

**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, January 9th, 2014, 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.

- a. Application No.: 130072
Applicant: Amy Lauerhass
Owner: Amy Lauerhass
Location: 753 Francis Ave.
REQUEST: The applicant is seeking a Conditional Use Permit, in accordance with Bexley Code Section 1260.16, to allow a home occupation at this location. The occupation is an office for an architectural design firm.

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 01-02-2014



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130072

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: 216 sf Home Occupation _____ sq.' / height of structure

5. LOCATION 753 FRANCIS AVE. Zoning District R-2e

6. OWNER Amy & David Lauerhass Phone # _____ or Cell # 203.1271

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

7. Applicant Amy Lauerhass E-mail amylauerhass@gmail.com Phone # _____ or Cell# 203.1271

Address 753 Francis /City, State, Zip Bexley Ohio 43209

8. Brief Description of Request and/or Variance Allow resident to practice architecture in her home office; office is 9% of home; no change to exterior; very little traffic (most clients at their own homes 95% of the time)

9. Valuation of Project \$ 0

- 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 11/26/13

| | |
|-------------------------|-----------------|
| Fee: based on valuation | \$ _____ |
| Fee: based on variance | \$ _____ |
| Other | \$ <u>90.00</u> |
| TOTAL FEE DUE | \$ <u>90.00</u> |

PAID
11365

**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 753 FRANCIS AVE Zoning District R-6

Lot Width 70 ft Depth 150 ft Total Area 10,500 sq ft

Existing Residence (foot print) 2282 sq ft Garage 600 sq ft

Existing Building Height _____ one-story _____ two-story

Proposed Addition (foot print) 0 sq ft Height _____ one-story _____ two-story

Proposed Garage 0 sq.ft. Height _____ one-story _____ two-story

Permitted Lot Coverage 35 % = 3675 sq ft

Lot to be covered 27 % = 2882 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 n/a

Contractor/Builder _____

Preliminary Review _____ Final Review _____

• **DESCRIPTION OF CHANGES PROPOSED** _____

n/a

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

n/a

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: _____

• **WINDOWS**

1. Existing Window Style:
 - Casement Double Hung Horizontal Sliding Awning
 - Fixed Exterior Storm Other: _____
2. Existing Window Materials:
 - Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 - Aluminum Metal Other: _____
3. New Window Manufacturer: _____
4. New Window Style, Material & Color: _____

• **DOORS**

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

1. Entrance Door Type
 - Wood Insulated Metal Fiberglass
 - Sidelights Transom Window
 2. Garage Door Type
 - Wood Insulated Metal Fiberglass
 3. Door Finish
 - Stained Painted
- Proposed Door Type _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

| TYPE | | Manufacture, Style, Color |
|-----------------|-----------------|---------------------------|
| <u>Existing</u> | <u>Proposed</u> | |
| () | () | Natural Stone _____ |
| () | () | Cultured Stone _____ |
| () | () | Brick _____ |
| () | () | Mortar _____ |
| () | () | Stucco _____ |
| () | () | Wood Shingle _____ |
| () | () | Wood Siding _____ |
| () | () | Vinyl Siding _____ |
| () | () | Aluminum Siding _____ |
| () | () | Other _____ |

• **EXTERIOR TRIM**

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

4. Proposed NEW Window Trim: _____

5. Trim: Color(s): _____

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

• **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: _____

LAUERHASS ARCHITECTURE

753 Francis Ave. Bexley, Ohio 43209

614.203.1271

Bexley Board of Zoning Appeals
2242 East Main Street
Bexley, Ohio 43209

Dear Board Members,

I am applying for an approval for a home occupation, an architectural design firm.

I wanted to include a letter to address each section of the Zoning Code, under 1260.16 HOME OCCUPATIONS:

- (a) I will be the only person employed by "Lauerhass Architecture." In the future, if I need to hire additional employees, I will seek office space outside of my home.
- (b) I will be using only the office in my home, which is approximately 10% of the overall area of my residence.
- (c) There will be absolutely no change to the exterior of my home.
- (d) I will have no sales of any kind. Lauerhass Architecture will be a service-based firm.
- (e) 95% of the time, I will be meeting clients at their own homes. In the rare instance I will have a client over for a meeting, it will typically be 1-2 hours, and they will be able to park in my driveway.

Thank you for your time and attention to this matter.

Sincerely,



Amy Lauerhass
President, Lauerhass Architecture

753 Francis Ave.



Interactive Map
Parcel ID: 020-000365
Map Routing No.: L066 02300
Location: 753 FRANCIS AV
Generated on: 12/30/13 12:47:14 PM



0 15 30 45 60 75 ft

| Parcel Information | | |
|---|---------------------------|------------------------------|
| Owner Name: LAUERHASS DAVID A LAUERHASS AMY M | Appraised Total: \$224200 | Last Transferred: 02/18/2004 |
| Calc Acreage: 0.239 | Sale Price: \$ | Annual Taxes: \$5352.080 |

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.