




**\*(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**

2404 BRYDEN RD  
 Bexley, OH 43209

# ARB-19-14

Submitted On: Oct 16, 2019

## A.1: Project Information

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

Demolish existing detached garage. Addition of a family room, three-car garage and guest suite to the rear of the house.

**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**

Rebekah & Robert Alt

**Property Owner phone**

603-781-6885

**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**

300000

**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**

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**Zoning Review Type**

**Sign Review and Architectural Review for Commercial Projects**

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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**

Residential

**Zoning District**

R-6

**Use Classification**

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

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

50

**Depth (ft)**

140

**Total Area (SF)**

7018

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

1600

**Proposed Addition (SF)**

1176

**Removing (SF)**

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**Type of Structure**

Attached garage + family room

**Proposed New Primary Structure or Residence (SF)**

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**Total Square Footage**

2776

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

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**Proposed Addition (SF)**

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**New Structure Type**

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**Ridge Height**

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**Proposed New Structure (SF)**

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**Is there a 2nd Floor**

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**Total of all garage and accessory structures (SF)**

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**Total building lot coverage (SF)**

2776

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

39.5

Yes

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

315

**Existing Patio (SF)**

0

**Existing Private Sidewalk (SF)**

501

**Proposed Additional Hardscape (SF)**

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**Total Hardscape (SF)**

816

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

3592

**Total overall lot coverage (% of lot)**

51.2

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

true

**Structure**

House &amp; Garage

**Existing Roof Type**

Std. 3-tab Asphalt Shingle

**New Roof Type**

Arch. Dimensional Shingles

**New Single Manufacturer**

TBD

**New Roof Style and Color**

Color to match existing

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

true

**Structure**

House &amp; Garage

**Existing Window Type**

Double Hung

**Existing Window Materials**

Wood

**New Window Manufacturer**

Pella

**New Window Style/Mat./Color**

Double Hung; Alum-Clad Wood; White to match existing

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

true

**Structure**

House &amp; Garage

**Existing Entrance Door Type**

Wood

**Existing Garage Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Type**

Fiberglass

**Proposed Door Style**

French & Entry, as shown on elevations

**Proposed Door Color**

White to match existing

**C.1 Architectural Review Worksheet: Exterior Trim**

**Exterior Trim**

true

**Existing Door Trim**

Std. Lumber Profile

**Proposed New Door Trim**

To Match Existing

**Existing Window Trim**

Std. Lumber Profile

**Proposed New Window Trim**

To Match Existing

**Trim Color(s)**

White To Match Existing

**Do the proposed changes affect the overhangs?**

No

**C.2 Architectural Review Worksheet: Exterior Wall Finishes**

**Exterior Wall Finishes**

true

**Existing Finishes**

Other

**Other Existing Finishes**

Brick & Siding

**Existing Finishes Manufacturer, Style, Color**

Red Brick & White Vinyl Siding

**Proposed Finishes**

Other

**Other Proposed Finishes**

Brick & Fiber Cement Siding

**Proposed Finishes Manufacturer, Style, Color**

Brick to match existing on base of new garage; Fiber cement siding in white - match existing exposure

**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**

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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.**

Requesting two variances. First, to allow the Building Cover to be 39.5%, in lieu of the 35% allowed. Second, to allow the addition to project into the rear yard setback. The proposed rear yard setback will be 9'-2" & 11'-8", in lieu of the 25'-0" required.

**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.**

The homeowner would like to create a home in which they can accommodate multi-generational living. The idea would be to first have a college-age son living in the space above the garage, and then have an aging parent move into the space later on. If we detached the garage, we would not be permitted to put a dwelling unit above.

**2. Is the variance substantial? Please describe.**

The 4.5% building cover variance is not substantial. The lot is fenced on all sides, and no one but the homeowner will realize the smaller back yard. Plus, the family room addition is a one-story section that will be much lower than the garage or the existing house. The northern line of the new garage is in the same place as the existing detached garage is now. Although the new garage is two-story, the massing is much lower than the primary section of the residence, and the third bay is set even lower to further break down the massing.

**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.**

The homeowner wants to provide sufficient off-street parking for the residents of the home, as well as guests. Every other homeowner on this block of Bryden has a driveway except this house. Recently, neighbors have gotten upset multiple times due to cars parked on the street. The property owners want to be good neighbors and respect the idea of no street parking.

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**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.**

No.

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

No, they cannot accommodate an additional family dwelling unit.

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

Due to existing circumstances described above, the homeowner believes it is.