



**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, May 14, 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-20-28

Applicant: Amy Lauerhass Architecture

Owner: David & Amy Lauerhass

Address: 753 Francis

ARB Request: The applicant is seeking architectural review and approval, to allow a new open front porch addition.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

*(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

753 FRANCIS AV

Bexley, OH 43209

ARB-20-28

Status: Active**Submitted:** Apr 15, 2020**A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department****Brief Project Description :**

Addition of front porch. Replacement of some windows. Siding replacement or repair of existing wood.

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**

50000

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

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B: Project Worksheet: Property Information**Occupancy Type Residential or Commercial**

Residential

Zoning District

R-6

Use Classification

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

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

70

Depth (ft)

150

Total Area (SF)

10500

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

1635

Proposed Addition (SF)

164

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1799

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

615

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)

2414

Total building lot coverage (% of lot)

23

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

--

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

1538

Existing Patio (SF)

380

Existing Private Sidewalk (SF)

138

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

2056

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

4470

Total overall lot coverage (% of lot)

42.6

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

true

Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF Timberline "Shakewood"

New Roof Style and Color

"Shakewood"

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 "Architect Reserve"

New Window Style/Mat./Color

Double Hung/Clad Wood/Cream

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

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Entry Door

Proposed Door Style**Proposed Door Color**

Half Glass

Painted Dark Green

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Other Existing Door Trim

Wrapped Aluminum

Existing Window Trim

Other

Proposed New Window Trim

Fiber Cement

Existing Door Trim

Other

Proposed New Door Trim

Fiber Cement

Other Existing Window Trim

Wrapped Aluminum

Trim Color(s)

Cream

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes Manufacturer, Style, Color

Vinyl Siding

Other Proposed Finishes

Fiber Cement

Existing Finishes

Vinyl Siding

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

If wood siding under vinyl is in good shape, we will repaint. If not, replace with fiber cement horizontal siding.

By checking the following box I 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.

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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 (3)

- pdf Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Apr 15, 2020
 - pdf Photographs (required)**
Apr 15, 2020
 - pdf Site Plan**
Apr 15, 2020
-

Timeline

- Payment**
Status: Paid April 15th 2020, 11:20 am

- Zoning Officer**
Status: Completed April 15th 2020, 11:38 am
Assignee: Kathy Rose

Kathy Rose April 15th 2020, 11:36:19 am
Amy: glad you were able to book this architect - she's so busy!!!

- Design Planning Consultant**
Status: In Progress
Assignee: Karen Bokor

Karen Bokor April 28th 2020, 2:43:54 pm
Reviewed and on my list for May 14 ARB

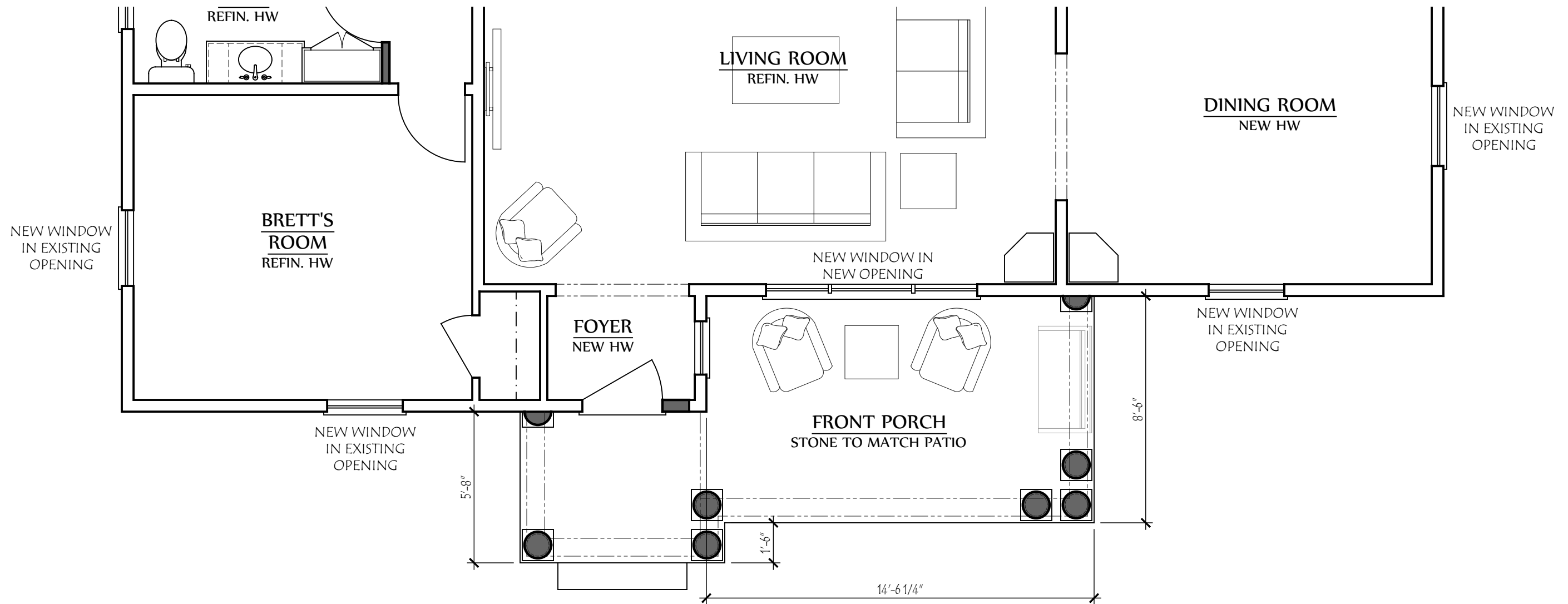
- Architectural Review Board**
Status: In Progress

- Board of Zoning and Planning**
Status: In Progress

- City Council**
Status: In Progress

- Tree Commission**
Status: In Progress

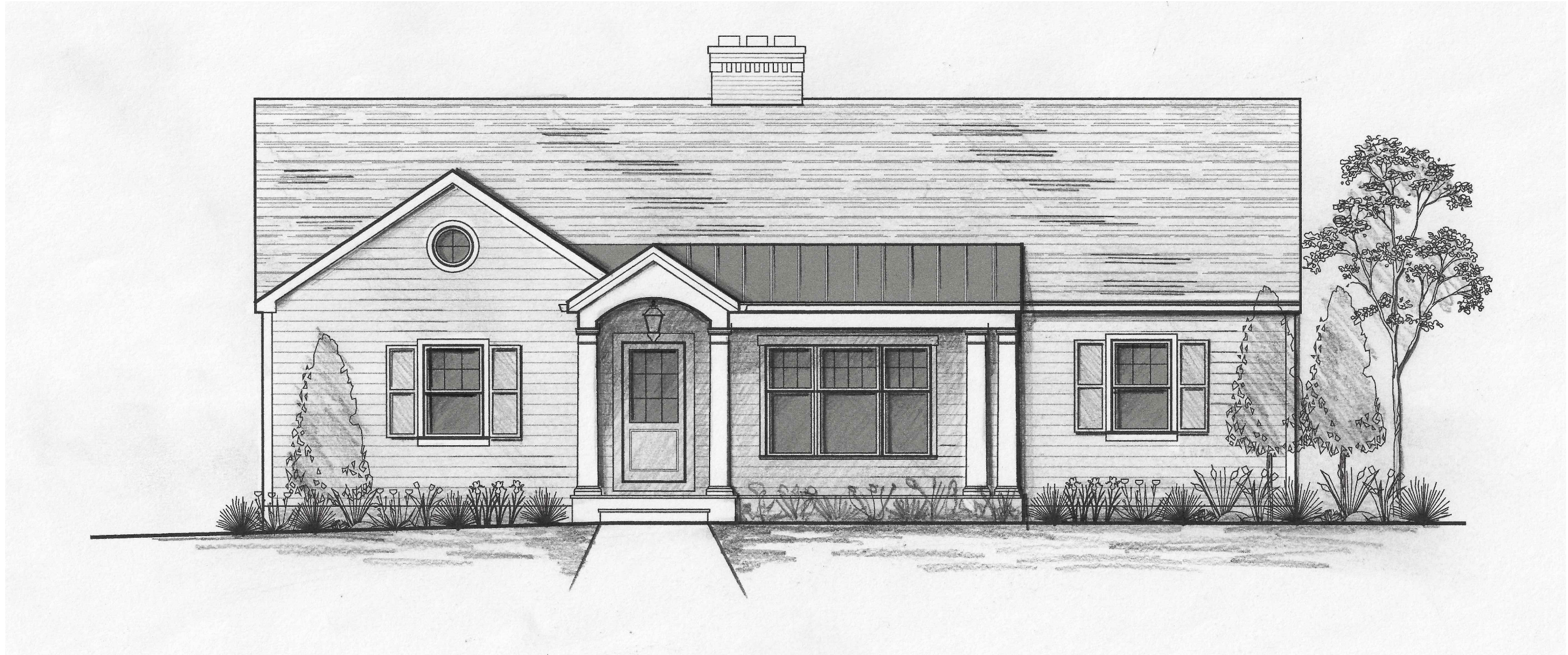
- Arborist**
Status: In Progress



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<u>Date:</u> 15 April 2020	<u>Drawing Title:</u> Porch Plan	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> n/a	<u>Project Name:</u> The Lauerhass Residence	<u>Sheet Number:</u> A-1





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Date:
15 April 2020

Project Number:
n/a

Drawing Title:
Front Elevation

Project Name:
The Lauerhass Residence

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

Sheet Number:
A-2



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date:
15 April 2020

Project Number:
n/a

Drawing Title:
Side Elevations

Project Name:
The Lauerhass Residence

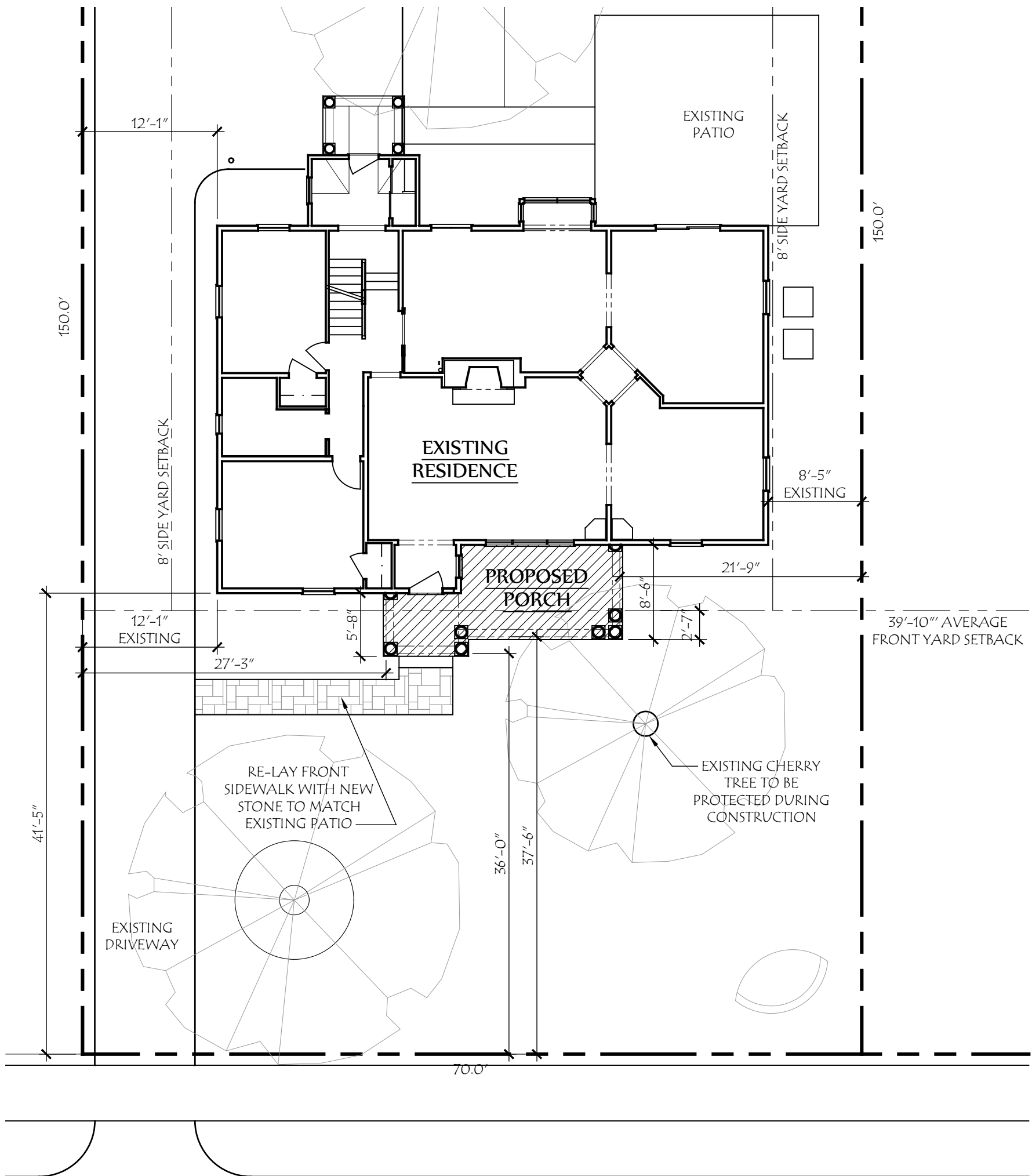
Scale:
3/16" = 1'-0"

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

PORCH ADDITION FOR:
Amy & Dave Lauerhass
 753 FRANCIS AVE.
 BEXLEY, OHIO 43209



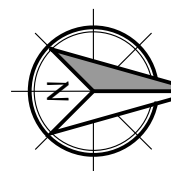
DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
 TOTAL LAND AREA = 10,500 SF

MAXIMUM BUILDING COVER 35% = 3675 SF
 PROPOSED LOT COVER:
 EXISTING HOUSE = 1635 SF
 EXISTING GARAGE = 615 SF
 PROPOSED PORCH = 164 SF
 TOTAL BUILDING COVER 23% = 2414 SF

MAXIMUM DEVELOP. COVER 60% = 6300 SF
 PROPOSED DEVELOP. COVER:
 BUILDING COVER = 2414 SF
 SIDEWALKS = 138 SF
 DRIVEWAY = 1538 SF
 PATIO = 380 SF
 TOTAL 42.6% = 4470 SF

FRANCIS AVENUE
 (50' R.O.W.)



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

AVERAGE FRONT YARD SETBACKS

721 FRANCIS AVE. = 38'-10"
 733 FRANCIS AVE. = 41'-7"
 745 FRANCIS AVE. = 41'-9"
 753 FRANCIS AVE. = 41'-5"
 767 FRANCIS AVE. = 41'-5"
 773 FRANCIS AVE. = 41'-1"
 783 FRANCIS AVE. = 33'-1"
 AVERAGE OF 7 = 39'-10"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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Date:
15 April 2020

Project Number:
n/a

Drawing Title:
Existing Photos

Project Name:
The Lauerhass Residence

Scale:
n/a

Sheet Number:
1 of 1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME