



City of Bexley

**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, May 14, 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- 015  
Applicant: Amy Lauerhass  
Owner: Jon & Stacey Barnard  
Location: 129 S. Cassingham Rd.  
Request: The applicant is seeking architectural review and approval for a detached garage that is 18'1" in height. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits detached garages to the greater of 35% of the footprint of the principal structure or 576sq', to allow the detached garage to be 680sq'.

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.

Mayor Ben Kessler

City Council:  
Richard Sharp, President  
Lori Ann Feibel  
Steve Keyes  
Anne Lewis  
Tim Madison  
Mark Masser  
Deneese Owen

Mailed by 04-30-15

City of Bexley Ohio  
2242 East Main Street  
Bexley, Ohio 43209

614.559.4200

[www.bexley.org](http://www.bexley.org)



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 205015

1. Architectural Review for:

Addition       Alteration       New Structure (GARAGE)  
 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       GARAGE lot coverage

4. Conditional Use For: \_\_\_\_\_ Home Occupation \_\_\_\_\_ sq. / height of structure

5. LOCATION 129 S. Cassingham      Zoning District R-6

6. OWNER Jon & Stacey Barnard Phone # \_\_\_\_\_ or Cell # 477-5169

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

7. Applicant Amy Lawrhass E-mail amy@lawrhassarchitecture.com Phone # 371-3523 or Cell# \_\_\_\_\_

Address 753 Francis /City, State, Zip Bexley 43209

8. Brief Description of Request and/or Variance Addition of new detached 3-car garage; variance for size

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 Lawrhass /DATE 4-15-15

Fee: based on valuation      \$ 100  
Fee: based on variance      \$ 100  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 200

\*\*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 129 S. Cassingham Zoning District R-6  
Lot Width 50 ft Depth 142 ft Total Area 7100 sq ft  
Existing Residence (foot print) 1535 sq ft Garage -- sq ft  
Existing Building Height 20-0 one-story \_\_\_\_\_ two-story

Proposed Addition (foot print) 680 sq ft \_\_\_\_\_ Height  one-story \_\_\_\_\_ two-story

Proposed Garage 680 sq.ft. 18-1 Height  one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 31.2 % = 2215 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 Jim Sugar

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

• DESCRIPTION OF CHANGES PROPOSED \_\_\_\_\_

Addition of new detached 3-car garage

• 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: \_\_\_\_\_

3. New Roofing Type, Style & Color: 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: Andersen
4. New Window Style, Material & Color: Double Hung white/brown to match existing

• **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 Overhead / Style Carriage House Color White/brown to match exg.  
Entry: Therma-tru Craftsman match exg.

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding } <u>OR</u> <u>COLOR &amp; EXPOSURE</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum Siding } <u>TO MATCH EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	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: Flat trim
4. Proposed NEW Window Trim: Flat trim
5. Trim: Color(s): 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



MEMO:

THE BARNARD RESIDENCE  
129 S. Cassingham Rd.  
Bexley, Ohio 43209

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

April 15, 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,

Stacey Barnard      Jon Barnard  
Property Owner(s)



**CITY OF BEXLEY**  
2242 EAST MAIN STREET  
BEXLEY, OH 43209

VARIANCE APPLICATION  
BOARD OF ZONING APPEALS

Permit Date: 04/20/2015      APPLICATION NUMBER : 2015015 V

Address: 129 CASSINGHAM RD S

Scope of Work: ARCHITECTURAL REVIEW  
Project: ADDITION

Owner: KNAUER JOHN E  
129 S CASSINGHAM AV

BEXLEY, OH 43209  
Telephone:

Applicant:

Telephone:

An application to request review upon payment of a fee of \$ \$200.00 is hereby granted.

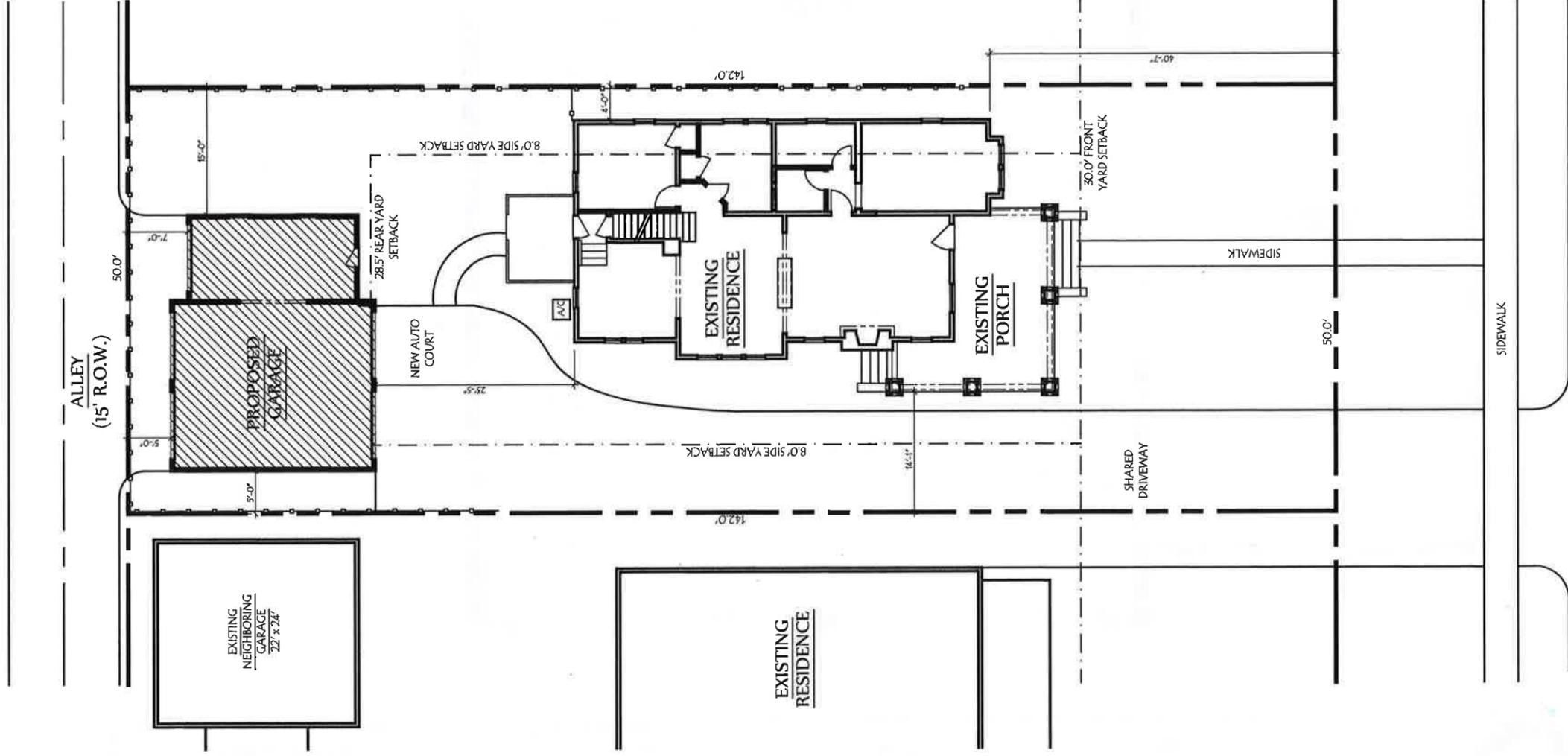
Receipt number: 2015634

KMR/A.S.      14-20-15  
Zoning Officer      Date

=   =   =   =   =   =   =   =   =   =   =   =   =

Date of Review Meeting: \_\_\_\_\_ Action: \_\_\_Approved \_\_\_Denied

ADDITION & RENOVATION FOR:  
**JON & STACEY BARNARD**  
 129 SOUTH CASSINGHAM RD.  
 BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7100 SF
MAXIMUM LOT COVERAGE	35 % = 2485 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + PORCH	= 1535 SF
PROPOSED GARAGE	= 680 SF
TOTAL COVERAGE	31.2% = 2215 SF
GARAGE INFORMATION	
EXISTING RESIDENCE	= 1247 SF
35% ALLOWABLE	= 436 SF
CREDIT ALLOWED	= 576 SF
PROPOSED GARAGE	= 680 SF
FIRST FLOOR VOLUME	= 5478 CF
ATTIC VOLUME	60.7% = 5327 CF

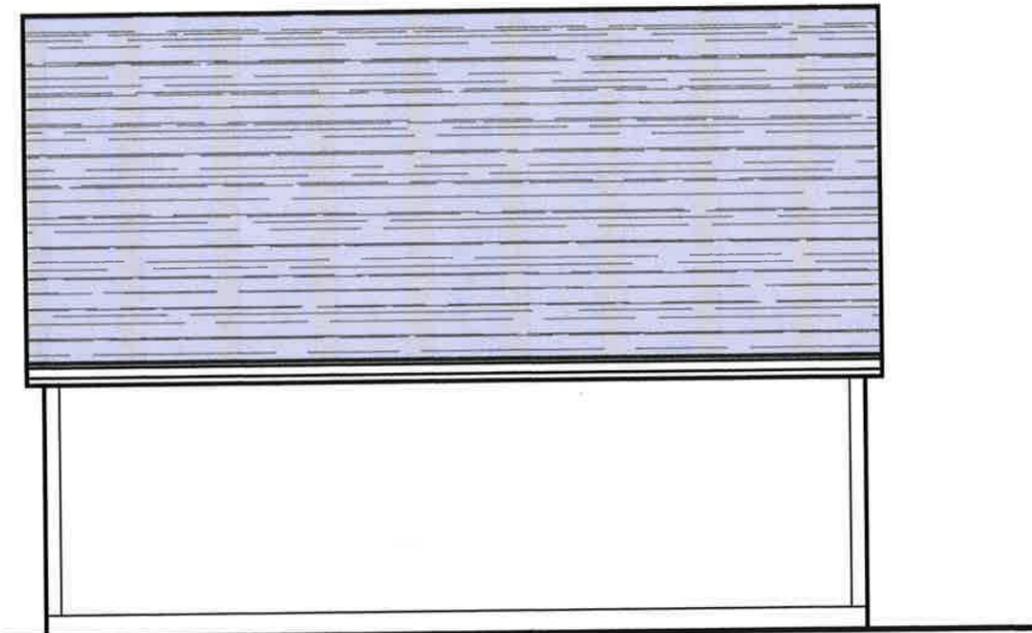


CASSINGHAM ROAD  
 (80' R.O.W.)

**Lauerhass Architecture**  
 RENOVATION - ADDITION - NEW HOME  
 614-371-3523



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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<b>Date:</b> 15 April 2015	<b>Drawing Title:</b> <b>Elevations</b>	<b>Scale:</b> 3/16" = 1'-0"
<b>Project Number:</b> 15-003	<b>Project Name:</b> The Barnard Residence	<b>Sheet Number:</b> A-2





LOOKING WEST AT SHARED DRIVE



BACK YARD LOOKING WEST



SOUTH ELEVATION



WEST ELEVATION



BACK YARD LOOKING SOUTH



EAST (FRONT) ELEVATION

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Date:  
**15 April 2015**

Drawing Title:  
**Existing Photos**

Scale:  
**n/a**

Project Number:  
**15-003**

Project Name:  
**The Barnard Residence**

Sheet Number:  
**A-3**

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