



**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 11, 2016, 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.: 16-004
- Applicant: Amy Lauerhass
- Owner: Natalie & Derrick Coles
- Location: 548 Northview
- Request: The applicant is seeking architectural review and approval to allow additions to the principal structure. The applicant is also seeking a variance from Bexley Code Section 1262.03(a), which requires a 20' side yard setback on the street side of a 50' – 100' wide corner lot, to allow one of the additions to be constructed 3' from the north side property line (along Delmar Drive).

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 01-28-16



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2016004

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 548 Northview Zoning District R-6

6. OWNER Natalie & Derrick Coles Phone # _____ or Cell # 614-738-2745

** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.* Amy Lauerhass amy@lauerhassarchitecture.com

7. Applicant LauerhassArch 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 Addition of family room to rear of structure; Addition of one garage bay & master bedroom to side of structure

9. Valuation of Project \$ 150,000

• **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 1/14/16

Fee: based on valuation \$ 160
Fee: based on variance \$ 100
Other \$ _____
TOTAL FEE DUE \$ 160

**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 548 Northview Dr. Zoning District R-6

Lot Width 55.82 / 79.38 ft Depth 155 / 156.82 ft Total Area 10,478 sq ft

Existing Residence (foot print) 959 sq ft Garage X sq ft

Existing Building Height 20'-8" one-story _____ two-story

Proposed Addition (foot print) 693 sq ft 20'-8" Height _____ one-story _____ two-story

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

Permitted Lot Coverage 35 % = 3667 sq ft

Lot to be covered 15.7 % = 1652 sq ft

67.6 x 155.91
10,539.5
35% = 3,688.8
15.6 %

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 Arch.

Contractor/Builder Gary Porteus

Preliminary Review _____ Final Review ✓

• DESCRIPTION OF CHANGES PROPOSED Addition of family room to rear of structure; Addition of one garage bay & master bedroom to side (north) of structure

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED
Existing one-car attached garage is already non-conforming to corner side setback

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
 - New Shingle Manufacturer: Match existing
 - 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: Pella
4. New Window Style, Material & Color: white vinyl double hung

• **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 Fiberglass / Style French Color White

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	(X)	Vinyl Siding <u>Horizontal; exposure to match existing</u>
(X)	()	Aluminum Siding <u>new color to be selected by owner</u>
()	()	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: Aluminum Clad
4. Proposed NEW Window Trim: Aluminum Clad
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:

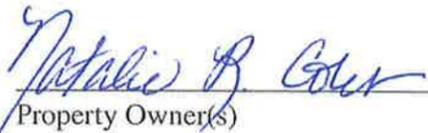
THE COLES RESIDENCE
548 Northview Drive
Bexley, Ohio 43209

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

January 12, 2016

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)



#5 ?

- Our Office
- Your Property
- Search
- On-Line Tools
- Reference
- Contact Us

Current Parcel List

Results [Click rows to view property details](#) Displaying 1 - 14 of 14

Alt ID	Site Address	Owner 1	Owner 2
... 020-001717-00	517 N STANBERY AV	MANRING JUDY A	
... 020-001718-00	523 N STANBERY AV	DELAP TIMOTHY J	MARY J C
... 020-001719-00	531 N STANBERY AV	ZILINCIK ANTHONY P	ZILINCIK PAIGE
... 020-001720-00	537 N STANBERY AV	ANGELOVSKI DIMCE	
... 020-001721-00	N STANBERY AV	ANGELOVSKI DIMCE	
... 020-002989-00	545 N STANBERY AV	DEWEY WILLIAM G & LINDA B	
... 020-001701-00	548 NORTHVIEW DR	COLES NATALIE	COLES DERRICK L
... 020-001702-00	540 NORTHVIEW DR	HEYER GEOFFREY L	HEYER ELIZABETH A
... 020-001703-00	534 NORTHVIEW DR	WOLFINGBARGER RYAN J	
... 020-001704-00	528 NORTHVIEW DR	DOYLE MATTHEW S TR	
... 020-001705-00	522 NORTHVIEW DR	PHILIPS ROBERT W	
... 020-001698-00	531 NORTHVIEW DR	PRICE CHRISTA R	
... 020-001699-00	537 NORTHVIEW DR	WHITE EDWARD C & ALICIA O	
... 020-001700-00	545 NORTHVIEW DR	KINGSLEY STUART A	

- Selection Manager
- Select page all
 - Select all
 - Deselect page all
 - Deselect all
- Search Manager
- View List - Map
- Reports
- Proximity Report
 - Map Report
 - Parcel Summary
 - Parcel Detail

[Printable Version](#) Results Page: **1**

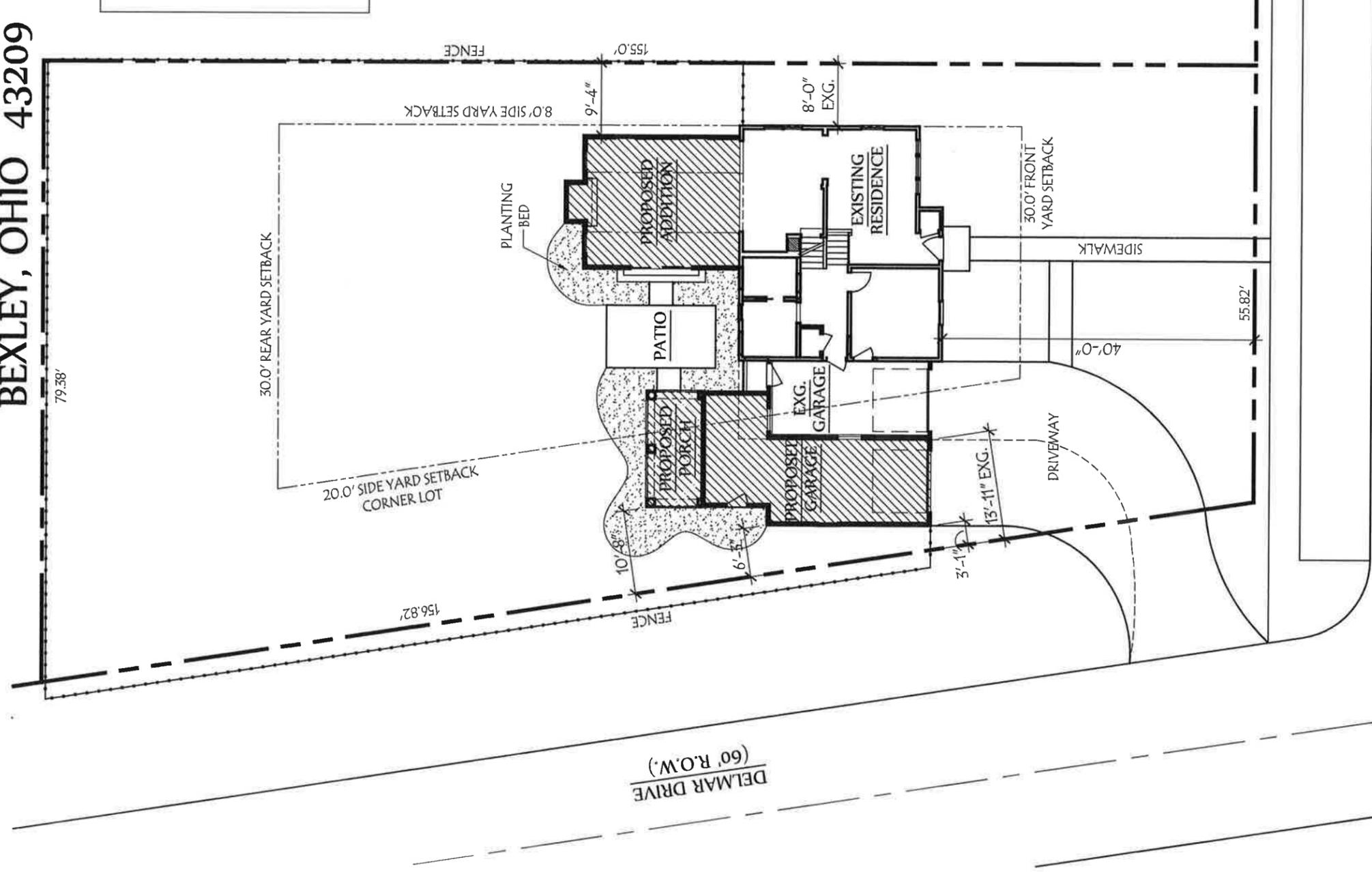
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548 Northview Dr.

ADDITION & RENOVATION FOR: Natalie & Derrick Coles

548 NORTHVIEW DRIVE
BEXLEY, OHIO 43209



NORTHVIEW DRIVE
(60' R.O.W.)

DELMAR DRIVE
(60' R.O.W.)

DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 10,478 SF

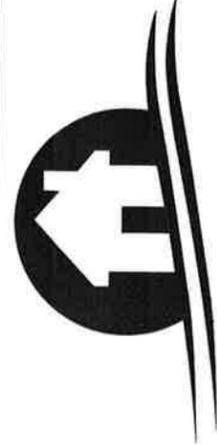
MAXIMUM LOT COVERAGE 35% = 3667 SF
PROPOSED LOT COVERAGE: 959 SF
EXISTING HOUSE + GARAGE = 340 SF
PROPOSED FINISHED ADDITION = 353 SF
PROPOSED GARAGE/PORCH ADDITION = 1652 SF
TOTAL COVERAGE 15.7%

SQUARE FOOTAGE

EXISTING LOWER LEVEL = 261 SF
EXISTING FIRST FLOOR = 418 SF
EXISTING SECOND FLOOR = 328 SF
EXISTING UPPER LEVEL = 222 SF
TOTAL: MAIN RESIDENCE = 1229 SF

PROPOSED FIRST FLOOR ADDITION = 340 SF
PROPOSED SECOND FLOOR ADDITION = 588 SF
PROPOSED UPPER LEVEL ADDITION = 43 SF
TOTAL PROPOSED ADDITION = 971 SF

TOTAL FINISHED RESIDENCE = 2200 SF



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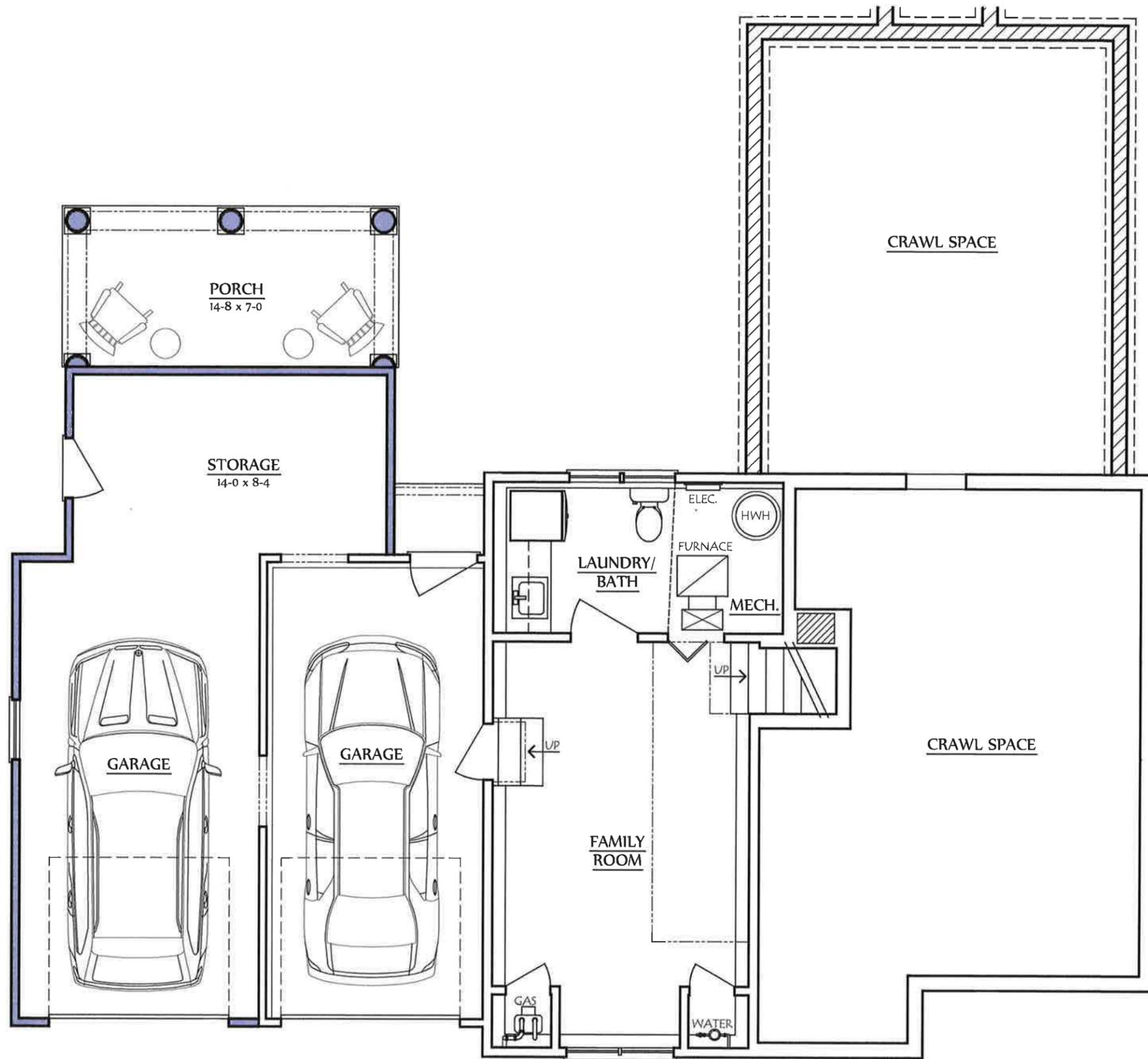
RENOVATION - ADDITION - NEW HOME

614-371-3523



Site Plan

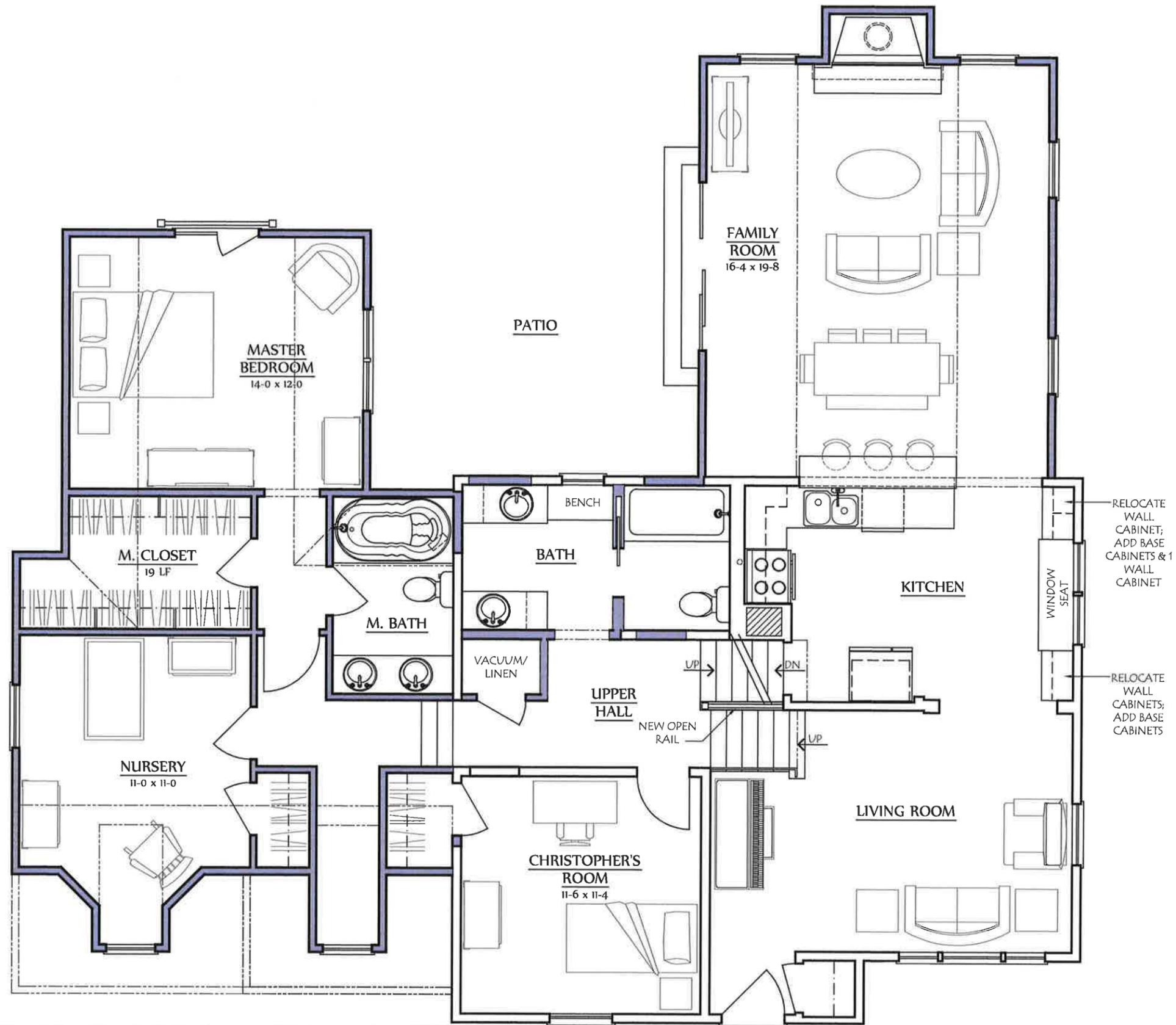
SCALE: 1/16" = 1'-0"



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<u>Date:</u> 12 Jan 2016	<u>Drawing Title:</u> Lower Level Plan	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-022	<u>Project Name:</u> The Coles Residence	<u>Sheet Number:</u> A-1



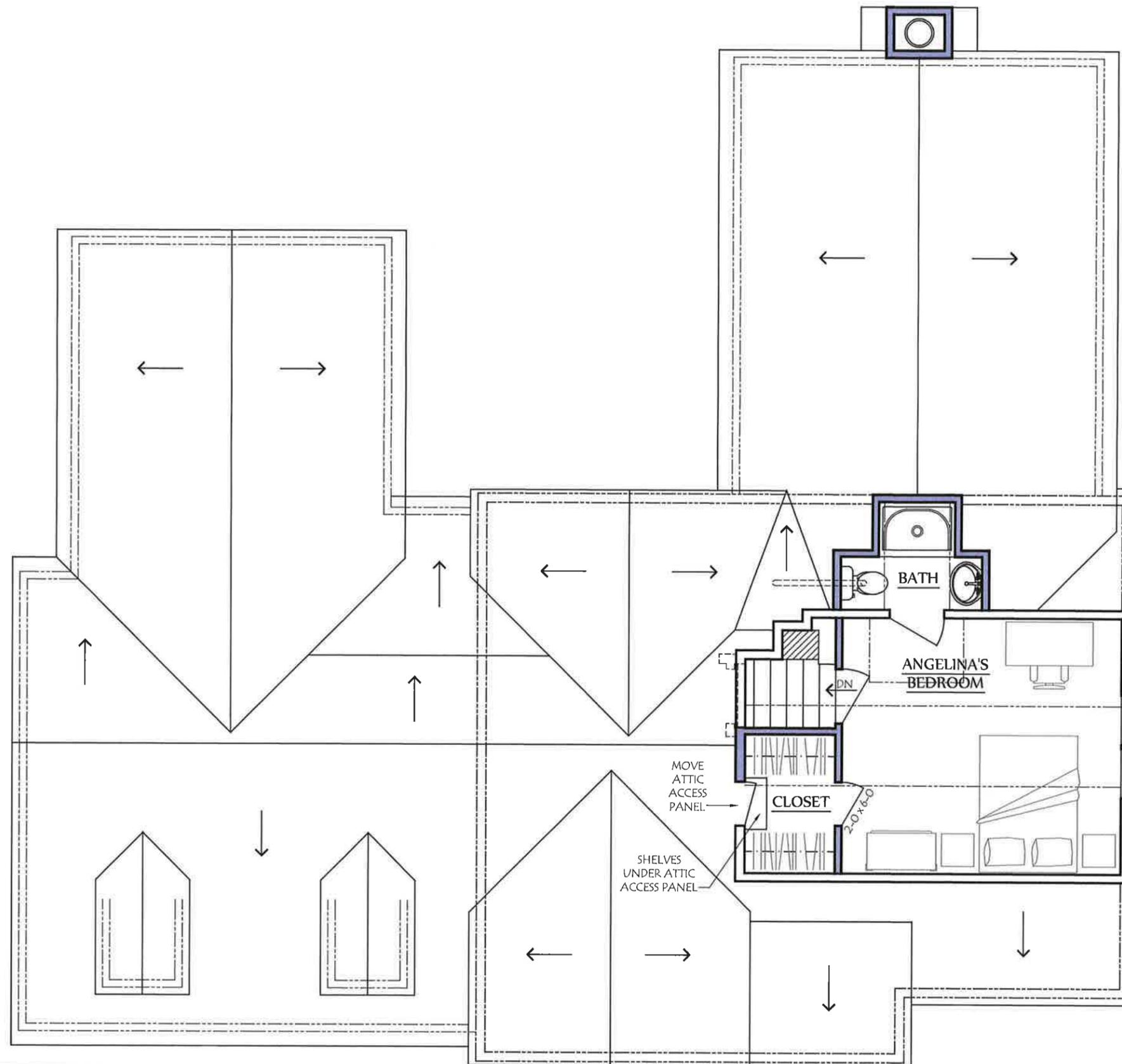


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Date: 12 Jan 2016	Drawing Title: Upper Level Plan	Scale: 3/16" = 1'-0"
Project Number: 15-022	Project Name: The Coles Residence	Sheet Number: A-2





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<u>Date:</u> 12 Jan 2016	<u>Drawing Title:</u> Third Floor Plan	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-022	<u>Project Name:</u> The Coles Residence	<u>Sheet Number:</u> A-3





NORTH ELEVATION



WEST ELEVATION

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<u>Date:</u> 12 Jan 2016	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-022	<u>Project Name:</u> The Coles Residence	<u>Sheet Number:</u> A-4





SOUTH ELEVATION



EAST ELEVATION

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<u>Date:</u> 12 Jan 2016	<u>Drawing Title:</u> Exterior Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-022	<u>Project Name:</u> The Coles Residence	<u>Sheet Number:</u> A-5





SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST (FRONT) ELEVATION

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Date:
12 Jan 2016

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
15-039

Project Name:
The Coles Residence

Sheet Number:
A-6



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RENOVATION - ADDITION - NEW HOME