

PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, November 14th, 2013, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

Application No.: 13-0066
Applicant: Amy Lauerhass
Owner: Kevin & Deborah Tighe
Location: 40 Ashbourne Rd.
REQUEST: The applicant is seeking architectural review and approval to allow the existing screened porch on the south corner of the home to be converted to a sunroom.

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 11-07-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130066

1. Architectural Review for:

Addition Alteration _____ New Structure (_____)
_____ Demolition of a Principal Structure _____ Demolition of Garage

2. Variance For:

_____ Principal Structure _____ Garage _____ Fence _____ Other

3. Variance To:

_____ Front Yard Setback _____ Side Yard Setback _____ Rear Yard Setback _____ lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION 40 Ashbourne Rd. Zoning District R-3

6. OWNER Kevin & Deborah Tighe Phone # _____ or Cell # 468-0334

** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

Applicant Amy Lauerhass alauerhass@ _____
Dean Wenz Arch. E-mail wenz-architects.com Phone # 239-6868 or Cell# x113

Address 2423 E. Main /City, State, Zip Bexley OH

8. Brief Description of Request and/or Variance Removal of existing screened porch, and replacement with sunroom

9. Valuation of Project \$ 30,000

- APPLICATION REVIEW FEES, (based on valuation of the project):
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.
(Re-submittal fee \$50.00)

- VARIANCE REVIEW FEES:
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE Amy Lauerhass /DATE 10/16/13

Fee: based on valuation	\$ <u>100.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>100.00</u>

**Be advised, if the Board or Staff decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees. (Ord. 54-11)

• LOT INFORMATION

Address 40 Ashbourne Rd. Zoning District R-3

Lot Width 90 ft Depth 230 ft Total Area 21850 sq ft

Existing Residence (foot print) 2110 sq ft Garage 710 sq ft

Existing Building Height _____ one-story 30' two-story

Proposed Addition (foot print) 60 sq ft 12' Height one-story _____ two-story

Proposed Garage _____ sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage 25 % = 6962 sq ft

Lot to be covered 11.4 % = 3170 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or proposed structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage.

• ARCHITECTURAL INFORMATION

Architect and/or Residential Designer Amy Lauerhass; Dean Wenz Architects

Contractor/Builder UNKNOWN

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED _____

Removal of screened porch & replace with sunroom

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

None

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

• **ROOFING** House Only / Garage Only / House & Garage

1. Existing Roof Type:

_____ Slate Clay Tile _____ Wood Shake _____ Standard 3-Tab Asphalt Shingle
_____ Architectural Dimensional Shingles _____ EPDM (rubber) Roofing _____ Metal

2. New Shingle Manufacturer: _____

3. New Roofing Type, Style & Color: Flat - EPDM

• **WINDOWS**

- Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
- Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
- New Window Manufacturer: HOPE WINDOWS
- New Window Style, Material & Color: METAL INSULATED

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
 - Wood Insulated Metal Fiberglass
 - Sidelights Transom Window
 - Garage Door Type
 - Wood Insulated Metal Fiberglass
 - Door Finish
 - Stained Painted
- Proposed Door Type WOOD /Style _____ Color PAINTED

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <u>To match existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Existing Window Trim:
 - Cedar Redwood Pine Vinyl
 - Wood composite Aluminum Clad Molding
 - Standard lumber Profile Other: _____
- Proposed NEW Door Trim: CEDAR

4. Proposed NEW Window Trim: CEDAR

5. Trim: Color(s): BROWN; to match existing

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

PROPOSED:

3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

4. Proposed Railing Materials

5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

October 11, 2013

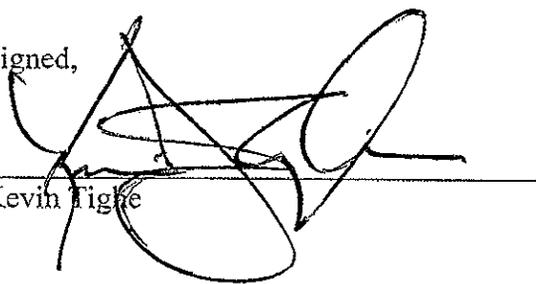
The City of Bexley
Building Department
2242 East Main Street
Bexley, Ohio 43209

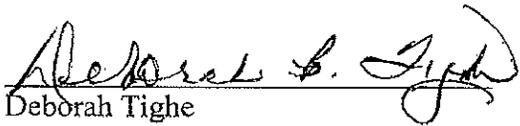
Regarding: The Tighe Residence
40 Ashbourne Road
Bexley, Ohio 43209

To Whom it may Concern:

I, the owner of the property located at 40 Ashbourne Road, by signing this document, hereby grant permission for Dean Wenz Architects, Inc. to apply on our behalf and represent us at required hearings for Architectural Review, Certificate of Appropriateness, and any required Variances.

Signed,


Kevin Tighe


Deborah Tighe

Property Report

Generated on 11/05/13 at 11:13:00 AM

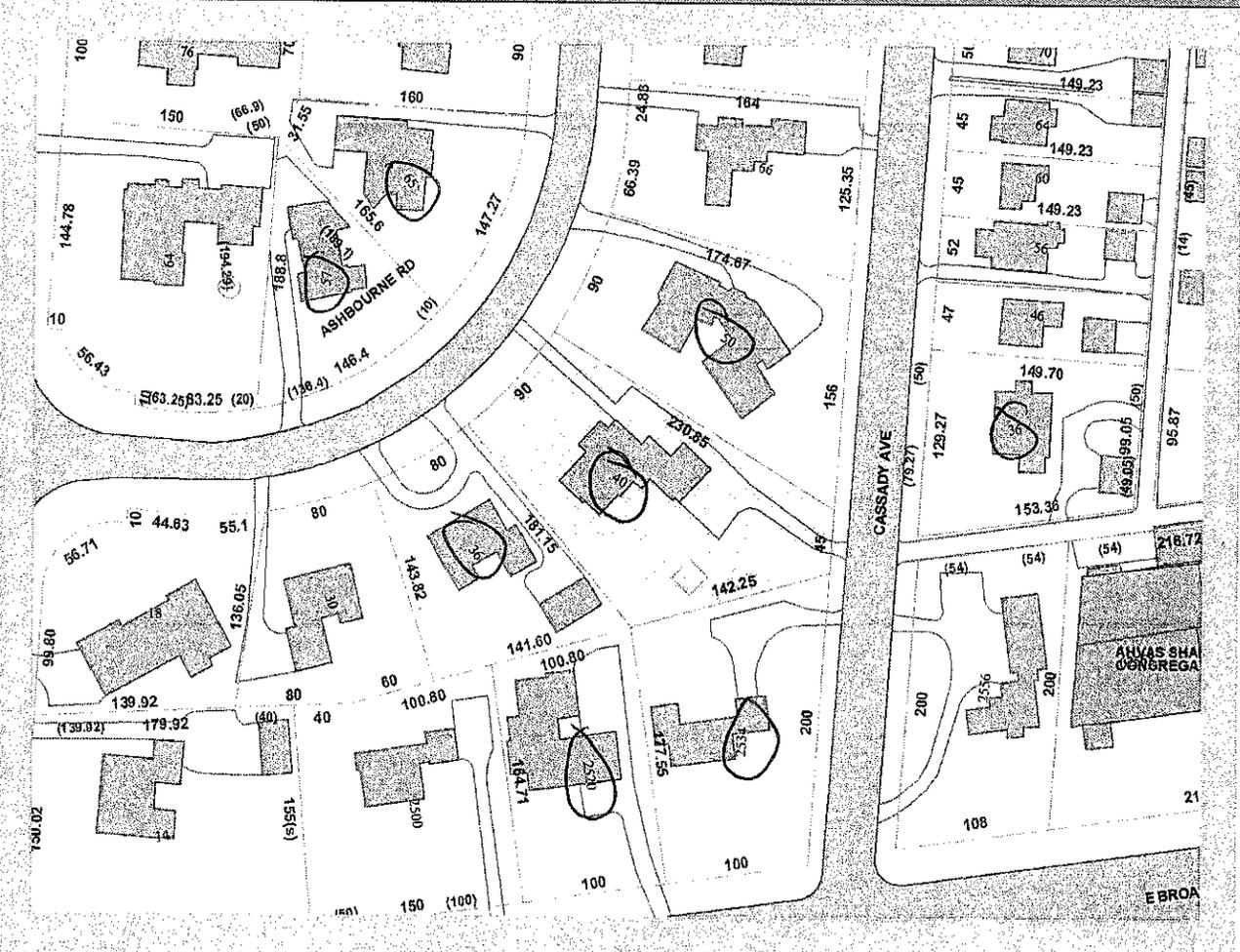
Parcel ID
020-001594-00

Map Routing No
020-L022 -012-00

Card No
1

Location
40 ASHBOURNE RD

GIS

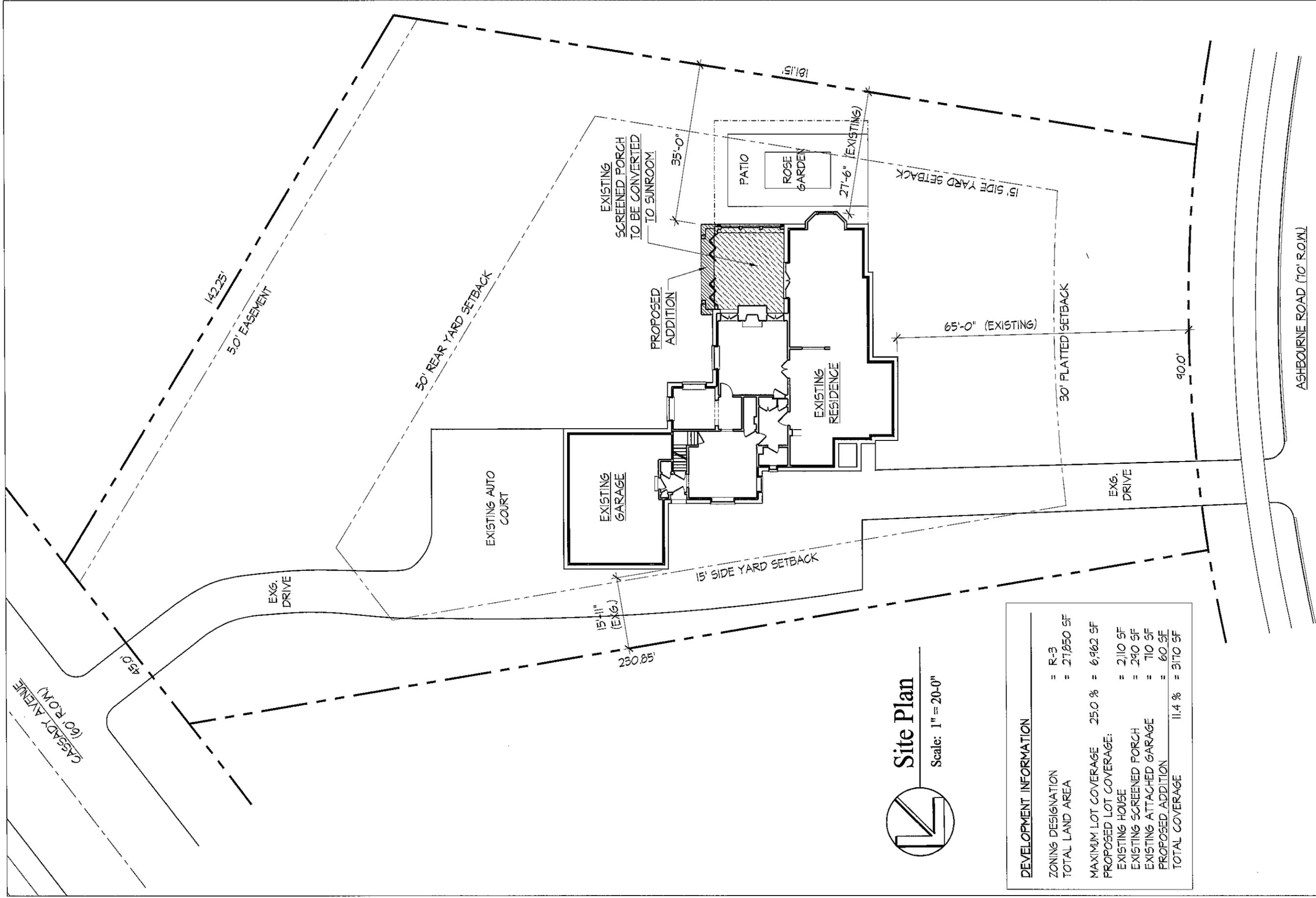


Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

THE TIGHE RESIDENCE
 40 Ashbourne Road Bexley, Ohio 43209



Site Plan
 Scale: 1" = 20'-0"

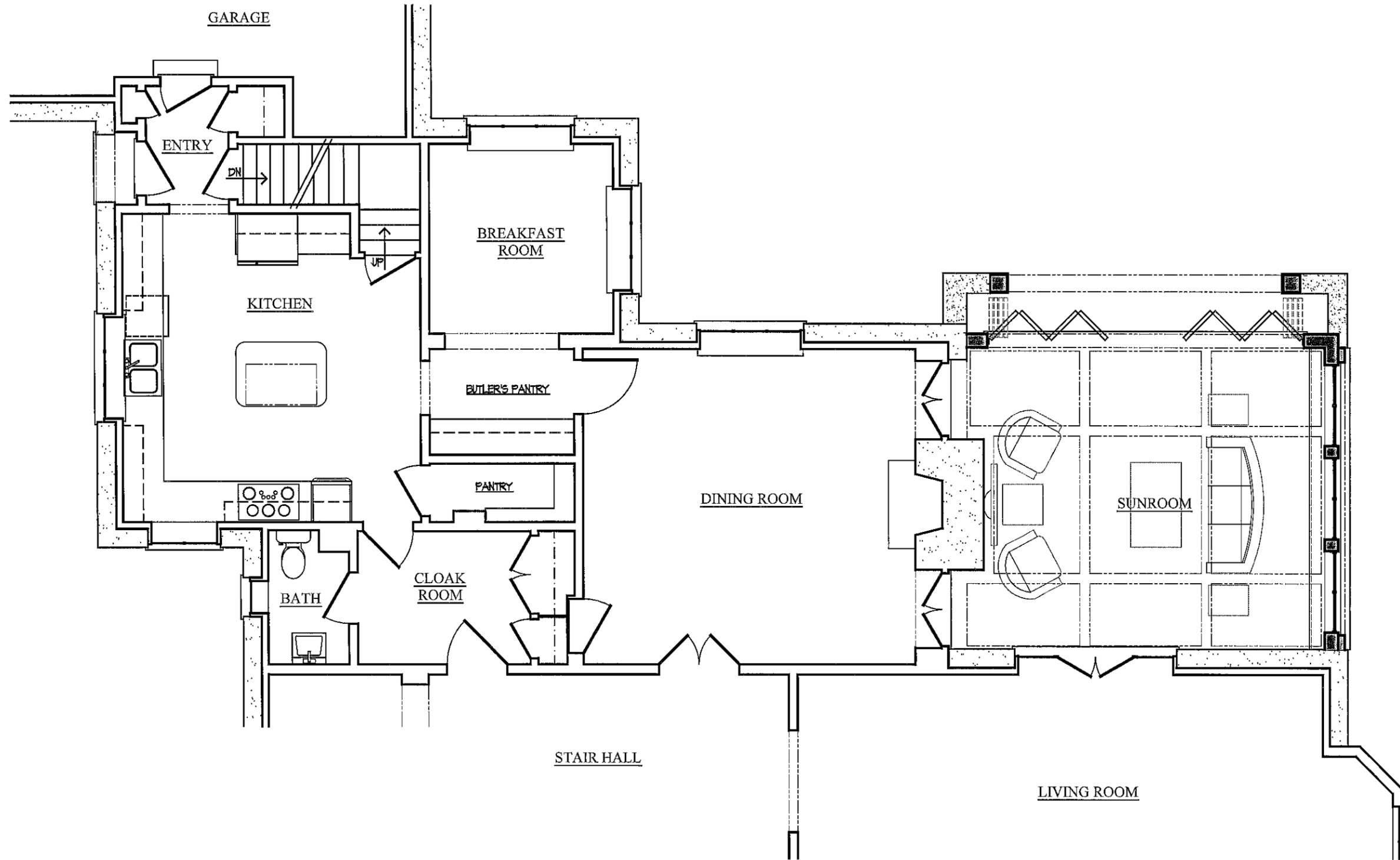
DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-3
TOTAL LAND AREA	= 27,050 SF
MAXIMUM LOT COVERAGE	25.0 % = 6,962 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE	= 2,110 SF
EXISTING SCREENED PORCH	= 240 SF
EXISTING ATTACHED GARAGE	= 710 SF
PROPOSED ADDITION	= 60 SF
TOTAL COVERAGE	11.4 % = 3,170 SF

DEAN A. WENZ
 ARCHITECTS

DEAN A. WENZ

A R C H I T E C T S



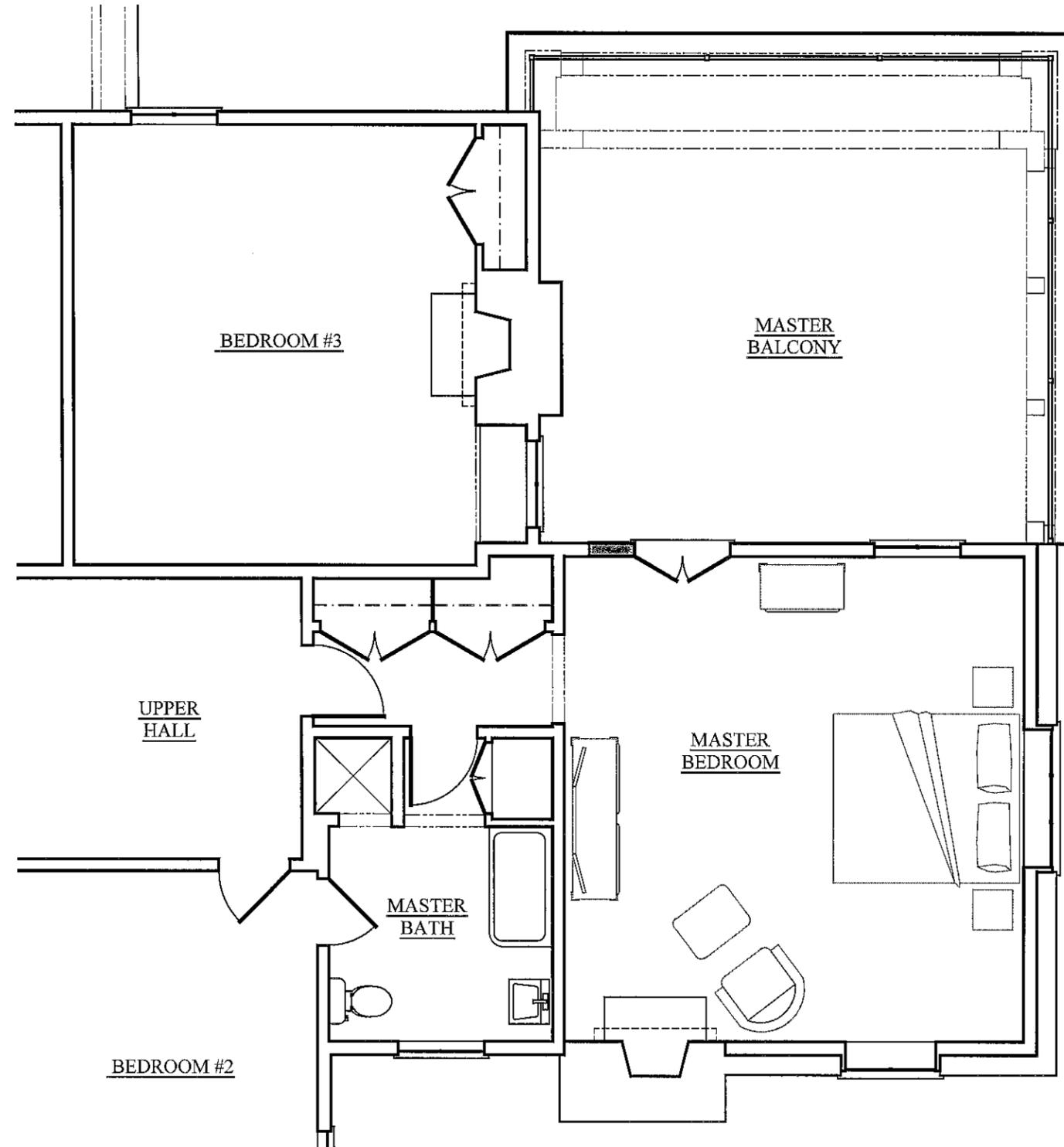
First Floor Plan

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

Date 10/16/13	Project Number 2013-053	Project Name The Tighe Residence	Sheet 1 of 5
------------------	----------------------------	-------------------------------------	-----------------

DEAN A. WENZ

A R C H I T E C T S



Second Floor Plan

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

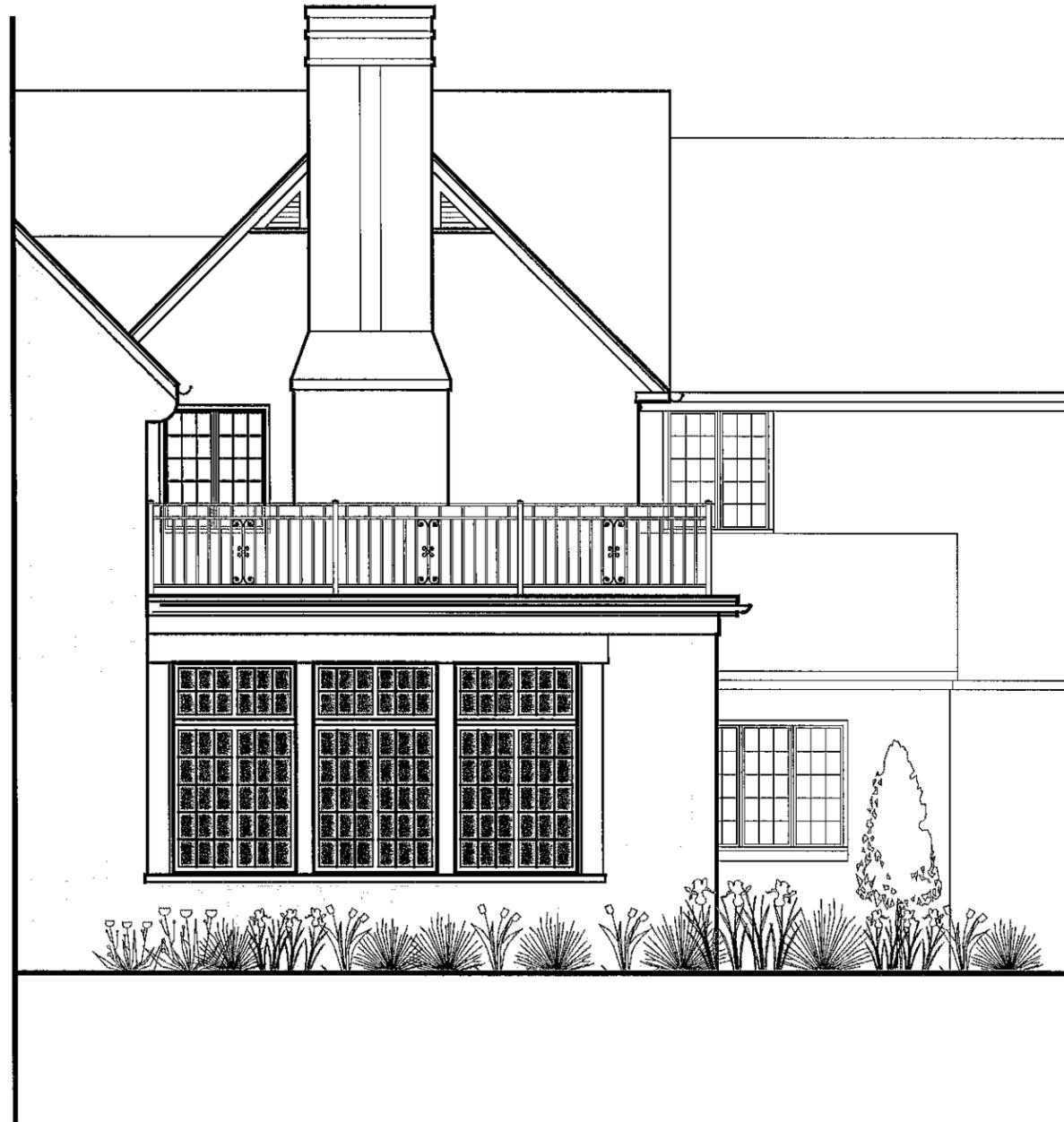
Date 10/16/13	Project Number 2013-053	Project Name The Tighe Residence	Sheet 2 of 5
------------------	----------------------------	-------------------------------------	-----------------



Partial Southeast Elevation

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

Date 10/16/13	Project Number 2013-053	Project Name The Tighe Residence	Sheet 3 of 5
------------------	----------------------------	-------------------------------------	-----------------



Partial Southwest Elevation

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

Date 10/16/13	Project Number 2013-053	Project Name The Tighe Residence	Sheet 4 of 5
------------------	----------------------------	-------------------------------------	-----------------

DEAN A. WENZ

ARCHITECTS

SOUTHEAST
ELEVATION
(REAR)



NORTHWEST
ELEVATION
(FRONT)



SOUTHWEST
ELEVATION

NORTHEAST
ELEVATION



EXISTING PHOTOS

Date
10/16/13

Project Number
2013-053

Project Name
The Tighe Residence

Sheet
5 of 5