

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, September 11, 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- 036
- Applicant: Amy Lauerhass Architecture
- Owner: Andrea & Tom Easley
- Location: 2603 Brentwood Road
- Request: The applicant is seeking architectural review and approval to allow a mudroom addition at the rear entrance (south side) of the principal structure.

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 08-28-14



CITY OF BEXLEY

V

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014036

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 2603 BRENTWOOD

Zoning District R-6

6. OWNER ANDREA & TOM EASLEY

Phone # 237-6474 or Cell # 296-9306

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

Amy Lauerhass amy@lauerhassarchitecture.com

7. Applicant Lauerhass Arch E-mail _____ Phone # _____ or Cell# 371-3523

Address 753 FRANCIS /City, State, Zip BEXLEY OH 43209

8. Brief Description of Request and/or Variance
Addition of mudroom to rear of residence

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 8/15/14

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 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 2603 BRENTWOOD RD Zoning District R-6

Lot Width 52 ft Depth 142.62 ft Total Area 7423 sq ft

Existing Residence (foot print) 1271 sq ft Garage 484 sq ft

Existing Building Height _____ one-story 27'-4" two-story

Proposed Addition (foot print) 54 sq ft 13' one-story _____ two-story

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

Permitted Lot Coverage 35 % = 2598 sq ft

Lot to be covered 24.4 % = 1809 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 _____

Addition of mudroom to rear of 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

- 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: Pella
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 Clad wood / Style French Color White

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
(X)	(X)	Wood Siding <u>Painted cedar to match exg.</u>
()	()	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: Painted wood; match existing

4. Proposed NEW Window Trim: Painted wood

5. Trim: Color(s): White, 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: _____



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

MEMO

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

August 15, 2014

I, Andrea Easley, give my authorization for Amy Lauerhass, of Lauerhass Architecture, to apply on my behalf for architectural review, and any necessary variances, with the Architectural Review Board / Board of Zoning Appeals.

Sincerely,

Andrea Easley
Property Owner



Data updated on:
2014-08-15 06:25:45

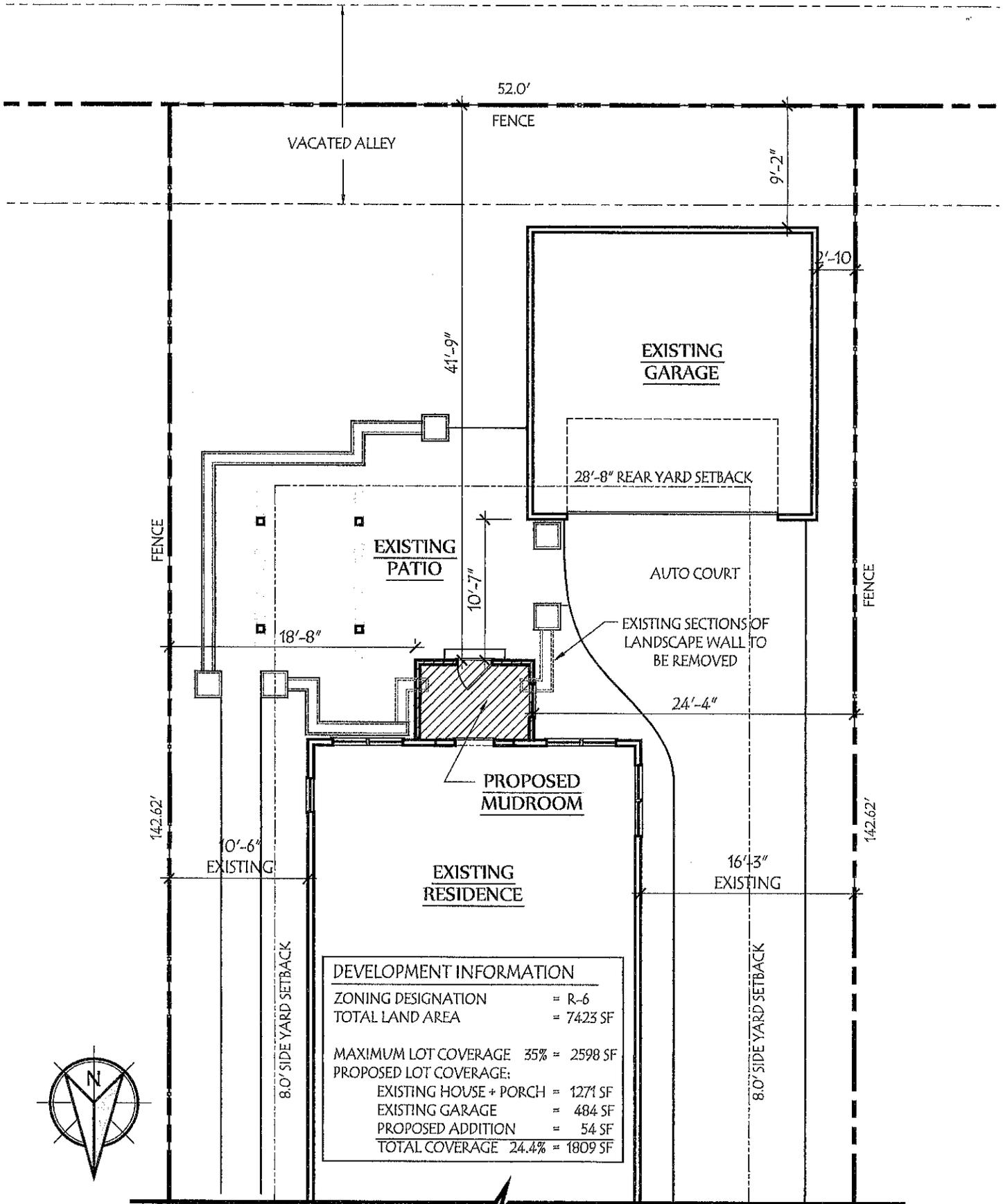


Image Date: Fri Aug 15 09:20:15 EDT 2014

Ortho Photographs taken in 2014

The closest fire station from the center of this map is 1.1 miles away.
Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 21	1.1 miles
Columbus Station 15	1.3 miles
Columbus Station 20	1.7 miles



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Date:
 8/15/14

Drawing Title:
 Site Plan

Scale:
 1" = 10'-0"

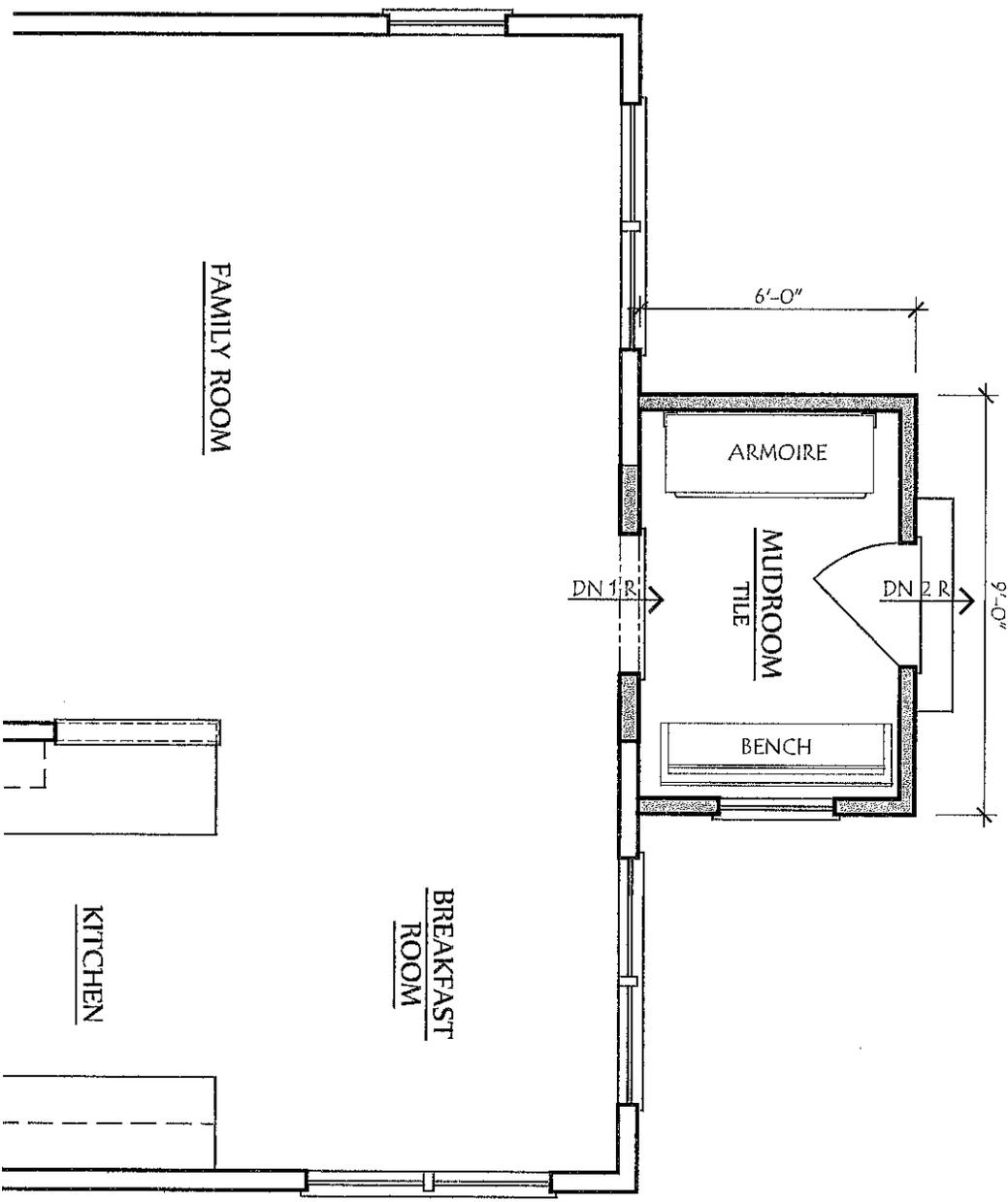
Project Number:
 14-017

Project Name:
 The Easley Residence

Sheet Number:
 S-1



Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



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Date:
15 August 2014

Project Number:
14-017

Drawing Title:

First Floor Plan

Project Name:
The Easley Residence

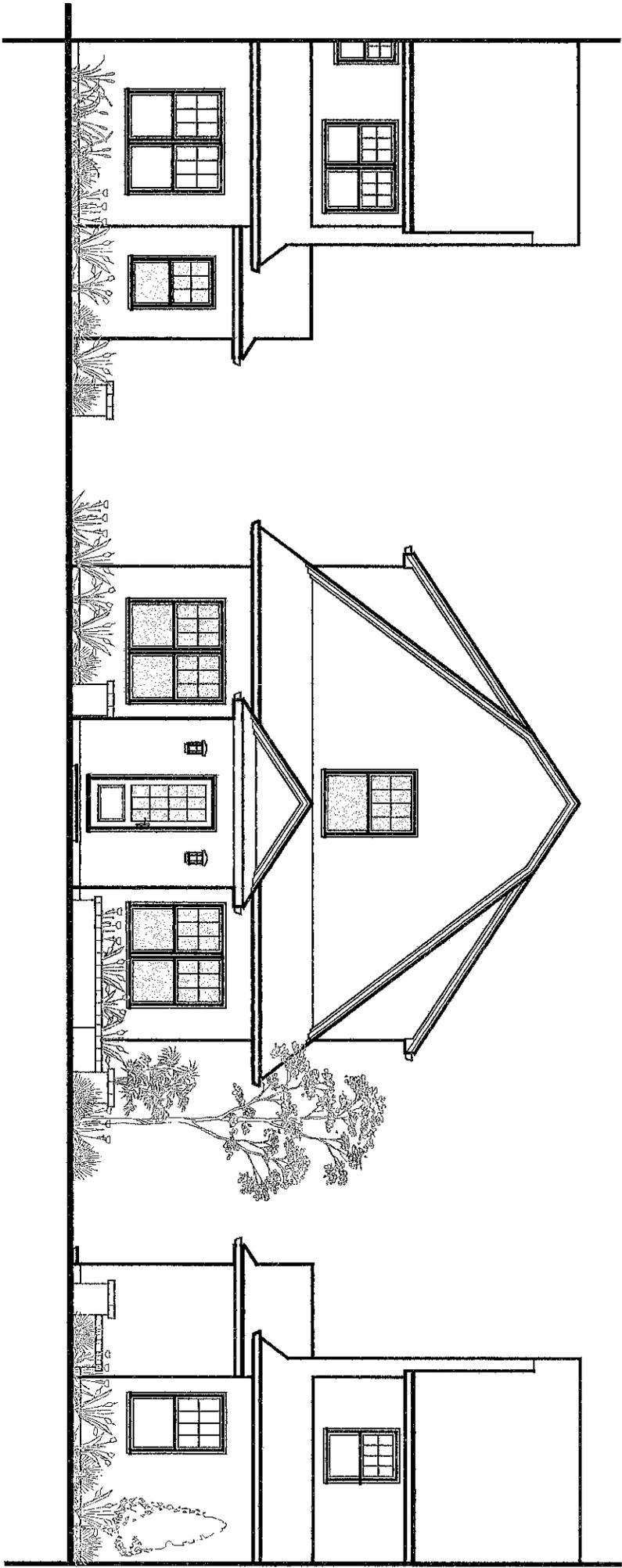
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1/4" = 1'-0"

Sheet Number:
A-1



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Date:
15 August 2014

Project Number:
14-017

Drawing Title:
Exterior Elevations

Project Name:
The Easley Residence

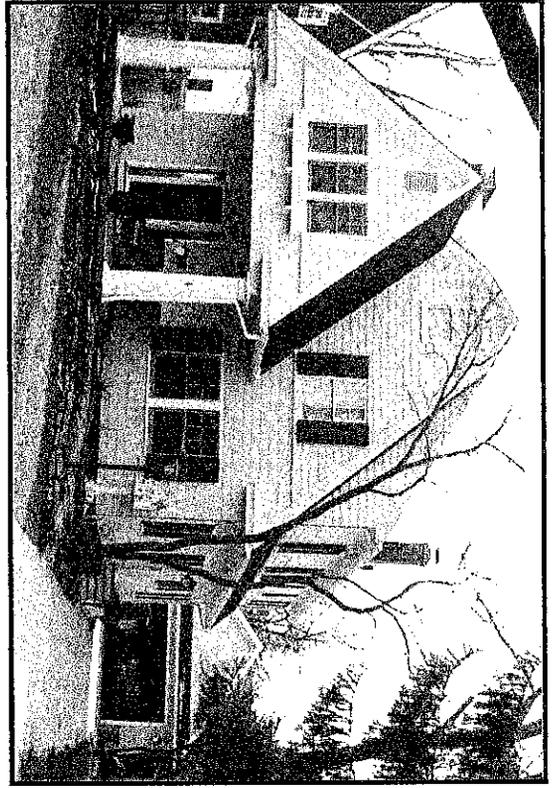
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Sheet Number:
A-2



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RENOVATION - ADDITION - NEW HOME

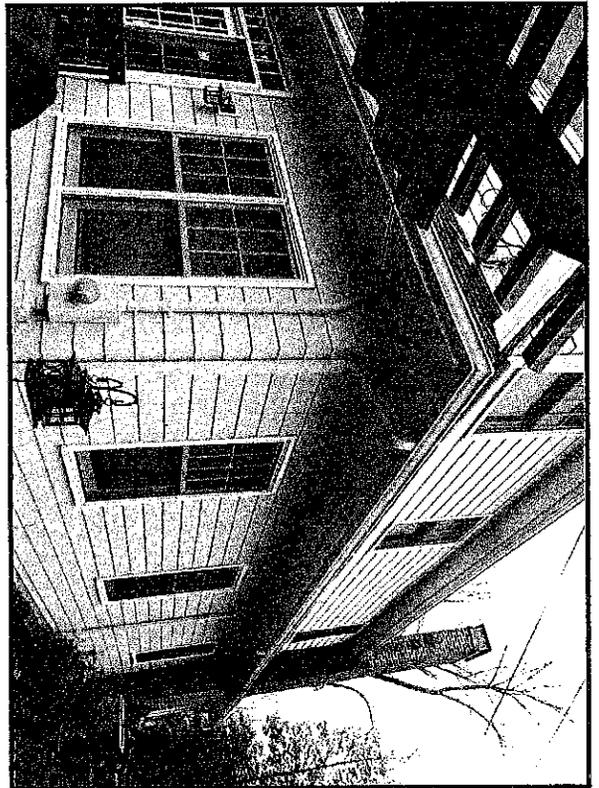
NORTH (FRONT) ELEVATION



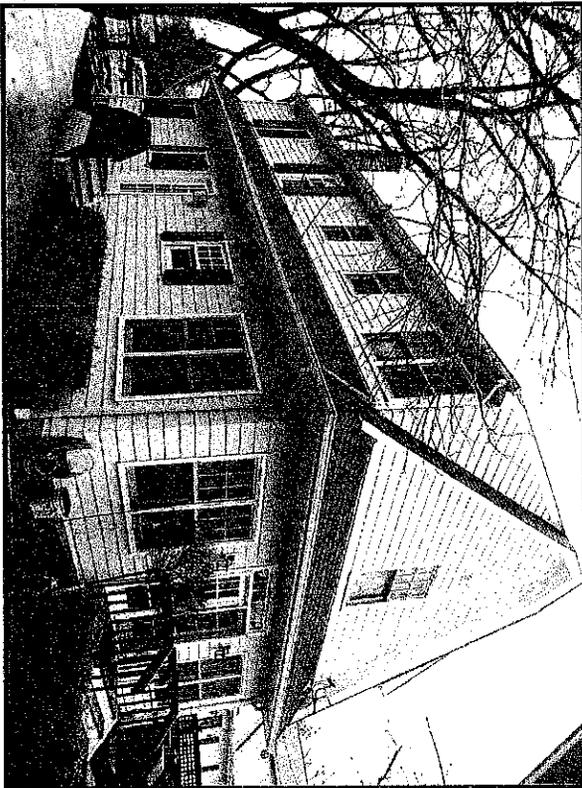
SOUTH (REAR) ELEVATION



EAST ELEVATION



WEST ELEVATION



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Date:
15 August 2014

Project Number:
14-017

Drawing Title:
Existing Photos

Project Name:
The Easley Residence

Scale:
n/a

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME