




***(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

2604 SHERWOOD RD
 Bexley, OH 43209

ARB-19-11

Submitted On: Oct 16, 2019

A.1: Project Information

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

Conversion of existing attached garage, and addition of new two-car attached 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

Betty & Roy Brown

Property Owner phone

614-961-7307

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

250000

Minor Architectural Review

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Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

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Zoning

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Zoning Review Type

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

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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

Zoning District

R-6

Use Classification

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

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

75

Depth (ft)

142

Total Area (SF)

10659

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

2244

Proposed Addition (SF)

521

Removing (SF)

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Type of Structure

Attached Garage

Proposed New Primary Structure or Residence (SF)

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Total Square Footage

2765

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

--

Proposed New Structure (SF)

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Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

0

Total building lot coverage (SF)

2765

Total building lot coverage (% of lot)

26

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

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B: Project Worksheet: Hardscape

Existing Driveway (SF)

519

Existing Patio (SF)

363

Existing Private Sidewalk (SF)

162

Proposed Additional Hardscape (SF)

697

Total Hardscape (SF)

1741

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

4506

Total overall lot coverage (% of lot)

42.3

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

To Match Existing

New Roof Style and Color

To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung; Beige To Match Existing

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

Fiberglass

Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

Proposed Door Color

As Shown on Elevations

Beige, to match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Wood Composite

Proposed New Door Trim

To Match Existing

Existing Window Trim

Other

Other Existing Window Trim

Fiber Cement Siding to Match Existing

Proposed New Window Trim

Fiber Cement Siding to Match Existing

Trim Color(s)

Beige 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 & Fiber Cement Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; Beige

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; Beige

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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.

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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.

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2. Is the variance substantial? Please describe.

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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.

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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.

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

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

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

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