

**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- 037
- Applicant: Amy Lauerhass
- Owner: Kathy & Jason Pitstick
- Location: 395 N. Drexel Avenue
- Request: The applicant is seeking architectural review and approval to allow an addition to the north 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



BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014037

1. Architectural Review for:

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

BZA
#6

Structure Garage Fence Other

Front Yard Setback Side Yard Setback Rear Yard Setback Lot coverage

Home Occupation sq.' / height of structure

5. LOCATION 395 N. Drexel Ave.

Zoning District R-3

6. OWNER Kathy & Jason Pittstick

Phone # 595-3554 or Cell # _____

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

Amy amy@Lauerhass

7. Applicant Lauerhass

E-mail Architecture.com

Phone # _____ or Cell# 371-3523

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

8. Brief Description of Request and/or Variance

Expansion & redesign of existing laundry/mudroom

9. Valuation of Project \$ 40,000

• 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 8/20/14

Fee: based on valuation \$ 105.00
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 105.00

**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 395 N. Drexel Ave Zoning District R-3
Lot Width 120 ft Depth 250 ft Total Area 30,000 sq ft
Existing Residence (foot print) 2992 sq ft Garage 494 sq ft
Existing Building Height _____ one-story 29'-7" two-story
Proposed Addition (foot print) 97 sq ft 13'-8" one-story _____ two-story
Proposed Garage _____ sq.ft. _____ one-story _____ two-story
Permitted Lot Coverage 11.9 % = 3,583 sq ft
Lot to be covered 25 % = 7,500 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
Contractor/Builder Unknown

Preliminary Review _____ Final Review _____

• **DESCRIPTION OF CHANGES PROPOSED**

Extend & redesign existing Laundry / Entry to the rear of the house

• **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: Pella Proline

4. New Window Style, Material & Color: casement; 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 Glass / Style French Color White

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco _____
()	()	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>Board & batten; to match existing</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 exg

4. Proposed NEW Window Trim: Painted wood; match exg

5. Trim Color(s): White

** 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:

THE PITSTICK RESIDENCE

395 North Drexel Avenue

Bexley, Ohio 43209

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

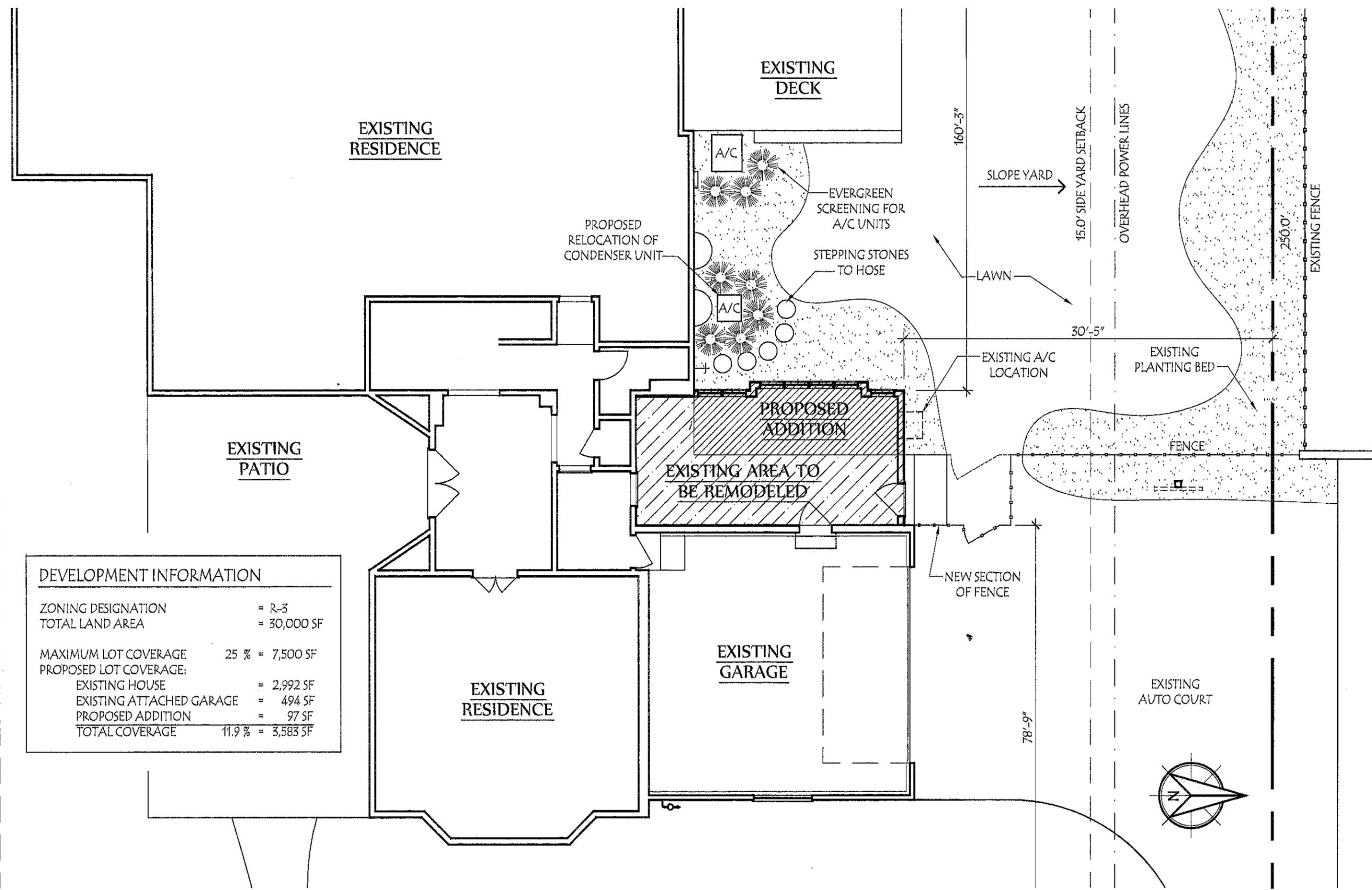
August 19, 2014

I 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,

Property Owner(s)

BACK



DEVELOPMENT INFORMATION

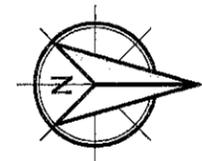
ZONING DESIGNATION	= R-3
TOTAL LAND AREA	= 30,000 SF
MAXIMUM LOT COVERAGE	25 % = 7,500 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE	= 2,992 SF
EXISTING ATTACHED GARAGE	= 494 SF
PROPOSED ADDITION	= 97 SF
TOTAL COVERAGE	11.9 % = 3,583 SF

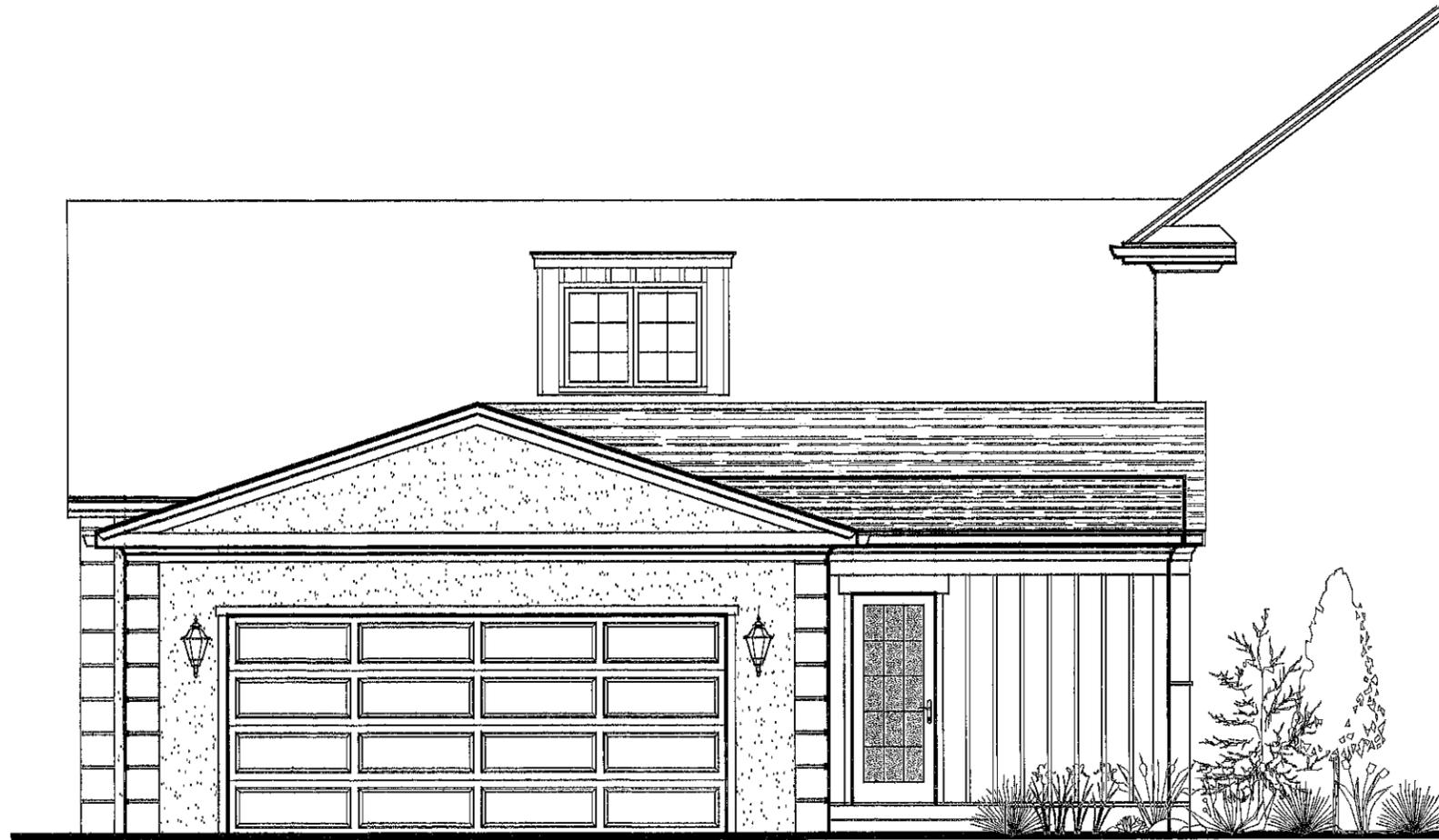
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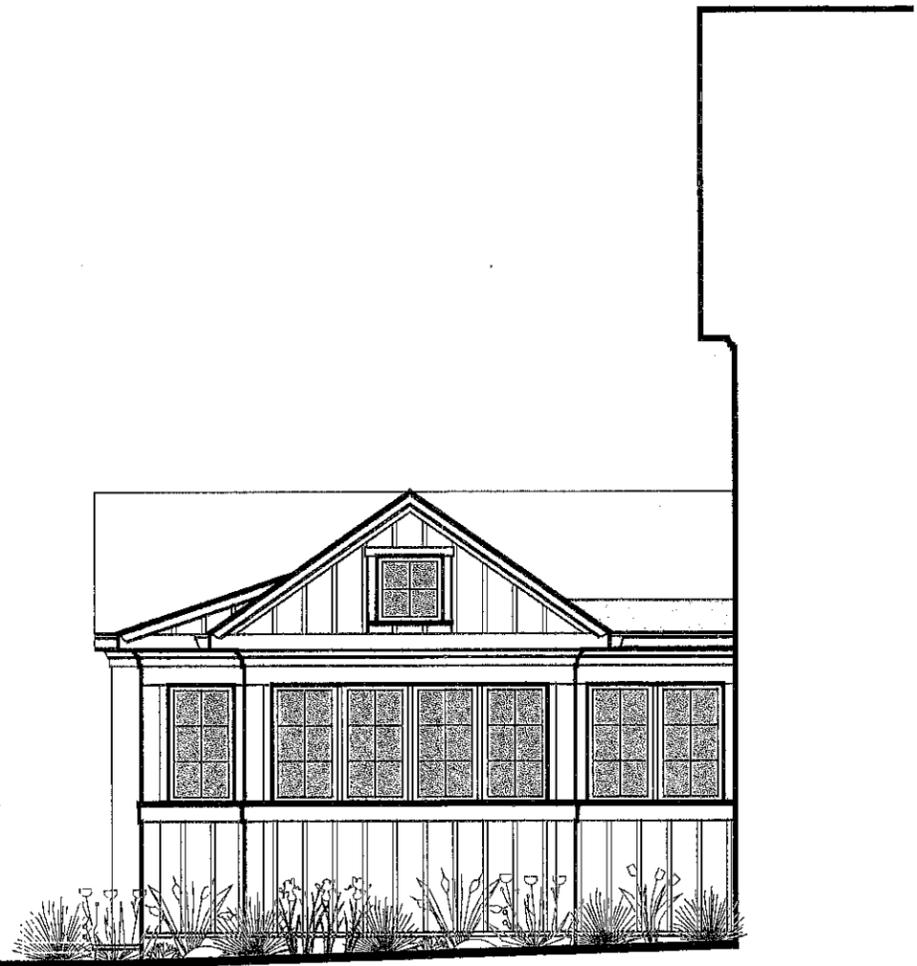
Date: 20 August 2014	Drawing Title: Site Plan	Scale: 1/8" = 1'-0"
Project Number: 14-031	Project Name: The Pitstick Residence	Sheet Number: A-1

Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME





PARTIAL NORTH ELEVATION

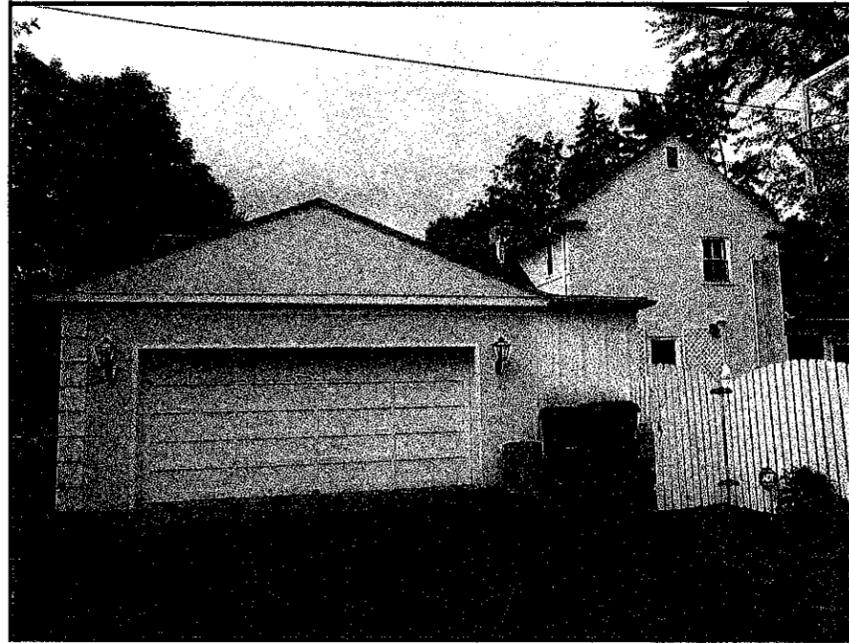


PARTIAL WEST ELEVATION

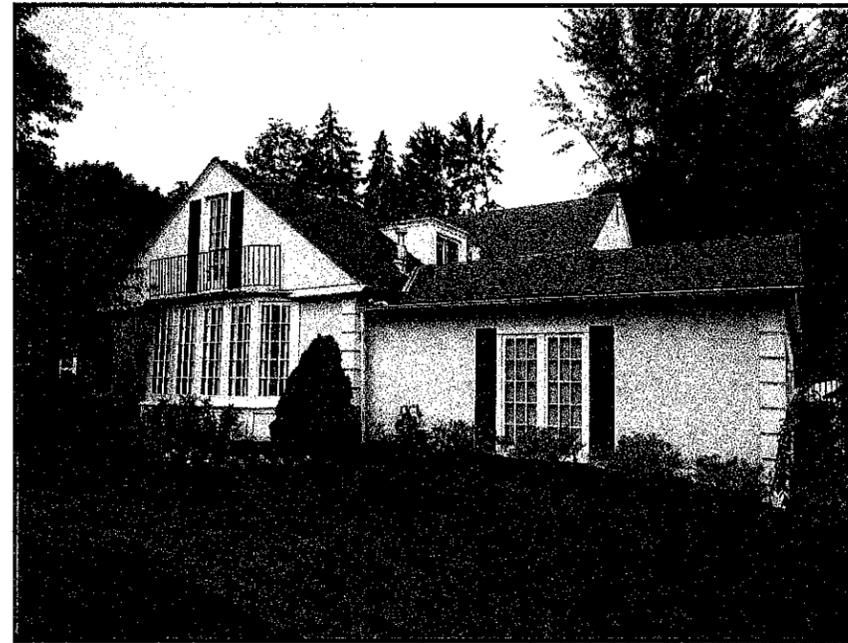
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<u>Date:</u> 20 August 2014	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 14-031	<u>Project Name:</u> The Pitstick Residence	<u>Sheet Number:</u> A-3


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 RENOVATION - ADDITION - NEW HOME



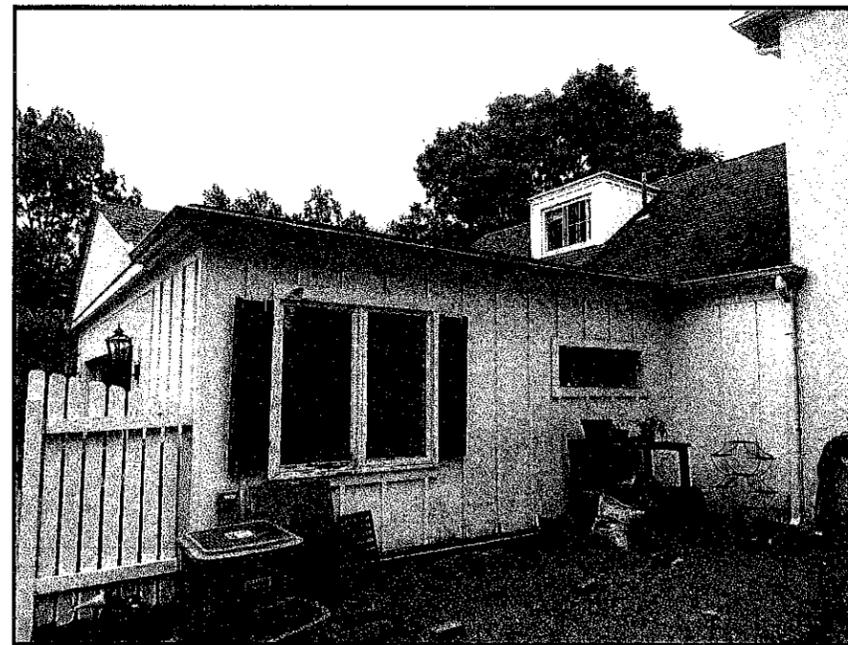
NORTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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Date:
20 August 2014

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
14-031

Project Name:
The Pitstick Residence

Sheet Number:
A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME