




ARB-25-60

Submitted On: Oct 7, 2025

Applicant

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

Primary Location

164 S STANWOOD RD
Bexley, OH 43209

Applicant / Agent Information

Applicant Name

Amy Lauerhass

Applicant Email

amy@lauerhassarchitecture.com

Property Owner Name

Kathryn Todd

If owner will not be present for review hearing, you must submit a permission slip to represent the owner signed by the current owner. **Please include the permission slip in your combined PDF submission packet.**

Applicant Address

753 Francis Ave. Bexley, Ohio 43209

Applicant Phone

614-371-3523

Property Owner phone or Email

kkayno@aol.com

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)

11/13/2025

Applicant (or representative of the project) must be present at the appropriate hearings

Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :

Second floor addition over existing one-story section of house; back porch addition, back deck addition

Have you downloaded and reviewed the ARB application checklist?

Yes

Please click all below that apply to your project

Complete Demolition/ New Build

--

Corner Lot

--

Side yard addition

--

Commercial Project

--

Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ?

Yes

Architecture Review

true

Front porch

--

Rear yard addition

true

Sign Review

--

Fee Worksheet

Zoning Permit Type

Residential Addition

Estimated Valuation of Project

250000

***Please refer to Bexley codified ordinances section 244 for the fees schedule**

Lot Coverage Information

Zoning District

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

Lot Width

50

Lot Depth

136

Total sq. ft. area of Lot

6800

If you need help find the zoning district, please refer to the Bexley zoning map Click Here

(<https://www.arcgis.com/apps/mapviewer/index.html?webmap=a8bd59c261d0434e916d9ed3609e241d&extent=-82.9473,39.9488,-82.9249,39.9575>)

Max allowable building coverage is

2380

Max allowable lot coverage is

4080

What is your proposed building coverage

1540

What is your proposed lot coverage?

3538

% of proposed building coverage

22.647058823529413

% of proposed lot coverage

52.029411764705884

Are you proposing to either modify an existing principal structure or build a new one?

Yes

null

Principal Structure Setbacks

Your required front yard setback is 30 ft. OR the average distance back from the front lot line of the adjacent three structures on each side of your property whichever is greater

What is your required front yard setback

30

What is your proposed front yard setback

42.58

Your required side yard setback is

8

Proposed left side yard setback?

14.3

Proposed right side yard setback

11.5

Your required rear yard setback is 25 ft

Proposed rear yard setback?

33

Detached Garage

Are you either modifying or building a new garage as a part of this project?

No

Distance from Primary Structure (ft)

12.16

Architectural Review Worksheet: Roofing

Is roofing a part of this project?

Yes

You must include the roof specifications as well as photos of existing roof in your submission packet.

Please provide the existing roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)

Dimensional asphalt shingles

Please provide the PROPOSED roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)

All new dimensional asphalt shingles

Proposed Roofing Manufacturer

GAF

Architectural Review Worksheet: Windows

Are windows a part of this project?

Yes

Please provide the window package (cutsheets/ specs) for the new proposed windows in your submission packet

Please provide the existing window types

Some original single pane with lead; some Anderson wood interior, clad beige exterior, snap-in interior grids

Please provide the proposed window types

Anderson wood interior, clad beige exterior, snap-in interior grids

Proposed Window Manufacturer

Andersen

Architectural Review Worksheet: Doors

Are doors a part of this project?

Yes

Please provide the door package (cutsheets/ specs) for the new proposed doors in your submission packet.

Please describe the existing door types, material and color

Painted wood

Please describe the proposed door type, material and color

Andersen Patio door; wood interior; beige exterior

Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?

Yes

Do the proposed changes affect the overhangs?

No

Please describe the existing exterior trim.

Standard flat profile; wood; painted; 2-1/4"

Please describe the proposed exterior trim

Standard flat profile; fiber cement; painted to match existing; 2-1/4"

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project?

Yes

Please describe the existing exterior finishes

Wood shake siding; random width, staggered bottom edge; painted beige

Please describe the proposed exterior finishes

Wood shake siding; random width, staggered bottom edge; painted beige

Architectural Review Worksheet: Columns

Are exterior columns being modified or installed as a part of this project?

Yes

ENLARGED column details must be provided in the submission packet. Have you provided these details?

No

By not providing these enlarged column details, this could delay the approval of your application

Understanding of Process & Submission Checklist

Have you included photos of the existing structures in PDF format in your submission packet?

Yes

Do you have elevations of ALL sides of your proposed project?

Yes

Have included all of the applicable required information into one combined PDF?

Yes

By signing here, you 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.*

true