



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, December 5, 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. 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.: ARB-19-14 (BZAP)

Applicant: Amy Lauerhass

Owner: Robert & Rebekah Alt

Location: 2404 Bryden Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage.

BZAP: The applicant is seeking architectural review and approval to allow a one-story room addition that will connect the house to a proposed 2-story, 3-car garage with a 2nd floor.

The applicant is also seeking two variances from Bexley Code Section 1252.09(R-6) Zoning District. The first variance is from the 35% building lot coverage limit, to allow the building lot coverage to be 39.5%. The 2nd variance is from the required 25 foot setback from the rear property line, to allow the addition to be constructed 9'2" from the rear property line.




The applicant is also requesting approval for a Conditional Use in accordance with Bexley Code Section 1252.17(a)-(g), to allow an In-Law Suite on the 2nd floor of the proposed 3 car garage addition.

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: 10-31-2019

***(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

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

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

--

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

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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)

--

Type of Structure

Attached garage + family room

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2776

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

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

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)

--

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 & 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 & 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 & 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.

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.

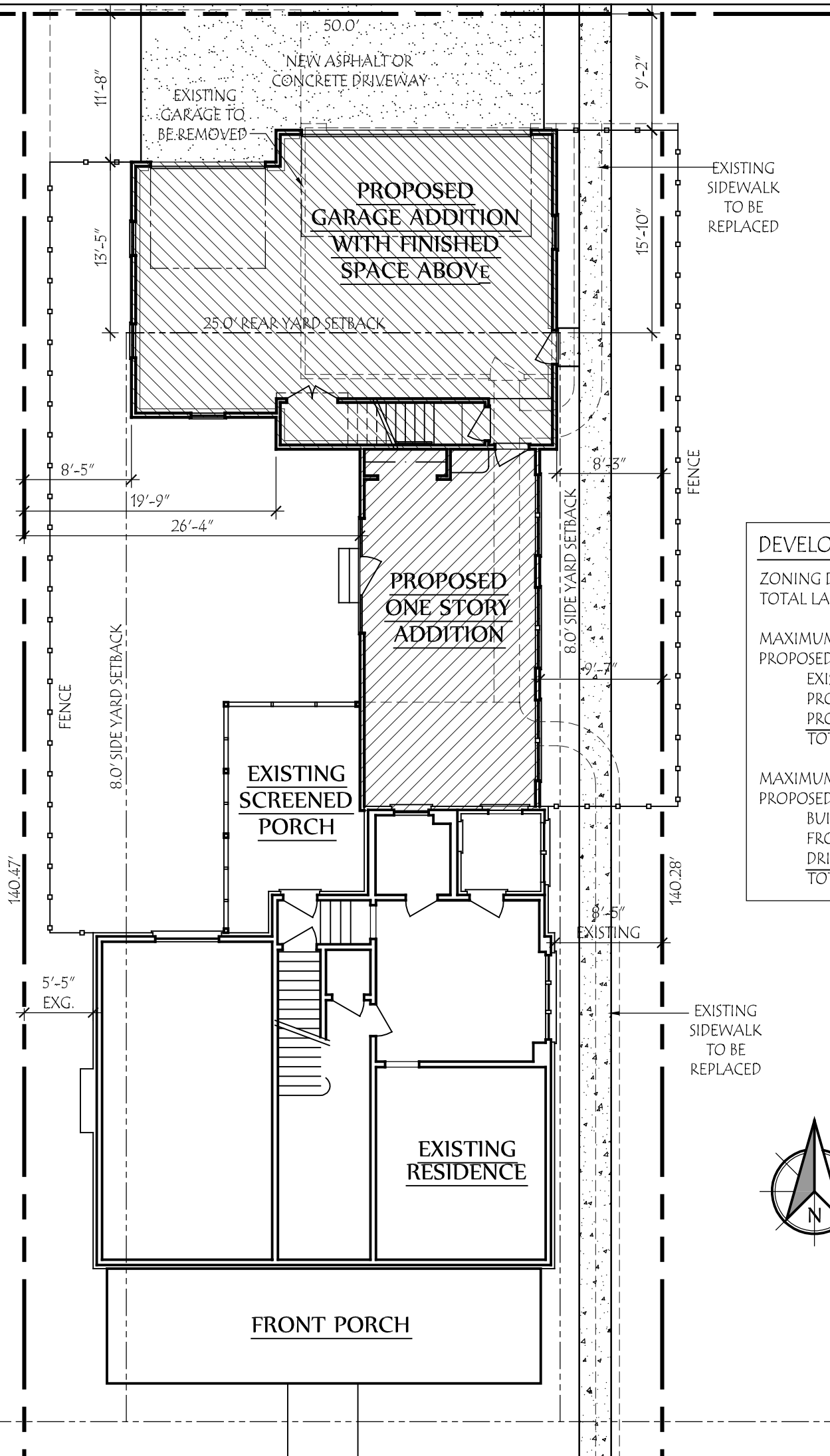
No, they cannot accommodate an additional family dwelling unit.

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.

ADDITION & RENOVATION FOR:
Rebekah & Robert Alt
 2404 BRYDEN ROAD
 BEXLEY, OHIO 43209

ALLEY
 (15' R.O.W.)



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7018 SF
MAXIMUM BUILDING COVER	35 % = 2456 SF
PROPOSED LOT COVER:	
EXISTING HOUSE + PORCH	= 1600 SF
PROPOSED GARAGE ADDITION	= 776 SF
PROPOSED FAMILY ROOM ADD.	= 400 SF
TOTAL BUILDING COVER	39.5 % = 2776 SF
MAXIMUM DEVELOP. COVER	60 % = 4210 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2776 SF
FRONT & SIDE SIDEWALKS	= 501 SF
DRIVEWAY	= 315 SF
TOTAL	51.2% = 3592 SF



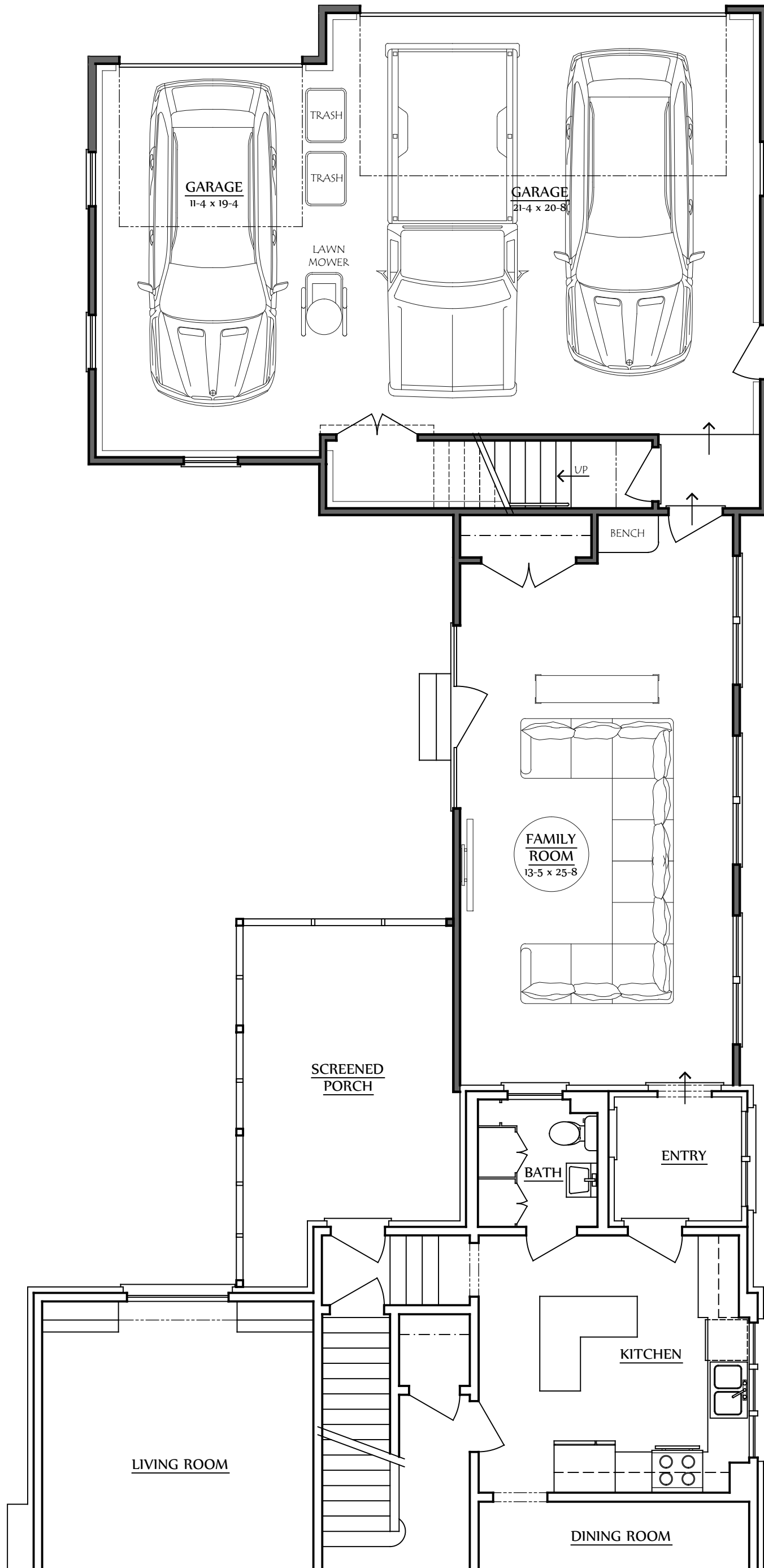
Site Plan
 SCALE: 1" = 10'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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Date:
16 Oct 2019

Project Number:
19-035

Drawing Title:
First Floor Plan

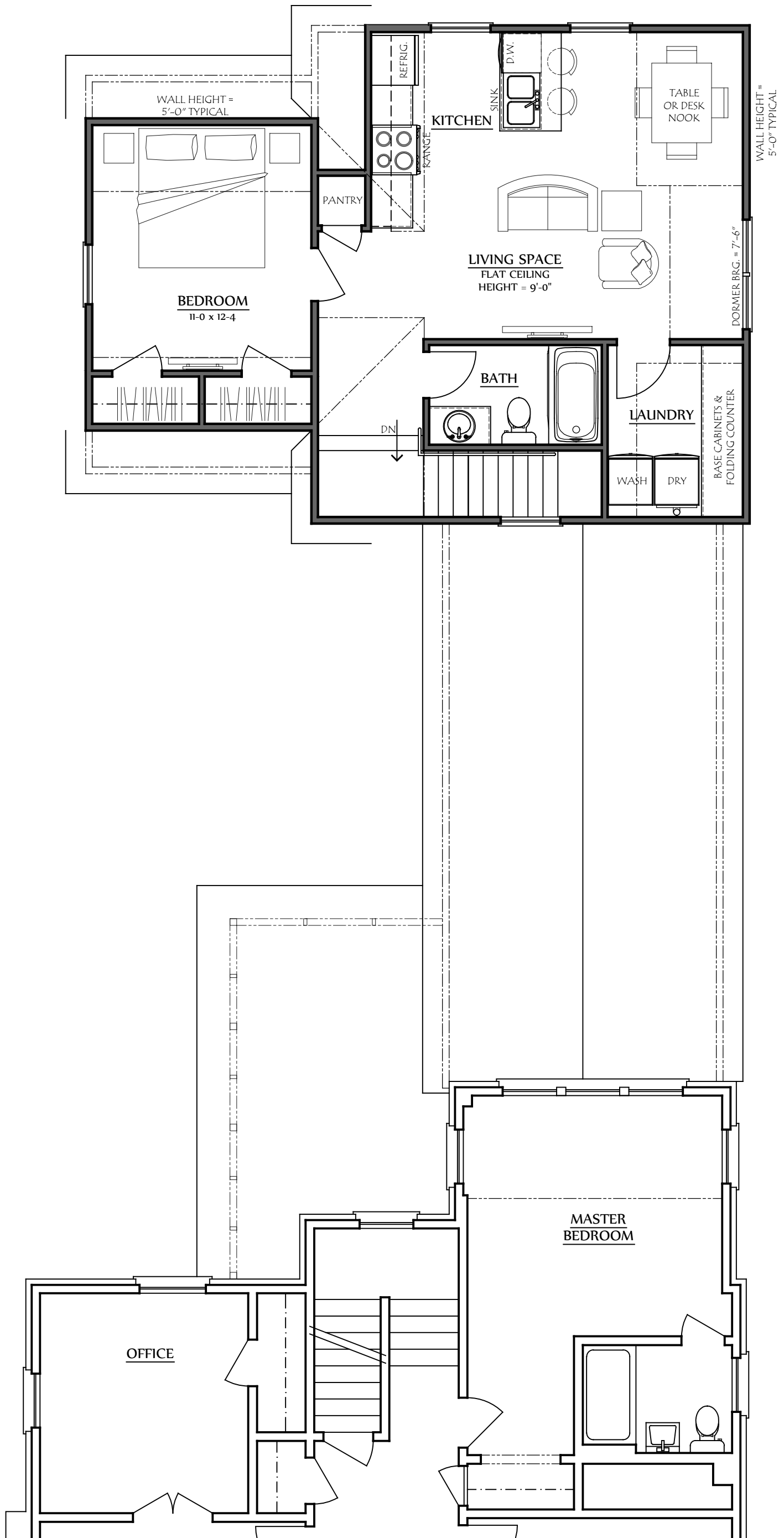
Project Name:
The Alt Residence

Scale:
3/16" = 1'-0"

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Project Number:
19-035

Drawing Title:
Second Floor Plan

Project Name:
The Alt Residence

Scale:
3/16" = 1'-0"

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
16 Oct 2019

Drawing Title:
East Elevation

Scale:
3/16" = 1'-0"

Project Number:
19-035

Project Name:
The Alt Residence

Sheet Number:
A-3





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<u>Date:</u> 16 Oct 2019	<u>Drawing Title:</u> West Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-035	<u>Project Name:</u> The Alt Residence	<u>Sheet Number:</u> A-4





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<u>Date:</u> 16 Oct 2019	<u>Drawing Title:</u> North Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-035	<u>Project Name:</u> The Alt Residence	<u>Sheet Number:</u> A-5





NORTH ELEVATION



NORTHWEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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<u>Date:</u> 16 Oct 2019	<u>Drawing Title:</u> Existing Photos	<u>Scale:</u> n/a
<u>Project Number:</u> 19-035	<u>Project Name:</u> The Alt Residence	<u>Sheet Number:</u> A-6

