

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 12, 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.: 16-034
- Applicant: Amy Lauerhass
- Owner: Martina & Rich Campoamor
- Location: 2381 Brentwood Rd.
- Request: The applicant is seeking architectural review and approval for a 2-story addition to the rear and 1-story addition to the west side of the principal structure. The applicant is also seeking a 2'6" variance from Bexley Code Section 1252.03 (d) which requires an 8' side yard setback, to allow the 1-story addition to be constructed 5'6" from the west side property line.

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: 04-28-2016



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2016034

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 2381 Brentwood Rd. Zoning District R-6

6. OWNER Martina & Rich Campoamor Phone # _____ or Cell # 513-288-0919
** 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@lauerhassarchitecture.com 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 two-story structure to rear of house; addition to one-story mudroom to side of house.

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 4-13-16

Fee: based on valuation	\$ <u>160</u>
Fee: based on variance	\$ <u>100</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>260</u>

**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 2381 Brentwood Rd. Zoning District R-6

Lot Width 50 ft Depth 141.7 ft Total Area 7086 sq ft

Existing Residence (foot print) 1362 sq ft Garage 473 sq ft

Existing Building Height _____ one-story 34'-0" two-story

Proposed Addition (foot print) 313 sq ft 33'-0" Height _____ one-story two-story

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

Permitted Lot Coverage 35 % = 2480 sq ft

Lot to be covered 30.3 % = 2148 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 Justin Collamore; Collamore Built

Preliminary Review _____ Final Review

• DESCRIPTION OF CHANGES PROPOSED Addition of two-story structure to rear; addition of one-story mudroom to site (west)

• 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
- 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: Match existing

4. New Window Style, Material & Color: Double hung, beige vinyl 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 Clad wood /Style French Color Painted

• **EXTERIOR WALL FINISHES**

TYPE

Existing Proposed

Manufacture, Style, Color

()	()	Natural Stone	_____
()	()	Cultured Stone	_____
(X)	()	Brick	_____
()	()	Mortar	_____
(X)	(X)	Stucco	<u>To match existing color & texture</u>
()	()	Wood Shingle	_____
()	()	Wood Siding	_____
()	()	Vinyl Siding	_____
()	()	Aluminum Siding	_____
()	()	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 alum clad

4. Proposed NEW Window Trim: Flat alum clad

5. Trim: Color(s): Beige 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: _____



Lauerhass Architecture

RENOVATION • ADDITION • NEW HOME

MEMO:

THE CAMPOAMOR RESIDENCE

2381 Brentwood Road

Bexley, Ohio 43209

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

April 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.

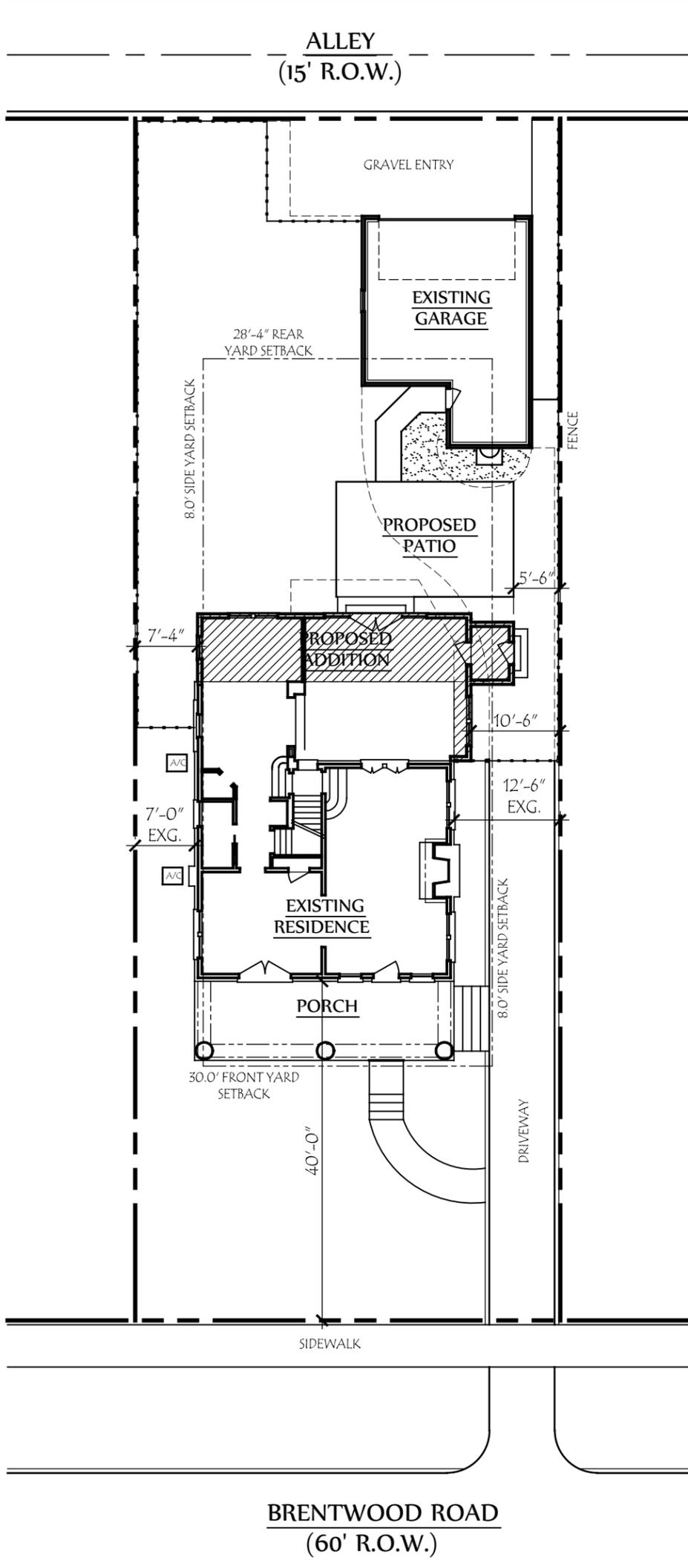
Sincerely,

Property Owner(s)


Martina Campoamor

ADDITION & RENOVATION FOR: Martina & Richard Campoamor

2381 BRENTWOOD ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 7086 SF
MAXIMUM LOT COVERAGE	35 % = 2480 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE + PORCH	= 1362 SF
EXISTING GARAGE	= 473 SF
PROPOSED HOUSE ADDITION	= 313 SF
TOTAL COVERAGE	30.3 % = 2148 SF

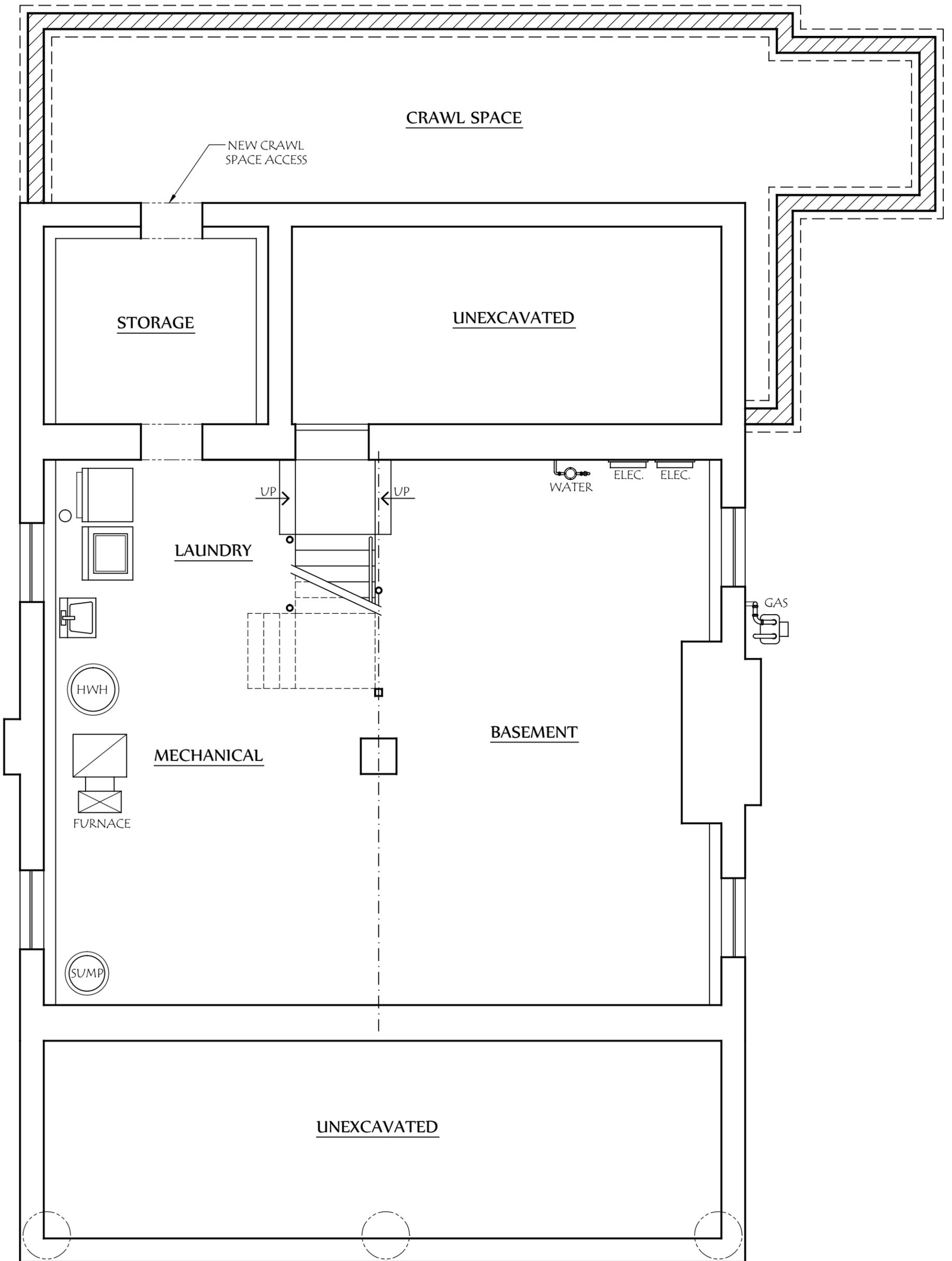
SQUARE FOOTAGE	
EXISTING FIRST FLOOR	= 1026 SF
EXISTING SECOND FLOOR	= 1026 SF
EXISTING THIRD FLOOR	= 613 SF
TOTAL: MAIN RESIDENCE	= 2665 SF
PROPOSED FIRST FLOOR	= 313 SF
PROPOSED SECOND FLOOR	= 276 SF
TOTAL PROPOSED ADDITION	= 589 SF
TOTAL FINISHED RESIDENCE	= 3254 SF



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



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RENOVATION - ADDITION - NEW HOME
614-371-3523



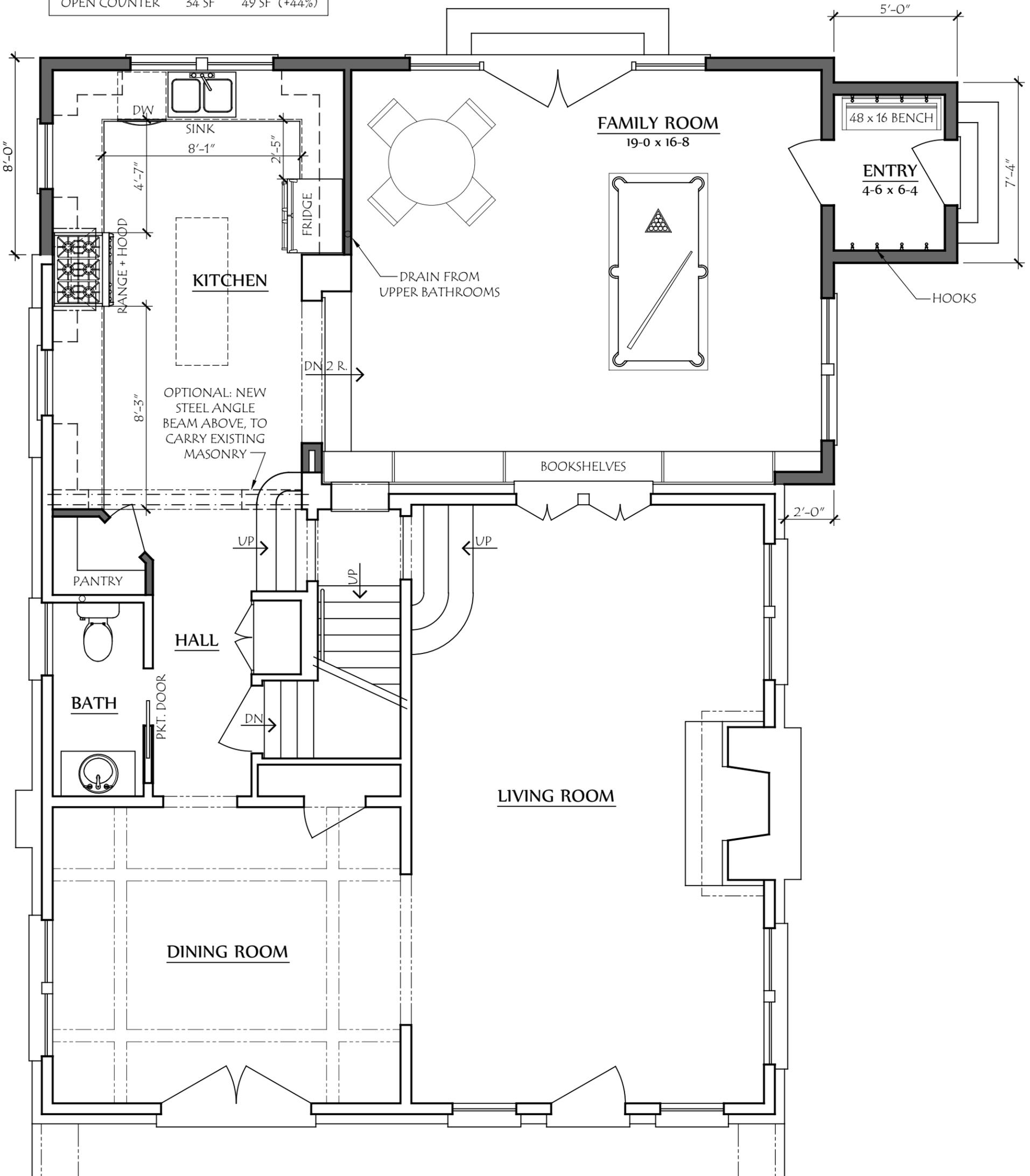
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Date: 6 Apr 2016	Drawing Title: Basement Plan	Scale: 1/4" = 1'-0"
Project Number: 15-054	Project Name: The Campoamor Residence	Sheet Number: A-1



KITCHEN COMPARISON

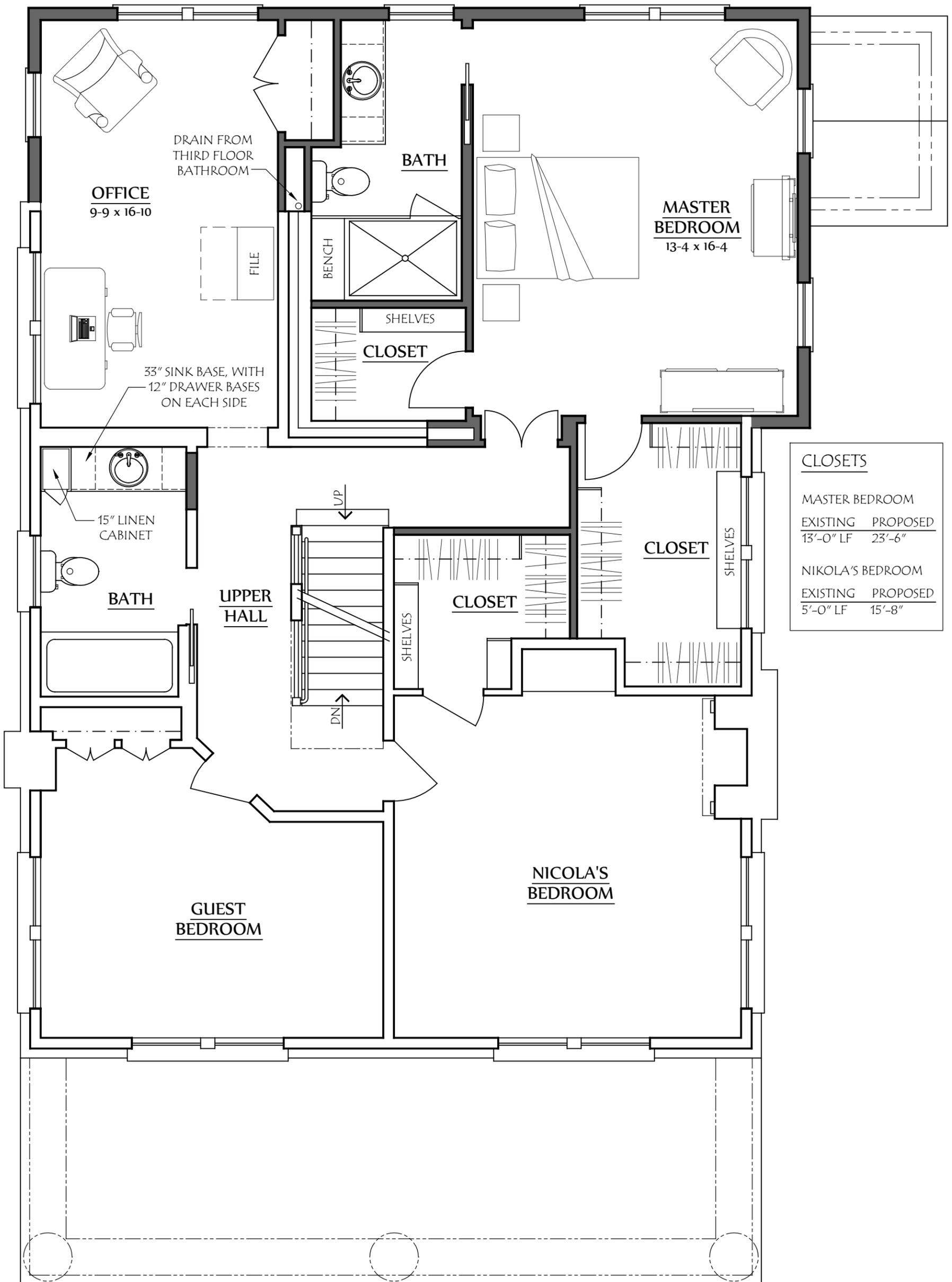
	EXISTING	PROPOSED
BASE CABINETS	18.0 SF	39.25 SF
WALL CABINETS	13.5 SF	10.75 SF
PANTRY	5.75 SF	11.5 SF
TOTAL STORAGE	37.25 SF	61.5 SF (+65%)
OPEN COUNTER	34 SF	49 SF (+44%)



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Date: 6 Apr 2016
Drawing Title: First Floor Plan
Scale: 1/4" = 1'-0"
Project Number: 15-054
Project Name: The Campoamor Residence
Sheet Number: A-2

Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



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Date:
6 Apr 2016

Project Number:
15-054

Drawing Title:
Second Floor Plan

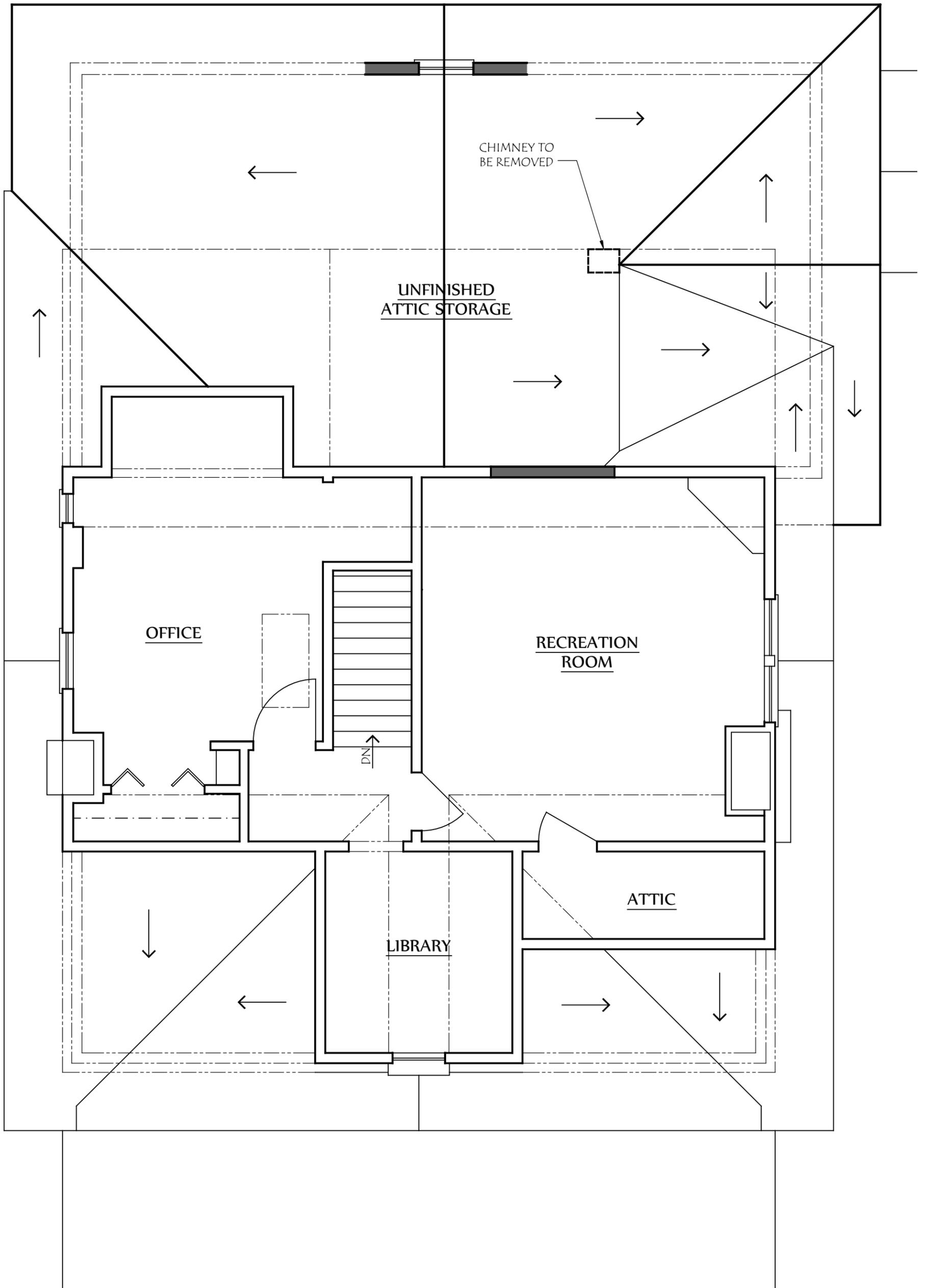
Project Name:
The Campomor Residence

Scale:
1/4" = 1'-0"

Sheet Number:
A-3



Lauerhass Architecture
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<u>Date:</u> 6 Apr 2016	<u>Drawing Title:</u> Third Floor Plan	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> 15-054	<u>Project Name:</u> The Campomoro Residence	<u>Sheet Number:</u> A-4





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<u>Date:</u> 6 Apr 2016	<u>Drawing Title:</u> South Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-054	<u>Project Name:</u> The Campamor Residence	<u>Sheet Number:</u> A-5





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<u>Date:</u> 6 Apr 2016	<u>Drawing Title:</u> West Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-054	<u>Project Name:</u> The Campamor Residence	<u>Sheet Number:</u> A-6





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<u>Date:</u> 6 Apr 2016	<u>Drawing Title:</u> East Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 15-054	<u>Project Name:</u> The Campamor Residence	<u>Sheet Number:</u> A-7

