

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, March 10, 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.: 16-009
- Applicant: Amy Lauerhass
- Owner: Molly & Keith Kim
- Location: 109 S. Stanwood Rd.
- Request: The applicant is seeking architectural review and approval, to allow a one-story addition to the rear 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.

Mailed by 02-25-16



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number

2016009 ✓

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 109 S. Starwood Zoning District R-6

6. OWNER Molly & Keith Kim Phone # _____ or Cell # _____

* 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 Lauerhass Arch. E-mail _____ Phone # _____ or Cell# 614-371-3523

Address 753 Francis /City, State, Zip Bexley 43209

8. Brief Description of Request and/or Variance One story addition to the rear of the structure

9. Valuation of Project \$ 120,000

- 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 2-10-16

Fee: based on valuation	\$ <u>145.00</u>
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>145.00</u>

PAID
2/17/2016

**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 109 S. Starwood Rd. Zoning District R-6
Lot Width 50 ft Depth 132.80 ft Total Area 6640 sq ft
Existing Residence (foot print) 980 sq ft Garage 416 sq ft
Existing Building Height _____ one-story 29'-0" two-story

Proposed Addition (foot print) 213 sq ft 21'-3" Height one-story _____ two-story

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

Permitted Lot Coverage 35 % = 2324 sq ft

Lot to be covered 24.2 % = 1609 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 Gary Porteus

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED _____

One story addition to rear of structure

• 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: Match existing slate as

3. New Roofing Type, Style & Color: closely as possible
with dimensional shingles

• **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: Marvin, to match existing

4. New Window Style, Material & Color: casement, clad wood, white

• **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 n/a /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding <u>shake to match existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<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: Aluminum clad - match exg

4. Proposed NEW Window Trim: Aluminum clad - match exg

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: _____



MEMO:

THE KIM RESIDENCE
109 South Stanwood Road
Bexley, Ohio 43209

February 10, 2016

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

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,

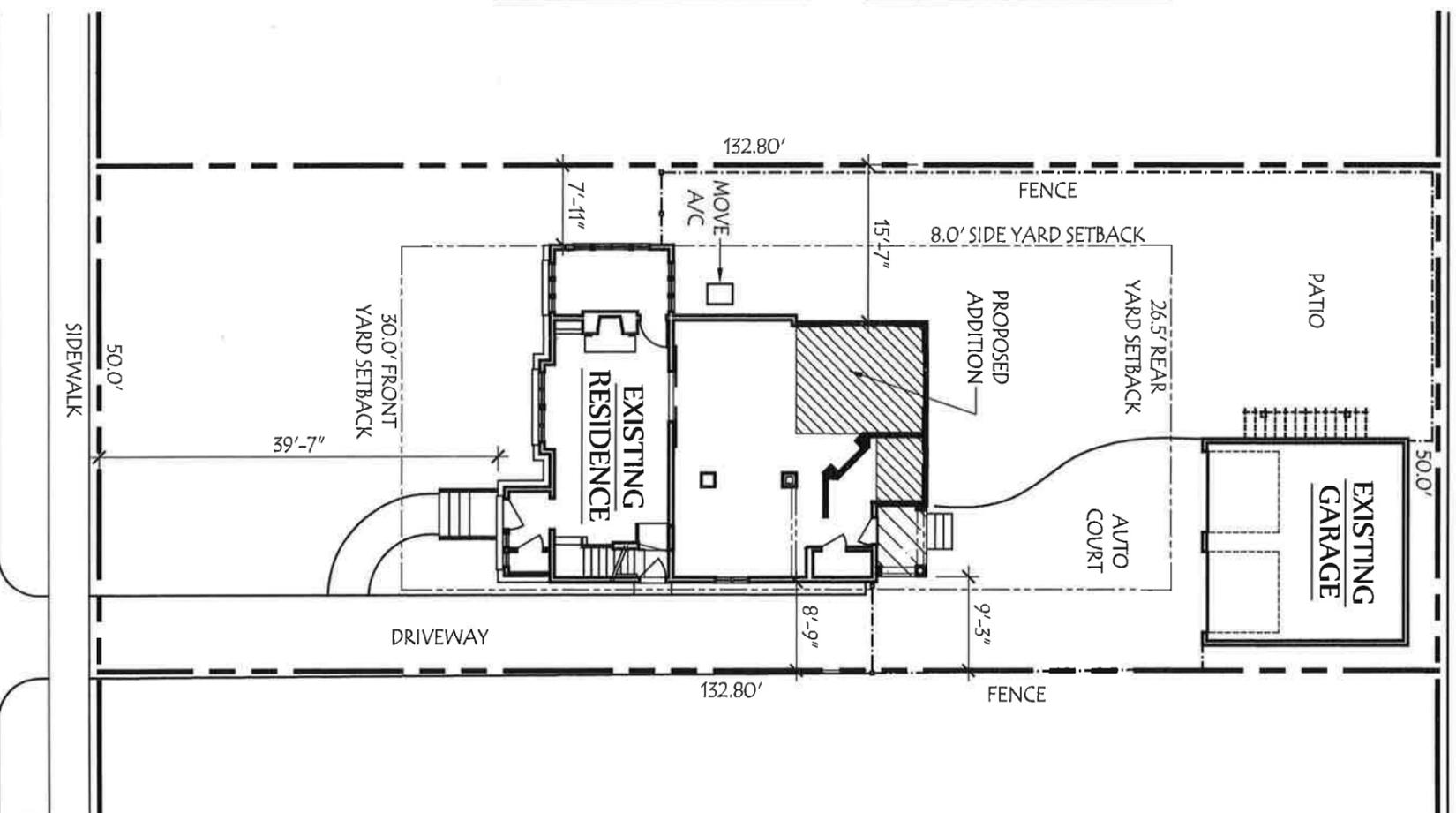


Property Owner(s)



ADDITION & RENOVATION FOR:
Molly & Keith Kim
 109 SOUTH STANWOOD
 BEXLEY, OHIO 43209

ALLEY
 (15' R.O.W.)



S. STANWOOD ROAD
 (50' R.O.W.)

DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 6640 SF
MAXIMUM LOT COVERAGE:	35% = 2324 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE	= 980 SF
EXISTING GARAGE	= 416 SF
PROPOSED ADDITION	= 213 SF
TOTAL COVERAGE	24.2% = 1609 SF

SQUARE FOOTAGE

EXISTING FIRST FLOOR	= 894 SF
EXISTING SECOND FLOOR	= 756 SF
TOTAL: MAIN RESIDENCE	= 1650 SF
PROPOSED FIRST FLOOR	= 178 SF
TOTAL FINISHED RESIDENCE	= 1828 SF
EXISTING BASEMENT FINISHED	= 392 SF



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

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

RENOVATION - ADDITION - NEW HOME
Lauerhass Architecture

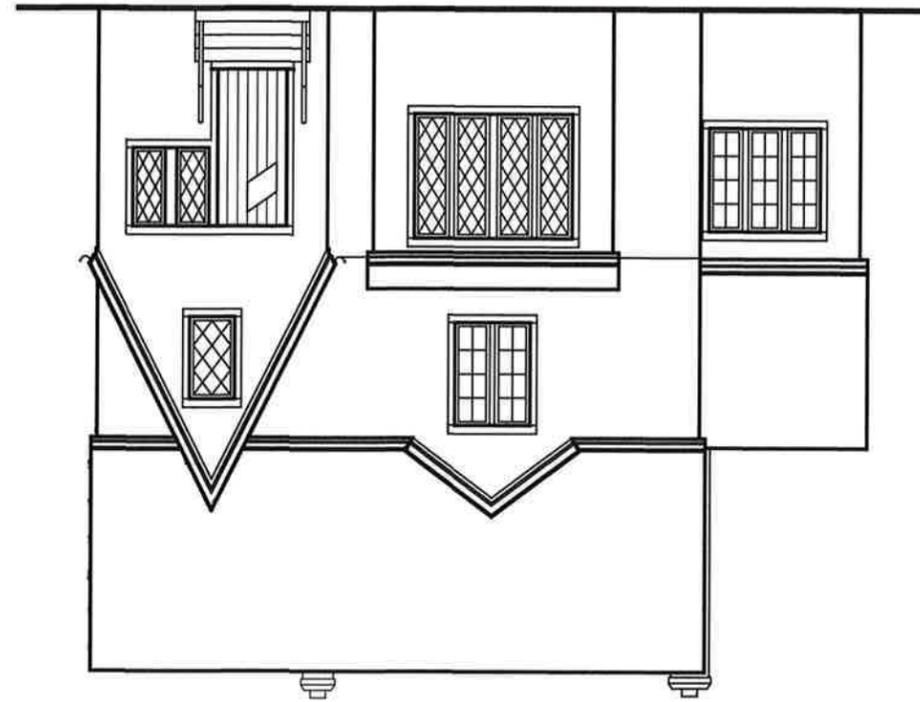
Exterior Elevations
 Drawing Title:
 Project Name: **The Kim Residence**
 Project Number: **15-032**
 Date: **11 Feb 2016**
 Sheet Number: **A-2**
 Scale: **1/8" = 1'-0"**

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WEST ELEVATION



EAST ELEVATION (NO WORK)



NORTH ELEVATION



SOUTH ELEVATION



RENOVATION - ADDITION - NEW HOME
Lauerhass Architecture

Existing Photos
 Drawing Title:
 Project Name: **The Kim Residence**
 Sheet Number: **A-3**

Date: **11 Feb 2016**
 Project Number: **15-032**

Scale: **n/a**

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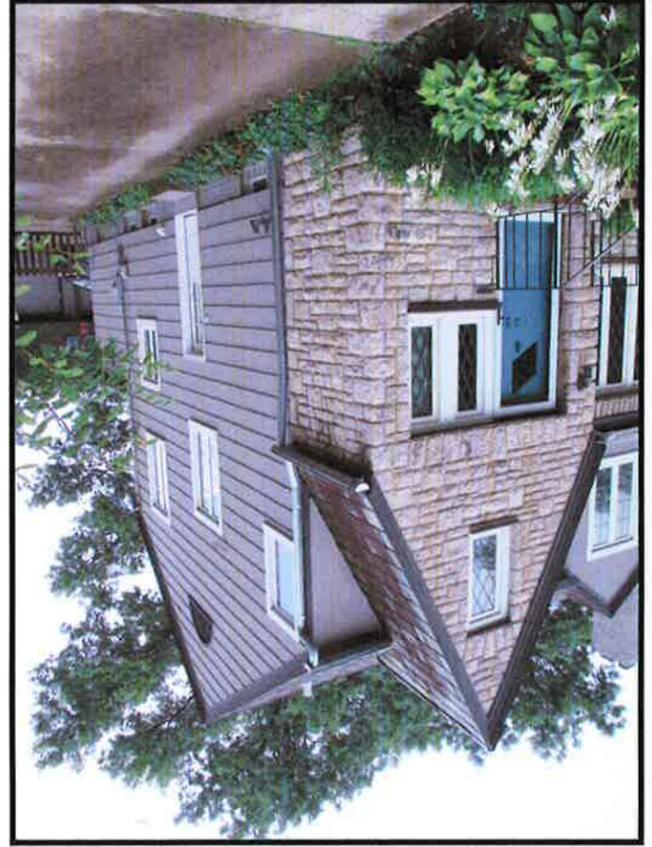
EAST (FRONT) ELEVATION



SOUTHWEST ELEVATION



NORTH ELEVATION



WEST ELEVATION

