



**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, April 9, 2020 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, April 23, 2020 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.

Application No.: BZAP-20-9

Applicant: Amy Lauerhass

Owner: Blue Box, LLC

Address: 2336 Bryden Rd.

**ARB Request:** The applicant is seeking architectural review an approval to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage.

**BZAP Request:** The applicant is seeking a variance to Bexley Code Section 1252.15(a), which limits accessory structures to no greater than thirty-five percent (35%) of the principal building footprint, to allow the proposed detached garage to be 720sq'.

A copy of this application will be available on our website 1 week prior to the meeting.

**\*\*\*PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: [www.bexley.org](http://www.bexley.org) for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: [krose@bexley.org](mailto:krose@bexley.org) and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

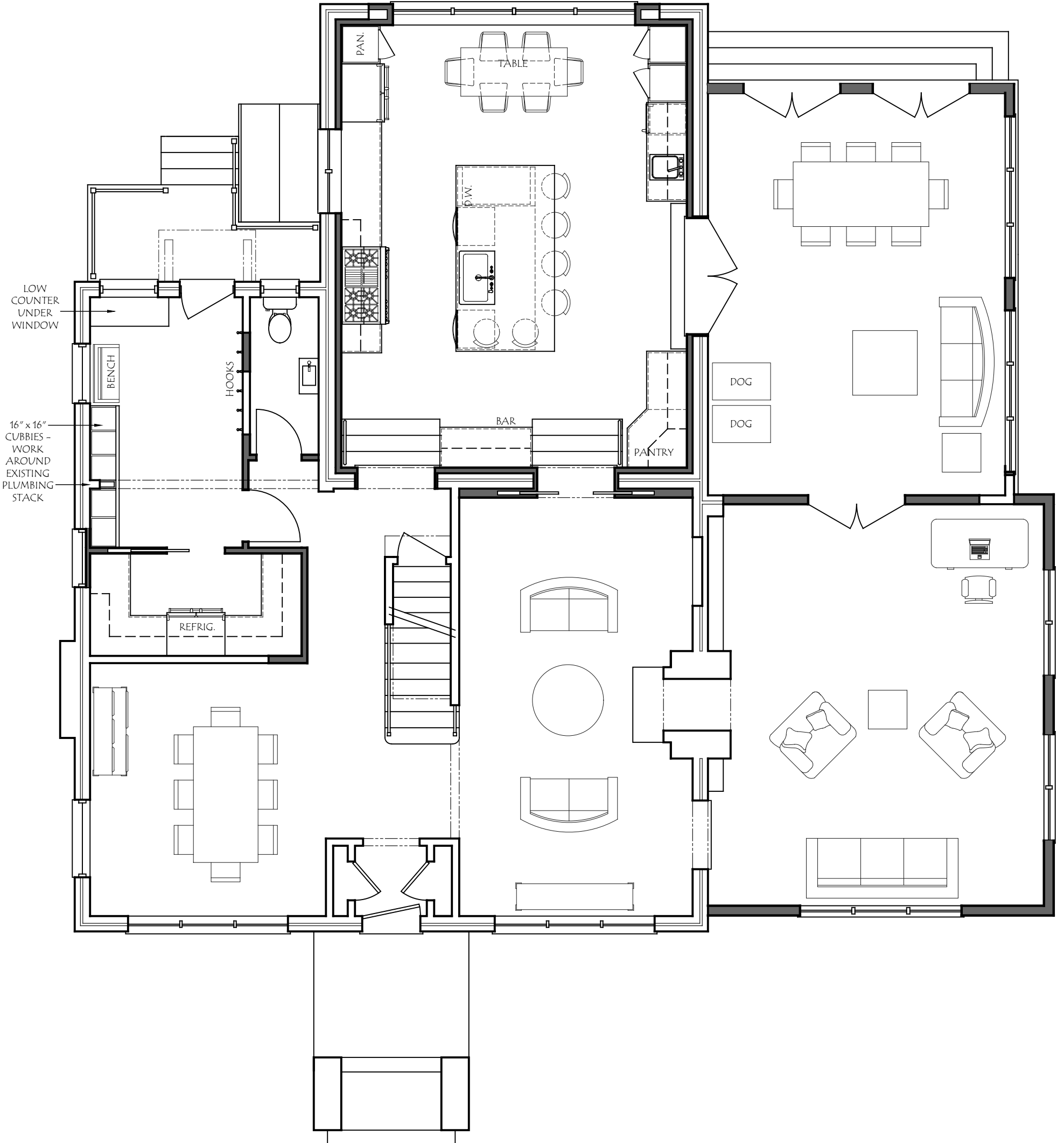
Mailed by: 03-26-2020



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<b>Date:</b> 10 Mar 2020	<b>Drawing Title:</b> Exterior Elevations	<b>Scale:</b> 1/8" = 1'-0"
<b>Project Number:</b> 18-045	<b>Project Name:</b> 2336 Bryden Road	<b>Sheet Number:</b> A-3





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Date:  
10 Mar 2020

Project Number:  
18-045

Drawing Title:  
**First Floor Plan**

Project Name:  
2336 Bryden Road

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

Sheet Number:  
A-1



**Lauerhass Architecture**  
RENOVATION - ADDITION - NEW HOME



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Date:  
10 Mar 2020

Project Number:  
18-045

Drawing Title:  
**Second Floor Plan**

Project Name:  
2336 Bryden Road

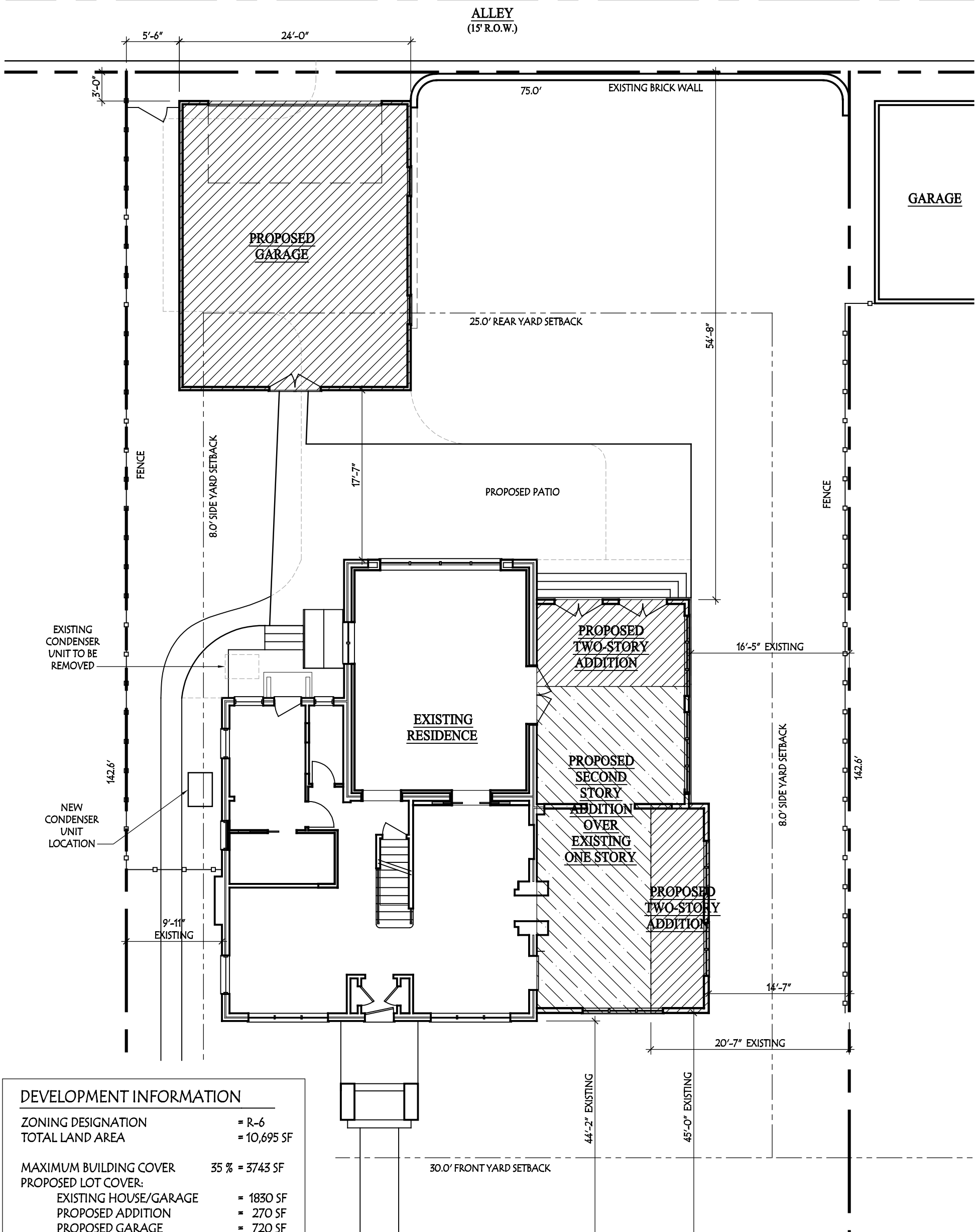
Scale:  
3/16" = 1'-0"

Sheet Number:  
A-2



**Lauerhass Architecture**  
RENOVATION - ADDITION - NEW HOME

ADDITION & RENOVATION FOR:  
**Babak Djourabchi**  
 2336 BRYDEN ROAD  
 BEXLEY, OHIO 43209

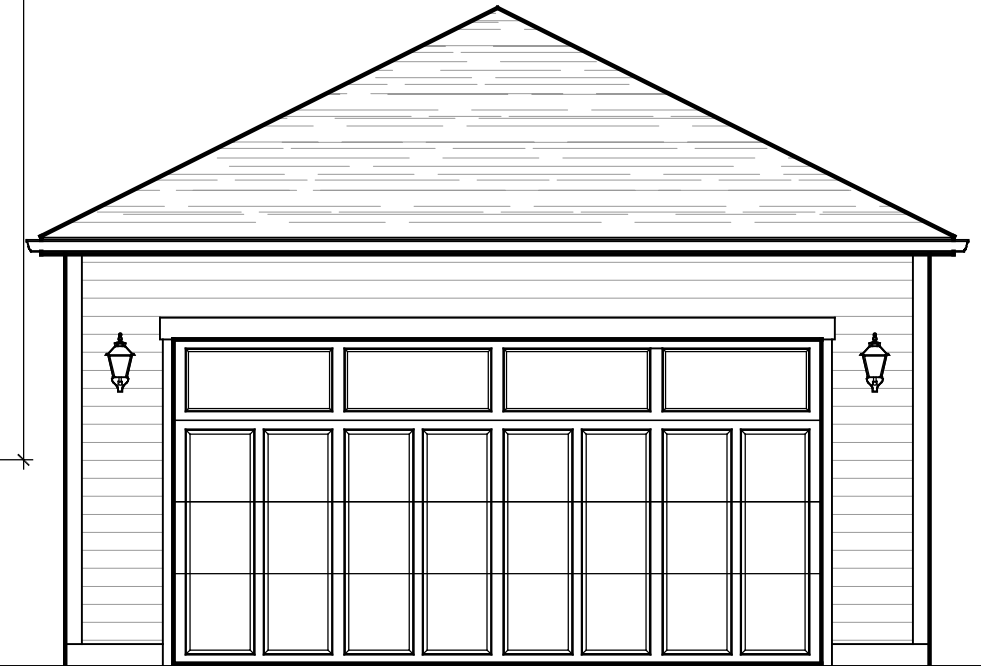
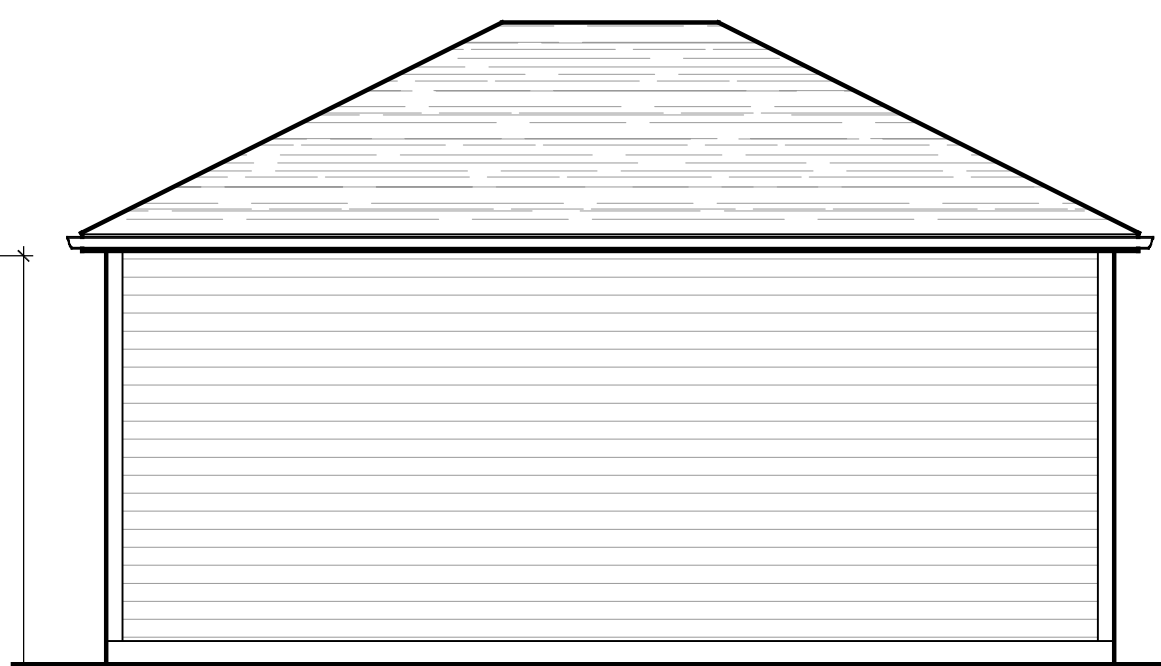
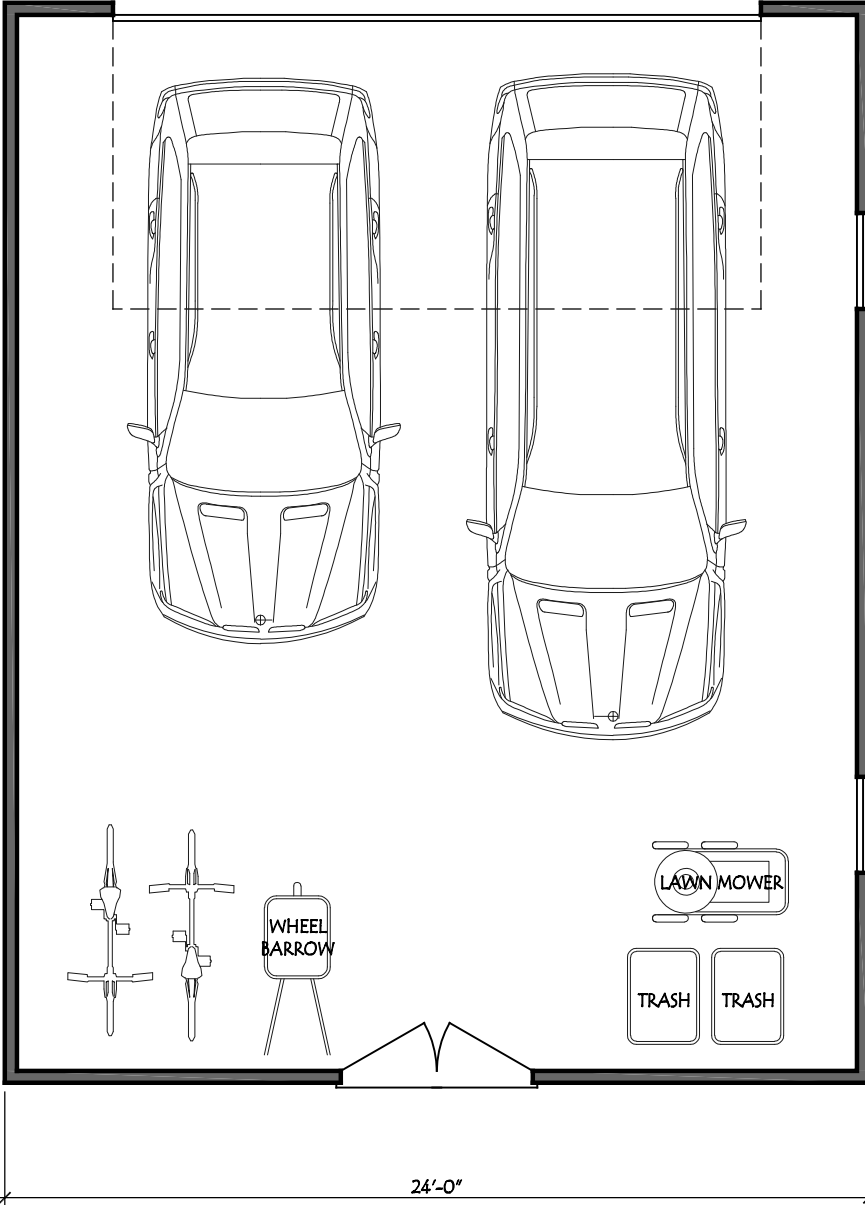


DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 10,695 SF
MAXIMUM BUILDING COVER	35 % = 3743 SF
PROPOSED LOT COVER:	
EXISTING HOUSE/GARAGE	= 1830 SF
PROPOSED ADDITION	= 270 SF
PROPOSED GARAGE	= 720 SF
TOTAL BUILDING COVER	26.4 % = 2820 SF
MAXIMUM DEVELOP. COVER	60 % = 6417 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2820 SF
SIDEWALKS	= 419 SF
DRIVEWAY	= 72 SF
PATIO	= 611 SF
TOTAL	36.6 % = 3922 SF
PREVIOUS BEXLEY ARB APPLICATION #BA-19-62	
APPROVAL GRANTED: JULY 11, 2019	

**Lauerhass Architecture**  
 RENOVATION - ADDITION - NEW HOME  
 753 Francis Ave. Bexley, OH 43209 614-371-3523



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



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**Date:** 10 Mar 2020  
**Drawing Title:** Garage Plan/Elev.  
**Scale:** 3/16" = 1'-0"  
**Project Number:** 18-045  
**Project Name:** 2336 Bryden Road  
**Sheet Number:** A-5





2335

2336







