



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 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.

Application No.: ARB-20-13

Applicant: Amy Lauerhass

Owner: Ligator Residence

Address: 2611 Stanbery Drive

ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

*(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

2611 STANBERY DR
 Bexley, OH 43209

ARB-20-13

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

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

Two-story addition to the rear of the home.

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

200000

Minor Architectural Review

--

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

Zoning District

R-6

Use Classification

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

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

40

Depth (ft)

97.4

Total Area (SF)

5078

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

824

Proposed Addition (SF)

451

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1275

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)

1275

Total building lot coverage (% of lot)

25.1

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

--

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

300

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

132

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

432

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

1707

Total overall lot coverage (% of lot)

33.6

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

true

Structure

House or Principal Structure

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

TBD - Match Existing

New Roof Style and Color

TBD - Match Existing

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

true

Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

To Match Existing

New Window Style/Mat./Color

Double Hung/Vinyl/White

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

--

Existing Garage Door Type

Fiberglass

Door Finish**Proposed Door Type**

Painted

Fiberglass

Proposed Door Style

Proposed Door Color

French Sliding

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Other

Other Existing Door Trim

Wrapped Alumimum

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Other

Other Existing Window Trim

Wrapped Alumimum

Proposed New Window Trim

Fiber Cement

Trim Color(s)

Blue to match existing; maybe lighter

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Striated Wood Shake Siding; Straight Bottom Edge; Blue-Gray

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding with 8" exposure; color to match existing or a shade lighter

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 (7)



Photographs (required)
Mar 10, 2020



Left Side Elevation
Mar 10, 2020



Right Side Elevation
Mar 10, 2020



Rear Elevation
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 1:51 pm

Zoning Officer
Status: Completed March 20th 2020, 11:55 am
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 1:26:09 pm

Amy, have the owners considered adding a second bay to the existing single car garage? Only asking as they should provide 2 parking spaces that meet the off-street parking requirements. I know they don't now, but thought I'd throw that out there to discuss with your clients.

Amy Lauerhass March 19th 2020, 10:22:17 am

Kathy, This lot is small, oddly shaped, and has an easement on the east side. I don't know of any way to add another bay, other than to stack them, and there really isn't any room! Thanks, Amy

Kathy Rose March 19th 2020, 12:08:47 pm

Just wanted to throw that out there, in case you may see an option. Thanks!

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

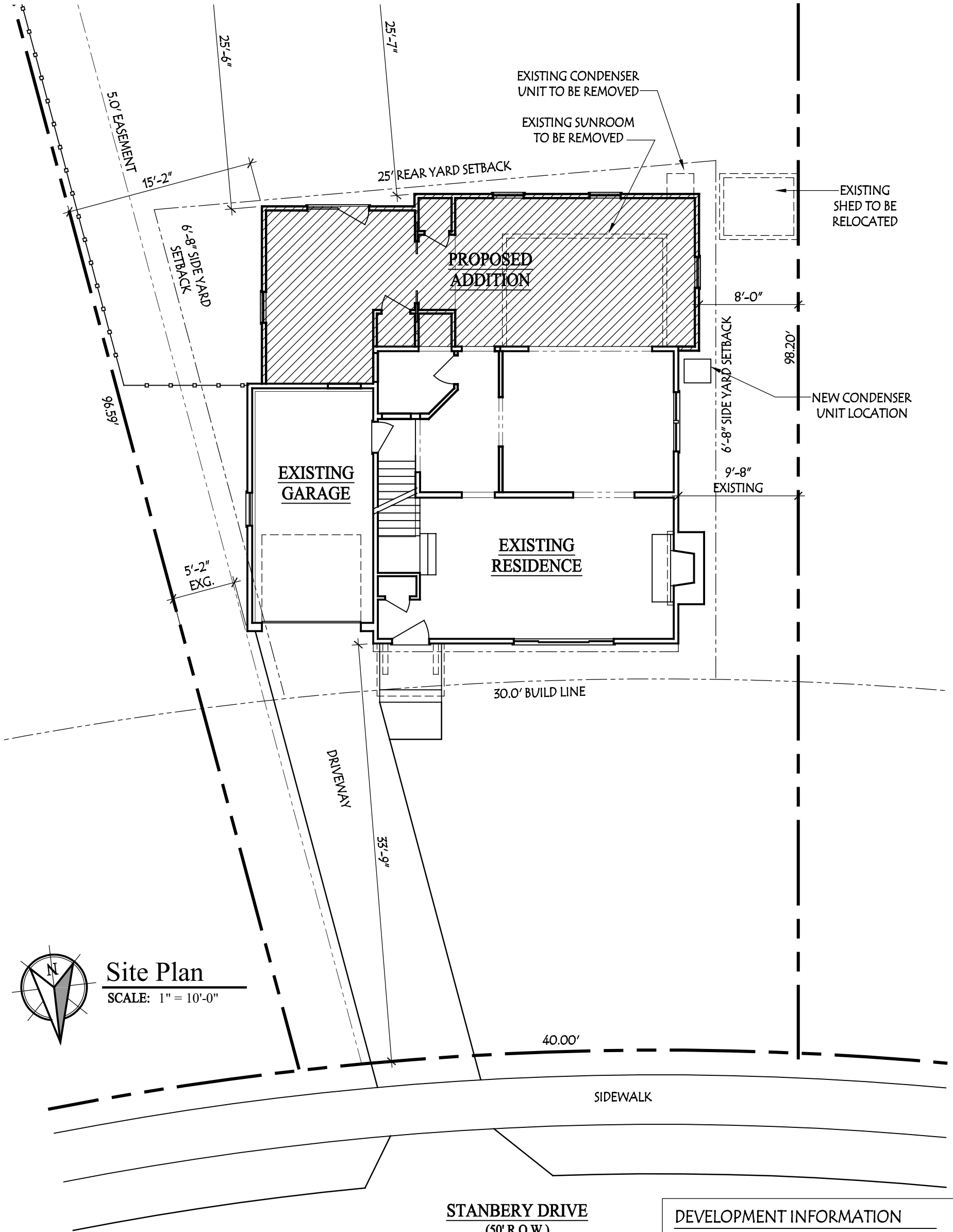
Status: In Progress

Arborist

Status: In Progress

ADDITION & RENOVATION FOR: THE LIGATOR RESIDENCE

2611 STANBERY DRIVE
BEXLEY, OHIO 43209



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

SQUARE FOOTAGE	
EXISTING FIRST FLOOR	= 592 SF
EXISTING SECOND FLOOR	= 812 SF
TOTAL: MAIN RESIDENCE	= 1404 SF
PROPOSED FIRST FLOOR	= 451 SF
PROPOSED SECOND FLOOR	= 451 SF
TOTAL PROPOSED ADDITION	= 902 SF
TOTAL FINISHED RESIDENCE	= 2306 SF
EXISTING BASEMENT FINISHED	= 255 SF



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

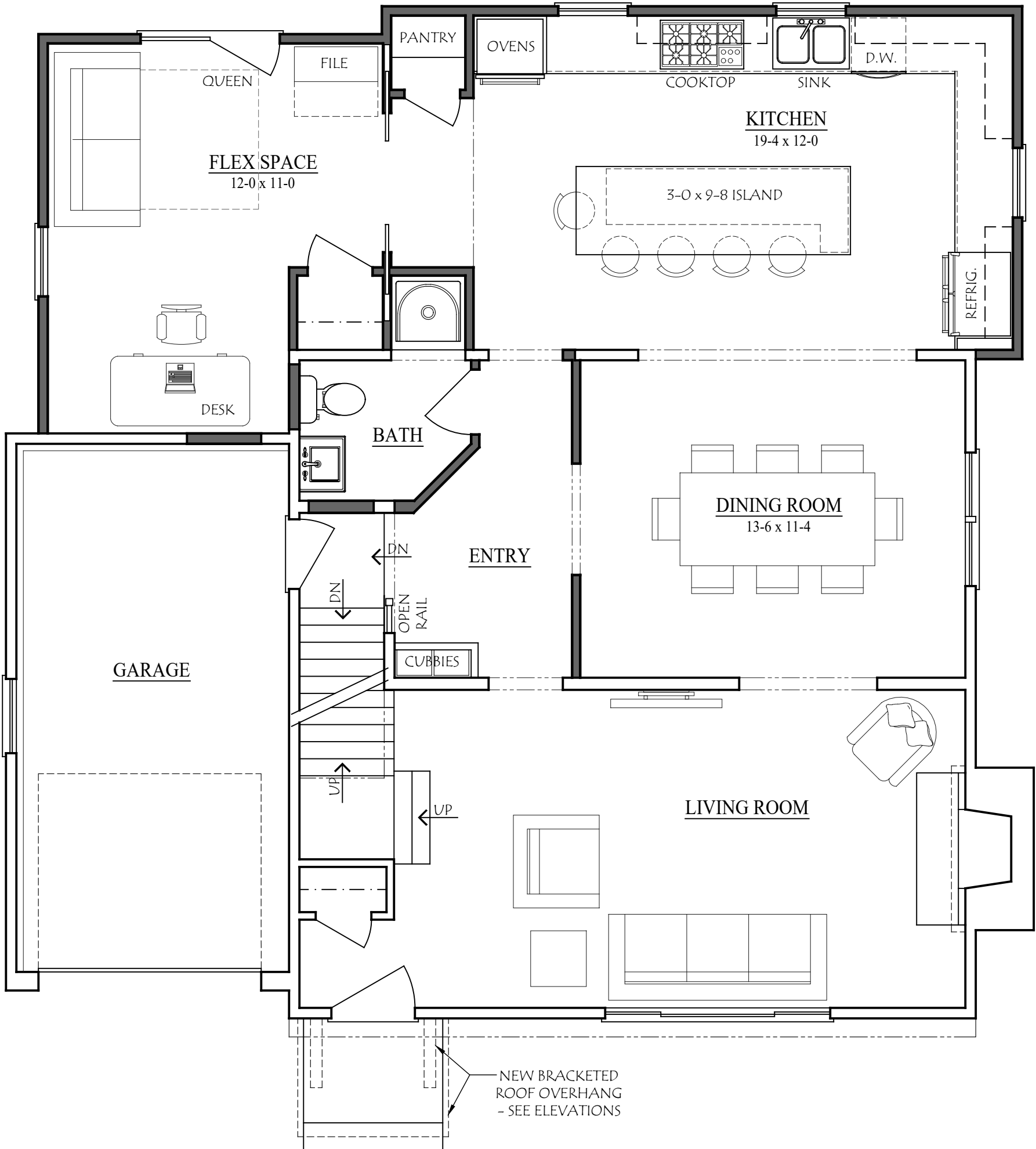
DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 5078 SF
MAXIMUM BUILDING COVER	35 % = 1777 SF
PROPOSED LOT COVER:	
EXISTING HOUSE & GARAGE	= 824 SF
PROPOSED ADDITION	= 451 SF
TOTAL BUILDING COVER	25.1 % = 1275 SF
MAXIMUM DEVELOP. COVER	60 % = 3047 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1275 SF
SIDEWALKS	= 132 SF
DRIVEWAY	= 300 SF
TOTAL	33.6 % = 1707 SF

KITCHEN COMPARISON

EXISTING BASE CABINETS = 15.5 SF
 EXISTING WALL CABINETS = 12.0 SF
 EXISTING PANTRY CABINET = 0.0 SF
 TOTAL EXISTING STORAGE = 27.5 SF

PROPOSED BASE CABINETS = 56.0 SF
 PROPOSED WALL CABINETS = 13.0 SF
 PROPOSED PANTRY CABINET = 4.5 SF
 TOTAL PROPOSED STORAGE = 73.5 SF

EXISTING OPEN COUNTERTOP = 28.0 SF
 PROPOSED OPEN COUNTERTOP = 67.0 SF



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Date: 2 Mar 2020
 Drawing Title: **First Floor Plan**
 Scale: 1/4" = 1'-0"
 Project Number: 19-072
 Project Name: **The Ligator Residence**
 Sheet Number: A-2





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<u>Date:</u> 2 Mar 2020	<u>Drawing Title:</u> Second Floor Plan	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> 19-072	<u>Project Name:</u> The Ligator Residence	<u>Sheet Number:</u> A-3





WEST ELEVATION

TAKE EXISTING WINDOW FROM
BACK, AND REINSTALL BOTH
WINDOWS CENTERED

NEW
BRACKETED
ROOF
OVERHANG

NEW SIDING TO BE FIBER CEMENT:
EXISTING SIDING TO REMAIN, AND WILL BE
REPLACED TO MATCH NEW AT A LATER DATE



NORTH ELEVATION

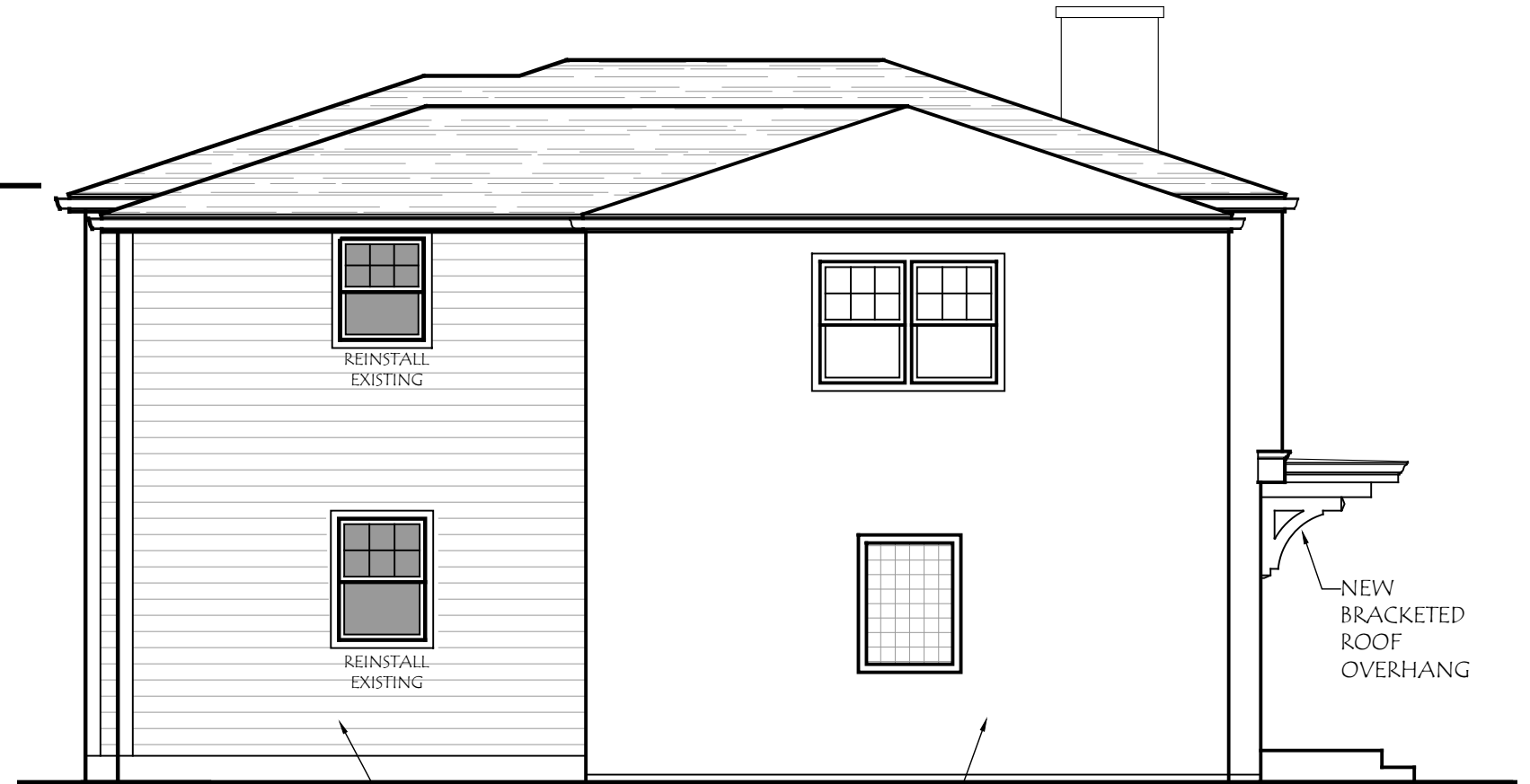
NEW BRACKETED
ROOF OVERHANG

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<u>Date:</u> 2 Mar 2020	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-072	<u>Project Name:</u> The Ligator Residence	<u>Sheet Number:</u> A-4





EAST ELEVATION

NEW SIDING TO BE FIBER CEMENT: EXISTING SIDING TO REMAIN, AND WILL BE REPLACED TO MATCH NEW AT A LATER DATE

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<u>Date:</u> 2 Mar 2020	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-072	<u>Project Name:</u> The Ligator Residence	<u>Sheet Number:</u> A-5



Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



2611

OHIO
HHC 6967



