

**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, July 14, 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 2<sup>nd</sup> story addition over a previously approved 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 07-07-16

ADDITION & RENOVATION FOR:

**Molly & Keith Kim**

109 SOUTH STANWOOD

BEXLEY, OHIO 43209



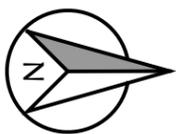
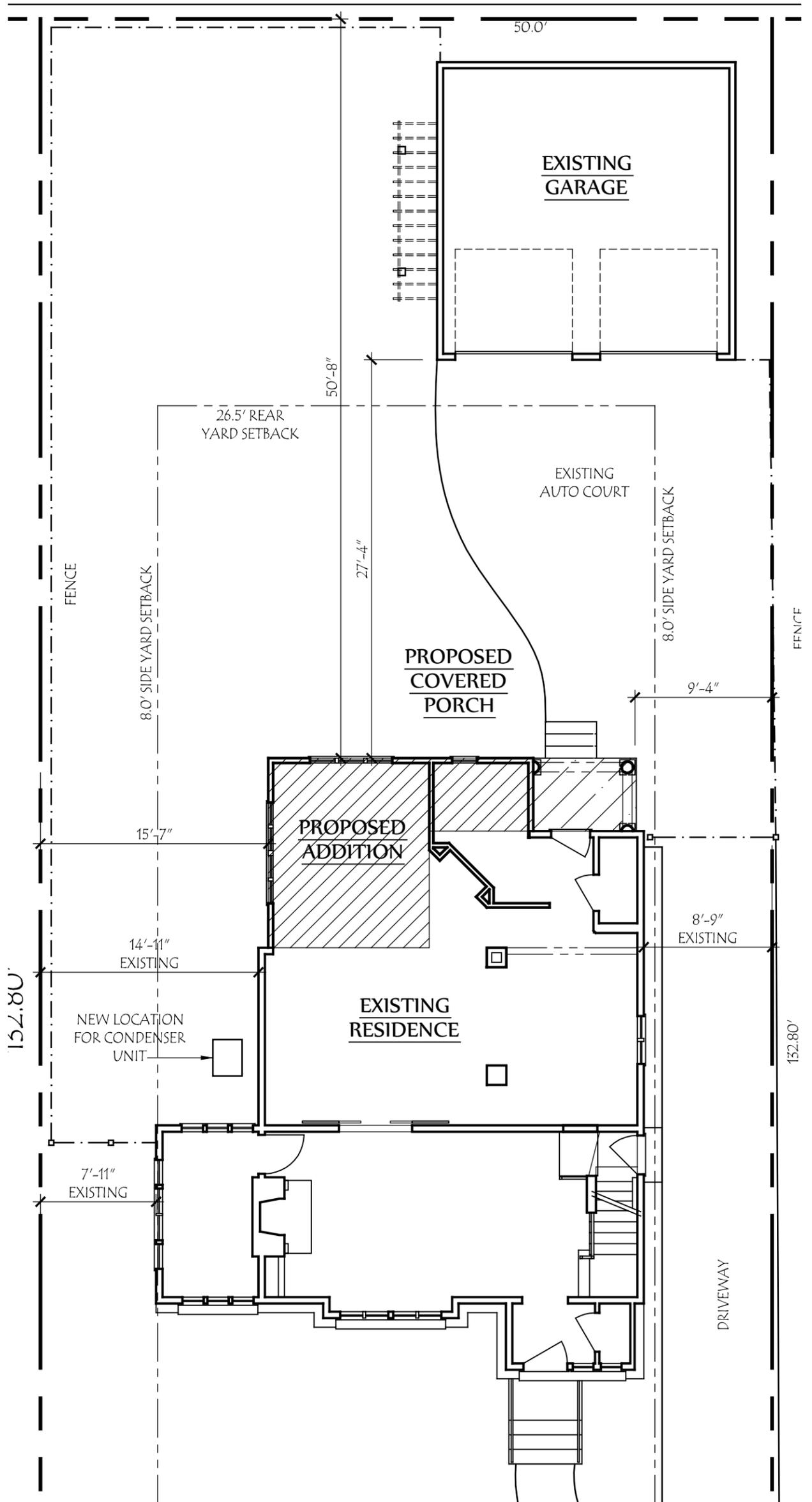
**Lauerhass Architecture**

RENOVATION - ADDITION - NEW HOME

614-371-3523

ALLEY  
(15' R.O.W.)

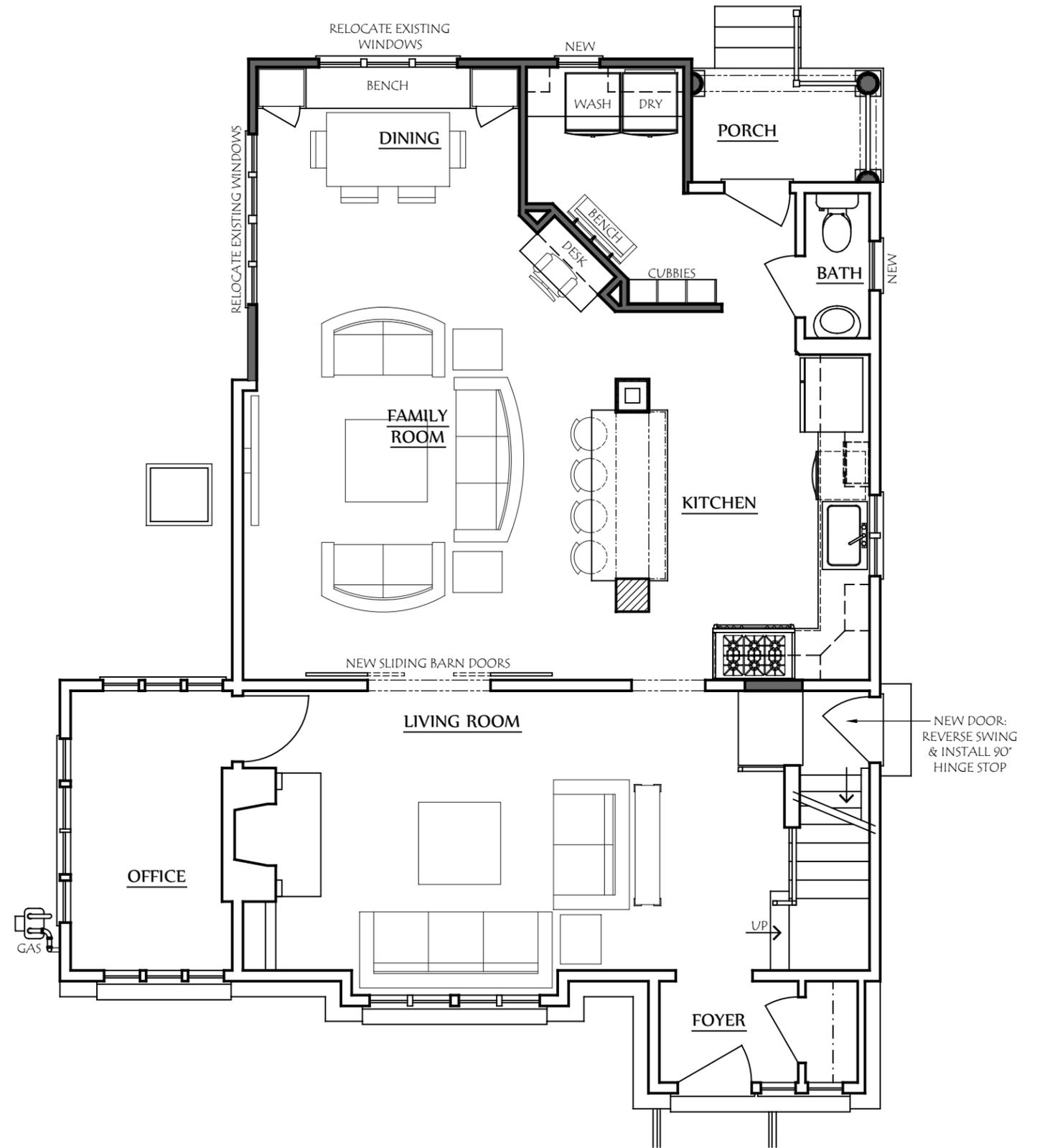
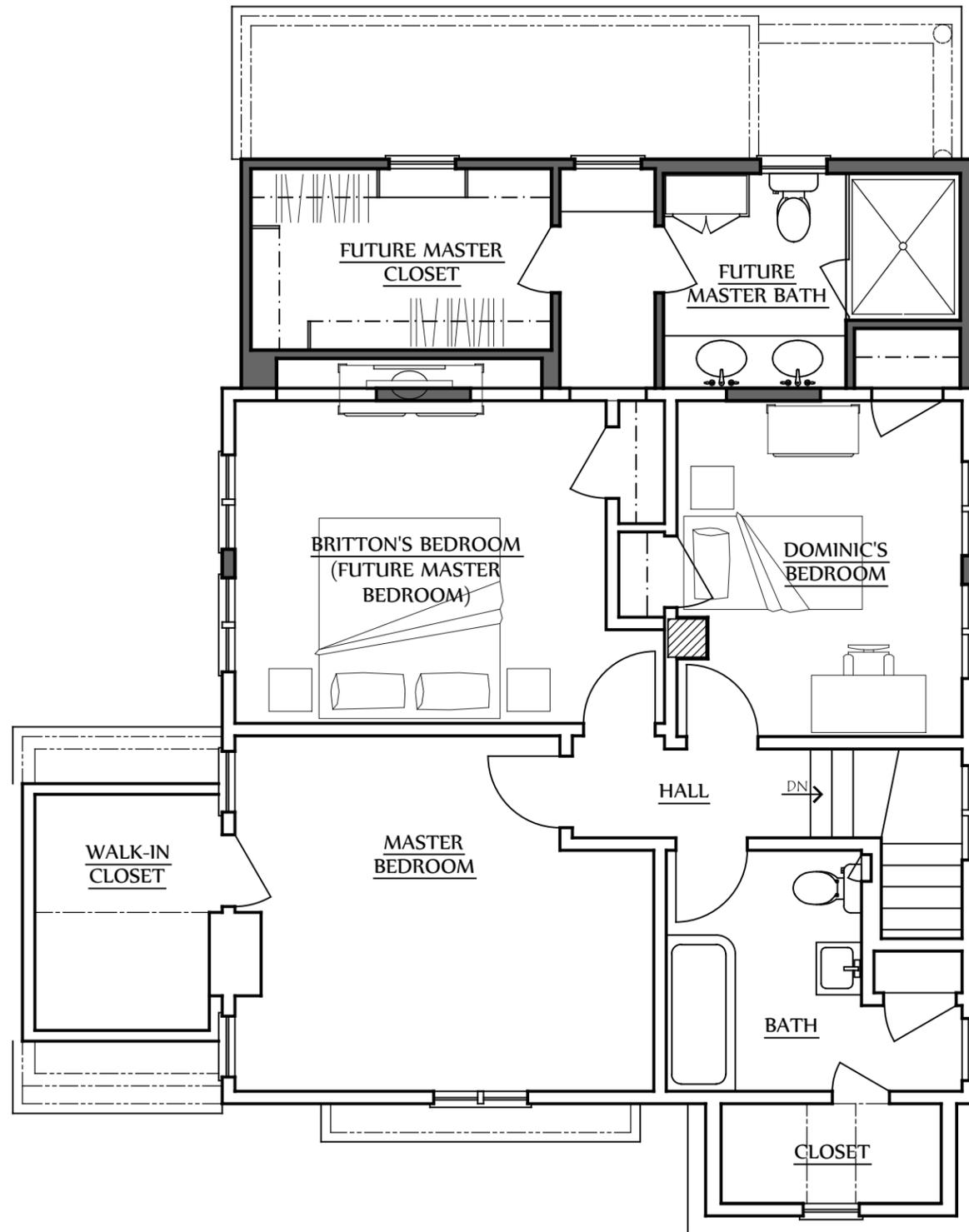
DEVELOPMENT INFORMATION	
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 6640 SF
MAXIMUM LOT COVERAGE	35% = 2324 SF
PROPOSED LOT COVERAGE:	
EXISTING HOUSE	= 980 SF
EXISTING GARAGE	= 416 SF
PROPOSED ADDITION	= 213 SF
<u>TOTAL COVERAGE</u>	<u>24.2% = 1609 SF</u>



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**Date:** 20 June 2016  
**Drawing Title:** Site Plan  
**Scale:** 1/8" = 1'-0"  
**Project Number:** 15-032  
**Project Name:** The Kim Residence  
**Sheet Number:** S-3

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



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<b>Date:</b> 20 June 2016	<b>Drawing Title:</b> <b>Floor Plans</b>	<b>Scale:</b> 3/16" = 1'-0"
<b>Project Number:</b> 15-032	<b>Project Name:</b> The Kim Residence	<b>Sheet Number:</b> A-1





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<u>Date:</u> 20 June 2016	<u>Drawing Title:</u> <b>West Elevation</b>	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> 15-032	<u>Project Name:</u> The Kim Residence	<u>Sheet Number:</u> A-2





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<u>Date:</u> 20 June 2016	<u>Drawing Title:</u> <b>North Elevation</b>	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> 15-032	<u>Project Name:</u> The Kim Residence	<u>Sheet Number:</u> A-3





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<u>Date:</u> 20 June 2016	<u>Drawing Title:</u> <b>South Elevation</b>	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> 15-032	<u>Project Name:</u> The Kim Residence	<u>Sheet Number:</u> A-4





WEST ELEVATION



NORTH ELEVATION



SOUTHWEST ELEVATION



EAST (FRONT) ELEVATION

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<u>Date:</u> 20 June 2016	<u>Drawing Title:</u> <b>Existing Photos</b>	<u>Scale:</u> n/a
<u>Project Number:</u> 15-032	<u>Project Name:</u> The Kim Residence	<u>Sheet Number:</u> A-5



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

**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      \$ 145.00  
Fee: based on variance      \$ \_\_\_\_\_  
Other      \$ \_\_\_\_\_  
TOTAL FEE DUE      \$ 145.00

**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: \_\_\_\_\_

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**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.

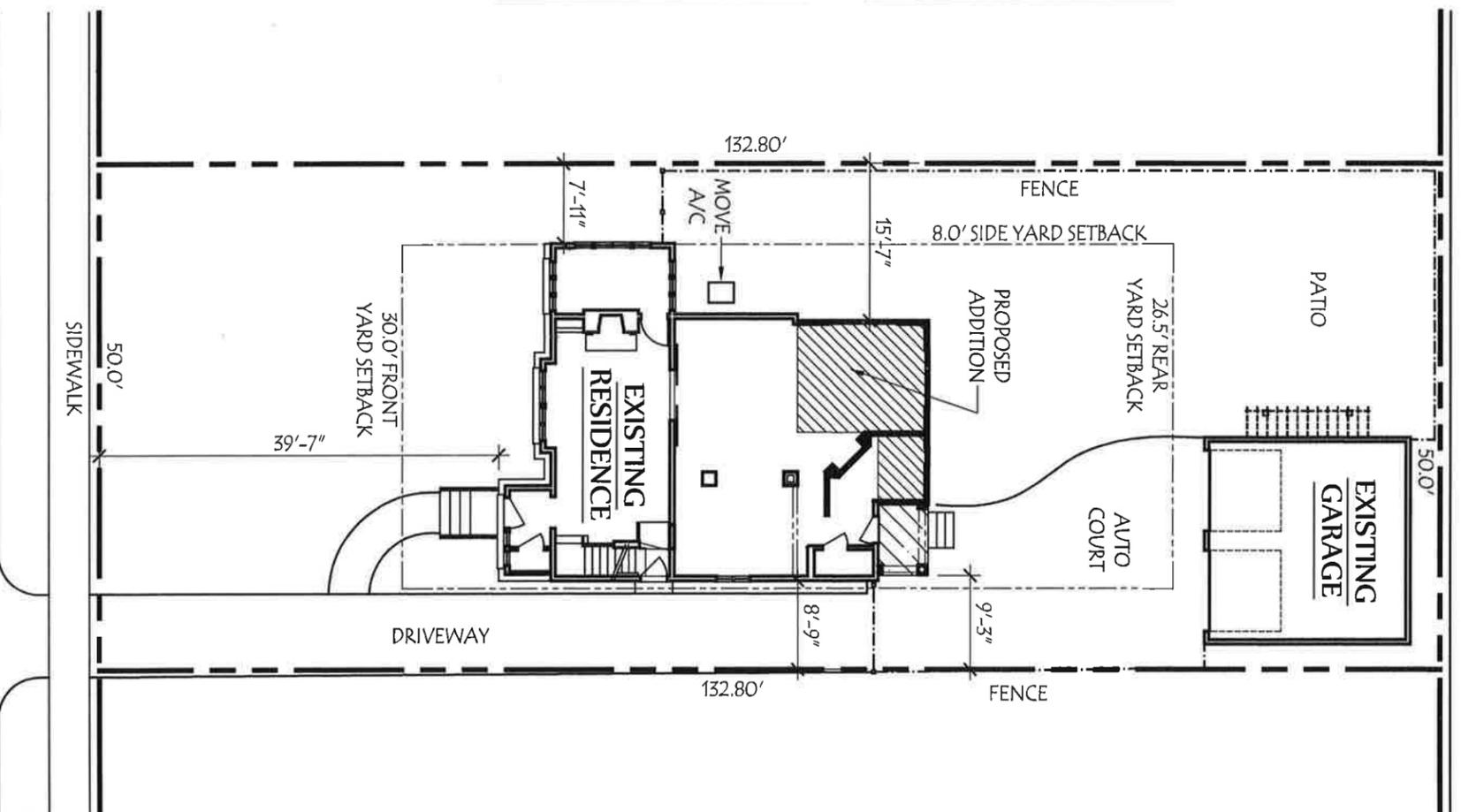
Sincerely,

  
\_\_\_\_\_  
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

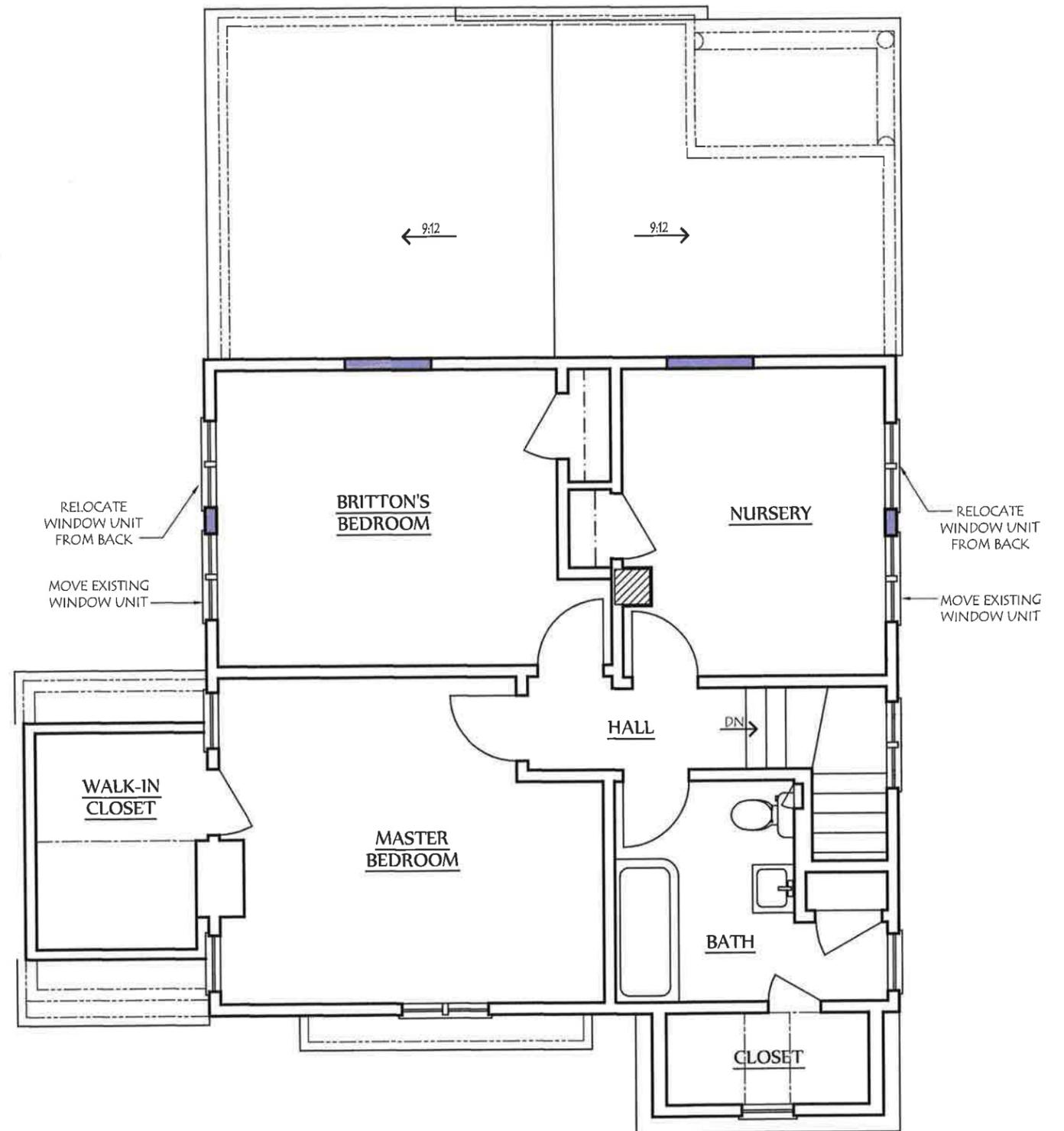
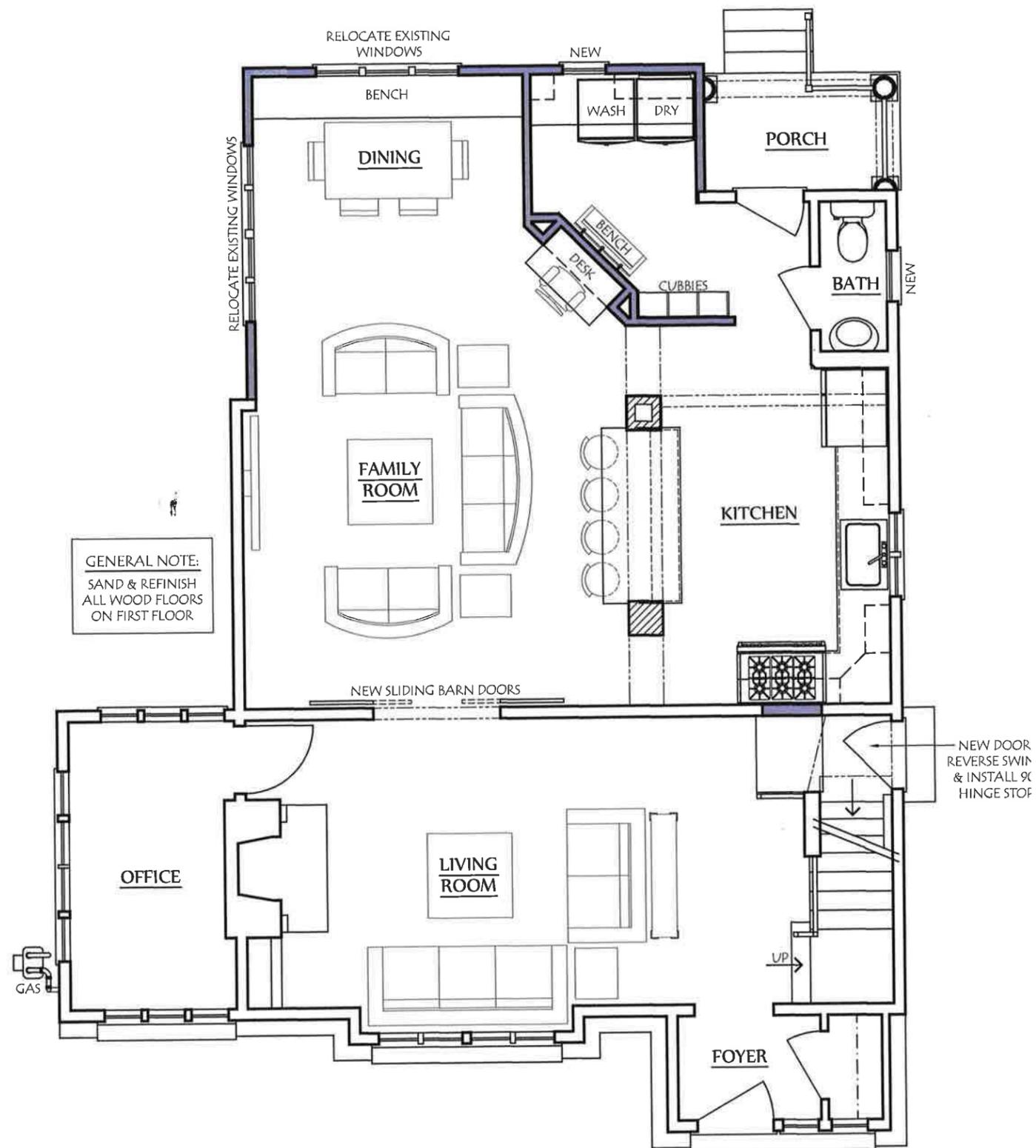
SQUARE FOOTAGE

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



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Date: 11 Feb 2016  
 Drawing Title: **Floor Plans**  
 Scale: 3/16" = 1'-0"  
 Project Number: 15-032  
 Project Name: **The Kim Residence**  
 Sheet Number: A-1





SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION (NO WORK)



WEST ELEVATION

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

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



WEST ELEVATION



NORTH ELEVATION



SOUTHWEST ELEVATION



EAST (FRONT) ELEVATION

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Date:  
11 Feb 2016

Project Number:  
15-032

Drawing Title:  
**Existing Photos**

Project Name:  
The Kim Residence

Scale:  
n/a

Sheet Number:  
A-3



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