 % = 2456 SF
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EXISTING HOUSE + PORCH	= 1600 SF
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Site Plan
SCALE: 1" = 10'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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Owner: David Hodge & Lindsay Helman-Hodge

Location: 211 S. Ardmore

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BZAP: The applicant is seeking architectural review and approval to allow a screened porch addition on the rear of the principal structure, and dormer additions to the existing detached garage.

The applicant is also seeking two variances. The first a variance from Bexley Code Section 1252.10(a)(1), which requires a 20' setback from the street side property for lots 50' – 100' in width, to allow a screened porch addition at the rear of the principal structure to be constructed 14'8" from the street side property. The additional variance request is from Bexley code sections 1252.15(e), which limits a detached garage to 1-story and 1252.15 (g) which requires a 3' setback from the side and rear property lines, to allow a 2nd floor in the existing garage and includes adding dormers to the 2nd floor of the existing non-conforming garage that is located 2'8" from the north side property line and 2' 7" from the rear (west) property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

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structures and New Principal
Structures that meet the Zoning Code)
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month (except December) applications
are due 4 weeks prior.

Applicant
 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com

Location
211 ARDMORE RD
Bexley, OH 43209

ARB-19-13

Submitted On: Oct 16, 2019

A.1: Project Information

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

Addition of a screened porch to the rear of the house; Addition of a home-office space above the existing detached garage

Architecture Review	Conditional Use
true	--
Demolition	Planned Unit Dev
--	--
Rezoning	Special Permit
--	--

A.1: Attorney / Agent Information

Agent Name	Agent Address
Amy Lauerhass	753 Francis Ave. Bexley, Ohio 43209
Agent Email	Agent Phone
amy@lauerhassarchitecture.com	614-371-3523
Property Owner Name	Property Owner phone
David Hodge & Lindsay Helman-Hodge	614-537-3616

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.
Signed owner permission attached.

A.2: Fee Worksheet

Estimated Valuation of Project	Minor Architectural Review
100000	--
Major Architectural Review	Variance Review - Fill out a BZAP Application instead.
true	true
Variance Review Type	Zoning
Single Family	--
Zoning Review Type	Sign Review and Architectural Review for Commercial Projects

11/7/2019	
Rezoning	--
Review Type	Appeal of ARB decision to BZAP
--	--
Appeal of BZAP decision to City Council	
--	

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)
51.18	150
Total Area (SF)	
7677	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1689	220
Removing (SF)	Type of Structure
--	Screened Porch
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	1909

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

Existing Footprint (SF)	Proposed Addition (SF)
508	0
New Structure Type	Ridge Height
--	20'-0"
Proposed New Structure (SF)	Is there a 2nd Floor
--	Yes
2nd Floor SF	Total of all garage and accessory structures (SF)
295	508
Total building lot coverage (SF)	Total building lot coverage (% of lot)

11/7/2019

2417

31.5

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1190

Existing Private Sidewalk (SF)

100

Total Hardscape (SF)

1547

Existing Patio (SF)

257

Proposed Additional Hardscape (SF)

0

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3964

Total overall lot coverage (% of lot)

57.6

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Existing Roof Type

Clay Tile

New Single Manufacturer

To Match Existing

Structure

House & Garage

New Roof Type

Clay Tile

New Roof Style and Color

Clay Tile on Screened Porch; Tile OR Shingles on Garage

C.1 Architectural Review Worksheet: Windows

Windows

true

Existing Window Type

Casement

New Window Manufacturer

Pella

Structure

Garage Only

Existing Window Materials

Wood

New Window Style/Mat./Color

Casement with Prairie Grids; White to match existing

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

House & Garage

Existing Entrance Door Type

Fiberglass

Door Finish

Painted

Proposed Door Style

French on house; half-lite on garage

Existing Garage Door Type

Fiberglass

Proposed Door Type

Alum-Clad wood on house; fiberglass on garage

Proposed Door Color

White to match existing

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

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Profiles to match existing

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Profiles to match existing

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**

true

Existing Finishes

Brick

Existing Finishes Manufacturer, Style, Color

Existing brick on first floor of garage to remain

Proposed Finishes

Other

Other Proposed Finishes

Upper area to be fiber cement horizontal siding

Proposed Finishes Manufacturer, Style, Color

Porch foundation to be brick

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

--

E.1 Variance Worksheet

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

Screened Porch: Side yard setback of 14'-8" in lieu of required 18'-0" setback on corner lot; Existing garage from property lines to be 2'-8" from property line on north side, and 2'-7" from property line on west (alley) side

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.

Existing garage is brick and in great shape. We want to maintain the existing garage.

For the screened porch, if we do a similar sized porch behind the side yard setback line, it would be too close to the garage.

2. Is the variance substantial? Please describe.

We feel they are not. The garage is only a 4" or 5" variance in each direction. The screened porch will sit 1'-4" further from the side yard setback line than the current family room addition sits, and 2'-8" further back than the main house sits.

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 screened porch addition will sit behind an existing fence, as well as substantial landscaping, and will not be visible from the street. The garage is surrounded by other detached garages with gables, and is not above the required 20' ridge height.

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 do not know if they were aware of the garage height restriction, or the special side yard setback for a corner lot.

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

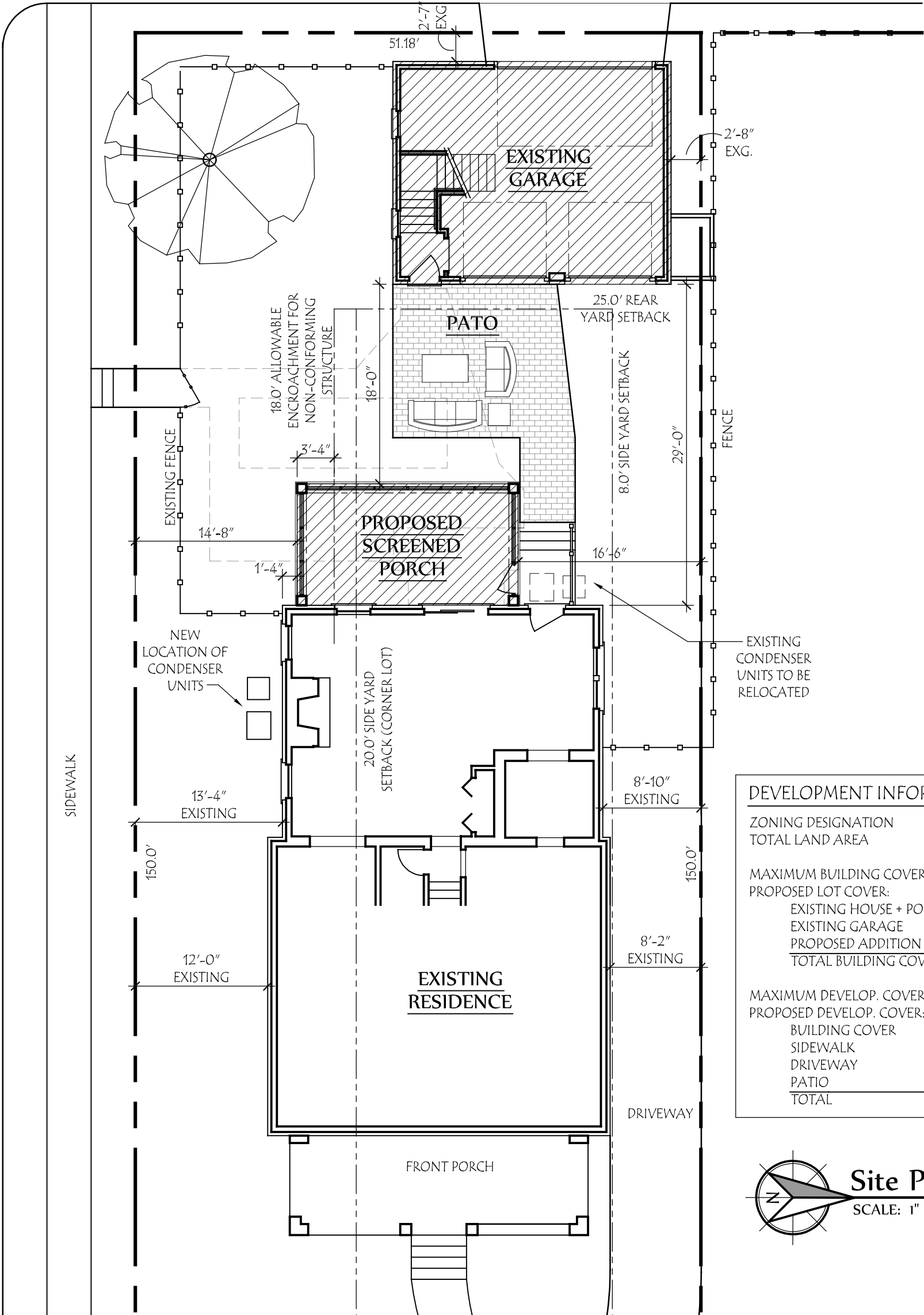
The garage cannot, due to its existing location. And due to that location, the screened porch cannot either.

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

I believe so. This is a narrow lot with a largely non-conforming house. The screened porch sits back further, so we will not impede on the surrounding neighborhood. For the garage, we are trying to maintain the charm of the existing brick garage by leaving it intact, and renovating it to provide more space.

ADDITION & RENOVATION FOR:
Lindsay & David Hodge
211 S. ARDMORE ROAD
BEXLEY, OHIO 43209

ALLEY
(20' R.O.W.)

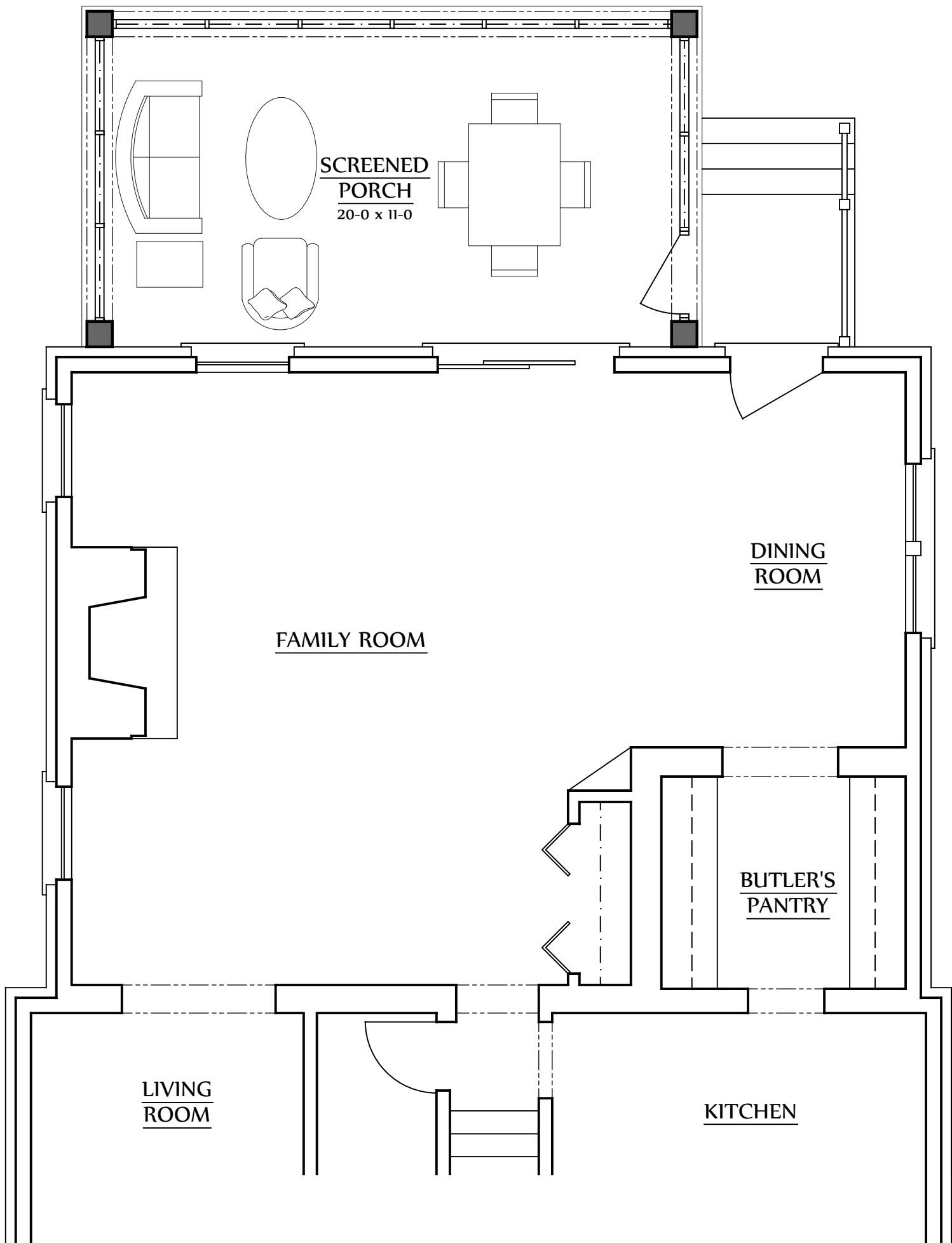


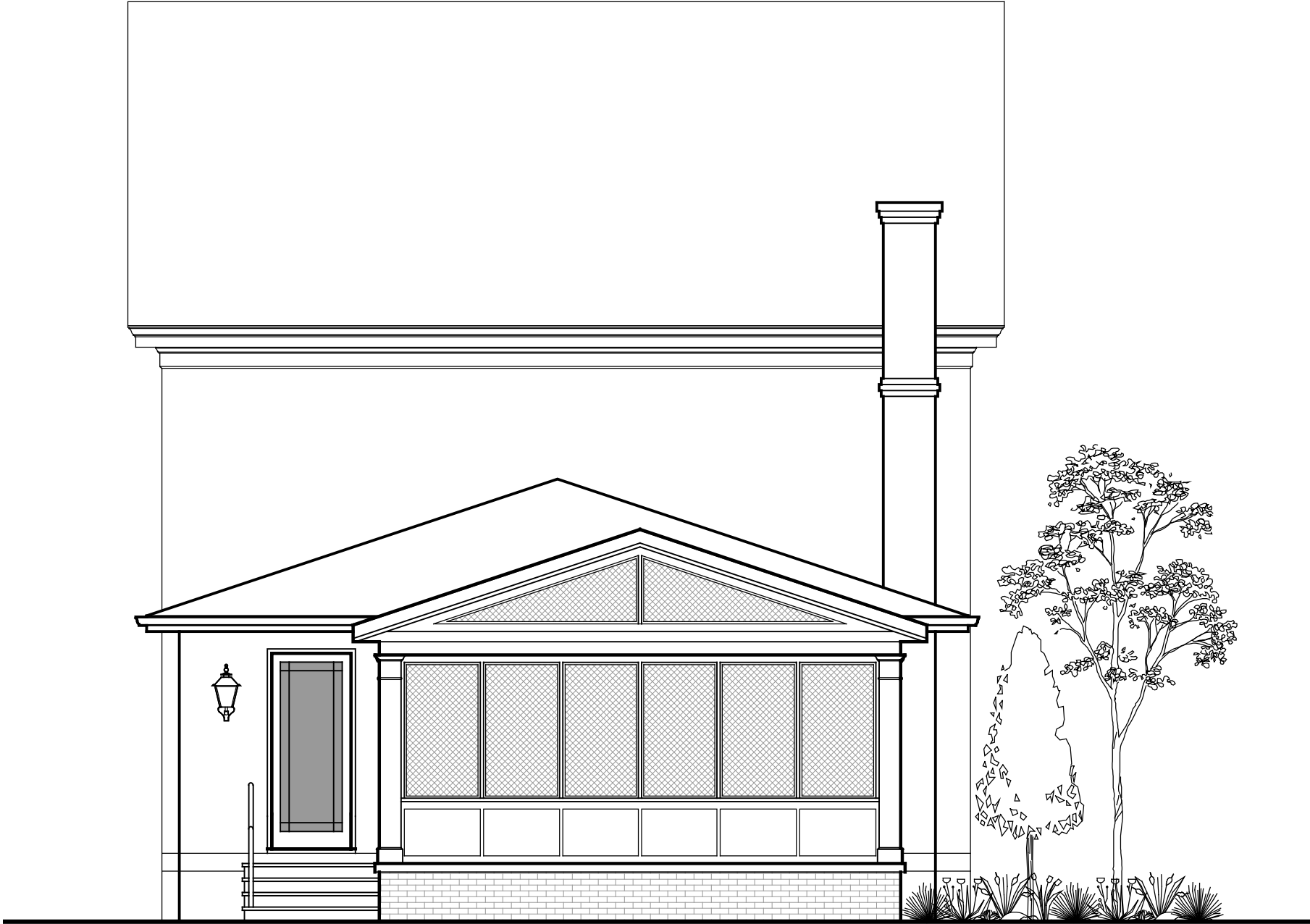
DEVELOPMENT INFORMATION		
ZONING DESIGNATION	= R-6	
TOTAL LAND AREA	= 7677 SF	
MAXIMUM BUILDING COVER	35%	= 2687 SF
PROPOSED LOT COVER:		
EXISTING HOUSE + PORCH		= 1689 SF
EXISTING GARAGE		= 508 SF
PROPOSED ADDITION		= 220 SF
TOTAL BUILDING COVER	31.5 %	= 2417 SF
MAXIMUM DEVELOP. COVER	60%	= 4606 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 2417 SF
SIDEWALK		= 100 SF
DRIVEWAY		= 1190 SF
PATIO		= 257 SF
TOTAL	57.6%	= 3964 SF





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





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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
16 Oct 2019

Drawing Title:
Rear Elevation

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

Project Number:
19-052

Project Name:
The Hodge Residence

Sheet Number:
A-2



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Drawing Title:
Side Elevations

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

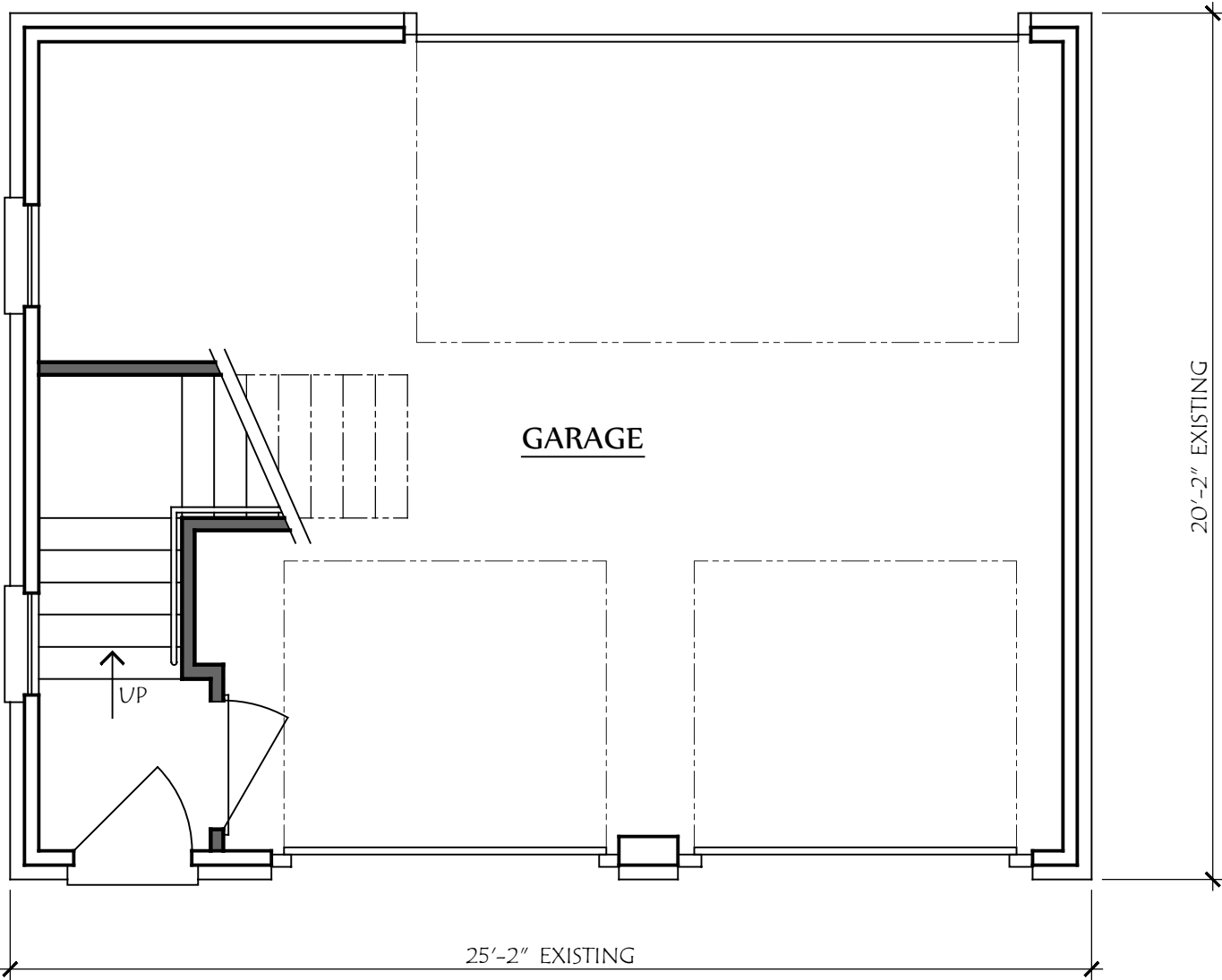
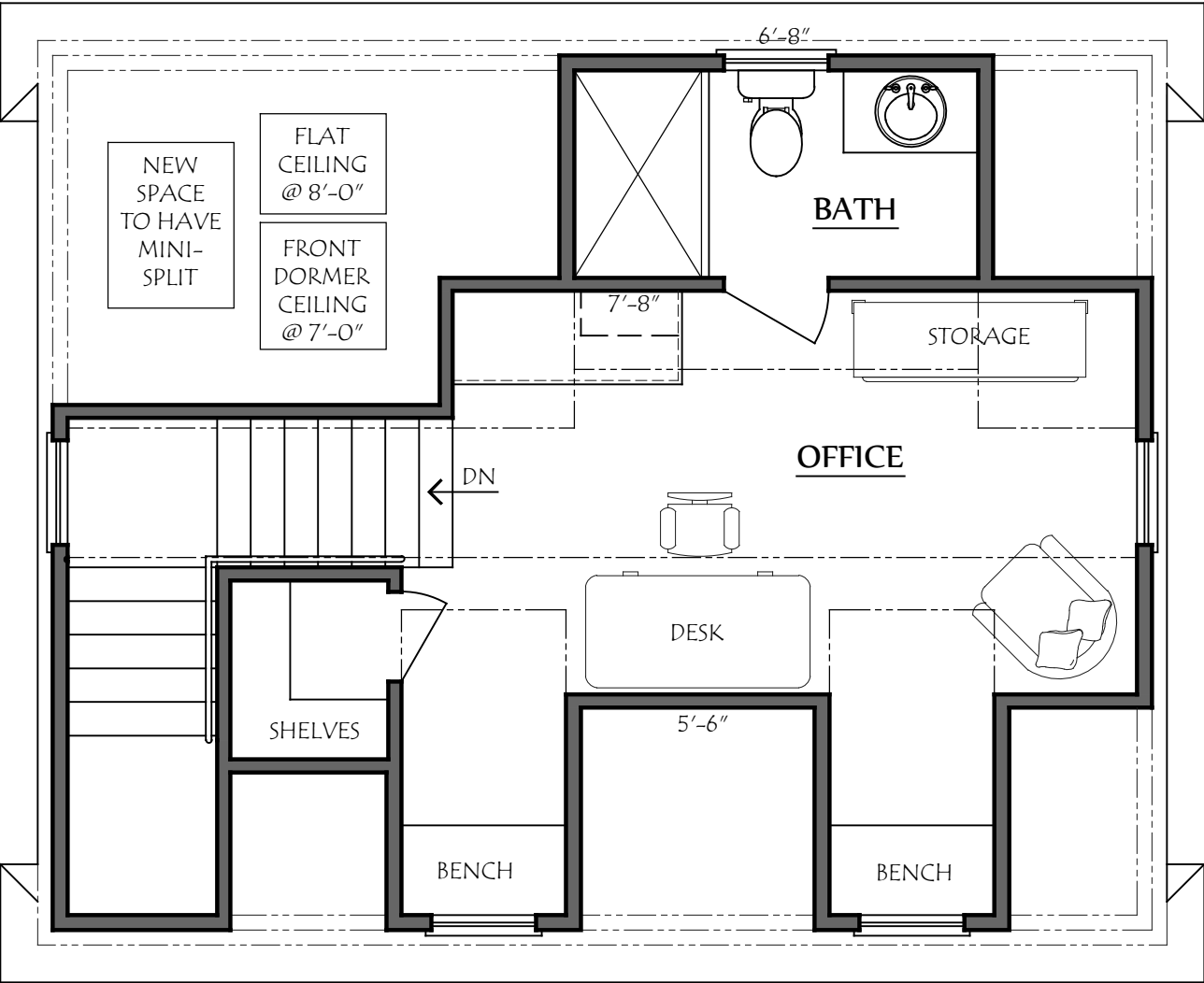
Project Number:
19-052

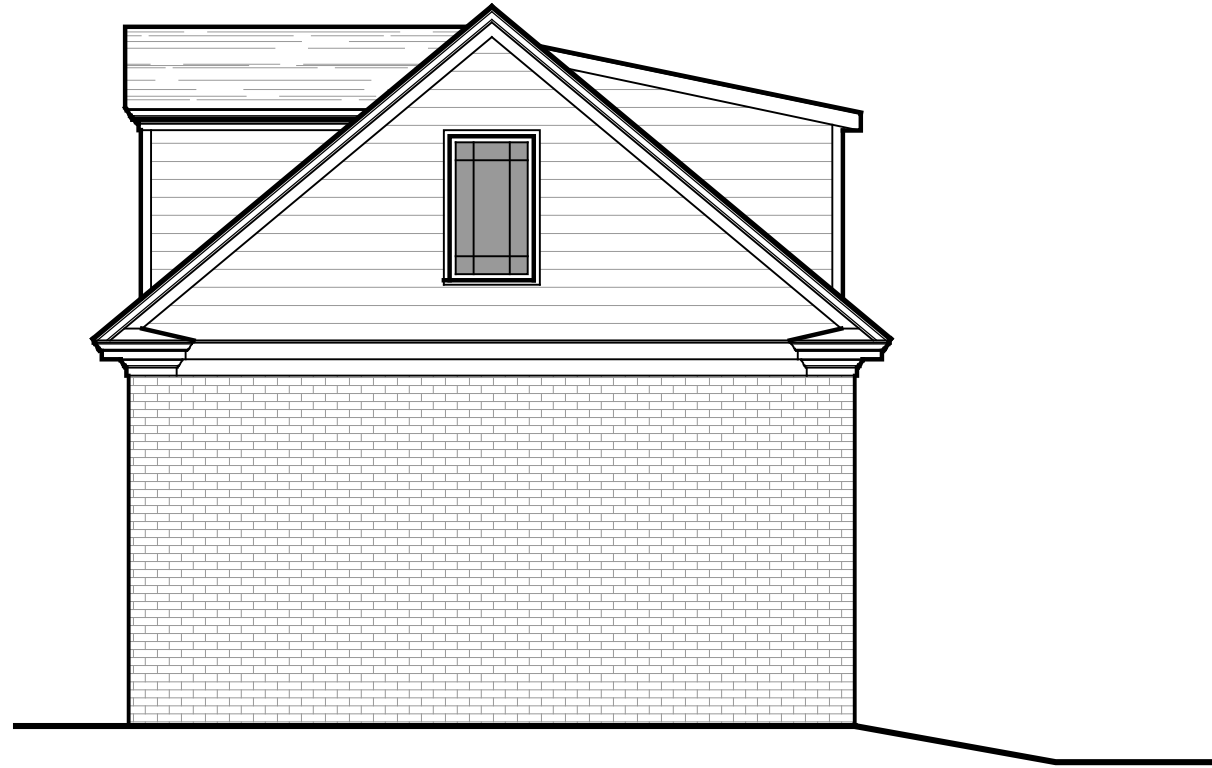
Project Name:
The Hodge Residence

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME





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Date:
16 Oct 2019

Project Number:
19-052

Drawing Title:
Garage Elevations

Project Name:
The Hodge Residence

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

Sheet Number:
A-5



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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Date:
16 Oct 2019

Drawing Title:
Exg. Photos: House

Scale:
n/a

Project Number:
19-032

Project Name:
The Hodge Residence

Sheet Number:
A-6



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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Date:
16 Oct 2019

Drawing Title:
Exg. Photos: Garage

Scale:
n/a

Project Number:
19-052

Project Name:
The Hodge Residence

Sheet Number:
A-7



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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, November 14, 2019 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, December 5, 2019 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.

a. Application No.: ARB-19-13 (BZAP)

Applicant: Amy Lauerhass

Owner: David Hodge & Lindsay Helman-Hodge

Location: 211 S. Ardmore

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a screened porch addition on the rear of the principal structure, and dormer additions to the existing detached garage.

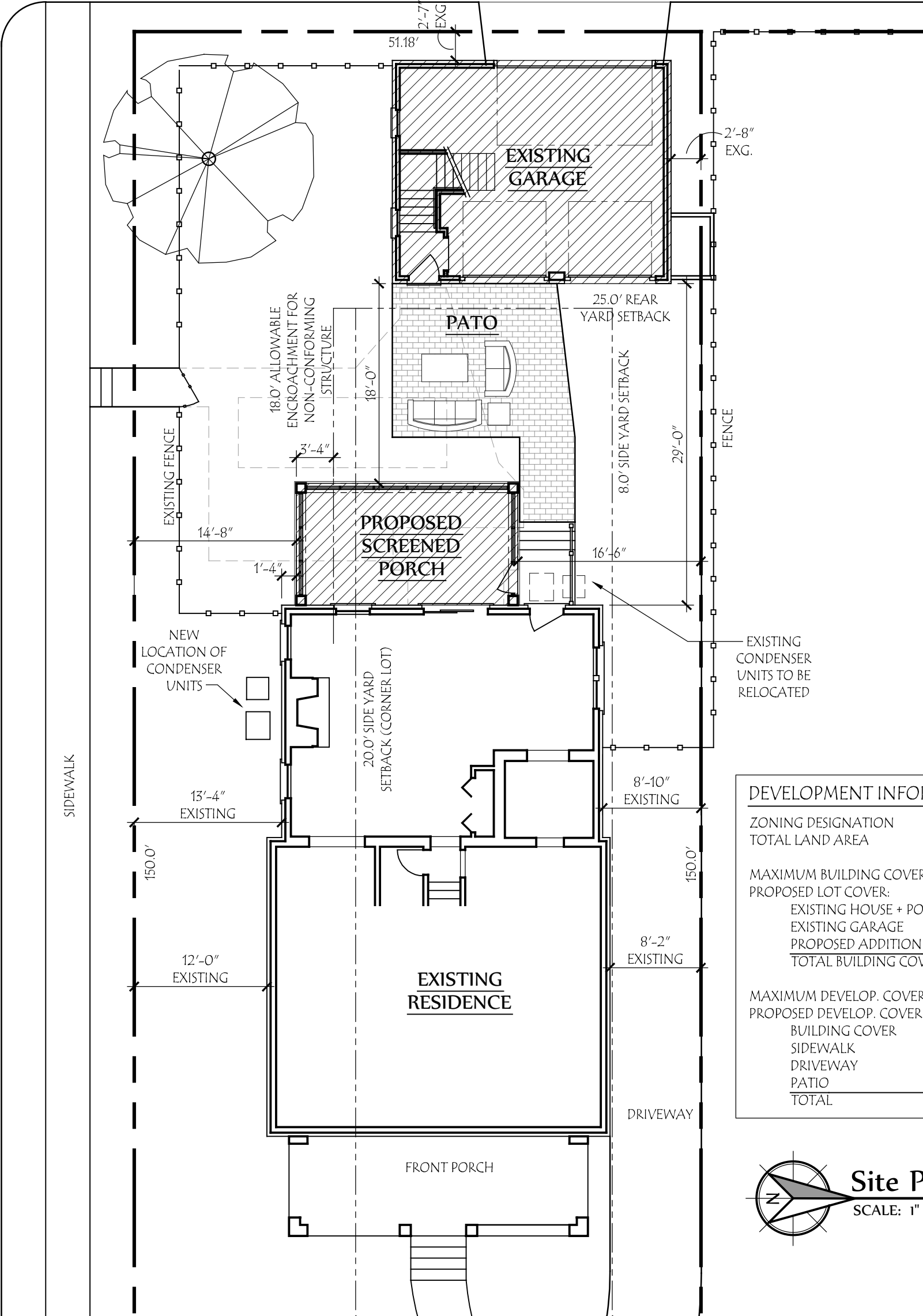
BZAP: The applicant is seeking architectural review and approval to allow a screened porch addition on the rear of the principal structure, and dormer additions to the existing detached garage.

The applicant is also seeking two variances. The first a variance from Bexley Code Section 1252.10(a)(1), which requires a 20' setback from the street side property for lots 50' – 100' in width, to allow a screened porch addition at the rear of the principal structure to be constructed 14'8" from the street side property. The additional variance request is from Bexley code sections 1252.15(e), which limits a detached garage to 1-story and 1252.15 (g) which requires a 3' setback from the side and rear property lines, to allow a 2nd floor in the existing garage and includes adding dormers to the 2nd floor of the existing non-conforming garage that is located 2'8" from the north side property line and 2' 7" from the rear (west) property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240. Mailed by: 10-31-2019

ADDITION & RENOVATION FOR:
Lindsay & David Hodge
211 S. ARDMORE ROAD
BEXLEY, OHIO 43209

ALLEY
(20' R.O.W.)

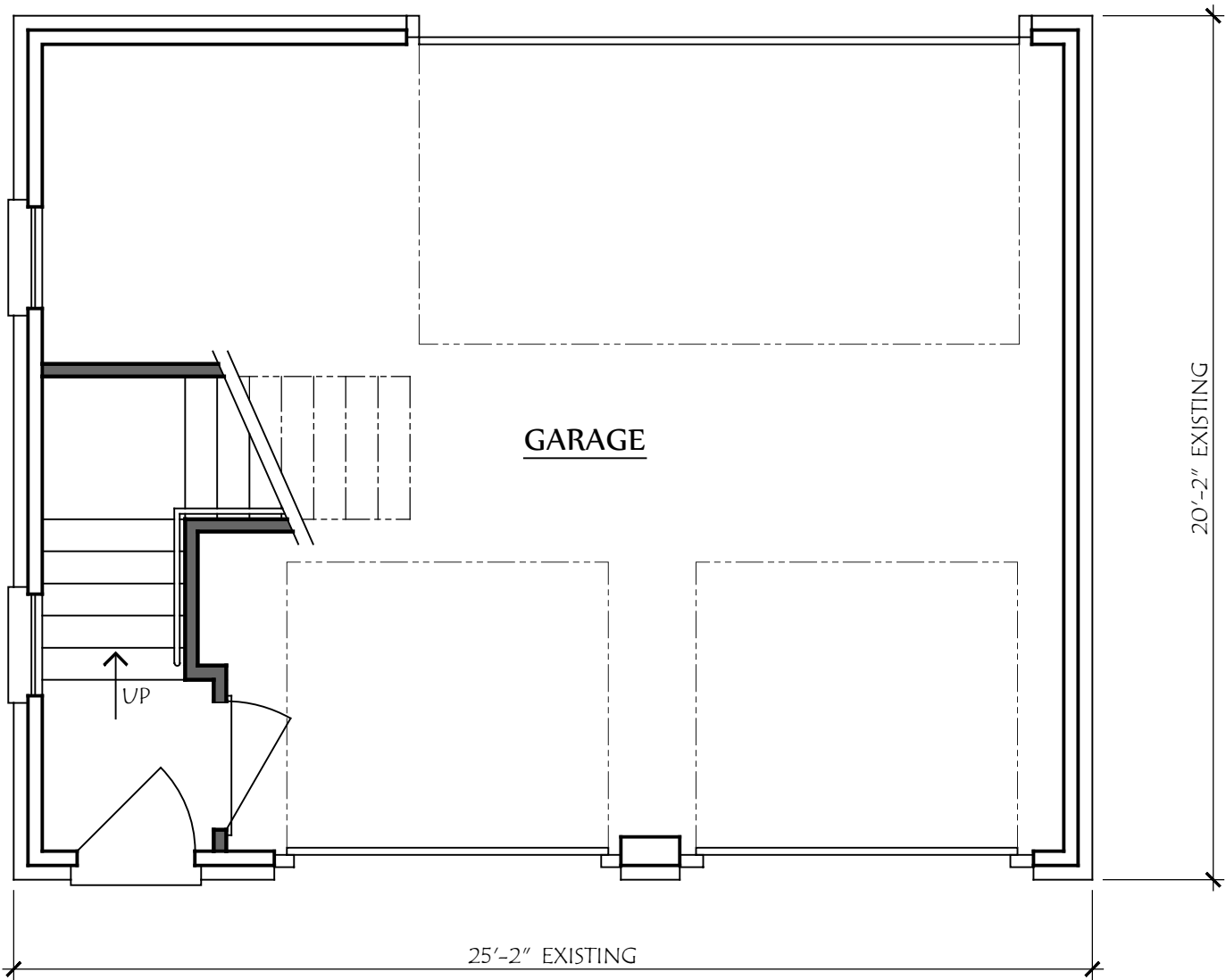
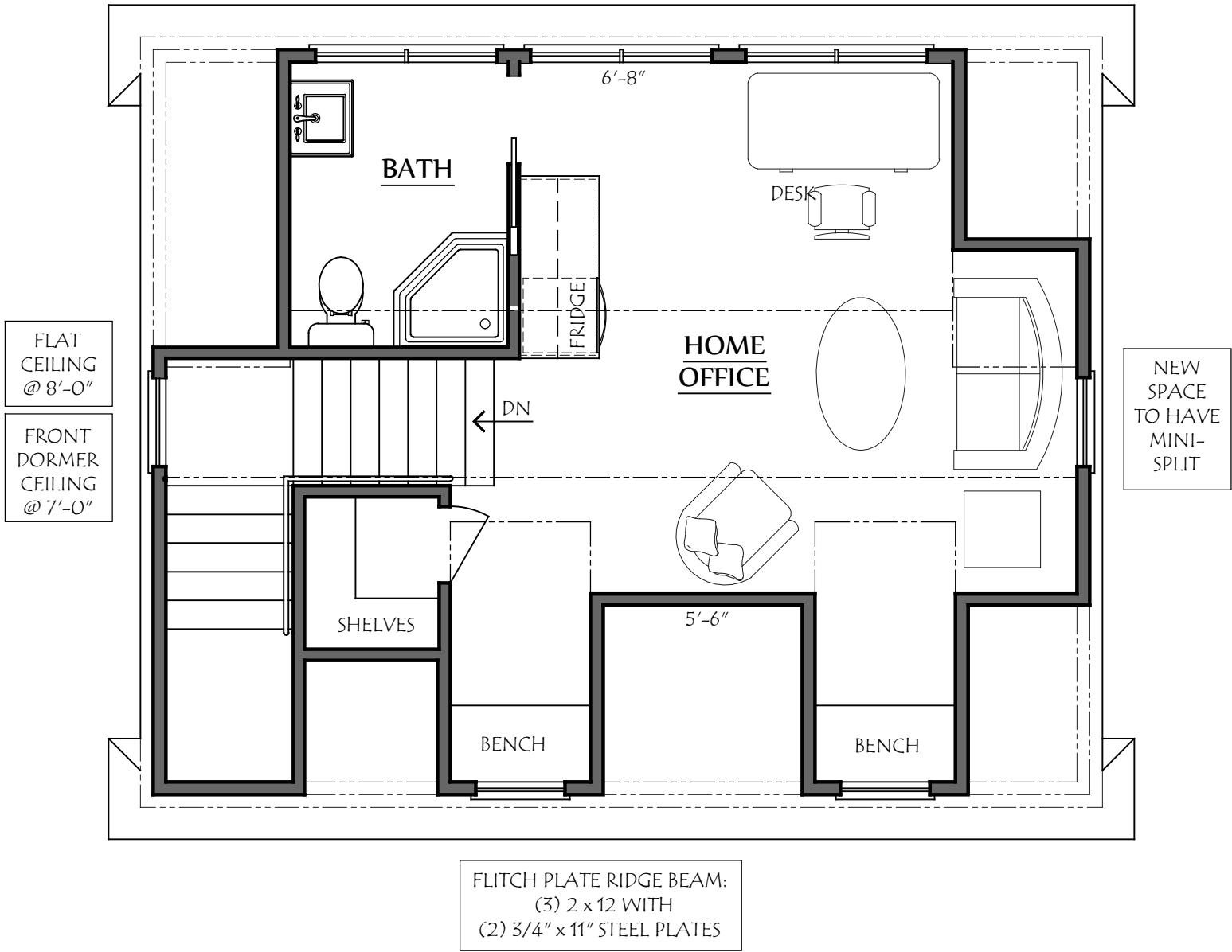


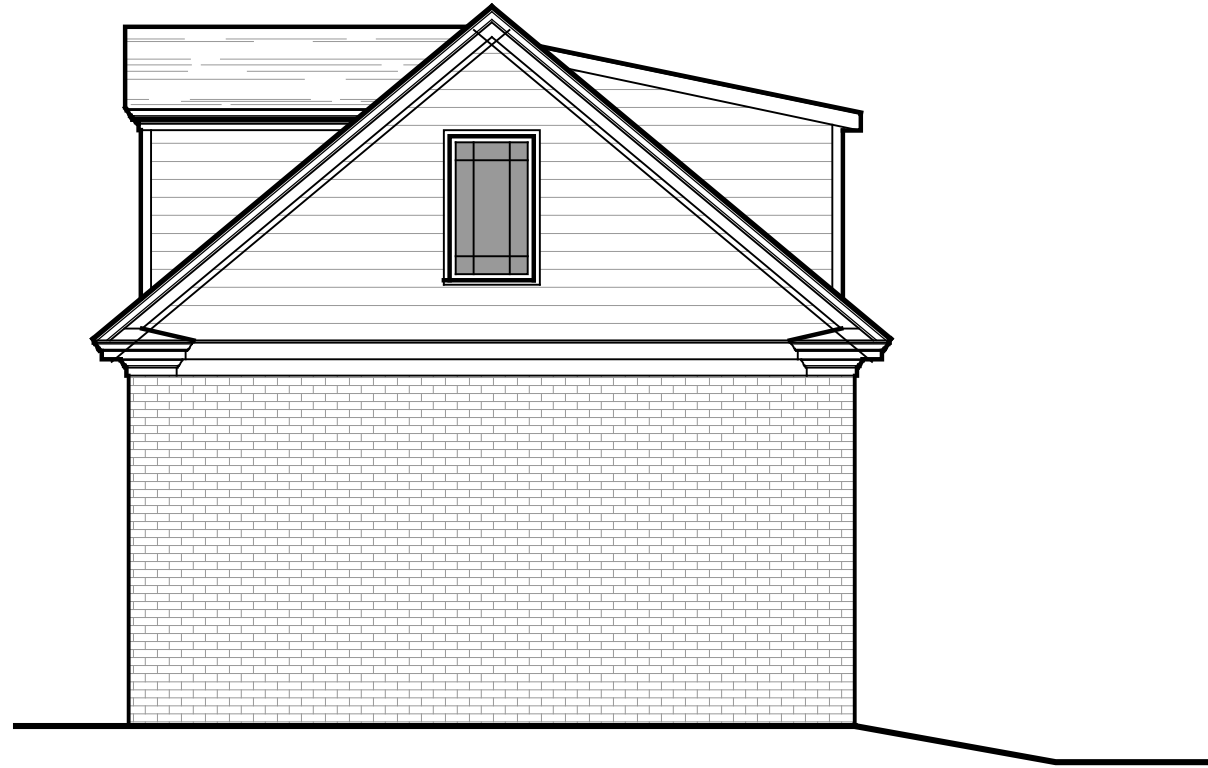
DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7677 SF
MAXIMUM BUILDING COVER	35% = 2687 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 1689 SF
EXISTING GARAGE	= 508 SF
PROPOSED ADDITION	= 220 SF
TOTAL BUILDING COVER	31.5 % = 2417 SF
MAXIMUM DEVELOP. COVER	60% = 4606 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2417 SF
SIDEWALK	= 100 SF
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TOTAL	57.6% = 3964 SF




Lauerhass Architecture
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Date:
20 Nov 2019

Project Number:
19-052

Drawing Title:
Garage Elevations

Project Name:
The Hodge Residence

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

Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



PUBLIC NOTICE
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BOARD OF ZONING AND PLANNING

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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.

a. Application No.: BZAP-19-16

Applicant: Brenda Ruf – Dave Fox Remodeling
Owner: Audrey & Tyler Stanley
Location: 177 N. Ardmore Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new screened porch addition at the front of the principal structure.

BZAP: The applicant is seeking architectural review and approval to allow a new screened porch addition at the front of the principal structure. The applicant is also seeking an 8.3' variance from Bexley Code Section 1252.15(a) which requires a 30' or average (in this case 39.8') front yard setback; whichever is greater, to allow the screened porch to be constructed 31.5' from the front property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

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

Applicant
 Dave Fox Remodeling
 614-459-7211 ext. 15
 bruf@davefox.com

Location
177 N ARDMORE RD
Bexley, OH 43209

BZAP-19-16

Submitted On: Oct 16, 2019

A.1: Project Information

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

Addition of a screened porch to the front of the home

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Front Screened Porch Addition

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

Brenda Ruf

Agent Address

3505 W. Dublin Granville Rd.

Agent Email

bruf@davefox.com

Agent Phone

614-459-7211 x 15

A.2: Fee Worksheet

Estimated Valuation of Project

40000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

false

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

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

Residential

Zoning District

--

Use Classification

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

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

50

Depth (ft)

142

Total Area (SF)

7100

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

1504

Proposed Addition (SF)

156

Removing (SF)

0

Type of Structure

Brick home

Proposed New Primary Structure or Residence (SF)

1660

Total Square Footage

2886

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

1504

Proposed Addition (SF)

156

New Structure Type

Screened Porch

Ridge Height

13'

Proposed New Structure (SF)

156

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

360

Total building lot coverage (SF)

2020

Total building lot coverage (% of lot)

29

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1315	516
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
162	0
Total Hardscape (SF)	
1993	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
4013	58

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
true	House or Principal Structure
Existing Roof Type	New Roof Type
Arch. Dimensional Shingles	Arch. Dimensional Shingles
New Single Manufacturer	New Roof Style and Color
To match existing	Hip roof to match existing

C.1 Architectural Review Worksheet: Windows

Windows	Structure
--	--
Existing Window Type	Existing Window Materials
--	--
New Window Manufacturer	New Window Style/Mat./Color
--	--

C.1 Architectural Review Worksheet: Doors

Doors	Structure
true	House or Principal Structure
Existing Entrance Door Type	Existing Garage Door Type
Wood	--
Door Finish	Proposed Door Type
Stained	Adding wood screened door to porch from exterior

Proposed Door Style	Proposed Door Color
Wood full length screened door per drawing	Painted to match existing trim

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
true	--
Proposed New Door Trim	Existing Window Trim
Wood	Wood
Proposed New Window Trim	Trim Color(s)
Wood	to match existing
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, Stucco, and Wood	--
Proposed Finishes	Other Proposed Finishes
Other	Wood and stucco
Proposed Finishes Manufacturer, Style, Color	
To match existing	

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
--	--

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

--

E.1 Variance Worksheet

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

The current residence sits at the average front setback of the surrounding houses. Proposal is to add a screened porch to the front of the house that may encroach into the average setback.

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.

Variance would add living space and property value to the existing home. The space is currently vegetation.

2. Is the variance substantial? Please describe.

approximately 7'

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.

The porch addition will be similar in style to front porches in the neighborhood. Materials used will match existing house in color and texture. The majority of the porch addition will be screen material thereby maintaining open sight lines.

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.

Unknown

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

No

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

The addition that will encroach will not be a conditioned space. The majority of vertical planes will be open screening and not solid, maintaining the open view of 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?

--

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.

--

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.

--

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.

--

F.3 Fence Variance Worksheet

Front Yard Restrictions

--

Fences Adjacent to Commercial Districts

--

Require Commercial Fences Adjacent to Residential Districts

--

F.3 Fence Variance Worksheet: Front Yard Restrictions

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

--

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.

--

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. Recommended sources include ownership records, a letter from the Bexley Historical Society, etc.

--

Is your property architecturally significant? Please attached supporting documentation. Recommended 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.

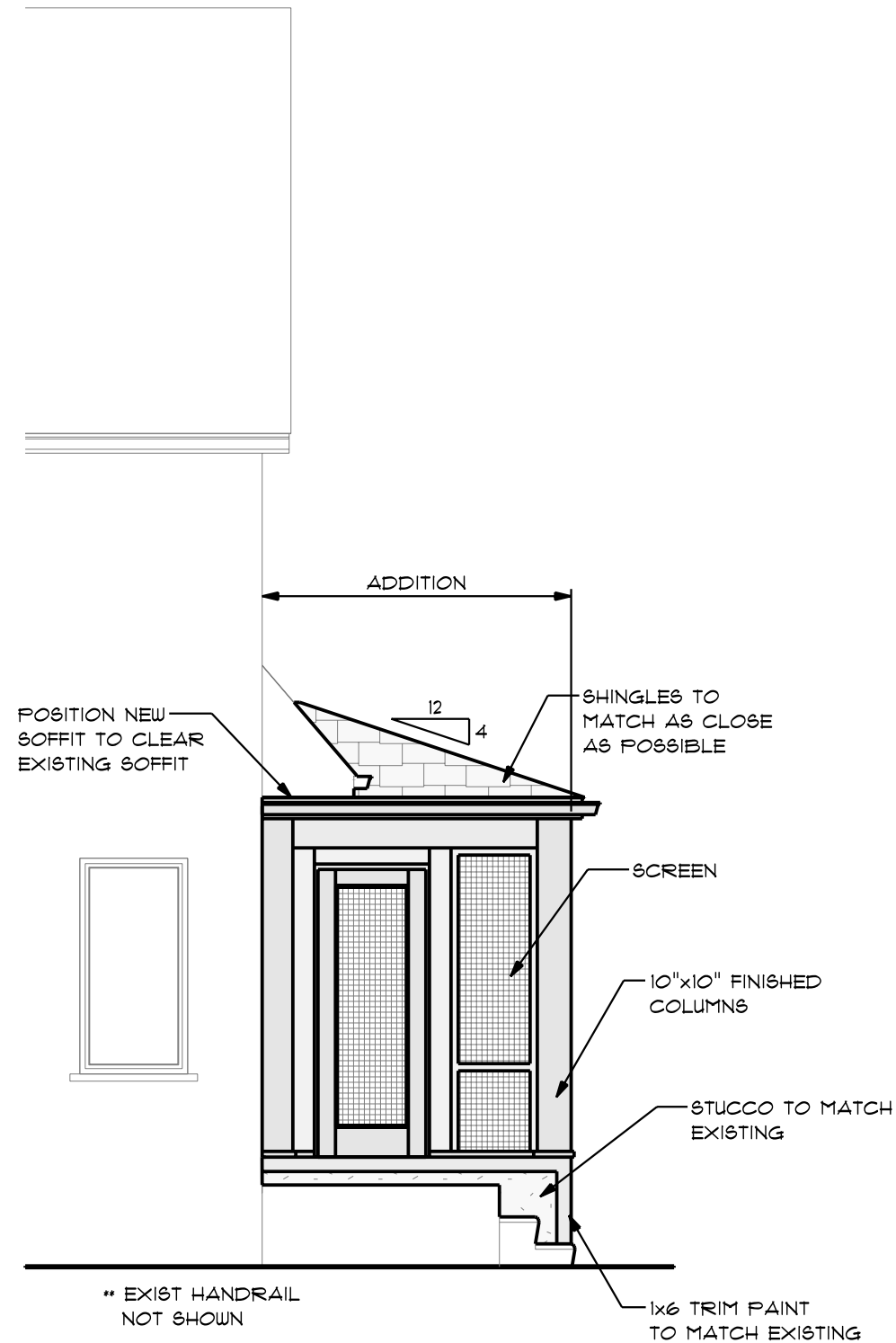
--

Provide a narrative time schedule for the replacement project

--

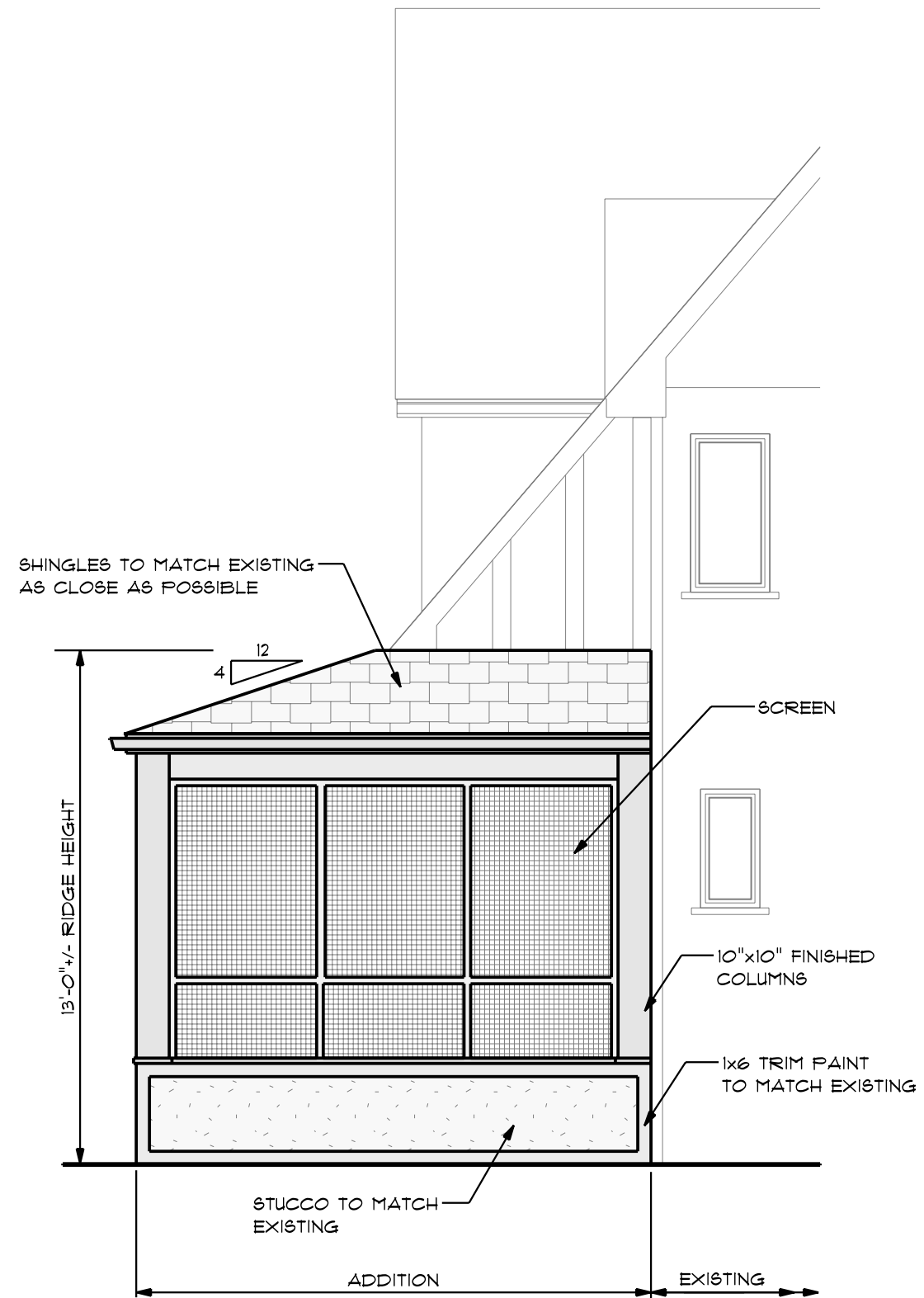
Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

--



LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"
EXISTING WALLS ARE
DIMENSIONED TO DRYWALL
NEW WALLS ARE DIMENSIONED
TO THE STUD,
UNLESS NOTED OTHERWISE

AUDREY & TYLER STANLEY
111 NORTH ARDMORE ROAD
BEXLEY, OHIO 43209

Design Plans: For use by agents of DFR
only. Use of or modifications of these
plans without express permission of DFR
is strictly prohibited. Mechanical plans
to be verified by licensed contractor.

DESIGNED BY:
GREGG STADWICK
ID BY:
AMBER BOLIN
PM BY:
T.B.D.

PROJ. # 1915123
DATE 10.15.19

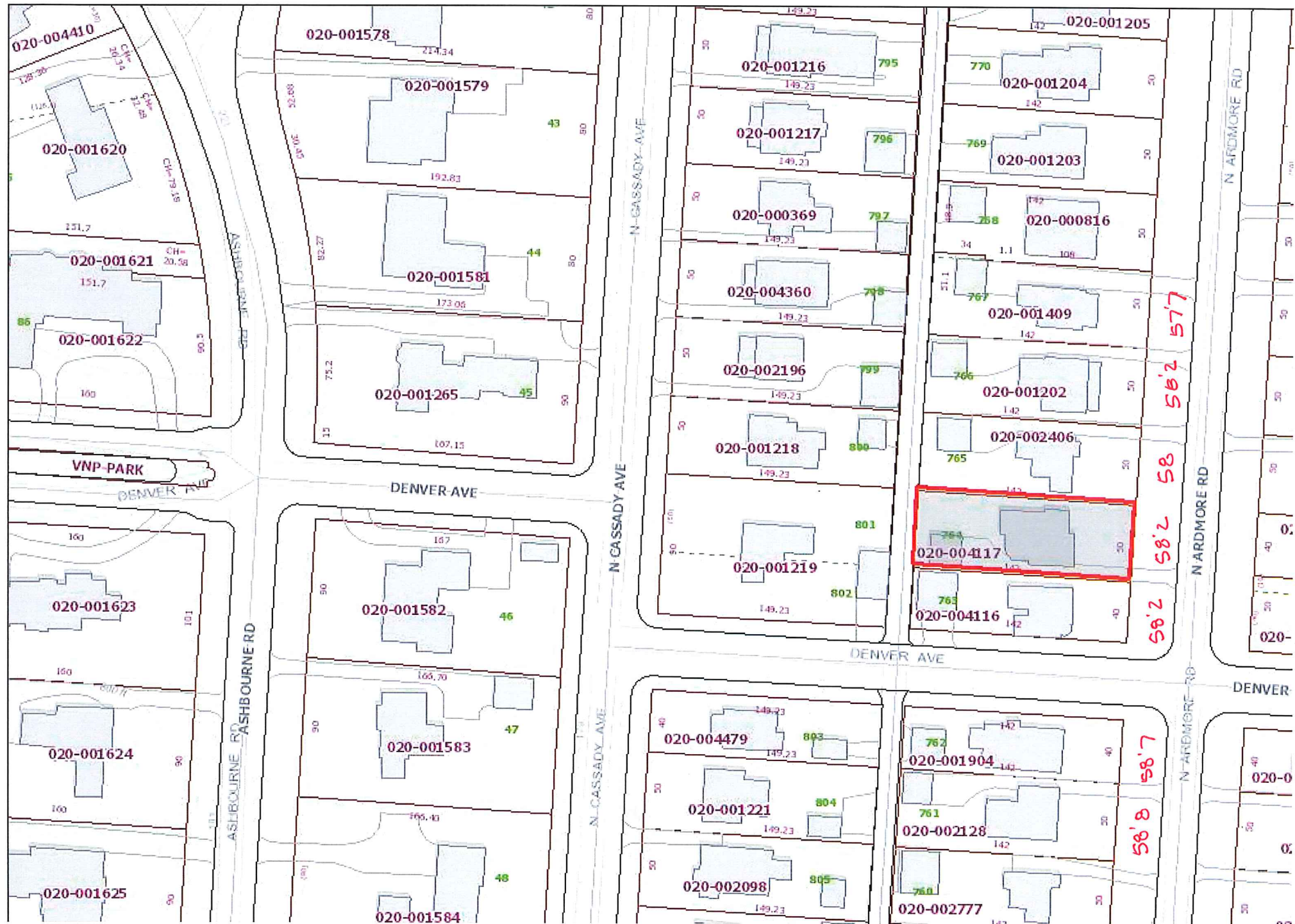
ELEVATIONS

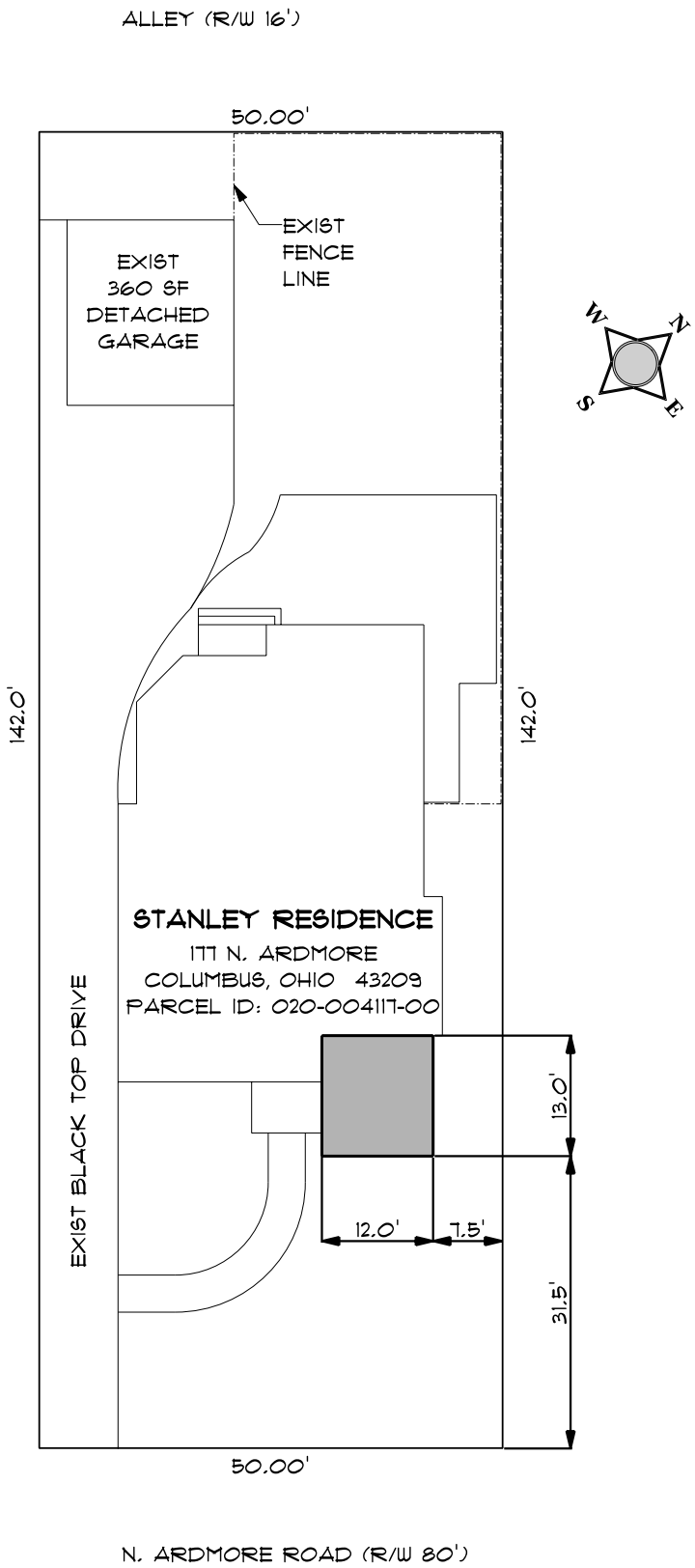
SHEET #

5 OF 5

A-5

020N010 33300





SITE PLAN

FINISH GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10' FROM THE BUILDING PERIMETER.

1" = 20'

SITE NOTES:

Table with 2 columns: Description and Value. Rows include: EXISTING FOOTPRINT (1504 SF), TOTAL OF DETACHED GARAGE (360 SF), PROPOSED ADDITION (156 SF), RIDGE HEIGHT (13'0"), TOTAL BUILDING LOT COVERAGE (2020 SF), TOTAL PERCENTAGE OF LOT COVERAGE (29%), EXISTING DRIVEWAY (1315 SF), EXISTING PATIO (516 SF), EXISTING PRIVATE SIDEWALK (162 SF), TOTAL HARDSCAPE (1993 SF), TOTAL LOT COVERAGE (4013 SF), TOTAL PERCENTAGE OF LOT COVERAGE (58%).

EXISTING WALLS ARE DIMENSIONED TO DRYWALL NEW WALLS ARE DIMENSIONED TO THE STUD, UNLESS NOTED OTHERWISE

DAVE FOX DESIGN • BUILD REMODELERS logo and contact information.

AUDREY & TYLER STANLEY 177 NORTH ARDMORE ROAD BEXLEY, OHIO 43209

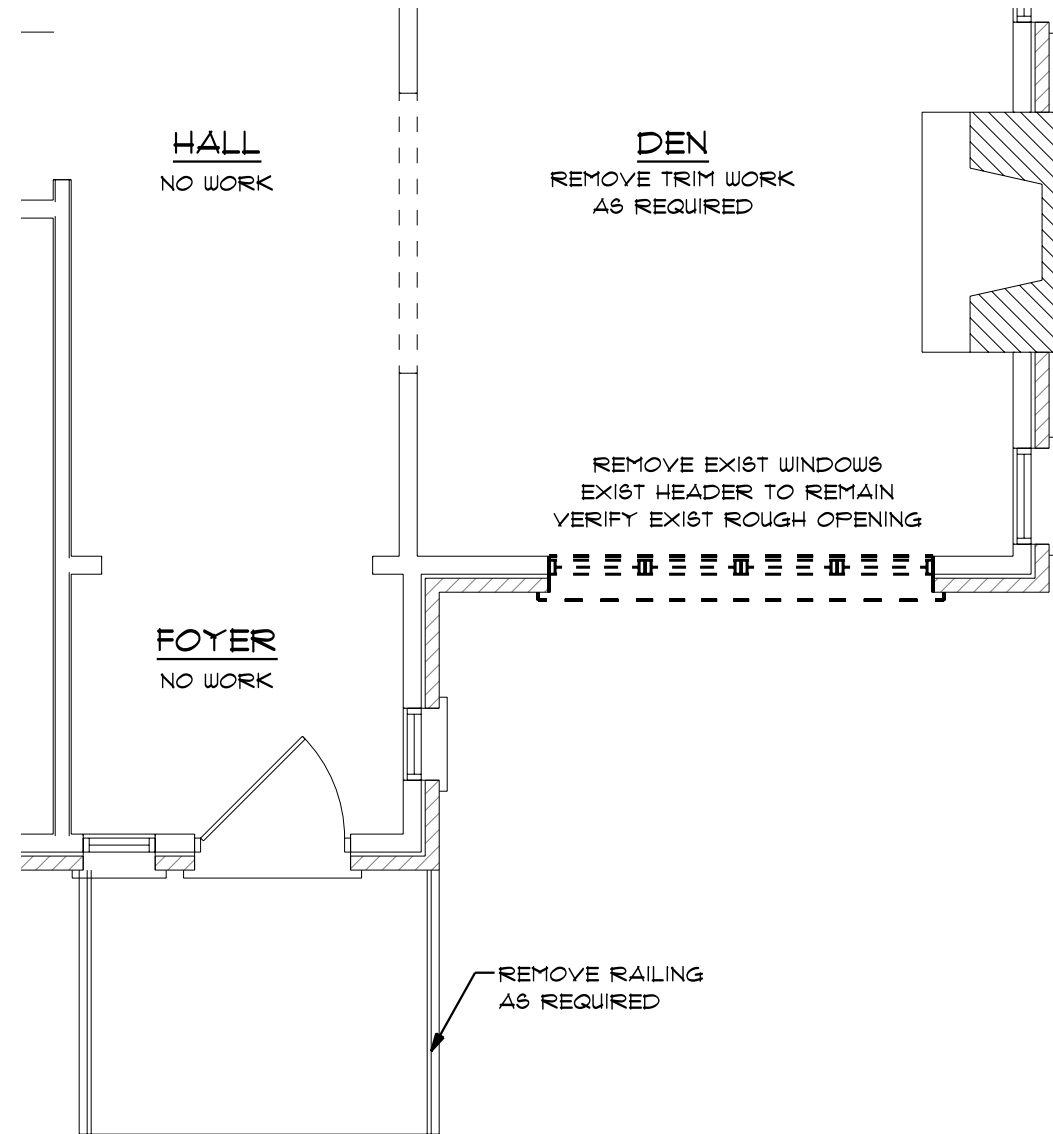
Table with 2 columns: Field and Value. Rows include: DESIGNED BY: GREGG STADWICK, ID BY: AMBER BOLIN, PM BY: T.B.D., PROJ. # 1915123, DATE 10.15.19.

SITE PLAN

SHEET #

1 OF 5

A-1



FIRST FLOOR DEMO PLAN

1/4" = 1'-0"

ALL NOTES ON PLANS REFER TO AREAS OF REMODEL ONLY U.N.O.

VERIFY ALL EXISTING CONDITIONS. ANY VARIATION SHOULD BE REPORTED TO PM

ALL DOORS, OPENINGS & WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE

TEAR OUT, REMOVE & RELOCATE ALL ELECTRICAL. COORDINATE w/ NEW ELECTRIC PLAN.

EXISTING WALLS ARE
DIMENSIONED TO DRYWALL
NEW WALLS ARE DIMENSIONED
TO THE STUD,
UNLESS NOTED OTHERWISE

DAVE FOX
DESIGN • BUILD • REMODELERS
Owner:
Date:

AUDREY & TYLER STANLEY
111 NORTH ARDMORE ROAD
BEXLEY, OHIO 43209

Design Plans: For use by agents of DFR
only. Use of or modifications of these
plans without express permission of DFR
is strictly prohibited. Mechanical plans
to be verified by licensed contractor.

DESIGNED BY:
GREGG STADWICK
ID BY:
AMBER BOLIN
PM BY:
T.B.D.

PROJ. #	1915123
DATE	10.15.19

AS BUILT DEMO

SHEET #

2 OF 5

A-2

3505 W. Dublin-Granville Rd; Columbus, OH 43235 www.davefox.com 614-459-7211



Proposed Build Area







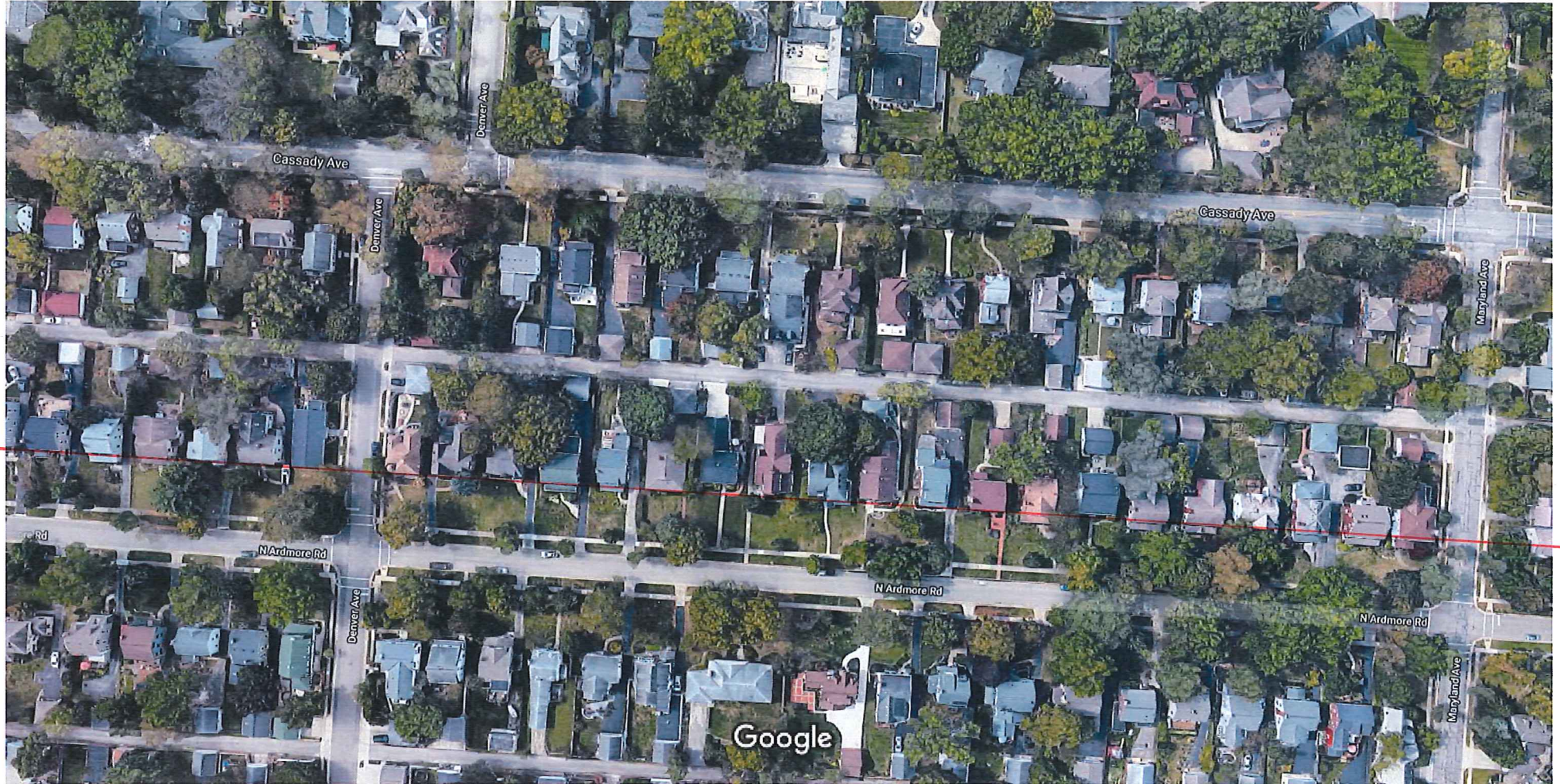






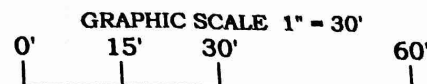
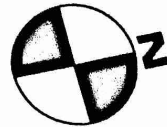
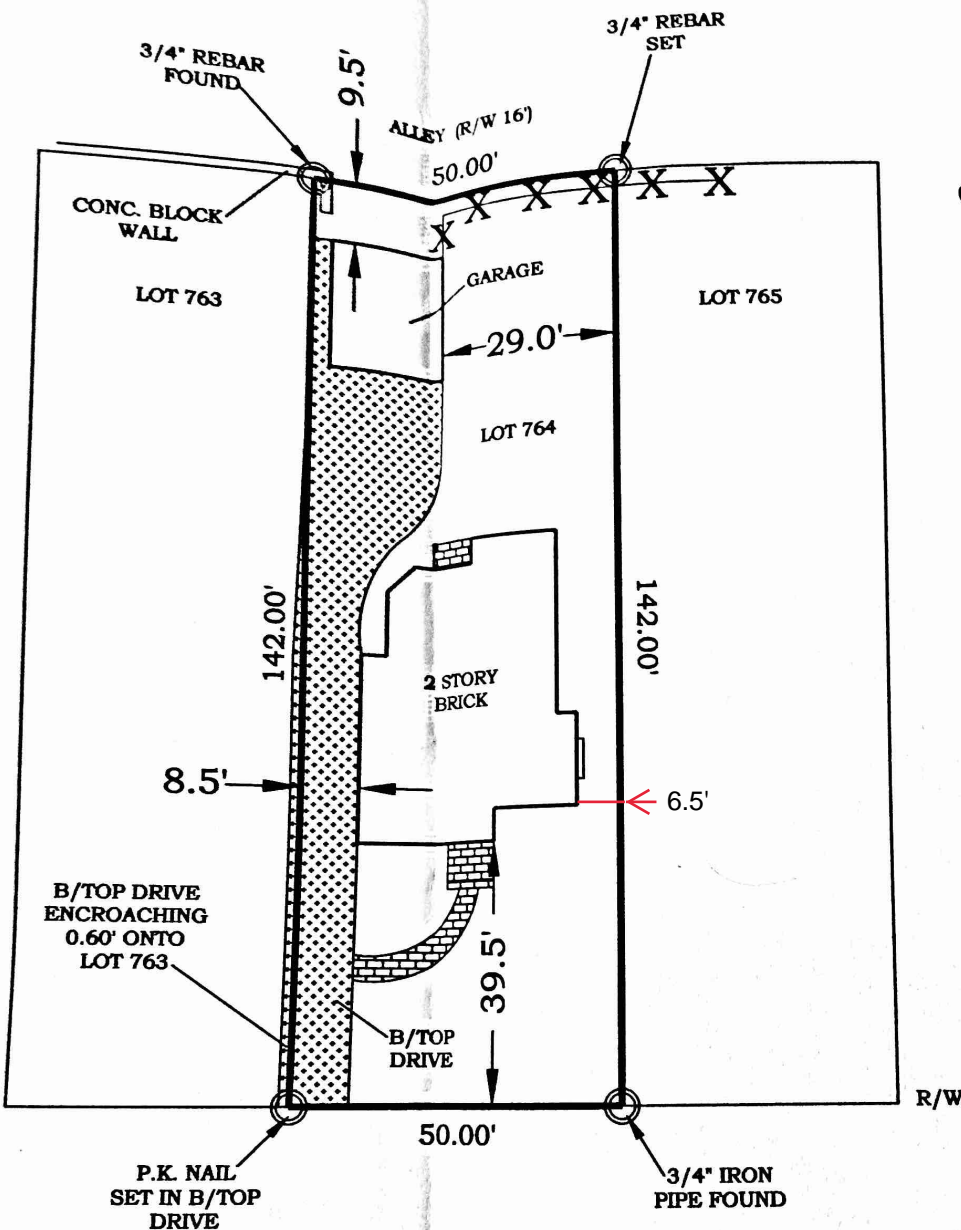


Google Maps 177 N Ardmore Rd



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft

↑
Building set back at 177 N. Ardmore
compared to other houses on the street



LEGEND

X - CHAIN LINK FENCE

IRON PIPE(S) SET ARE 3/4" IN DIAMETER AND 32" IN LENGTH AND ARE DISTINGUISHED BY A PLASTIC ORANGE CAP LABELED "PS 8018"

Encroachments and/or Item(s) Constructed in Easements:

Ø NONE as of 04/03/2008

Any easements shown on subject property are taken from records reflected on drawing only.

No Title Policy was provided and additional easements *may* affect this property

PLAT OF SURVEY

FOR:

Ryan

I hereby certify that the foregoing Property Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

BENCHMARK LAND SURVEYING, LLC

13160 Havens Corners Road
Pataskala, Ohio 43062

(740) 919-4059 Pataskala Office

(614) 472-3333 Gahanna Office

(740) 919-4106 Fax

E-mail: blsllc@columbus.rr.com

John R. Eckard II

John R. Eckard II

Registered Surveyor No. 8018



Original Drawing Seal and Signature appear in BLUE, anything other than BLUE are considered as copies and must be approved by the surveyor hereon before use.

#177 N. ARDMORE ROAD (R/W 80')

LOT 764
ARDMORE No. 2
PLAT BOOK 11, PAGE 9

CITY OF BEXLEY
FRANKLIN COUNTY

APRIL 3, 2008

DRAWN BY: JRE
BENCHMARK LAND SURVEYING JOB No. 1107.