

**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, April 10<sup>th</sup>, 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.: 14-005
- Applicant: Amy Lauerhass
- Owner: Brian Cole
- Location: 835 Pleasant Ridge Ave.
- Request: The applicant is seeking architectural review and approval to allow a 2-story addition at the rear (west side) of the principal structure, which includes an open porch and covered balcony.

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 04-03-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014005

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 835 Pleasant Ridge      Zoning District R-6

6. OWNER Brian Cole      Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

\* 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 amy@lauerhass      Phone # 371-  
architecture.      Phone # 3523      or Cell# \_\_\_\_\_

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

8. Brief Description of Request and/or Variance Addition of two-story  
structure & covered porch to rear of  
principal structure.

9. Valuation of Project \$ 150,000

• 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 3.19.14

Fee: based on valuation      \$ 1160.00  
Fee: based on variance      \$ -  
Other      \$ -  
TOTAL FEE DUE      \$ 1160.00

\*\*Be advised, if the Board 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.

• LOT INFORMATION

Address 835 Pleasant Ridge Zoning District R-6

Lot Width 71 ft Depth 250 ft Total Area 17750 sq ft

Existing Residence (foot print) 983 sq ft Garage 410 sq ft

Existing Building Height \_\_\_\_\_ one-story 24'-8" two-story

Proposed Addition (foot print) 850 sq ft \_\_\_\_\_ one-story 23'-8" two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 6,212 sq ft

Lot to be covered 12.6 % = 2,243 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 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 @ Lauerhass Architecture

Contractor/Builder Unknown

Preliminary Review \_\_\_\_\_ Final Review ✓

• DESCRIPTION OF CHANGES PROPOSED Two story addition to rear of principal structure

• 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: To match existing

3. New Roofing Type, Style & Color: To match existing

• **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: Prism to match existing
4. New Window Style, Material & Color: Double hung; white

• **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 Fiberglass /Style Craftsman Color White

• **EXTERIOR WALL FINISHES**

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

• **EXTERIOR TRIM**

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

4. Proposed NEW Window Trim: Cementitious flat casing

5. Trim: Color(s): white

\*\* Do the proposed changes affect the overhangs? No

• **DECKS** N/A

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

February 24, 2014

City of Bexley  
Building Department/Architectural Review Board

Re: 835 Pleasant Ridge, Columbus, Ohio 43209

To Whom It May Concern:

Please accept this letter as authorization for Amy Lauerhass to submit architectural plans for a two story edition at 835 Pleasant Ridge, Columbus, Ohio 43209. I authorize Ms. Lauerhass to present all proposals on my behalf.

A handwritten signature in cursive script, reading "Brian P. Cole", written in black ink. The signature is positioned above a horizontal line.

Brian P. Cole

**Proximity Report Results**

4537353/3382873  
The selection distance was **100 feet**.  
The selected parcel was **020-003749**.

To view a table showing the **20 parcels**  
within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

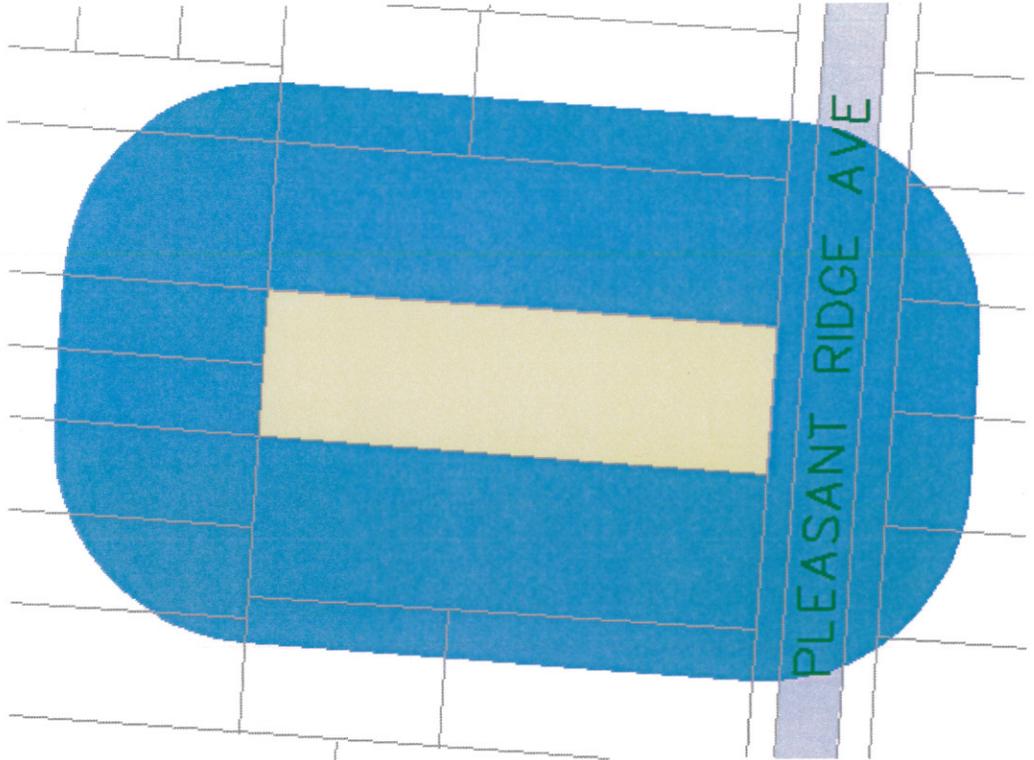


Image Date: Wed Apr 2 12:21:20 2014

**Proximity Parcels**

**Hint:** To copy this report to another program:

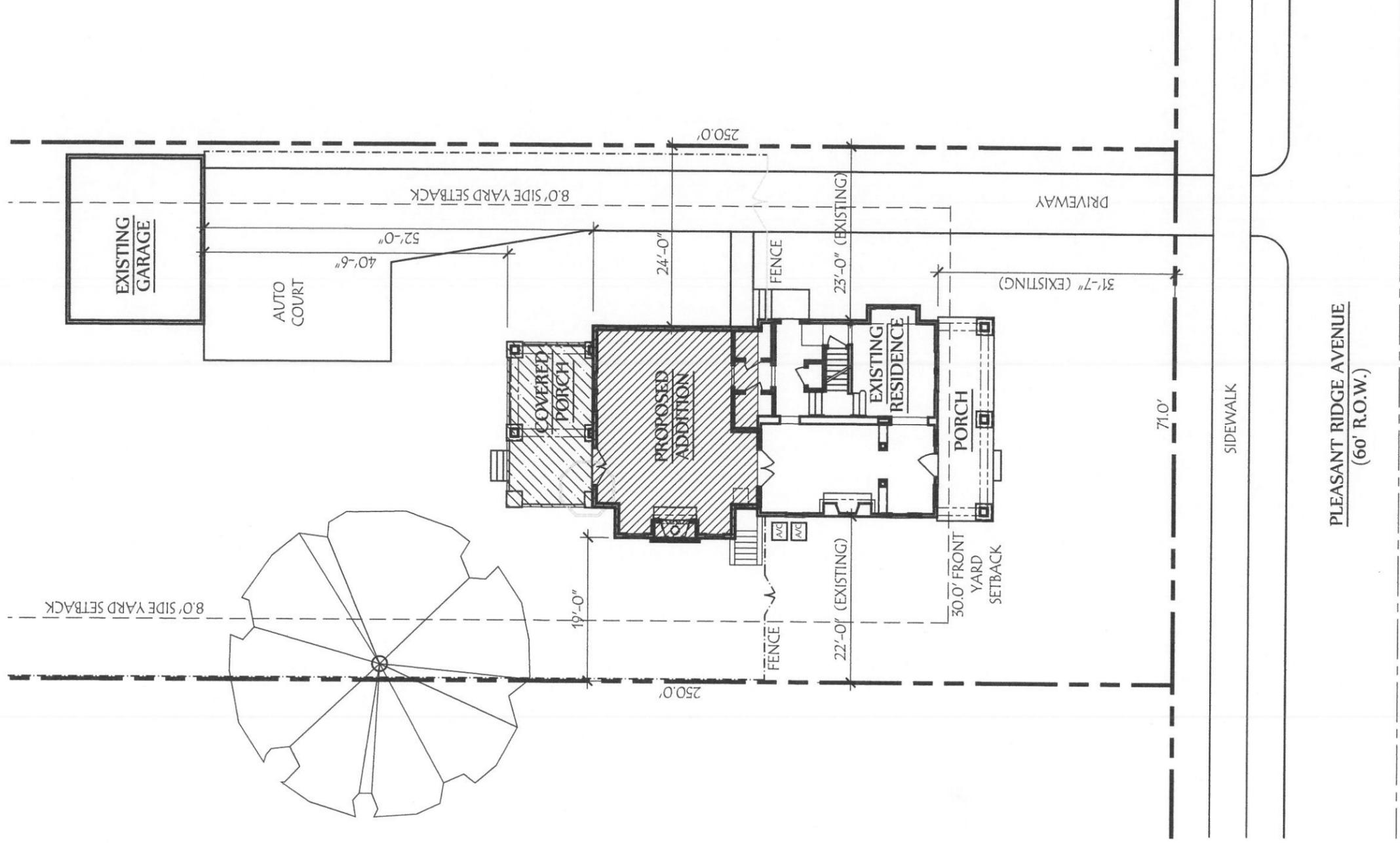
1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-002212	BARLUP BRIAN E BARLUP JENNIFER A	828 COLLEGE
020-000135	BURGDORFF CRAIG A GIBSON LISETTE	00860 PLEASANT RIDGE
020-003749	COLE BRIAN P	835 PLEASANT RIDGE
020-002223	DULING RYAN R	842 PLEASANT RIDGE
020-001689	GIRARD MATTHEW S	832 -34 COLLEGE
020-002034	GRACE KENNETH	812 COLLEGE
020-000210	HINCH KARL J HINCH JANET A	836 PLEASANT RIDGE
020-004345	JAEDE MARGUERETHE HAYDEN PATRICK S	822 PLEASANT RIDGE
020-001236	KIRSCHNER RICK L	822 COLLEGE
020-003770	MANGUS JAMES P & CYNTHIA A	PLEASANT RIDGE
020-003739	MANGUS JAMES P & CYNTHIA A	855 PLEASANT RIDGE
020-002914	MATANDY REALTY CO LTD	806 COLLEGE
020-001272	MOORE JOHN W	840 COLLEGE
020-000258	REED FRANK J JR & FRANCES M	817 PLEASANT RIDGE
020-000259	SALVATORE ALMA M	825 PLEASANT RIDGE
020-002243	SKRADE CARL E & CAROL	845 PLEASANT RIDGE
020-001529	THEIBERT CHARLOTTE L	817 PLEASANT RIDGE
020-001751	TOME LISA M WRIGHT JEFFREY S	852 PLEASANT RIDGE
020-002247	TORNES PATRICIA A	828 PLEASANT RIDGE
020-004250	WISE JESSICA L THOMPSON JASON M	850 COLLEGE

**DEVELOPMENT INFORMATION**

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 17,750 SF
MAXIMUM LOT COVERAGE	35 % = 6,212 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + PORCHES	= 983 SF
EXISTING GARAGE	= 410 SF
PROPOSED ADDITION	= 850 SF
<b>TOTAL COVERAGE</b>	<b>12.6 % = 2,243SF</b>



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Date:  
**19 March 2014**

Drawing Title:  
**Site Plan**

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

Project Number:  
**14-014**

Project Name:  
**The Cole Residence**

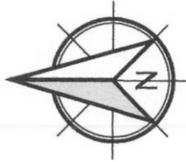
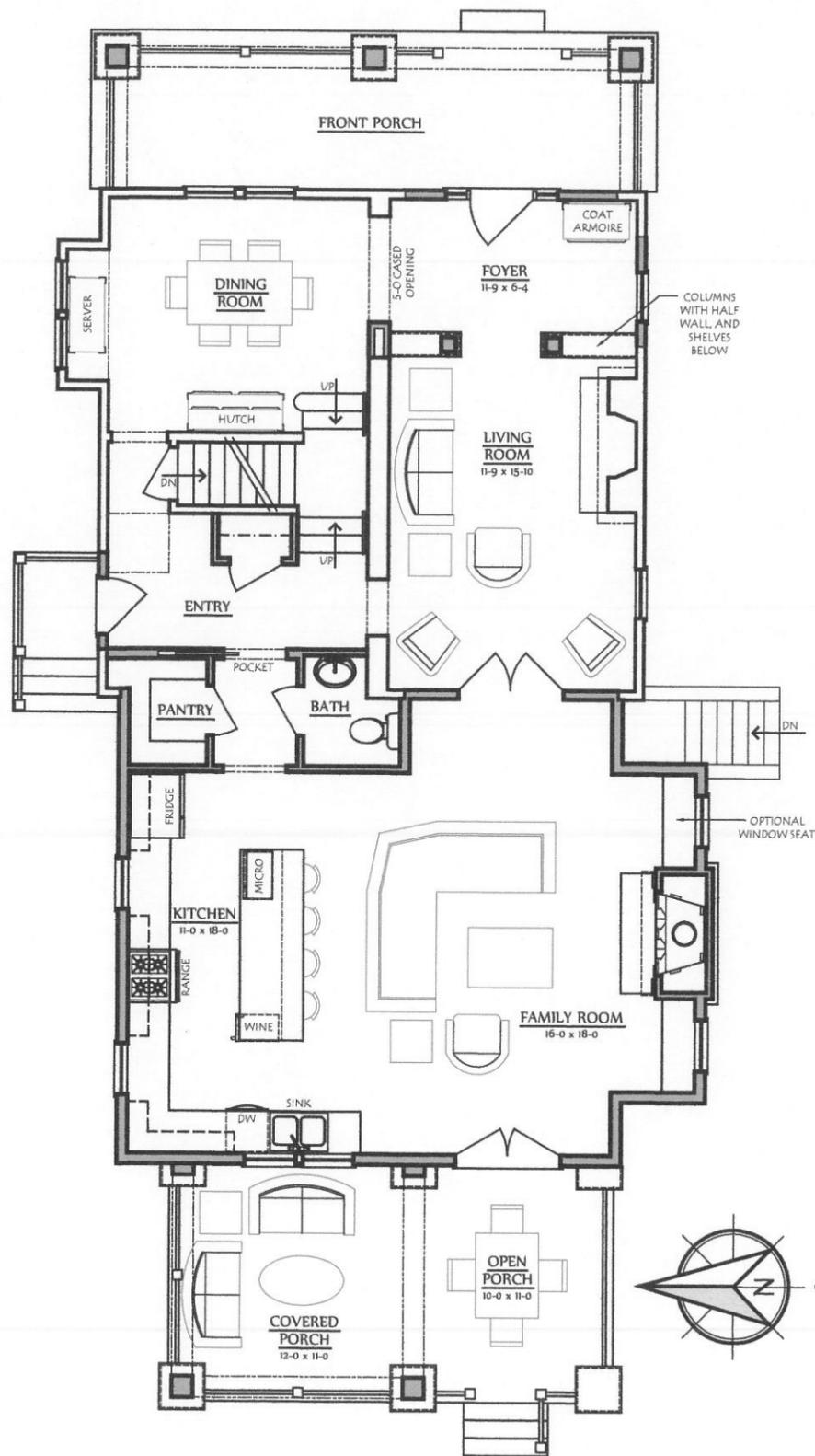
Sheet Number:  
**1 of 4**



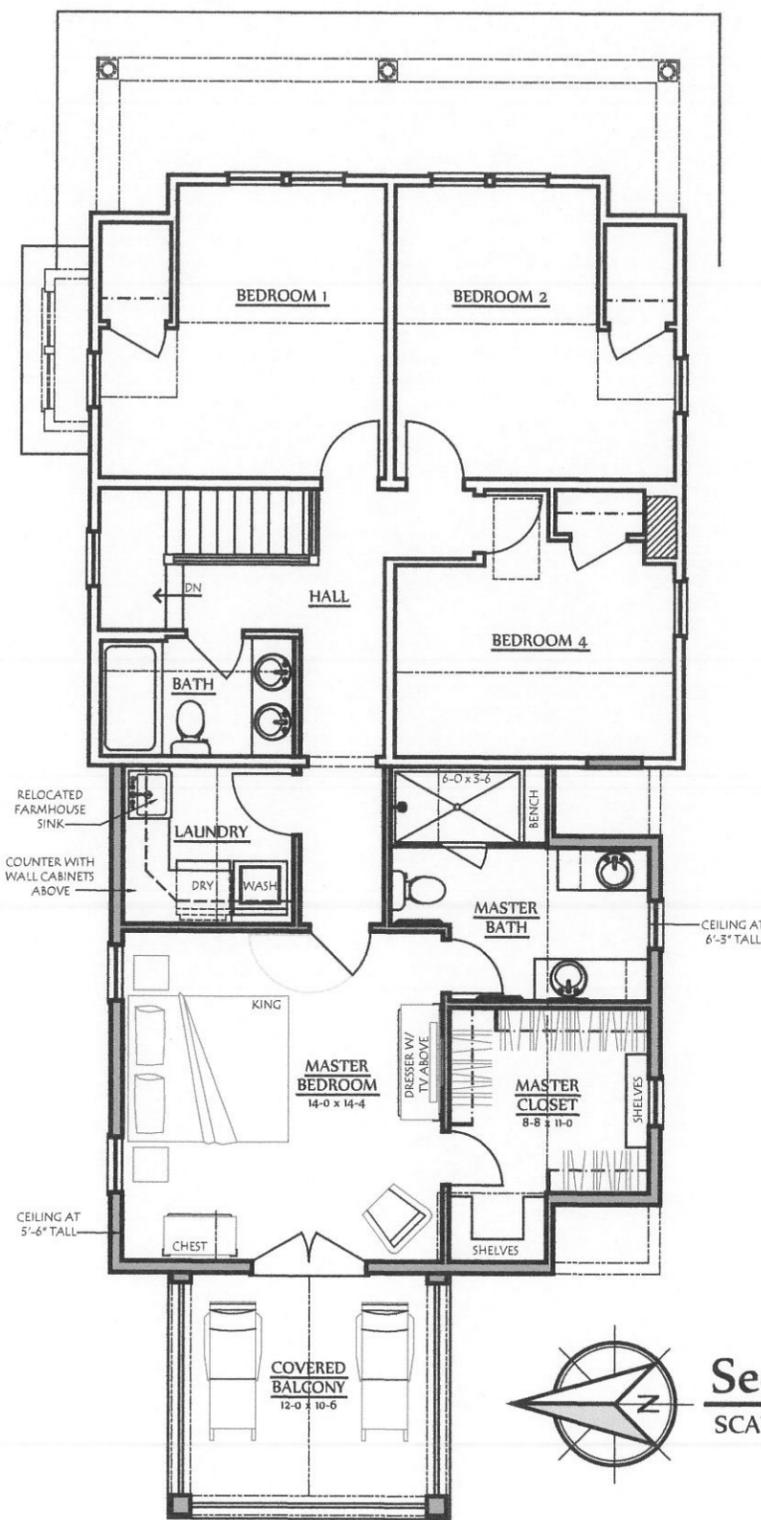
PLEASANT RIDGE AVENUE  
(60' R.O.W.)



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



**First Floor Plan**  
SCALE: 1/8" = 1'-0"



**Second Floor Plan**  
SCALE: 1/8" = 1'-0"

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Date: 19 March 2014  
Project Number: 14-014  
Drawing Title: Proposed Plans  
Project Name: The Cole Residence  
Scale: 1/8" = 1'-0"  
Sheet Number: 2 of 4





**West (Rear) Elevation**

SCALE: 1/8" = 1'-0"



**South Elevation**

SCALE: 1/8" = 1'-0"



**East (Front) Elevation**

SCALE: 1/8" = 1'-0"



**North Elevation**

SCALE: 1/8" = 1'-0"

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Date:  
19 March 2014

Drawing Title:  
**Exterior Elevations**

Scale:  
1/8" = 1'-0"

Project Number:  
14-014

Project Name:  
The Cole Residence

Sheet Number:  
3 of 4



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



EAST (FRONT) ELEVATION



SOUTH ELEVATION



WEST (REAR) ELEVATION



NORTH ELEVATION

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Date:  
19 March 2014

Drawing Title:  
**Existing Photos**

Scale:  
n/a

Project Number:  
14-014

Project Name:  
The Cole Residence

Sheet Number:  
4 of 4



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