

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, October 9, 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- 049
- Applicant: Amy Lauerhass
- Owner: Mark & Nickie Welsh
- Location: 35 S. Stanwood Road
- Request: The applicant is seeking architectural review and approval to allow a one story addition to the northwest corner 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 09-25-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

✓

Application Number 2014049V

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 35 S. Stanwood Rd. Zoning District _____

6. OWNER Mark & Nickie Welsh Phone # _____ or Cell # 512-4712

** 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 # _____ or Cell # 371-3523
architecture.com

Address 753 Francis /City, State, Zip Bexley 43209

8. Brief Description of Request and/or Variance
one story addition to rear

9. Valuation of Project \$ 50,000

- 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 9/17/14

Fee: based on valuation	\$ <u>110.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>110.00</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 35 S. Stanwood Rd. Zoning District R-6
Lot Width 90.96 / 63.72 ft Depth 132.8 / 135.36 ft Total Area 10,270 sq ft
Existing Residence (foot print) 1550 sq ft Garage _____ sq ft
Existing Building Height _____ one-story 28'-6" two-story

Proposed Addition (foot print) 127 sq ft 13'-0" one-story _____ two-story

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

Permitted Lot Coverage 35 % = 3595 sq ft

Lot to be covered 15.3 % = 1677 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 One story addition to rear of house to expand kitchen & add laundry.

• 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: Unknown

3. New Roofing Type, Style & Color: Dimensional asphalt, to match slate as closely as possible

• **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: Double hung; clad wood

• **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 French /Style Fiberglass Color Painted white

• **EXTERIOR WALL FINISHES**

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

• **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: White painted wood

4. Proposed NEW Window Trim: Painted wood

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 WELSH RESIDENCE

35 South Stanwood Rd.

Bexley, Ohio 43209

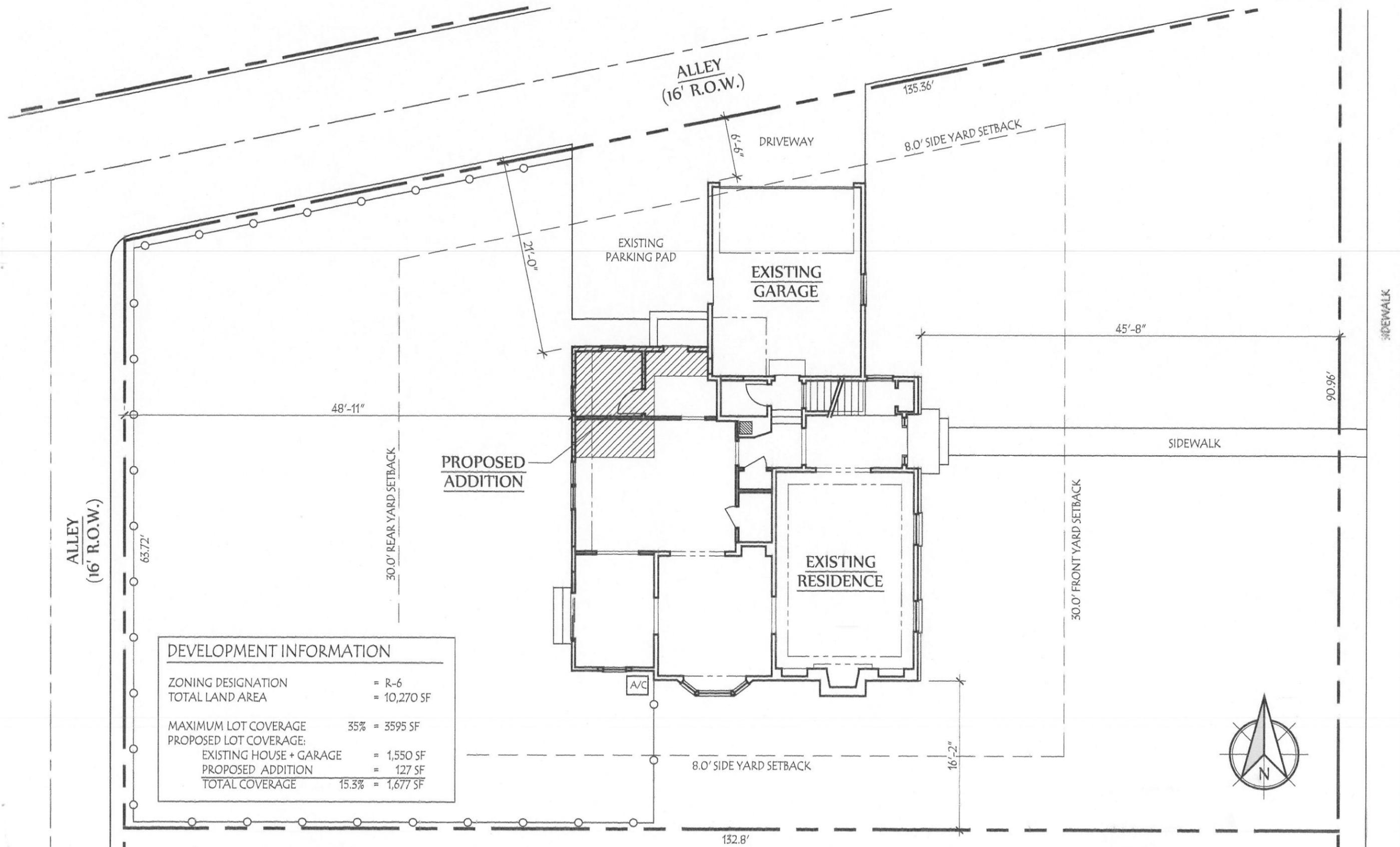
City of Bexley
Building & Zoning Department
2242 East Main Street
Bexley, Ohio 43209

September 17, 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



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 10,270 SF
MAXIMUM LOT COVERAGE	35% = 3595 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + GARAGE	= 1,550 SF
PROPOSED ADDITION	= 127 SF
TOTAL COVERAGE	15.3% = 1,677 SF



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Date: 18 Sept. 2014

Drawing Title: **Site Plan**

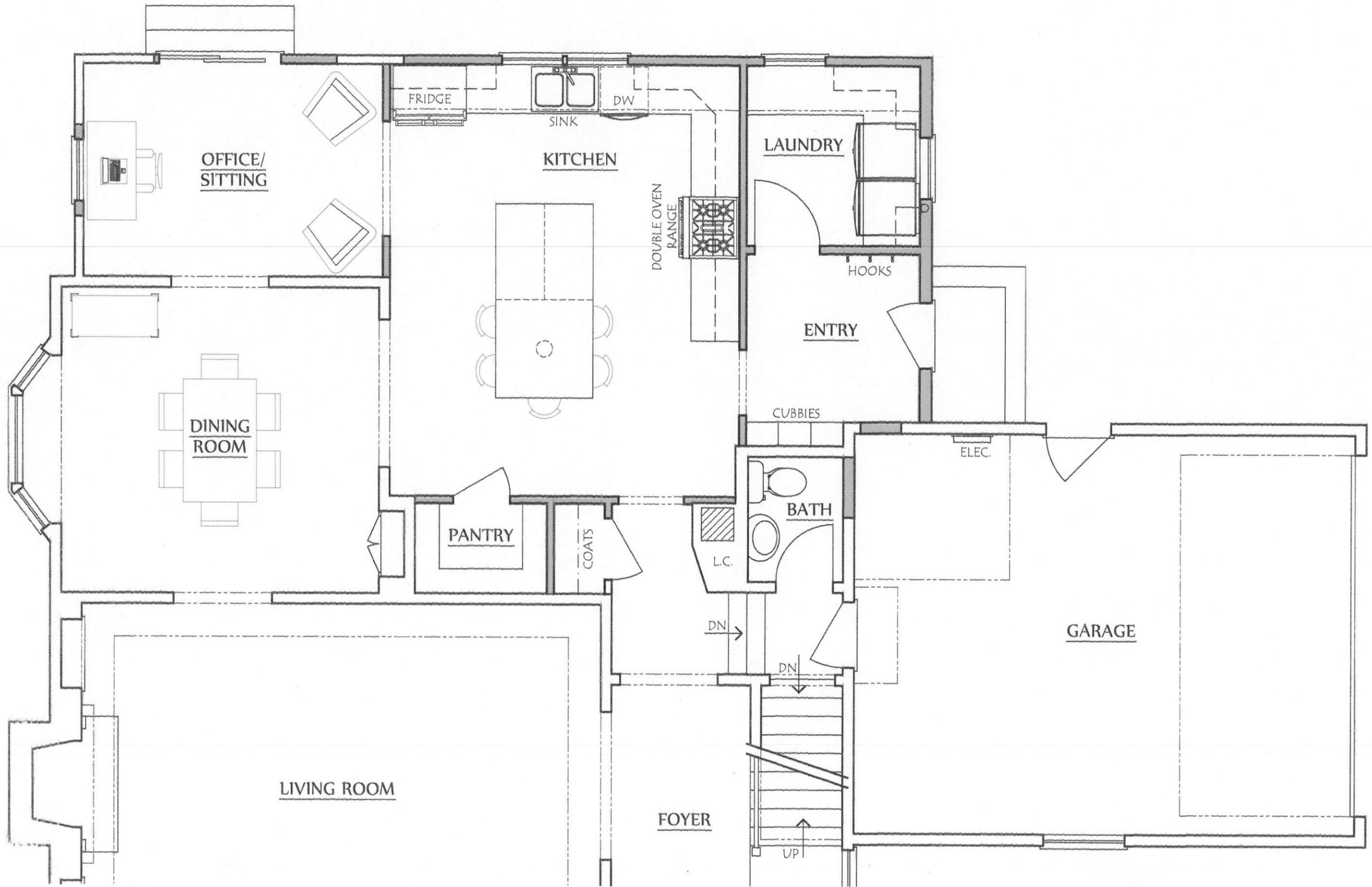
Scale: 1" = 10'-0"

Project Number: 14-045

Project Name: 35 South Stanwood Rd.

Sheet Number: A-1





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<u>Date:</u> 18 Sept. 2014	<u>Drawing Title:</u> First Floor Plan	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> 14-045	<u>Project Name:</u> 35 South Stanwood Rd.	<u>Sheet Number:</u> A-2





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<u>Date:</u> 18 Sept. 2014	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 1/8" = 1'-0"
<u>Project Number:</u> 14-045	<u>Project Name:</u> 35 South Stanwood Rd.	<u>Sheet Number:</u> A-3

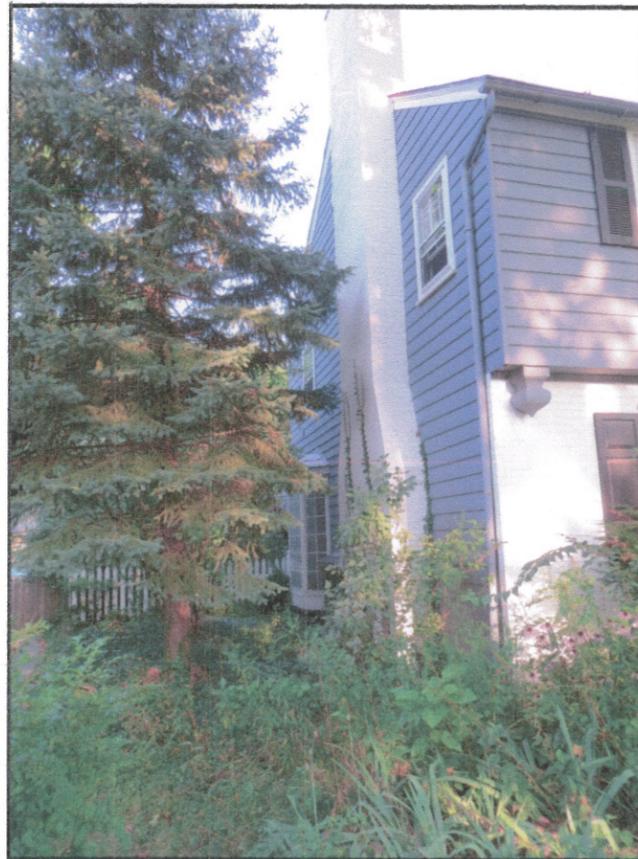




NORTH ELEVATION



WEST (REAR) ELEVATION



SOUTH ELEVATION



EAST (FRONT) ELEVATION

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Date:
18 Sept. 2014

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
14-045

Project Name:
35 South Stanwood

Sheet Number:
A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME