

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, February 12, 2015, 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.: 15-01
- Applicant: Amy Lauerhass
- Owner: Geoff & Tiffany Winchell
- Location: 2364 Brentwood Rd.
- Request: The applicant is seeking architectural review and approval to allow a 2-story addition at the rear of the principal; add a sloped roof to the existing garage and an extension of a covered porch over the front entrance. The applicant is seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow a 17' section of the 2-story addition to be constructed 5'3" from the west side property line. The applicant is also seeking a special permit in accordance with Bexley Code Section 1260.11(c), which limits accessory structures to 1-story in height, to allow a second floor in the detached garage.

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 01-30-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015001

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 2364 Brentwood Zoning District R-6

6. OWNER Geoff & Tiffany Winchell Phone # _____ or Cell # 946-0649
** 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.e.lauerhass@architecture.com Phone # _____ or Cell# 371-3523
Address 753 Francis /City, State, Zip Bexley Ohio 43209

8. Brief Description of Request and/or Variance Two-story addition to rear of principal structure; add a sloped roof to existing garage; extension of exg. covered porch over front door

9. Valuation of Project \$ 200,000

• 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 1/14/15

Fee: based on valuation \$ 185
Fee: based on variance \$ 100
Other \$ _____
TOTAL FEE DUE \$ 285

**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 2364 Brentwood Rd. Zoning District R-6

Lot Width 50 ft Depth 141.86 ft Total Area 7093 sq ft

Existing Residence (foot print) 1162 sq ft Garage 631 sq ft

Existing Building Height _____ one-story 31'-0" two-story

Proposed Addition (foot print) 629 sq ft 28'-0" Height _____ one-story two-story

Proposed Garage _____ sq.ft. _____ Height one-story _____ two-story exg ht = 9'-8"

Permitted Lot Coverage 35 % = 2482 sq ft proposed ht = 19'-8"

Lot to be covered 34 % = 2422 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 Amy Lauerhass / Lauerhass Architecture

Contractor/Builder Mike Winchell

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED Two story addition to rear of principal structure; addition of narrow screened porch to west side; add ^{sloped} roof to

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED Existing size of garage & location of existing back porch exg. garage; extension of exg. covered porch over

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

front door

• **WINDOWS**

- Existing Window Style:
 - Casement ___ Double Hung ___ Horizontal Sliding ___ Awning
 - ___ Fixed ___ Exterior Storm ___ Other: _____
- Existing Window Materials:
 - ___ Wood ___ Vinyl ___ Vinyl Clad Wood Aluminum Clad Wood
 - ___ Aluminum ___ Metal ___ Other: _____
- New Window Manufacturer: Marvin to match existing
- New Window Style, Material & Color: casement; white

• **DOORS**

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

- Entrance Door Type
 - Wood ___ Insulated Metal ___ Fiberglass
 - ___ Sidelights ___ Transom Window
- Garage Door Type
 - Wood ___ Insulated Metal ___ Fiberglass
- Door Finish
 - ___ Stained Painted

Proposed Door Type FRENCH /Style _____ Color 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"/>	<input checked="" type="checkbox"/>	Wood Siding <u>Fiber cement; horizontal beveled</u>
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other _____

• **EXTERIOR TRIM**

- Existing Door Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - Standard lumber Profile ___ Other: _____
- Existing Window Trim:
 - ___ Cedar ___ Redwood ___ Pine ___ Vinyl
 - ___ Wood composite ___ Aluminum Clad ___ Molding
 - Standard lumber Profile ___ Other: _____
- Proposed NEW Door Trim: Flat casing: match exg.
- Proposed NEW Window Trim: Flat casing: match exg.
- 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:

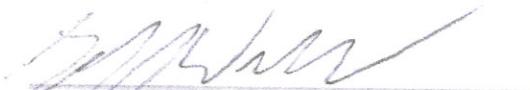
THE WINCHELL RESIDENCE
2364 Brentwood Rd.
Bexley, Ohio 43209

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

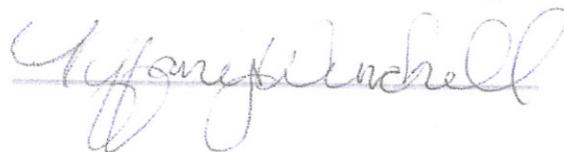
January 5, 2015

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)



Proximity Report Results

778198/3432616
 The selection distance was **200 feet**.
 The selected parcel was **020-003461**.

To view a table showing the **26 parcels** within the displayed proximity, scroll down.

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

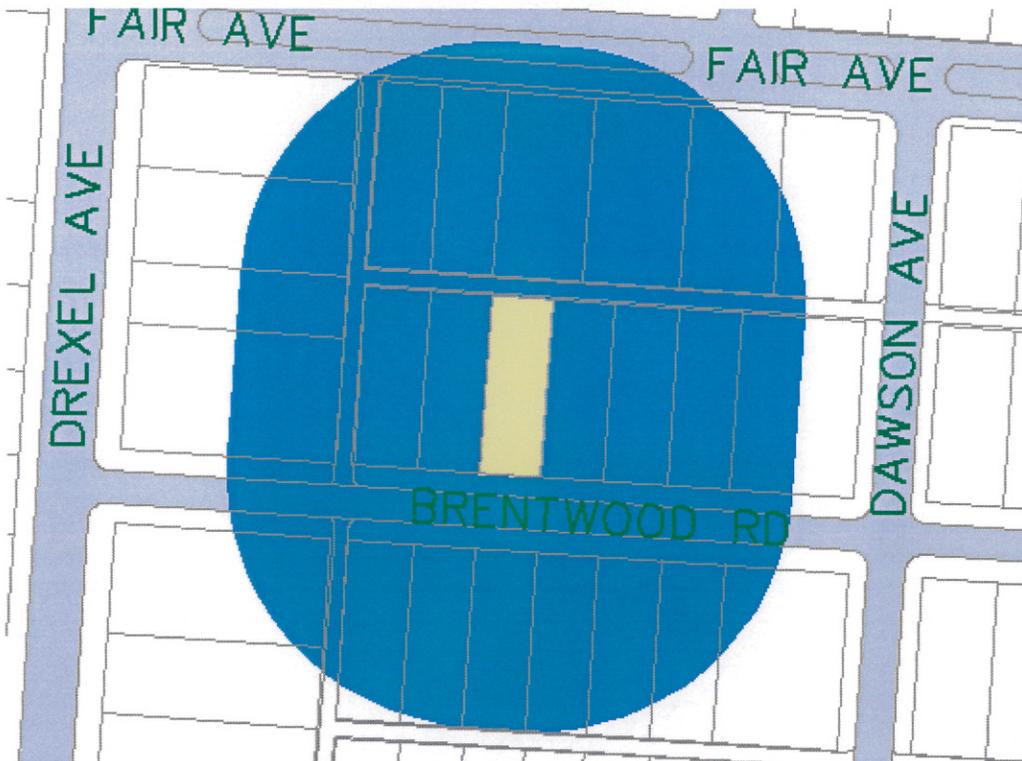


Image Date: Thu Jan 29 10:01:09 2015

2364 Brentwood

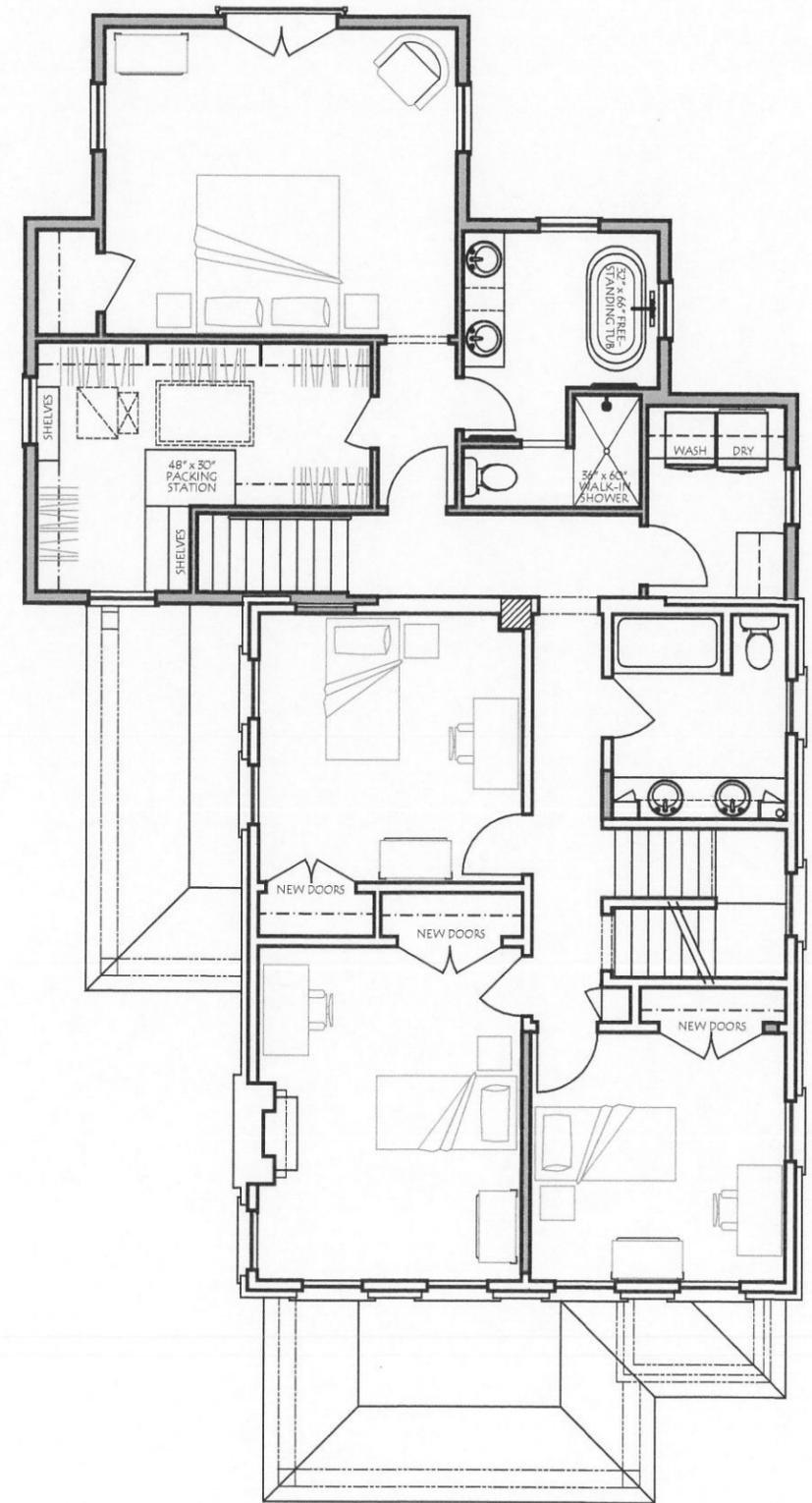
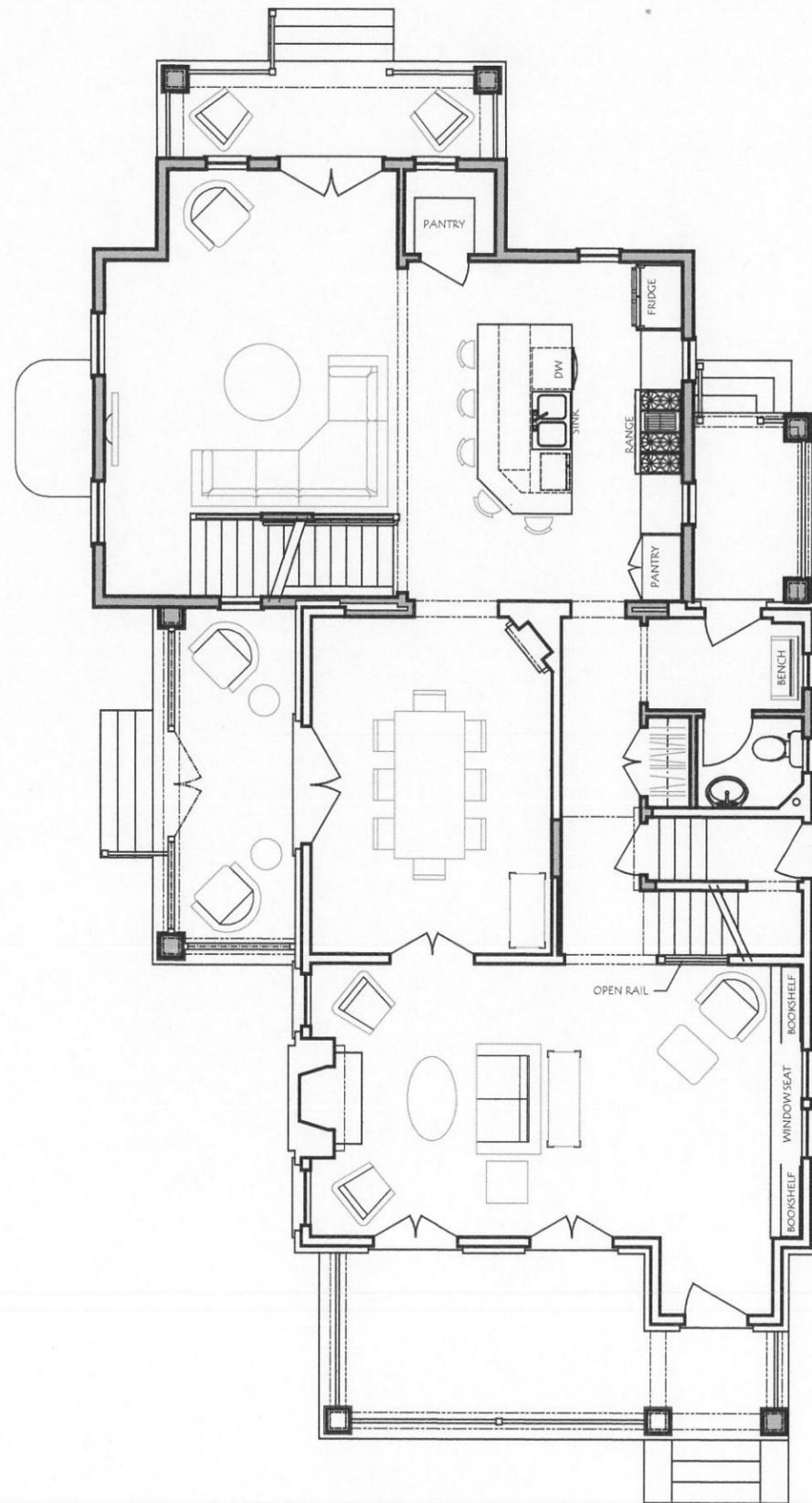
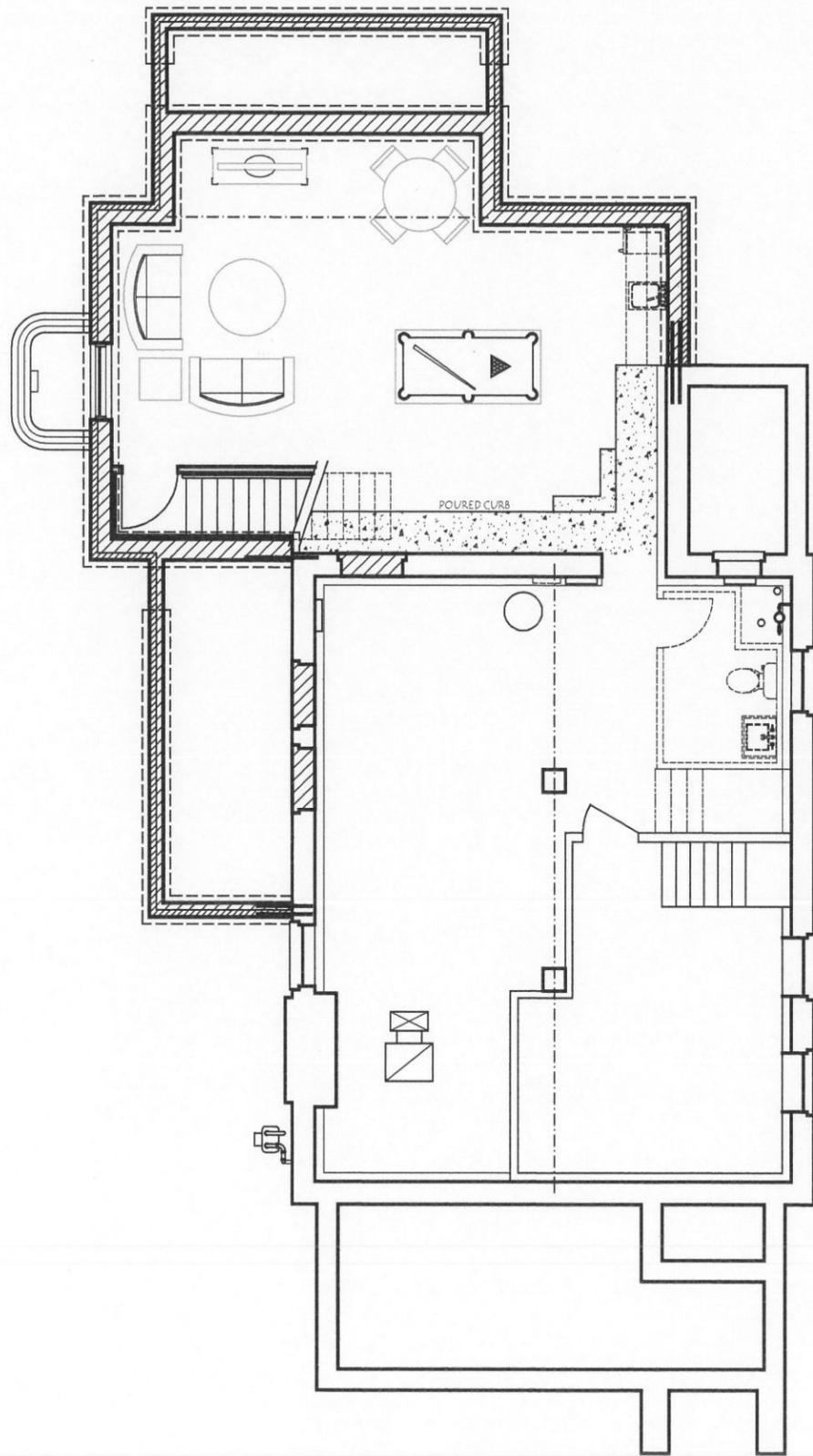
Proximity Parcels

- 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
020-002399	ADDISON DOUGLAS W & DEBORAH W	336 DREXEL
020-003052	BINION HADDEN S CHANDLER DAWN S	2361 BRENTWOOD
020-002702	BRANDT BARBARA K	2333 BRENTWOOD
020-002669	BRODNIK MARTYN T BRODNIK MELANIE S	2373 BRENTWOOD
020-001252	EVANS NICHOLAS A EVANS LISA C	2367 BRENTWOOD
020-001343	FARRAR JOHN X IV & ELIZABETH T	2345 BRENTWOOD
020-001342	GODERRE DIANE M KOHLER CHAD	2350 BRENTWOOD
020-001292	JARVIS BETH H	2401 FAIR
020-001228	JAX DANIEL W & PAMELA C	2356 BRENTWOOD
020-001341	KALEF JEREMY N KALEF ELIZABETH G	2370 BRENTWOOD
020-001337	KELLEY MARGARET M TR	2392 BRENTWOOD
020-001284	KIRK ROBERT C JR KIRK LUCINDA T	2334 BRENTWOOD
020-002834	LAMUTH JOANN TR	2391 BRENTWOOD
020-001289	LEE BRYAN C	2357 FAIR
020-001784	MCINTYRE JOHN J & HARRIET A	2355 BRENTWOOD
020-001286	NEEDHAM FREDERICK U JR GELLMAN SIMA	354 S DREXEL
020-001339	ROECKER FREDERIC HELGESON JANET C	2382 BRENTWOOD
020-001291	ROSEN LISA A	2389 FAIR
020-002035	RYAN JOHN RYAN LAURA	2369 FAIR
020-001290	SAAD JESSICA E SAAD ADAM F	2381 FAIR
020-003100	SCHALINSKE CONNIE M TOD	392 S DREXEL

020-003057	SLINE DANIEL B SLINE DEANNA R	2381 BRENTWOOD
020-003459	STARKEY MATTHEW D STARKEY MACKENZIE	2363 FAIR
020-001287	TONEY YANCY K & SUZANNE	346 S DREXEL
020-001340	VIN VIC LLC	2376 BRENTWOOD
020-003461	WINCHELL TIFFANY L WINCHELL GEOFFRE	2364 BRENTWOOD





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Date: 1/14/15	Drawing Title: Floor Plans	Scale: 1/8" = 1'-0"
Project Number: 14-004	Project Name: The Winchell Residence	Sheet Number: A-2





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Date:
1/14/15

Drawing Title:
Proposed Elevations

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

Project Number:
14-004

Project Name:
The Winchell Residence

Sheet Number:
A-3



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EAST
ELEVATION



WEST
ELEVATION



SOUTH
ELEVATION



NORTH
ELEVATION

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Date:
1/14/15

Drawing Title:
Existing Photos

Scale:
n/a

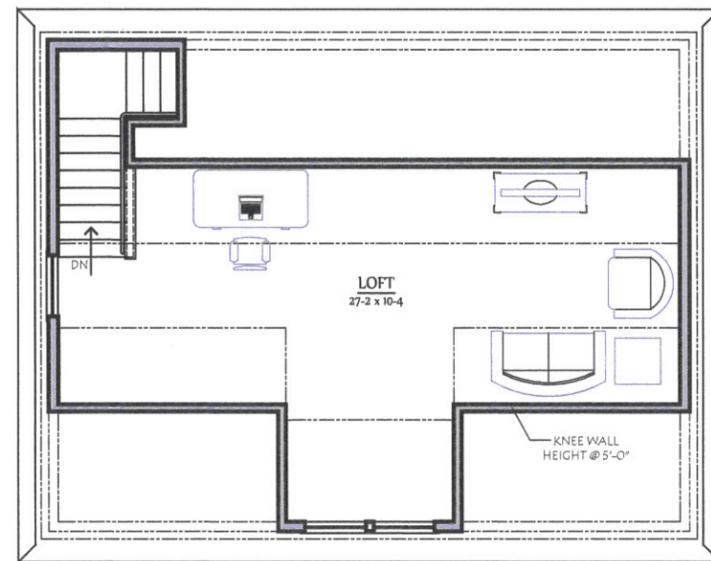
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14-004

Project Name:
The Winchell Residence

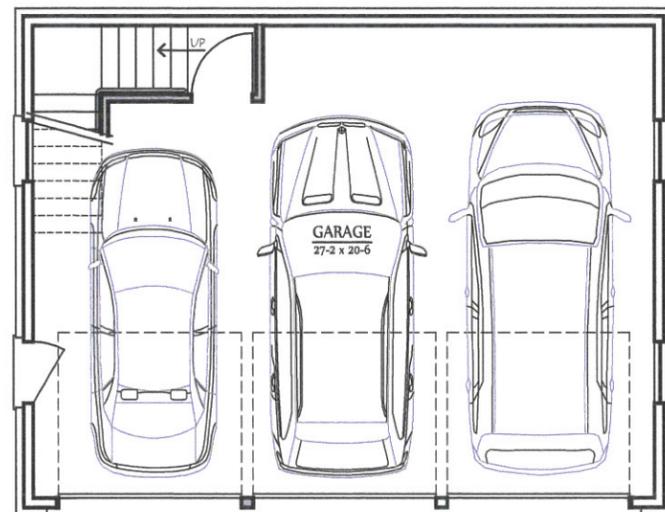
Sheet Number:
A-4



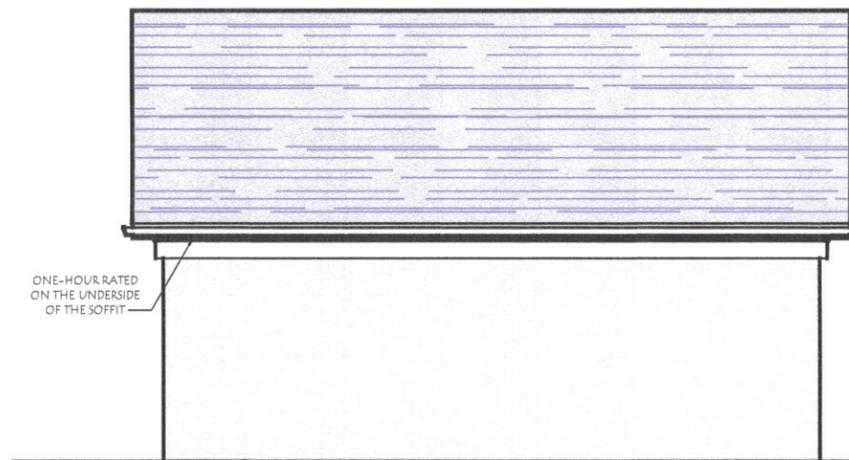
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LOFT PLAN



FIRST FLOOR PLAN



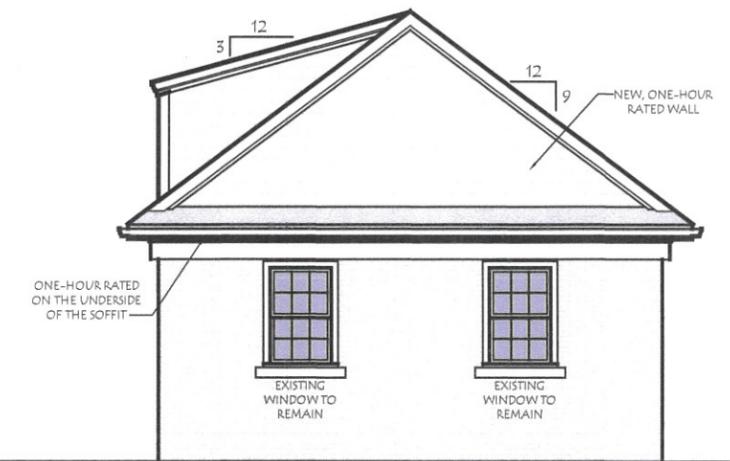
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EXISTING SOUTH ELEVATION

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Date: 1/14/15
Drawing Title: Garage
Scale: 1/8" = 1'-0"
Project Number: 14-004
Project Name: The Winchell Residence
Sheet Number: A-5

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