




***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory Structures and New Principal Structures that meet 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

211 ARDMORE RD
 Bexley, OH 43209

ARB-19-13

Submitted On: Oct 16, 2019

A.1: Project Information

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

Addition of a screened porch to the rear of the house; Addition of a home-office space above the existing detached garage

Architecture Review

true

Conditional Use

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Demolition

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Planned Unit Dev

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Rezoning

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Special Permit

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A.1: Attorney / Agent Information

Agent Name

Amy Lauerhass

Agent Address

753 Francis Ave. Bexley, Ohio 43209

Agent Email

amy@lauerhassarchitecture.com

Agent Phone

614-371-3523

Property Owner Name

David Hodge & Lindsay Helman-Hodge

Property Owner phone

614-537-3616

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

Signed owner permission attached.

A.2: Fee Worksheet

Estimated Valuation of Project

100000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

Rezoning

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Review Type

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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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)

51.18

150

Total Area (SF)

7677

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

Proposed Addition (SF)

1689

220

Removing (SF)

Type of Structure

--

Screened Porch

Proposed New Primary Structure or Residence (SF)

Total Square Footage

--

1909

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

Existing Footprint (SF)

Proposed Addition (SF)

508

0

New Structure Type

Ridge Height

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20'-0"

Proposed New Structure (SF)

Is there a 2nd Floor

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Yes

2nd Floor SF

Total of all garage and accessory structures (SF)

295

508

Total building lot coverage (SF)

Total building lot coverage (% of lot)

2417

31.5

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

No

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

1190

Existing Patio (SF)

257

Existing Private Sidewalk (SF)

100

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

1547

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

3964

Total overall lot coverage (% of lot)

57.6

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

true

Structure

House & Garage

Existing Roof Type

Clay Tile

New Roof Type

Clay Tile

New Single Manufacturer

To Match Existing

New Roof Style and Color

Clay Tile on Screened Porch; Tile OR Shingles on Garage

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

true

Structure

Garage Only

Existing Window Type

Casement

Existing Window Materials

Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Casement with Prairie Grids; White to match existing

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

true

Structure

House & Garage

Existing Entrance Door Type

Fiberglass

Door Finish

Painted

Proposed Door Style

French on house; half-lite on garage

Existing Garage Door Type

Fiberglass

Proposed Door Type

Alum-Clad wood on house; fiberglass on garage

Proposed Door Color

White to match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Profiles to match existing

Proposed New Window Trim

Profiles to match existing

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Std. Lumber Profile

Trim Color(s)

White; to match existing

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes Manufacturer, Style, Color

Existing brick on first floor of garage to remain

Other Proposed Finishes

Upper area to be fiber cement horizontal siding

Existing Finishes

Brick

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Porch foundation to be brick

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

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

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Screened Porch: Side yard setback of 14'-8" in lieu of required 18'-0" setback on corner lot; Existing garage from property lines to be 2'-8" from property line on north side, and 2'-7" from property line on west (alley) side

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Existing garage is brick and in great shape. We want to maintain the existing garage.

For the screened porch, if we do a similar sized porch behind the side yard setback line, it would be too close to the garage.

2. Is the variance substantial? Please describe.

We feel they are not. The garage is only a 4" or 5" variance in each direction. The screened porch will sit 1'-4" further from the side yard setback line than the current family room addition sits, and 2'-8" further back than the main house sits.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No. The screened porch addition will sit behind an existing fence, as well as substantial landscaping, and will not be visible from the street. The garage is surrounded by other detached garages with gables, and is not above the required 20' ridge height.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

I do not know if they were aware of the garage height restriction, or the special side yard setback for a corner lot.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

The garage cannot, due to its existing location. And due to that location, the screened porch cannot either.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

I believe so. This is a narrow lot with a largely non-conforming house. The screened porch sits back further, so we will not impede on the surrounding neighborhood. For the garage, we are trying to maintain the charm of the existing brick garage by leaving it intact, and renovating it to provide more space.