



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, January 10, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 057 A
Applicant: Amy Lauerhass
Owner: Kyle & Tayah Barger
Location: 1008 Chelsea
ARB Request: The applicant is seeking architectural review and approval, to allow a 2nd story gable expansion at the front, and 2nd story shed dormer addition at the rear of the principal structure. The applicant is also expanding the existing open front porch.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 12-27-2018

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Special Permit

Property & Project Information:

Property Address:

Brief Project Description:

Applicant Information:

Applicant Name:

Applicant Address: , ,

Applicant Email & Phone:

Property Owner Information:

Owner Name:

Owner Address: , ,

Owner Email & Phone:

Attorney/Agent Information:

Agent Name:

Agent Address: , ,

Agent Email & Phone:

- Completed Worksheets:** Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet C)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Digitally signed by Amy Lauerhass
Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation	\$ <input type="text"/>
- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text"/>

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation	\$ <input type="text" value="90.00"/>
- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="70.00"/>
- \$600.00 cap	\$ <input type="text"/>
- \$50.00 resubmittal fee	\$ <input type="text"/>

Variance Review

Single Family:	\$100.00	\$ <input type="text"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <input type="text"/>
	- \$60.00 for each additional acre (or part thereof)	\$ <input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text"/>
Replatting or new plat:	\$250.00	\$ <input type="text"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$

Project Worksheet

Residential Commercial

Property Address:

Zoning District:

- | | |
|---|--|
| <input type="checkbox"/> R-1 (25% Building & 40% Overall) | <input checked="" type="checkbox"/> R-6 (35% Building & 60% Overall) |
| <input type="checkbox"/> R-2 (25% Building & 50% Overall) | <input type="checkbox"/> R-12 (35% Building & 70% Overall) |
| <input type="checkbox"/> R-3 (25% Building & 50% Overall) | <input type="checkbox"/> Other: <input type="text"/> |

** Overall coverage includes hardscape*

Lot Info: Width (ft.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):	<input type="text" value="1115"/>	
Proposed Addition (SF):	<input type="text" value="28"/>	
Removing (SF):	<input type="text"/>	(Type of Structure): <input type="text"/>
Proposed new primary structure or residence (SF):	<input type="text"/>	
Total Square Footage:	<input type="text" value="1143"/>	

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):	<input type="text" value="240"/>	New Structure Type: <input type="text"/>
Proposed Addition (SF):	<input type="text"/>	Ridge Height: <input type="text"/>
Proposed New Structure (SF):	<input type="text"/>	Is there a 2nd floor? <input type="checkbox"/> Yes <input type="checkbox"/> No
Total of all garage and accessory structures (SF):	<input type="text"/>	2nd Floor SF: <input type="text"/>
Total building lot coverage (SF):	<input type="text" value="1383"/>	= <input type="text" value="21.0"/> % of lot
Is this replacing an existing garage and/or accessory structure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Hardscape:

Existing Driveway (SF):	<input type="text" value="860"/>	Existing Patio (SF):	<input type="text" value="550"/>	Existing Private Sidewalk (SF):	<input type="text" value="255"/>
Proposed Additional Hardscape (SF):	<input type="text"/>				
Total Hardscape (SF):	<input type="text" value="1665"/>				

Totals: Total overall lot coverage (SF): = % of lot

Applicant Initial:

Internal Use:	Staff Review Date: <input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments: <input style="width: 90%;" type="text"/>	Staff Initial: <input type="text"/>		

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing **House or Principal Structure** **Garage Only** **House & Garage**

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle
 Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows **House or Principal Structure** **Garage Only** **House & Garage**

Existing Window Type: Casement Fixed Exterior Storm Other:
 Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal
 Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors **House or Principal Structure** **Garage Only** **House & Garage**

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile
 Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile
 Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding	Match Existing
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="text"/> <input type="text"/>

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

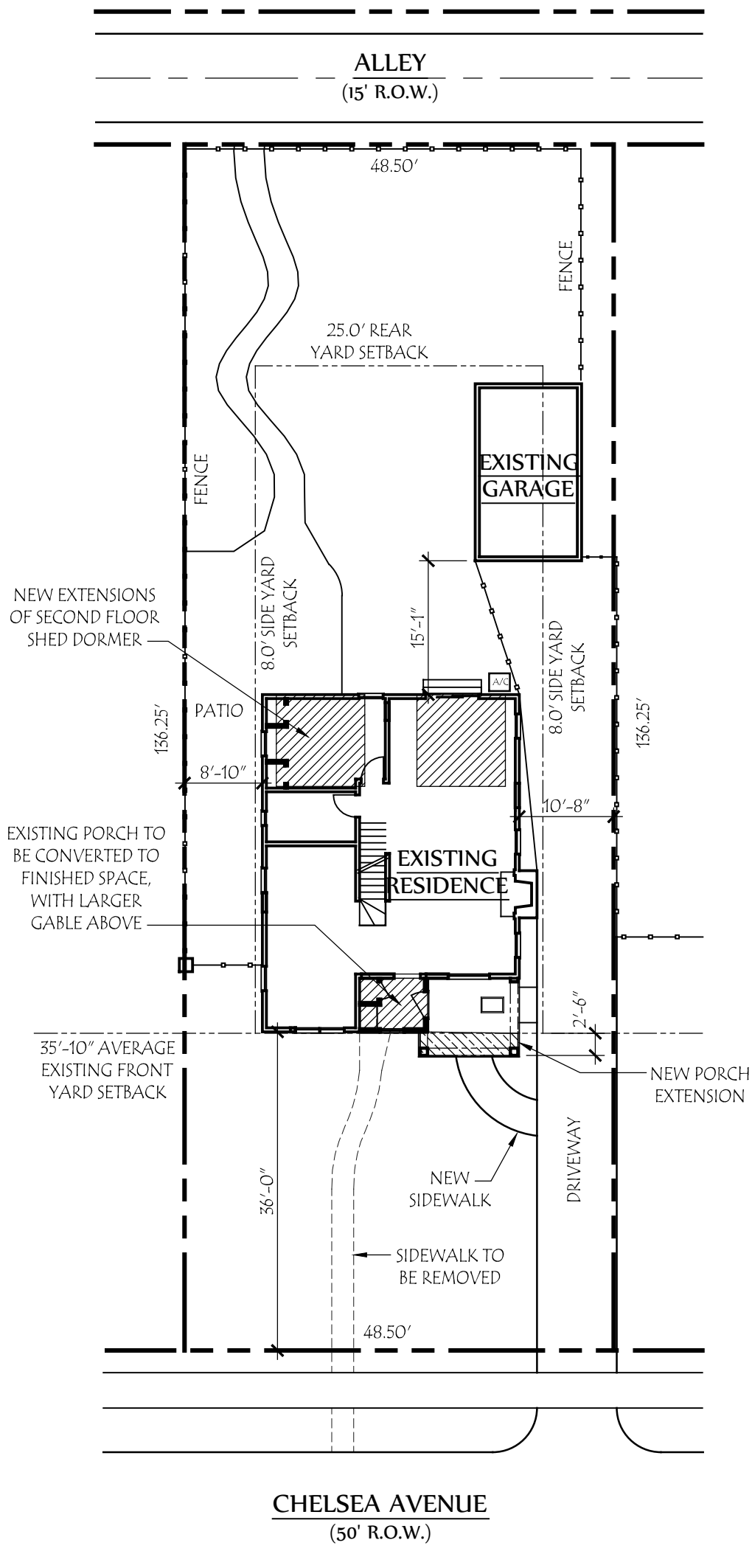
To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

ADDITION & RENOVATION FOR: THE BARGER RESIDENCE

1008 CHELSEA AVENUE
BEXLEY, OHIO 43209

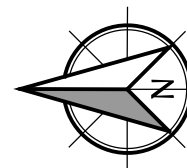


DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 6608 SF
MAXIMUM BUILDING COVER	35.0% = 2312 SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 1115 SF
EXISTING GARAGE	= 240 SF
PROPOSED PORCH EXPANSION	= 28 SF
TOTAL BUILDING COVER	21% = 1383 SF
MAXIMUM DEVELOP. COVER	60 % = 3964 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 1383 SF
DRIVEWAY	= 860 SF
SIDEWALKS	= 255 SF
PATIO	= 550 SF
TOTAL	46.1% = 3048 SF

SQUARE FOOTAGE

EXISTING BASEMENT FINISHED	= 418 SF
EXISTING FIRST FLOOR	= 997 SF
EXISTING SECOND FLOOR	= 551 SF
TOTAL: MAIN RESIDENCE	= 1966 SF
PROPOSED FIRST FLOOR	= 46 SF
PROPOSED SECOND FLOOR	= 410 SF
TOTAL PROPOSED ADDITION	= 456 SF
TOTAL FINISHED RESIDENCE	= 2422 SF



Site Plan

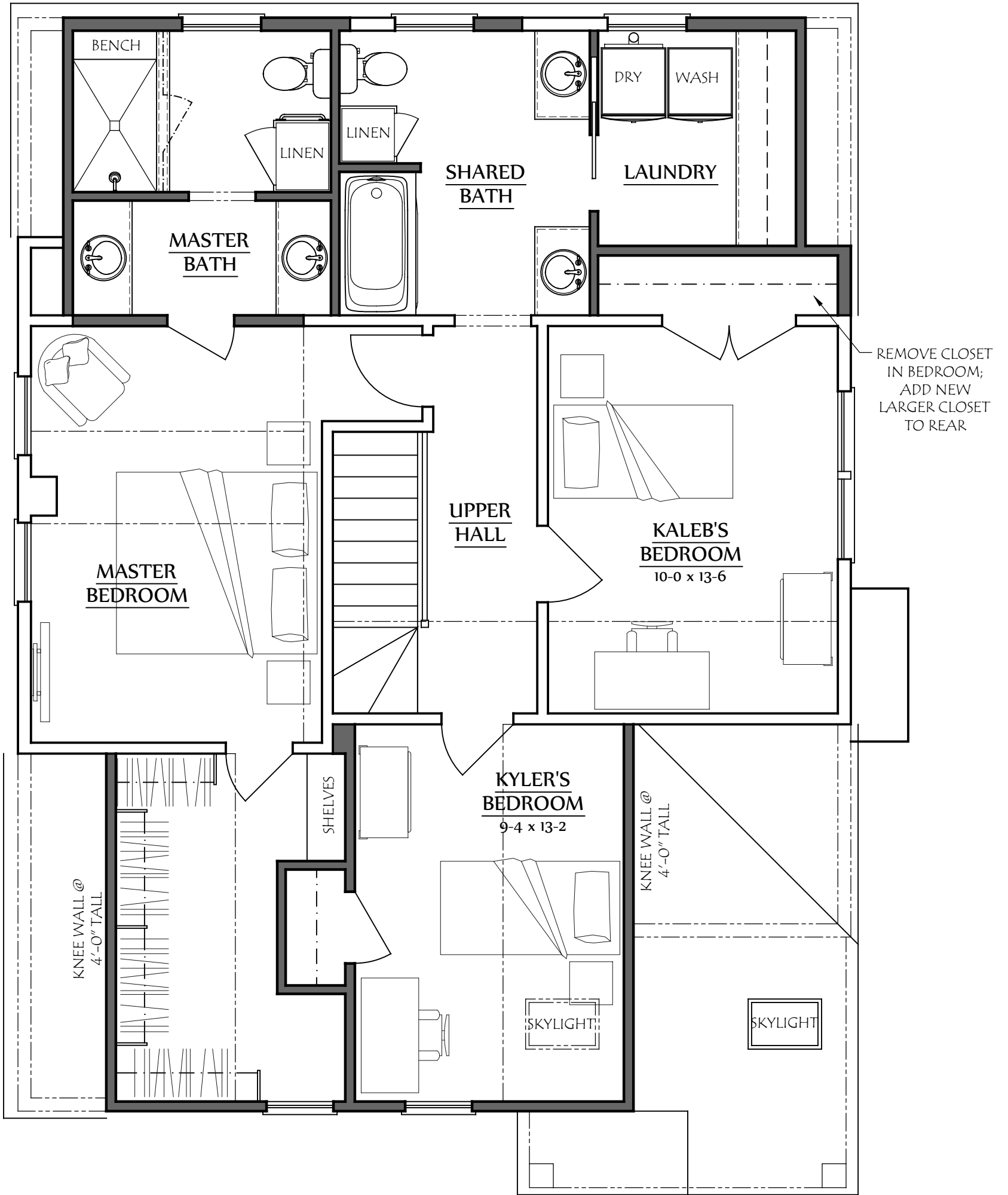
SCALE: 1/16" = 1'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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Date: 13 Dec 2018
Project Number: 18-012
Drawing Title: Second Floor Plan
Project Name: The Barger Residence
Scale: 1/4" = 1'-0"
Sheet Number: A-2





SOUTH ELEVATION



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<u>Date:</u> 13 Dec 2018	<u>Drawing Title:</u> Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 18-012	<u>Project Name:</u> The Barger Residence	<u>Sheet Number:</u> A-3


Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



EAST (REAR) ELEVATION



NORTH ELEVATION

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Date: 13 Dec 2018	Drawing Title: Elevations	Scale: 3/16" = 1'-0"
Project Number: 18-012	Project Name: The Barger Residence	Sheet Number: A-4





NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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<u>Date:</u> 13 Dec 2018	<u>Drawing Title:</u> Existing Photos	<u>Scale:</u> n/a
<u>Project Number:</u> 18-012	<u>Project Name:</u> The Barger Residence	<u>Sheet Number:</u> A-5

