



**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-20-15

Applicant: Amy Lauerhass

Owner: Ammie Elliott & Ben Carignan

Address: 742 S. Cassingham

ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the principal structure and an expansion of the 3rd floor by increasing the ridge height.

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

742 S CASSINGHAM RD

Bexley, OH 43209

ARB-20-15

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 house (smaller than previously approved addition)

Raise existing house roof from 7:12 to 10:12 pitch (same as previously approved addition)

Original Application 19-002-Z; ARB Approval 02/14/2019

New Application does not include any changes to the garage or driveway, and no variance

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)

135

Total Area (SF)

5400

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

911

Proposed Addition (SF)

265

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1176

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

295

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)

295

Total building lot coverage (SF)

1471

Total building lot coverage (% of lot)**Is this replacing an existing garage and/or accessory structure?**

27.2

--

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

1398

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

48

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

1446

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

2917

Total overall lot coverage (% of lot)

54

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

true

Structure

House or Principal Structure

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dark Gray

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

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung; Aluminum-Clad wood; white

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

true

Structure

--

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish**Proposed Door Type**

Painted

Aluminum-Clad Wood

Proposed Door Style

Proposed Door Color

French

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Wood

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Siding; Blue

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Siding; Gray

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

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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 Photo
Mar 10, 2020



South Elevation Photo
Mar 10, 2020



Rear Elevation Photo
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, 8:11 pm

Zoning Officer
Status: Completed March 17th 2020, 3:00 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 2:59:58 pm
2 1/2 story addition to rear of principal structure? also raising the ridge height of existing structure. ARB April 9, 2020

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

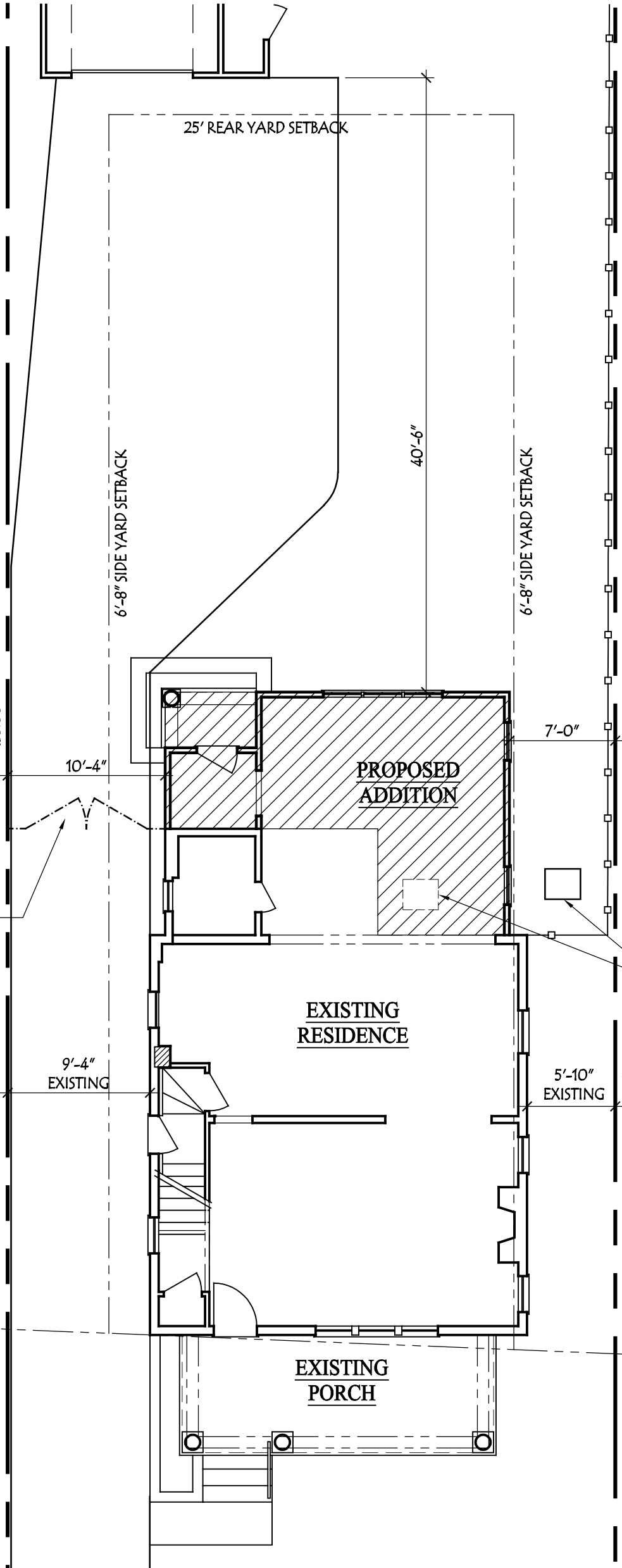
Tree Commission

Status: In Progress

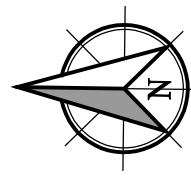
Arborist

Status: In Progress

ADDITION & RENOVATION FOR:
Ammie Elliott & Ben Carignan
 742 SOUTH CASSINGHAM ROAD
 BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 5,400 SF
MAXIMUM BUILDING COVER	35% = 1890 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 911 SF
EXISTING GARAGE	= 295 SF
PROPOSED ADDITION	= 265 SF
<u>TOTAL BUILDING COVER</u>	<u>27.2% = 1471 SF</u>
MAX. DEVELOPMENT COVER	60 % = 3240 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1471 SF
DRIVEWAY	= 1398 SF
SIDEWALK	= 48 SF
<u>TOTAL</u>	<u>54.0 % = 2917 SF</u>
ORIGINAL BEXLEY ARB APPLICATION #19-002-Z APPROVAL GRANTED: FEBRUARY 14, 2019	



Site Plan

SCALE: 1/8" = 1'-0"

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



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Date:
8 April 2020

Project Number:
18-046

Drawing Title:
Street Scape

Project Name:
Elliott-Carignan Residence

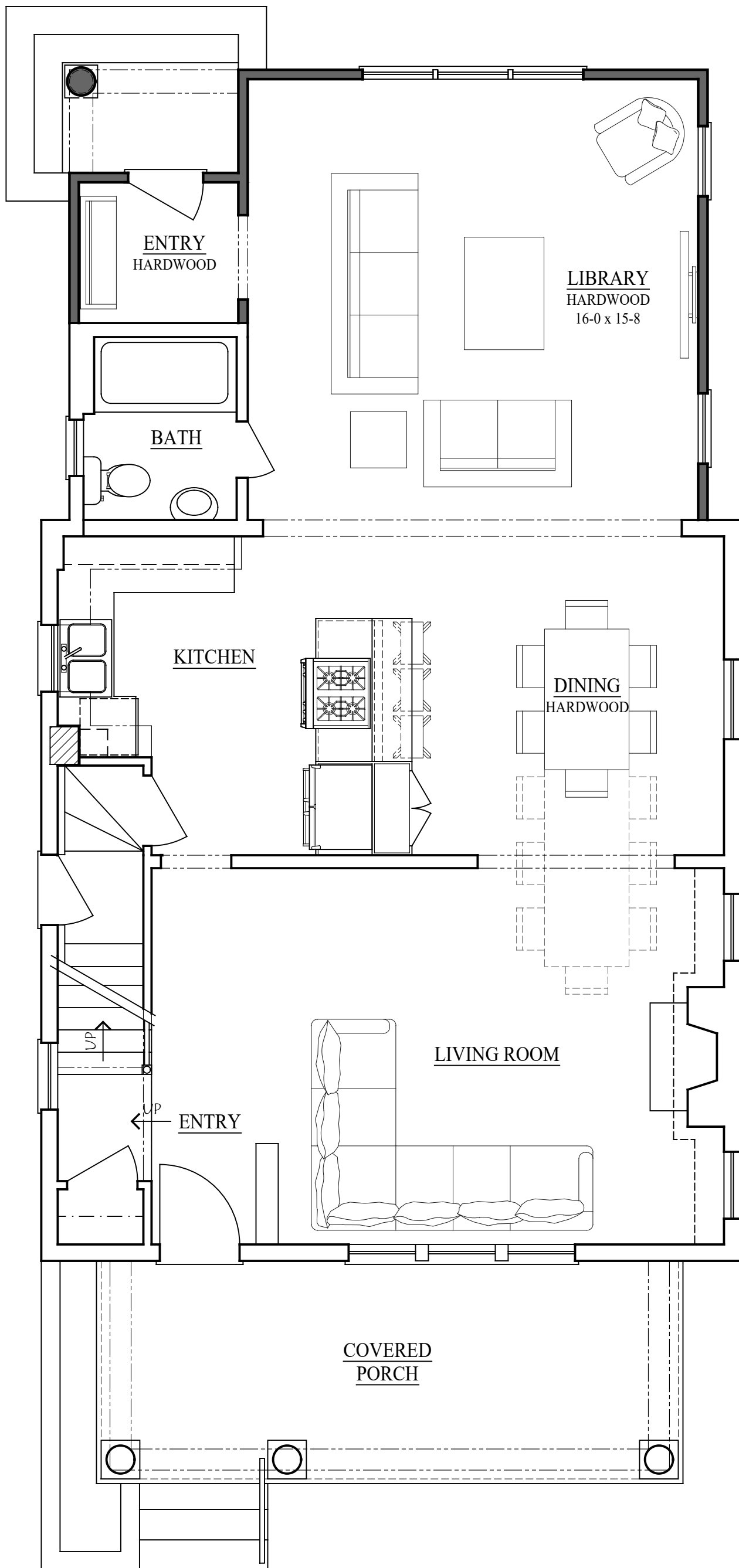
Scale:
n/a

Sheet Number:
1 of 1



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Project Number:
18-046

Drawing Title:
First Floor Plan

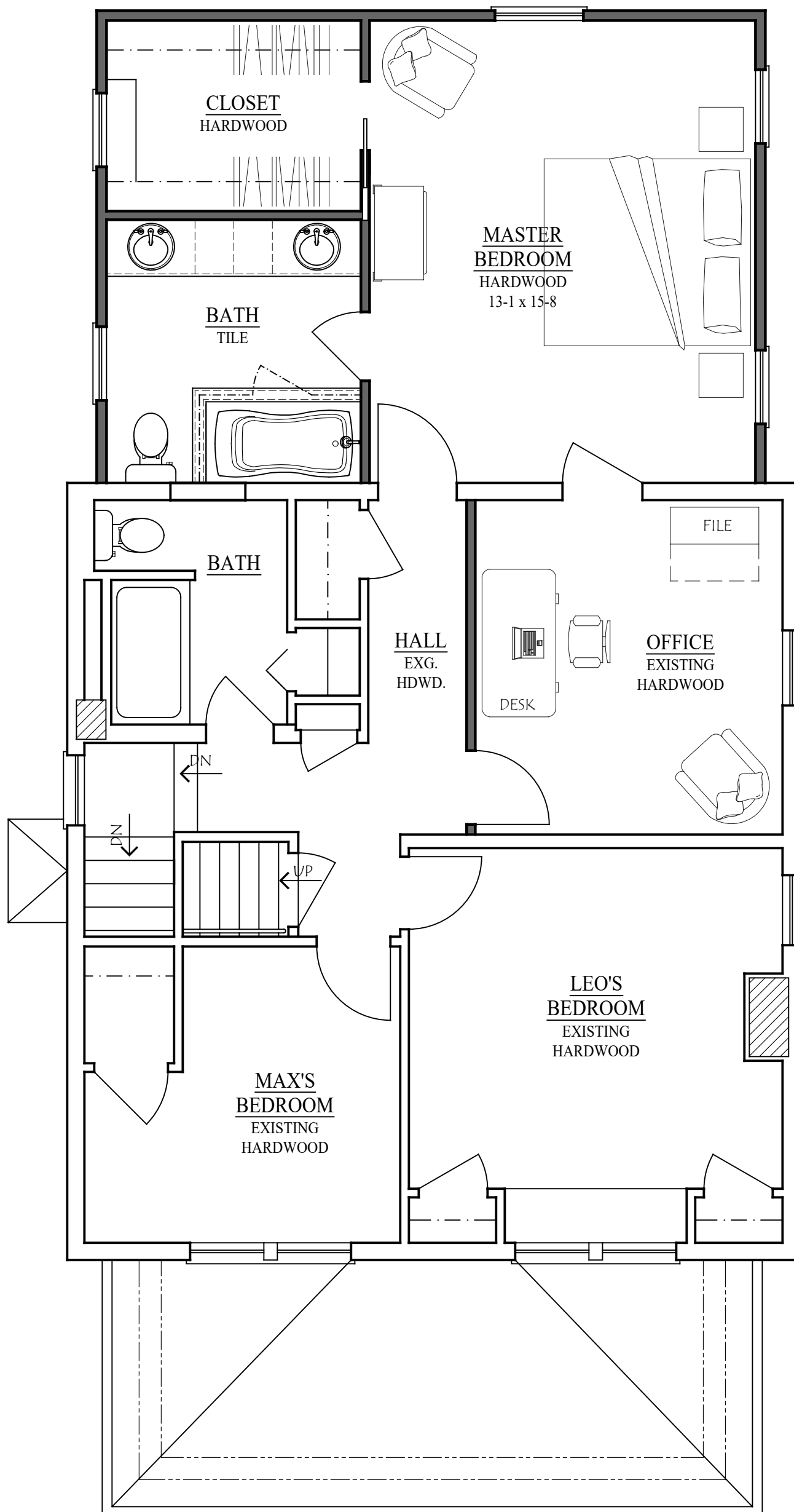
Project Name:
Elliott-Carignan Residence

Scale:
1/4" = 1'-0"

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Project Number:
18-046

Drawing Title:
Second Floor Plan

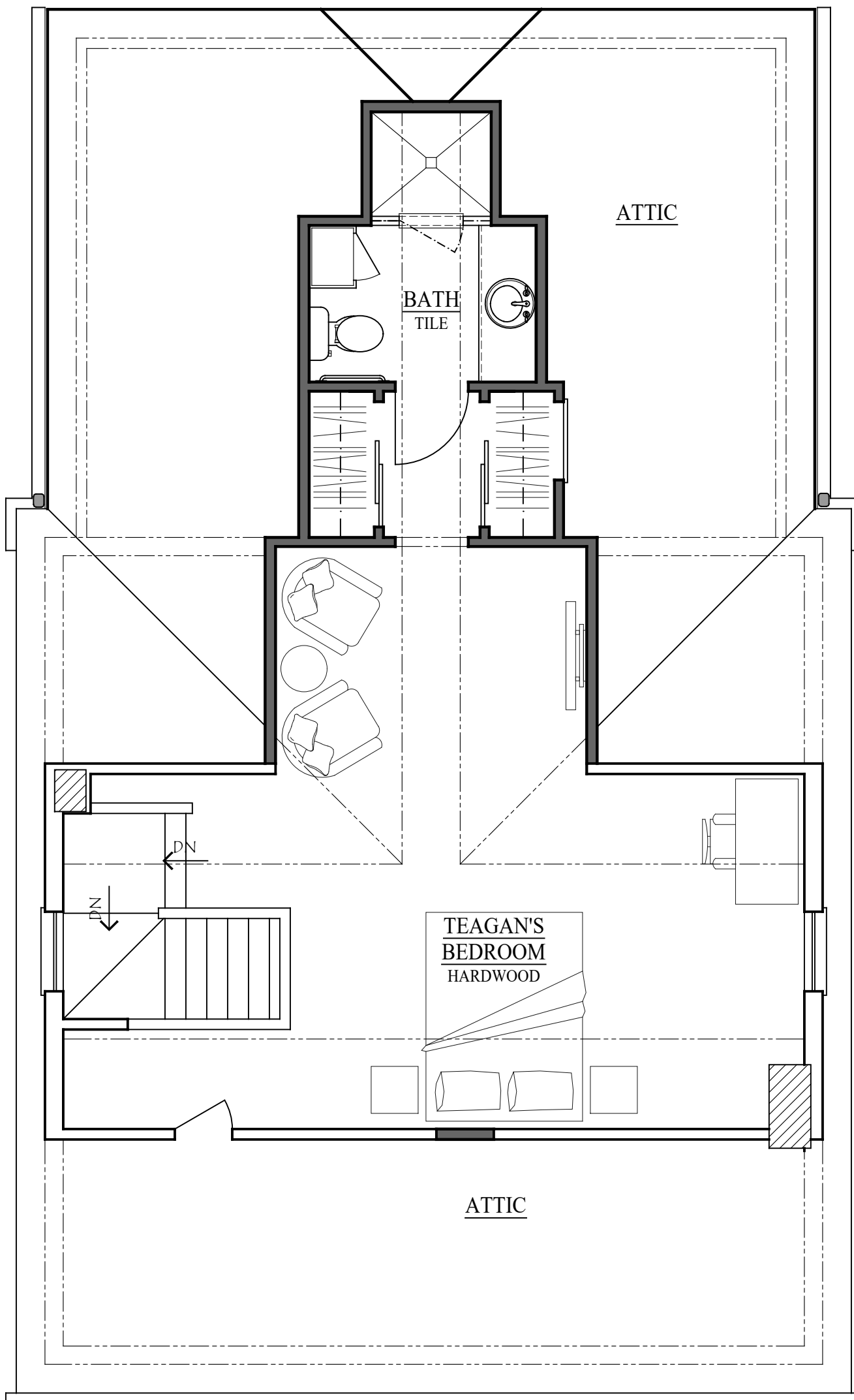
Project Name:
Elliott-Carignan Residence

Scale:
1/4" = 1'-0"

Sheet Number:
A-2



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RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Project Number:
18-046

Drawing Title:
Third Floor Plan

Project Name:
Elliott-Carignan Residence

Scale:
1/4" = 1'-0"

Sheet Number:
A-3



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RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



EAST ELEVATION

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Date: 10 Mar 2020	Drawing Title: Elevations	Scale: 3/16" = 1'-0"
Project Number: 18-046	Project Name: Elliott-Carignan Residence	Sheet Number: A-4





SOUTH ELEVATION



WEST ELEVATION

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Date: 10 Mar 2020	Drawing Title: Elevations	Scale: 3/16" = 1'-0"
Project Number: 18-046	Project Name: Elliott-Carignan Residence	Sheet Number: A-5





