



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, July 11, 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. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. If the applicant or his representative is not in attendance at such meeting, 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.

- a. Application No.: MA-19-154 (BZ 19-8)
Applicant: Amy Lauerhass
Owner: Carolynn & Scott Ziance
Location: 154 S. Dawson

ARB Request: The applicant is seeking architectural review and approval to allow an addition of a new front porch and replacement of all windows in casement style and new trim details.

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: 06-27-2019

MA-19-154 BA



CITY OF BEXLEY UNIFIED PLANNING APPLICATION

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: 154 South Dawson Ave.

Brief Project Description: Addition of a new front porch
Replacement of all windows in casement style, along with new trim details

Applicant Information:

Applicant Name: Amy Lauerhass

Applicant Address: 753 Francis Ave., Bexley, OH 43209

Applicant Email & Phone: amy@lauerhassarchitecture.com 614-371-3523

Property Owner Information:

Owner Name: Carolynn & Scott Ziance

Owner Address: 154 South Dawson Ave., Bexley, OH 43209

Owner Email & Phone: ziancefamily@gmail.com

Attorney/Agent Information:

Agent Name: n/a

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: Amy Lauerhass Digitally signed by Amy Lauerhass Date: 2019.06.11 13:42:24 -04'00' Date: 06.11.2019

Owner Signature: Scott J. Ziance Digitally signed by Scott J. Ziance Date: 2019.06.11 14:01:41 -04'00' Date: 06.11.2019

Agent Signature: Date:

Internal Use:

Application #: MA-19-154

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="30.00"/>
	- \$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:

154 South Dawson Ave.

Zoning District:

R-6

R-1 (25% Building & 40% Overall)

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

R-2 (25% Building & 50% Overall)

R-12 (35% Building & 70% Overall)

R-3 (25% Building & 50% Overall)

Other:

** Overall coverage includes hardscape*

Lot Info:

Width (ft.):

60

Depth (ft.):

114.3

Total Area (SF):

6849

Primary Structure Info:

Existing Footprint (SF):

1248

Proposed Addition (SF):

338

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1586

(Type of Structure):

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

Existing Footprint (SF):

484

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

2070

New Structure Type:

Ridge Height:

Is there a 2nd floor?

Yes No

2nd Floor SF:

= 30 % of lot

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

Yes No

Hardscape:

Existing Driveway (SF):

1280

Existing Patio (SF):

Existing Private Sidewalk (SF):

65

Proposed Additional Hardscape (SF):

190

Total Hardscape (SF):

1535

Totals:

Total overall lot coverage (SF):

3605

= 52.6

% of lot

Applicant Initial:

AL---

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

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="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	<input type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	<input type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	<input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="text"/>
<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: