



**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-20-14

Applicant: Amy Lauerhass Architecture

Owner: Reiser

Address: 725 S. Cassingham

ARB Request: The Applicant is seeking architectural review and approval to allow a 1-story addition and deck to the rear of the principal structure and modifications to the front porch roof.

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

725 S CASSINGHAM RD

Bexley, OH 43209

ARB-20-14

Status: Active**Submitted:** Mar 10, 2020

A.1: Project Information

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

One-story addition to the rear of the home

Replacement of front porch flat roof with new sloped metal roof

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

130000

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	Zoning District
Residential	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
40	135
Total Area (SF)	
5400	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1046	200
Removing (SF)	Type of Structure
--	--
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	1246

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

Existing Footprint (SF)	Proposed Addition (SF)
400	--
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)
400	1646
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
30	--

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

133

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

374

Proposed Additional Hardscape (SF)

252

Total Hardscape (SF)

759

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

2405

Total overall lot coverage (% of lot)

44.5

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

true

Structure

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

--

New Single Manufacturer

TBD

New Roof Style and Color

Addition: Dimensional Shingles; Porch: Standing Seam Metal

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

true

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

Simonton to match existing

New Window Style/Mat./Color

Casement/Vinyl/White

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

French

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

Primed Cedar

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Primed Cedar

Trim Color(s)

White

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 + Wood Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Drop Siding

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

James Hardie; Horizontal Beveled Siding; White

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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

--

Attachments (7)



Photographs (required)
Mar 10, 2020



North Elevation
Mar 10, 2020



Rear Elevation
Mar 10, 2020



South 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, 2:27 pm

Zoning Officer
Status: Completed March 17th 2020, 1:12 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 1:05:31 pm
April 9, 2020 ARB for addition and front porch roof modification

Design Planning Consultant

4/6/2020

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

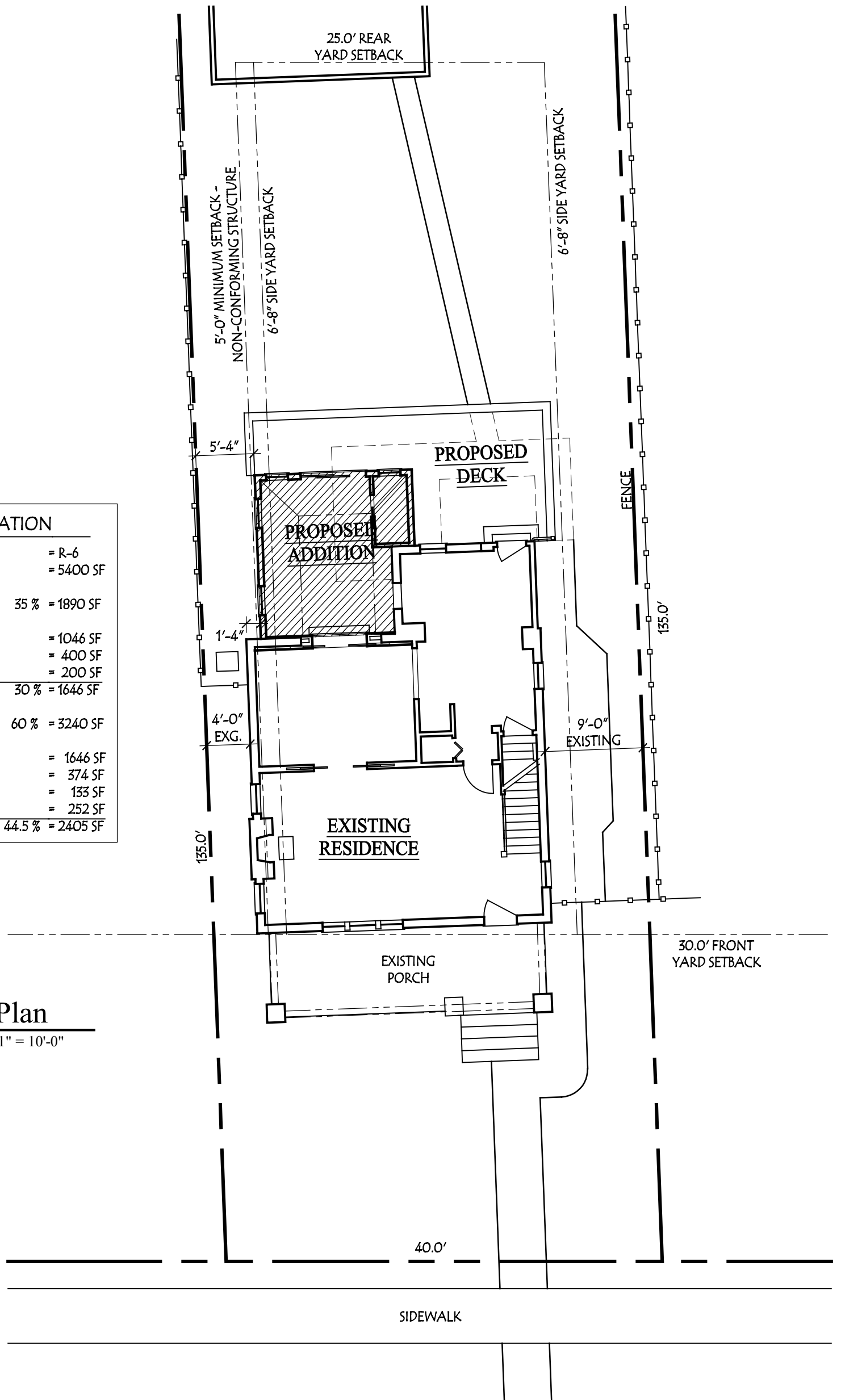
Arborist

Status: In Progress

ADDITION & RENOVATION FOR: THE REISER RESIDENCE

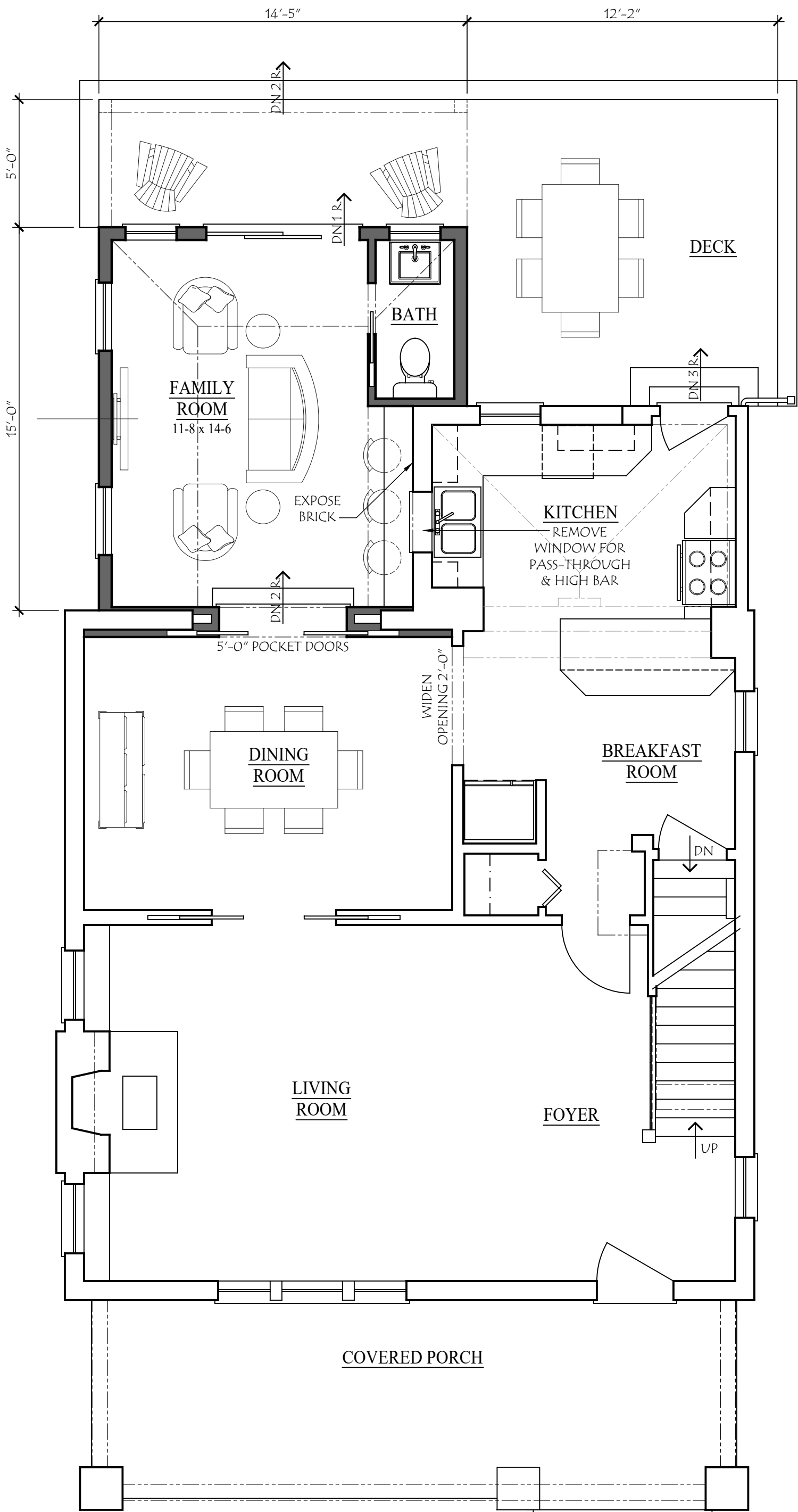
725 S. CASSINGHAM RD.
BEXLEY, OHIO 43209

DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 5400 SF
MAXIMUM BUILDING COVER	35 % = 1890 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 1046 SF
EXISTING GARAGE	= 400 SF
PROPOSED ADDITION	= 200 SF
TOTAL BUILDING COVER	30 % = 1646 SF
MAXIMUM DEVELOP. COVER	60 % = 3240 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1646 SF
SIDEWALKS	= 374 SF
DRIVEWAY	= 133 SF
PROPOSED DECK	= 252 SF
TOTAL	44.5 % = 2405 SF



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

SOUTH CASSINGHAM ROAD
(50' R.O.W.)



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Date:
 4 Feb 2020
Project Number:
 19-053

Drawing Title:
First Floor Plan
Project Name:
 The Reiser Residence
Scale:
 1/4" = 1'-0"
Sheet Number:
 A-2



Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



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<u>Date:</u> 4 Feb 2020	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-053	<u>Project Name:</u> The Reiser Residence	<u>Sheet Number:</u> A-4





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Date:
4 Feb 2020

Drawing Title:
Exterior Elevations

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

Project Number:
19-053

Project Name:
The Reiser Residence

Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



Bexley Music
BAND • ORCHESTRA • CHOIR • JAZZ
Reiser '24

Ava Phoebe





BLUE BIRD

