




ARB-25-62

Submitted On: Oct 9, 2025

Applicant

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

Primary Location

450 N COLUMBIA AV
Bexley, OH 43209

Applicant / Agent Information

Applicant Name

Amy Lauerhass

Applicant Email

amy@lauerhassarchitecture.com

Property Owner Name

Barb & Steve Fishman

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

bbfishman@gmail.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 :

Addition of a screened porch to the rear of the home

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

false

Sign Review

--

Fee Worksheet

Zoning Permit Type

Residential Addition

Estimated Valuation of Project

150000

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

Lot Coverage Information

Zoning District

R-3 (25% Building and 50% Overall)

Lot Width

120

Lot Depth

250

Total sq. ft. area of Lot

30000

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)

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

Max allowable building coverage is

7500

Max allowable lot coverage is

15000

What is your proposed building coverage

5322

What is your proposed lot coverage?

12086

% of proposed building coverage

17.74

% of proposed lot coverage

40.28666666666667

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

81

Your required side yard setback is 12 ft

Proposed left side yard setback?

47.5

Proposed right side yard setback

51.5

Your required rear yard setback is 40 ft

Proposed rear yard setback?

82.67

Detached Garage

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

No

Distance from Primary Structure (ft)

0

Detached Garages located closer than 10 ft to the Primary Structure need a variance. A BZAP form needs filled out or call the Zoning Director at 614-559-4243

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 shingle roofing

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

Dimensional asphalt shingle roofing to match existing

Proposed Roofing Manufacturer

TBD

Architectural Review Worksheet: Windows

Are windows a part of this project?

No

Architectural Review Worksheet: Doors

Are doors a part of this project?

No

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.

Painted wood

Please describe the proposed exterior trim

Painted fiber cement - color to match existing

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project?

No

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?

Yes

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