

**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, November 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- 047  
Applicant: Amy Lauerhass  
Owner: Sarah O'Brien, Matt Eapen  
Location: 160 S. Ardmore  
Request: The applicant is seeking architectural review and approval to allow an existing 17.3'x 20.3' detached 2-story garage to be replaced with a 24'x 22' 2 detached 2-story garage, in the same location. The applicant is seeking a variance from Bexley Code 1260.07(e) which requires accessory to be at least three feet from all property and right-of-way lines, to allow the proposed garage to be constructed 6" from the east 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 one story in height, to allow the proposed garage to be 2-stories in height.

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.

Mailed by: 10-29-15



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015047

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 @ Alley  lot coverage

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

5. LOCATION 160 S. Ardmore Zoning District R-2e

6. OWNER Sarah O'Brien/Matt Eapen Phone # \_\_\_\_\_ or Cell # 917-300-1390  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*  
amy@lauerhassarchitecture.com

7. Applicant Amy Lauerhass E-mail \_\_\_\_\_ Phone # \_\_\_\_\_ or Cell# 614-371-3523  
Address 753 Francis /City, State, Zip Bexley OH 43209

8. Brief Description of Request and/or Variance Demolish existing 17-4 x 20-4 garage & build new garage  
variances ① height / two story ② Setback

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 10/22/15

Fee: based on valuation \$ 105.00  
Fee: based on variance \$ 100.00  
Other \$ \_\_\_\_\_  
TOTAL FEE DUE \$ 205.00

\*\*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 160 South Ardmore Zoning District R-6  
Lot Width 50 ft Depth 142 ft Total Area 7100 sq ft  
Existing Residence (foot print) 1557 sq ft Garage 352 sq ft  
Existing Building Height \_\_\_\_\_ one-story 24' two-story

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

Proposed Garage 528 sq.ft. 20'-10" Height \_\_\_\_\_ one-story  two-story

Permitted Lot Coverage 35 % = 2485 sq ft

Lot to be covered 29.4 % = 2085 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 Lauerhass Architecture

Contractor/Builder H Design Build

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

• DESCRIPTION OF CHANGES PROPOSED Demolition of  
existing badly deteriorated garage;  
construction of new garage 22' x 24'

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED  
Location of current garage ~ 6' from  
east property line & alley

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: TBD

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: TBD
4. New Window Style, Material & Color: white vinyl to match existing house

• **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 "carriage style" / Style overhead Color \_\_\_\_\_

• **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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding <u>1 1/2" white beaded</u>
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<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: Vinyl - 2 3/4" to match existing
4. Proposed NEW Window Trim: " " " " "
5. Trim: Color(s): white to 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: \_\_\_\_\_

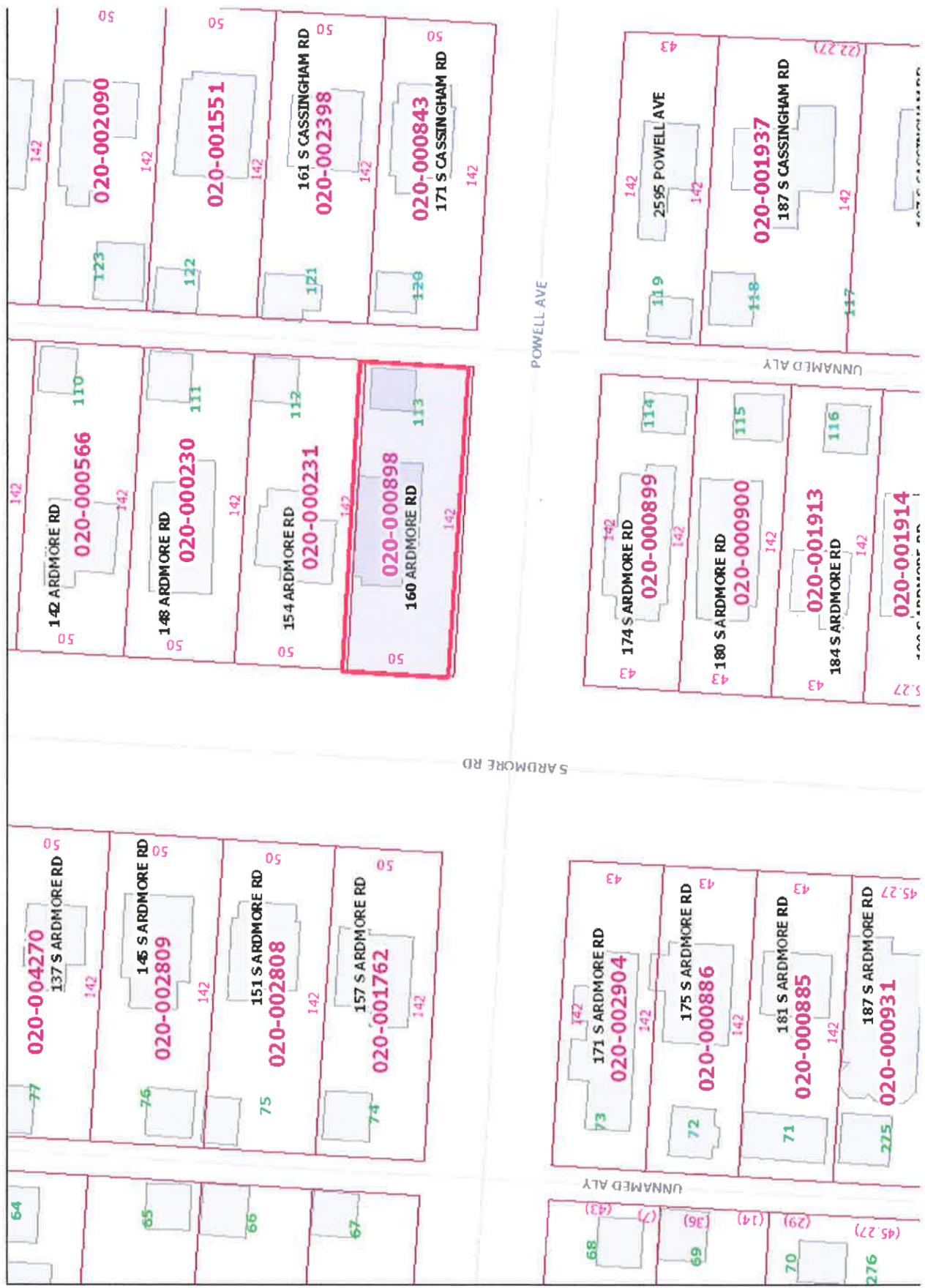
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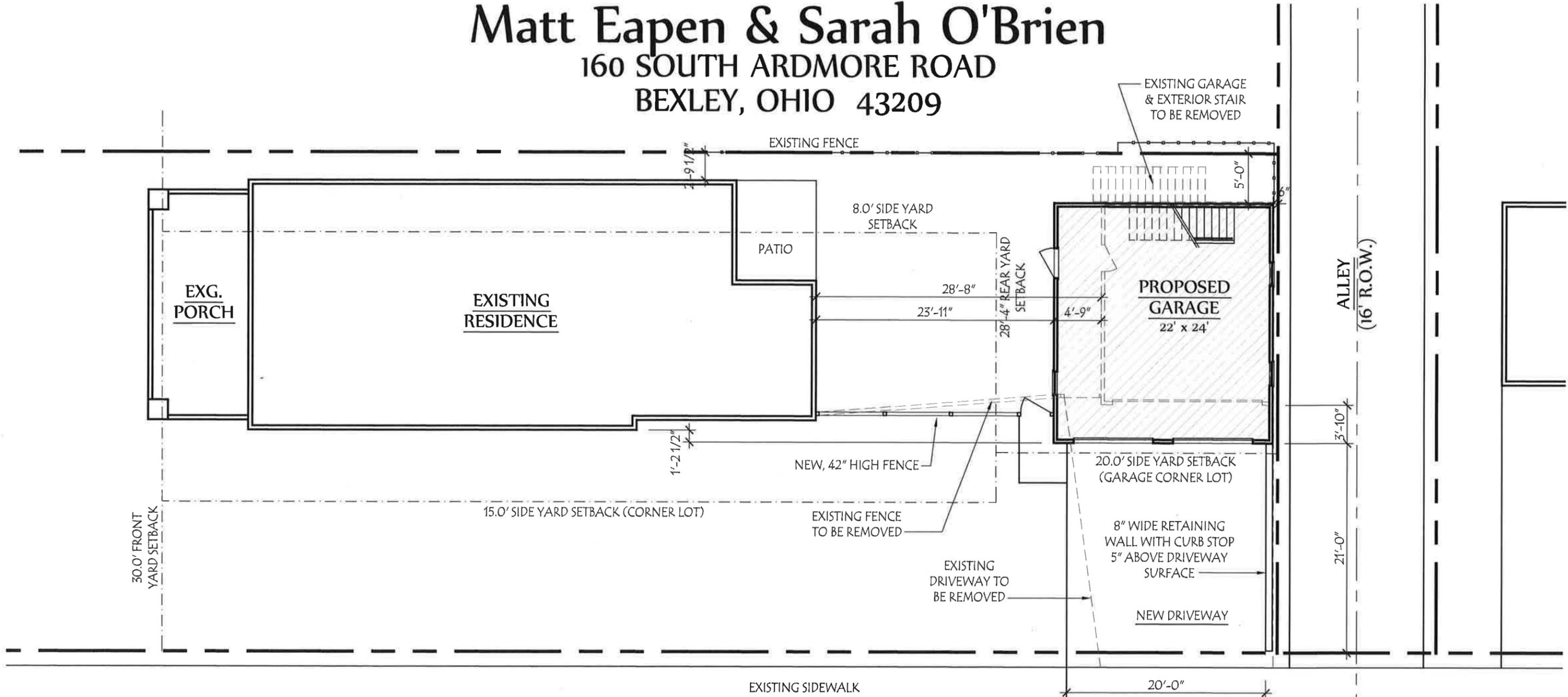
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020N023 08200



# ADDITION & RENOVATION FOR: Matt Eapen & Sarah O'Brien

160 SOUTH ARDMORE ROAD  
BEXLEY, OHIO 43209



### DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7,100 SF
MAXIMUM LOT COVERAGE	35% = 2485 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + PORCH	= 1557 SF
PROPOSED GARAGE	= 528 SF
TOTAL COVERAGE	29.4% = 2085 SF
GARAGE 1ST FLOOR VOLUME	= 4281 CF
GARAGE 2ND FLOOR VOLUME	81.6% = 3495 CF
EXISTING HOUSE HEIGHT	= 24'-0"
EXISTING GARAGE HEIGHT	= 18'-8"
PROPOSED GARAGE HEIGHT	= 20'-10"

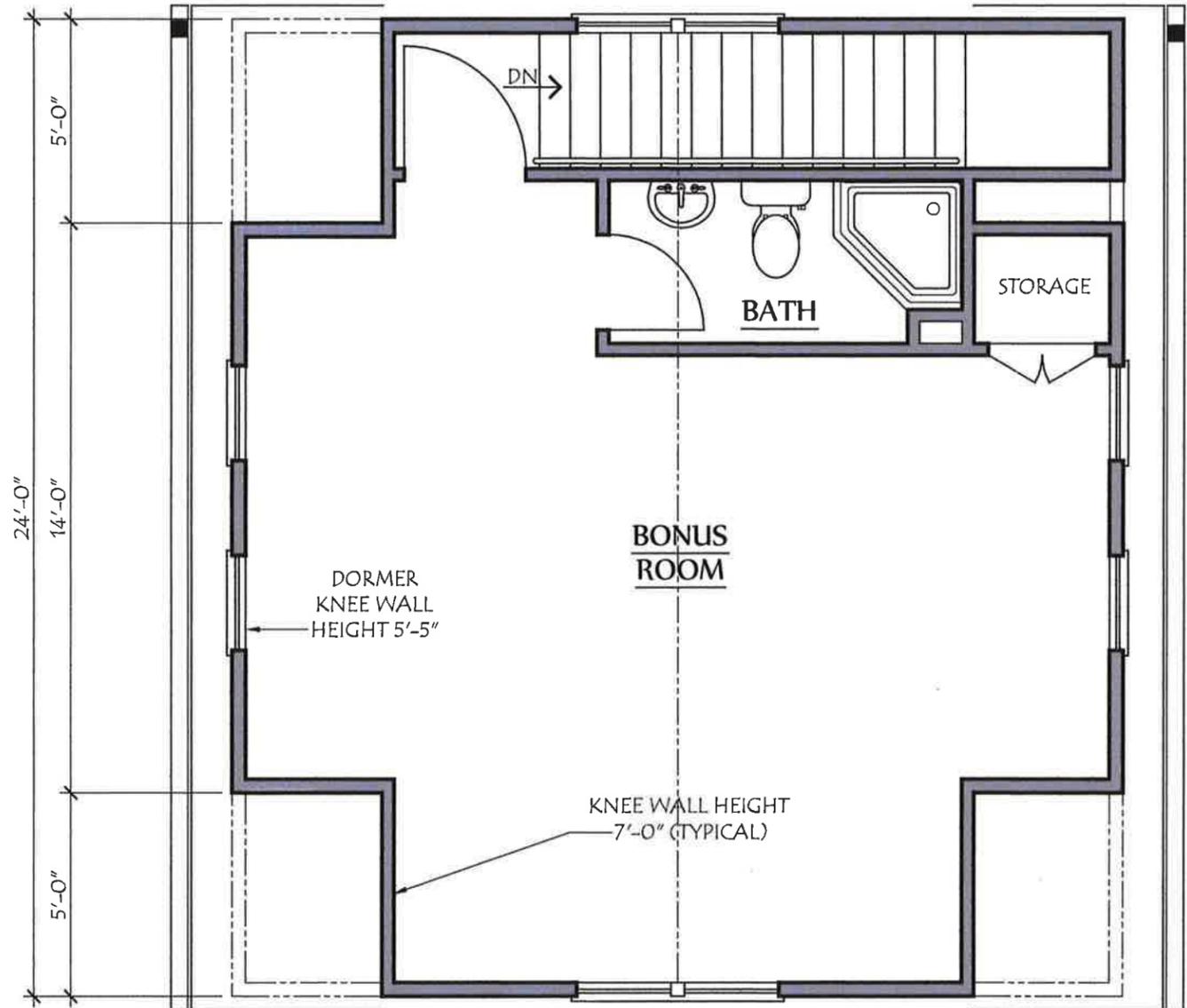
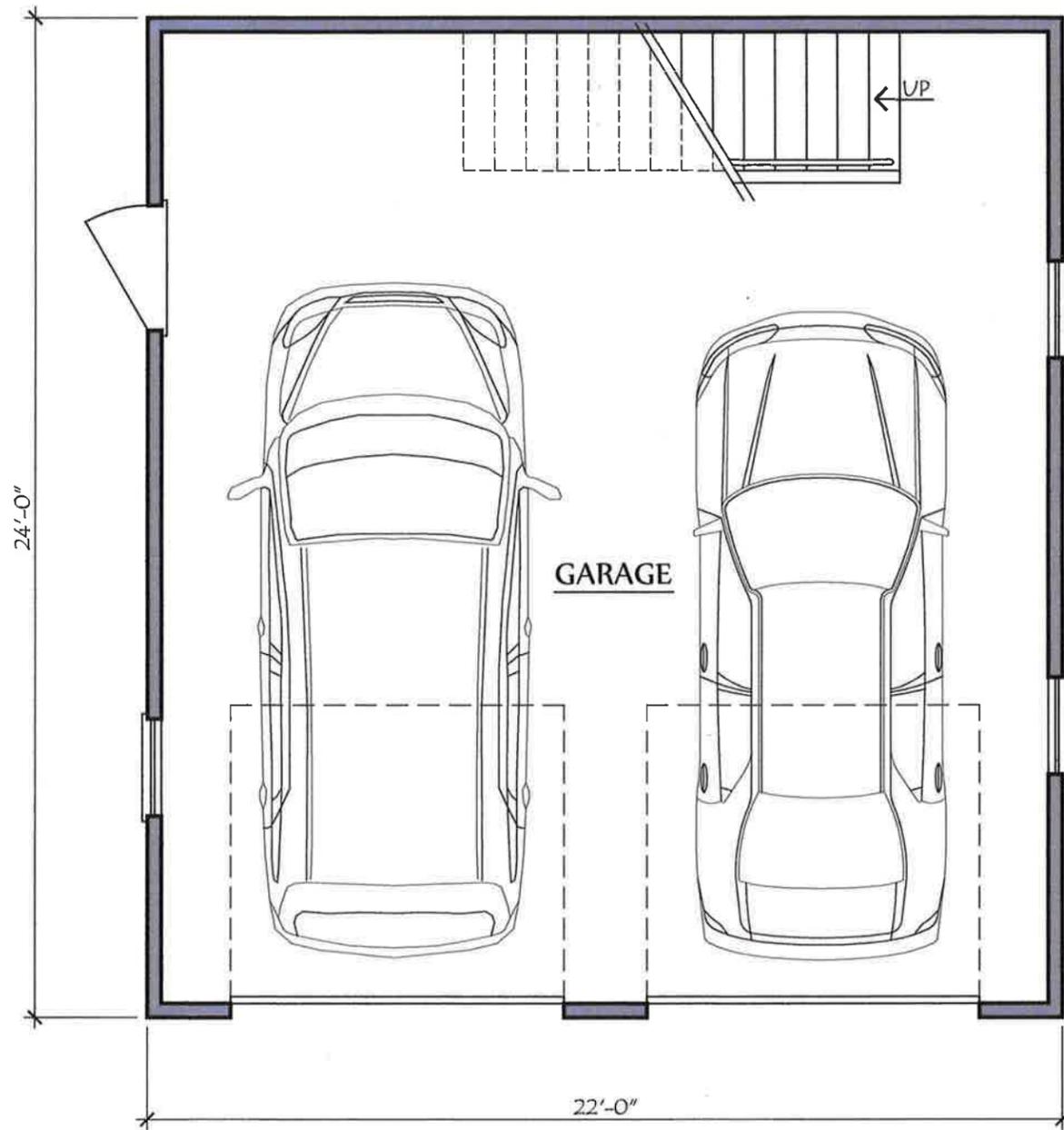
**POWELL AVENUE**  
(60' R.O.W.)



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



**Site Plan**  
SCALE: 1" = 10'-0"



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<b>Date:</b> 26 Oct 2015	<b>Drawing Title:</b> <b>Garage Plans</b>	<b>Scale:</b> 1/4" = 1'-0"
<b>Project Number:</b> 15-044	<b>Project Name:</b> 160 S. Ardmore Rd.	<b>Sheet Number:</b> A-1





EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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Date: 26 Oct 2015	Drawing Title: <b>Garage Elevations</b>	Scale: 3/16" = 1'-0"
Project Number: 15-044	Project Name: 160 S. Ardmore Rd.	Sheet Number: A-2





SOUTHHOUSE ELEVATION



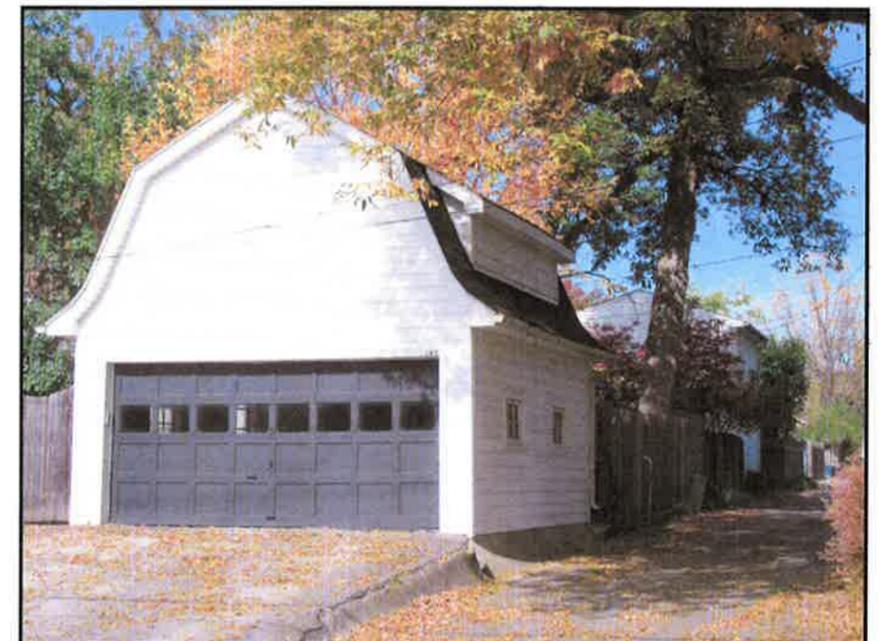
WEST GARAGE ELEVATION



COMPLETE SOUTH ELEVATION



WEST HOUSE ELEVATION



SOUTHEAST GARAGE ELEVATION

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Date:  
26 Oct 2015

Drawing Title:  
**Existing Photos**

Scale:  
n/a

Project Number:  
15-044

Project Name:  
The O'Brien-Eapen Residence

Sheet Number:  
A-3



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