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, September 8, 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.: 16-073
Applicant: Amy Lauerhass
Owner: Tamara Zimmerman
Location: 766 S. Remington
Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear (east side) 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 08-25-16

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW
2015 APPLICATION

Case Number:_____

Address: 7616 S. Remington Zoning District: R-6

✓ **Architectural Review for**:
✓ Addition ____Alteration ____New Structure (_____)

____Demolition of a Principal Structure ____Demolition of Garage

____**Variance For**:

____Principal Structure ____Garage ____Fence ____ Other:_____

____**Variance To**:

____Front Yard Setback ____Side Yard Setback ____Rear Yard Setback ____ lot coverage

____**Conditional Use** For:____Home Occupation ____ sq.' /___ height of structure
Other:_____

*Is variance less than five feet from property line? ____yes ____no Yes requires Chief Building Official review.

Owner of property: Tammy Zimmerman Phone #_____ or Cell # 614-738-0303

**** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.***

Applicant Name: Amy Lauerhass E-mail amy@lauerhassarchitecture.com Phone #_____
Cell# 614-371-3523

Address 753 Francis Ave. City: Bexley ,State: OH Zip 43209

Brief Description of Request and/or Variance Two story addition to the rear of existing residence; one story addition to north

Valuation of Project $ 200,000

- **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.
  $50.00 – Re-submittal fee
- **VARIANCE REQUEST Additional FEES**:
  Single Family $**100.00**; Fences or Special Permit $**65.00**; All others $**90.00**
- **SIGNATURE** Amy Lauerhass /**DATE** 8/10/16

Fee: based on valuation $ 185
Fee: based on variance $_____
_____**Other** $_____
TOTAL FEE DUE $ 185

****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 766 S. Remington Rd. Zoning District R-6

Lot Width 48 ft Depth 134.8 ft Total Area 6470 sq ft

Existing Residence (foot print) 880 sq ft Garage 440 sq ft

Existing Building Height _____ one-story 29'-5" two-story

Proposed Addition (foot print) 494 sq ft 28'-5" Height _____ one-story ✓ two-story

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

Permitted Lot Coverage 35 % = 2264 sq ft

Lot to be covered 28 % = 1814 sq ft

Please provide 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 Unknown

Preliminary Review by Staff _____ Review by Board ✓

- DESCRIPTION OF CHANGES PROPOSED

Two 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
  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: Pella
  4. New Window Style, Material & Color: 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 Fiberglass /Style French Color White

- **EXTERIOR WALL FINISHES**

TYPE Existing	Proposed		Manufacture, Style, Color
( )	( )	Natural Stone	
( )	( )	Cultured Stone	
( )	( )	Brick	
( )	( )	Mortar	
( )	( )	Stucco	
( )	( )	Wood Shingle	
( )	( )	Wood Siding	
(X)	(X)	Vinyl Siding	10" exp & 4" exp. with 5½ corners
( )	( )	Aluminum Siding	& 8" band
( )	( )	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 3½" sides; 5½" head

4. Proposed NEW Window Trim: Vinyl 3½" sides; 5½" head

5. Trim: Color(s): White

**** Do the proposed changes affect the overhangs?**_____

- **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 RESIDETIAL DESIGN CONSULTANT - - - - - - - - - - - - - -

Date of Review_____**Approved By**_____

To be reviewed by the BZA on:_____

Conditions / Stipulations:_____

Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

MEMO:

THE ZIMMERMAN RESIDENCE
766 South Remington Rd.
Bexley, Ohio 43209

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

August 10, 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)

753 Francis Ave. Bexley, Ohio 43209 614.371.3523 www.LauerhassArchitecture.com

Suzuki Music Columbus
S Remington Rd
S Remingto
766 South
Remington Road
Vernon Rd
Vernon Rd
Vernon

766 S. Remington

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Current Parcel List

Results Click rows to view property details

Displaying **1 - 25** of **32**

	Alt ID	Site Address	Owner 1	Owner 2
...	020-002335-00	801 VERNON RD	STAAB-MENDIVIL STEFANIE	
...	020-002334-00	795 VERNON RD	EMRICK RODNEY C	EMRICK DIANE L
...	020-002333-00	789 VERNON RD	MALPHURS KEVIN A	MALPHURS MARY A
...	020-002332-00	783 VERNON RD	STEELE MICHAEL B	
...	020-002331-00	777 VERNON RD	RICAURTE HELEN T	
...	020-002330-00	771 VERNON RD	SOLOMON MARC S	LEVENSTEIN JESSICA F
...	020-002329-00	765 VERNON RD	DUNCAN THOMAS H	DUNCAN TIFFANY A
...	020-002328-00	761 VERNON RD	ARMENTROUT LORETTA L	
...	020-002327-00	755 VERNON RD	LAING NATHAN J	LAING RACHEL
...	020-002326-00	747 VERNON RD	CARIGNAN BENJAMIN J	@(2)
...	020-002324-00	739 VERNON RD	WOOD CURTIS J	WOOD MICHELLE Y
...	020-002302-00	738 S REMINGTON RD	ARMSTRONG PHILLIP A	LISBON LAURA N
...	020-002301-00	744 S REMINGTON RD	KILEY RICHARD B & SARAH J	
...	020-002300-00	748 S REMINGTON RD	DAVIS STEPHEN R	DAVIS CORI J
...	020-002299-00	754 S REMINGTON RD	TAPEE JOHN M TR	TAPEE PHYLLIS J TR
...	020-002298-00	760 S REMINGTON RD	GROVE GEOFF R	GROVE WENDY C
...	020-002297-00	766 S REMINGTON RD	ZIMMERMAN TAMARA L	
...	020-002296-00	772 S REMINGTON RD	HUNTLEY JILL A	
...	020-002295-00	776 S REMINGTON RD	GRINER CAROL H	
...	020-002294-00	782 S REMINGTON RD	CARNEY NANCY A	
...	020-002293-00	788 S REMINGTON RD	MILLER LYNNE R	MILLER JOHN H II
...	020-002292-00	792 S REMINGTON RD	HAINES RAYMOND L	COX KIRSTEN A
...	020-002518-00	789 S REMINGTON RD	KAPENGA DENNIS	KAPENGA MARY C
...	020-002517-00	783 S REMINGTON RD	FEINSTEIN SHERRY R	
...	020-002516-00	779 S REMINGTON RD	WHITE JARED W	WHITE HANNAH K

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Map Report
Parcel Summary
Parcel Detail
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Current Parcel List

Results Click rows to view property details Displaying 26 - 32 of 32

		Alt ID	Site Address	Owner 1	Owner 2
	...	020-002515-00	775 S REMINGTON RD	MAUK BRENT C	
	...	020-002514-00	769 S REMINGTON RD	ROCCO BRADFORD L	ROCCO LINDA F
	...	020-002513-00	761 S REMINGTON RD	HEGLAW MICHAEL K	
	...	020-002512-00	757 S REMINGTON RD	DAVIS PAUL D	DAVIS PAMELA D
	...	020-002511-00	751 S REMINGTON RD	DEVENNISH BECKY C AFDT	
	...	020-002509-00	745 S REMINGTON RD	HEIDEMAN DAWN L	
	...	020-002508-00	737 S REMINGTON RD	ROBBINS RICHARD T	@(2)

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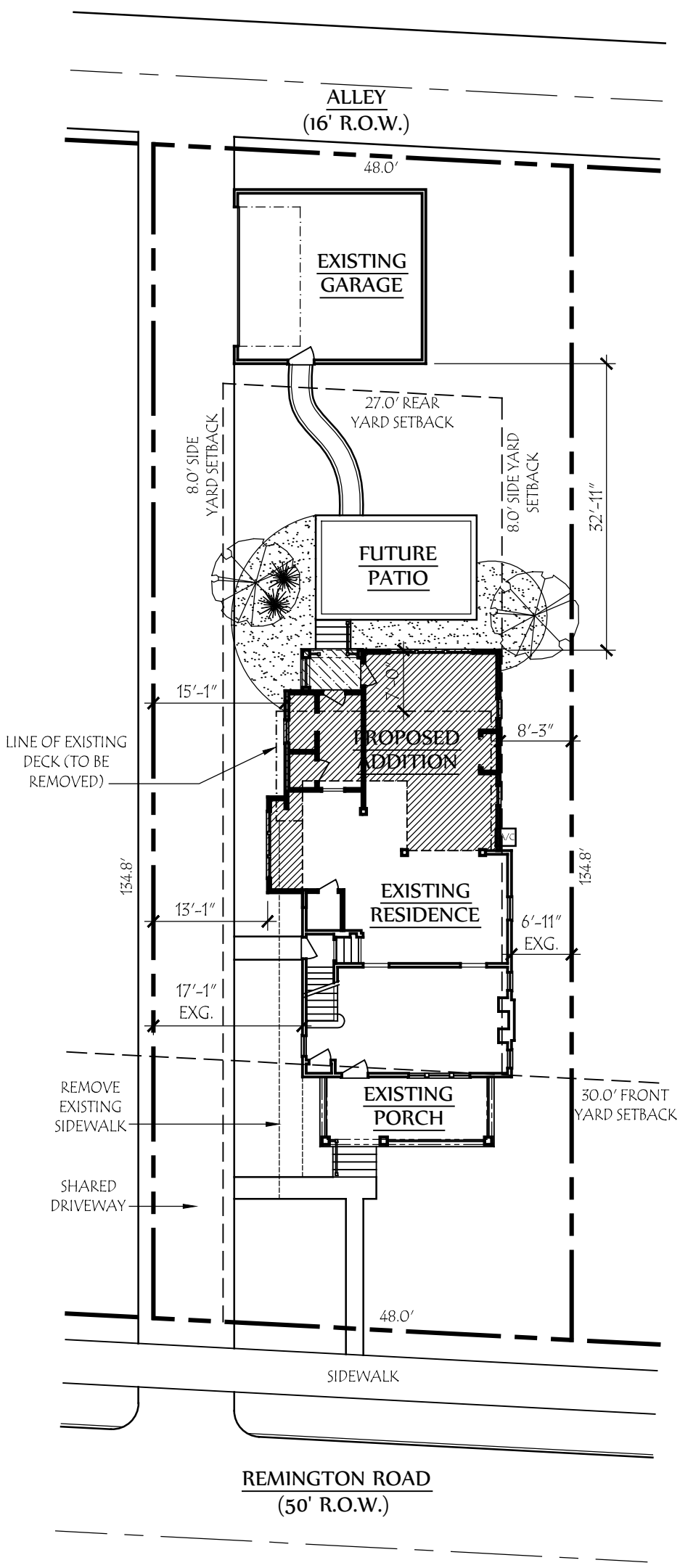
ADDITION & RENOVATION FOR:

Tammy Zimmerman & Tony Murray

766 SOUTH REMINGTON RD.
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION		=	R-6
TOTAL LAND AREA		=	6470 SF
MAXIMUM BUILDING COVER	35%	=	2264 SF
PROPOSED LOT COVER:			
EXISTING HOUSE & PORCH		=	880 SF
EXISTING GARAGE		=	440 SF
PROPOSED ADDITION		=	494 SF
TOTAL	28%	=	1814 SF

SQUARE FOOTAGE

EXISTING FIRST FLOOR	=	720 SF
EXISTING SECOND FLOOR	=	624 SF
TOTAL: MAIN RESIDENCE	=	1344 SF
PROPOSED FIRST FLOOR	=	462 SF
PROPOSED SECOND FLOOR	=	558 SF
TOTAL PROPOSED ADDITION	=	1020 SF
TOTAL FINISHED RESIDENCE	=	2364 SF
FUTURE BASEMENT FINISHED	=	386 SF

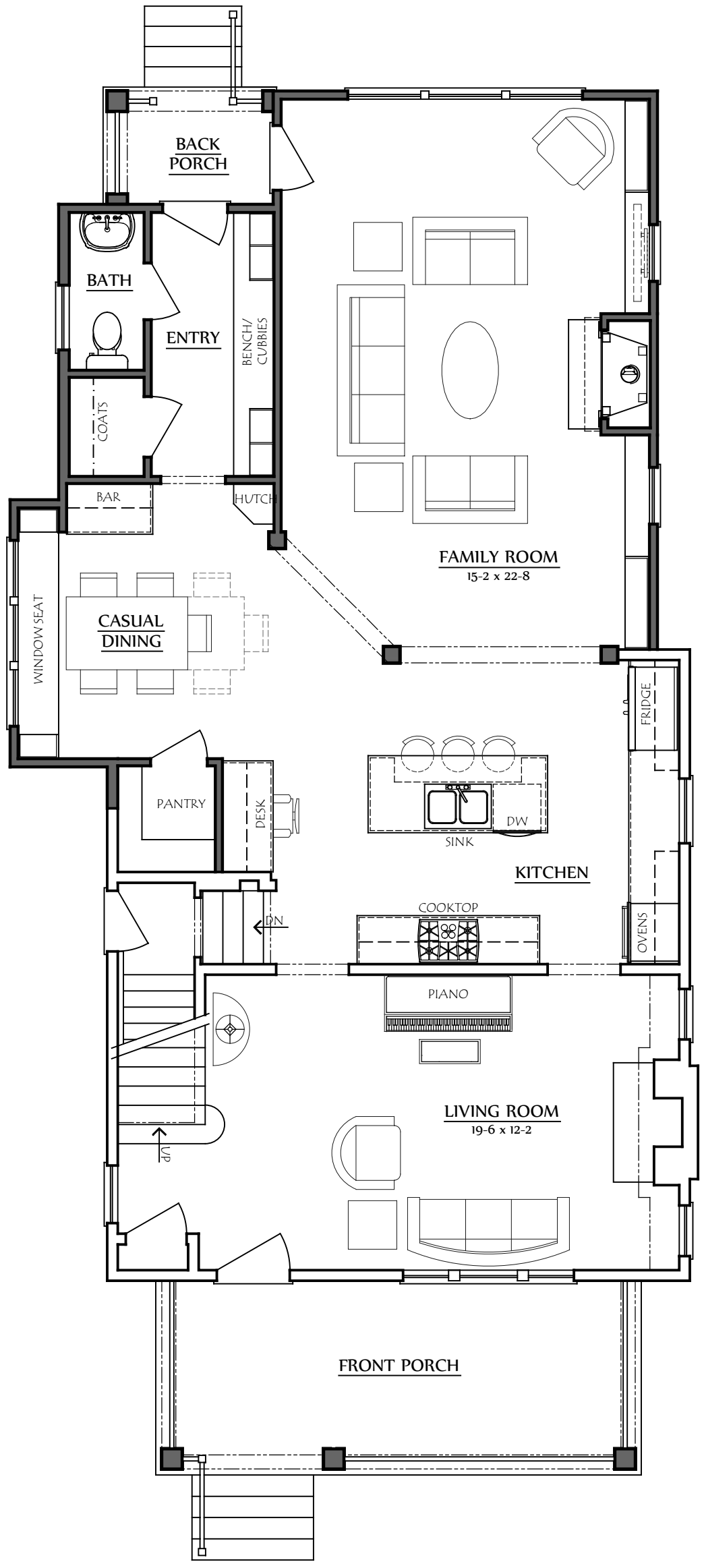
Site Plan

SCALE: 1" = 16'-0"

Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

614-371-3523



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Date: 8 Aug 2016

Drawing Title: First Floor Plan

Scale: 3/16" = 1'-0"

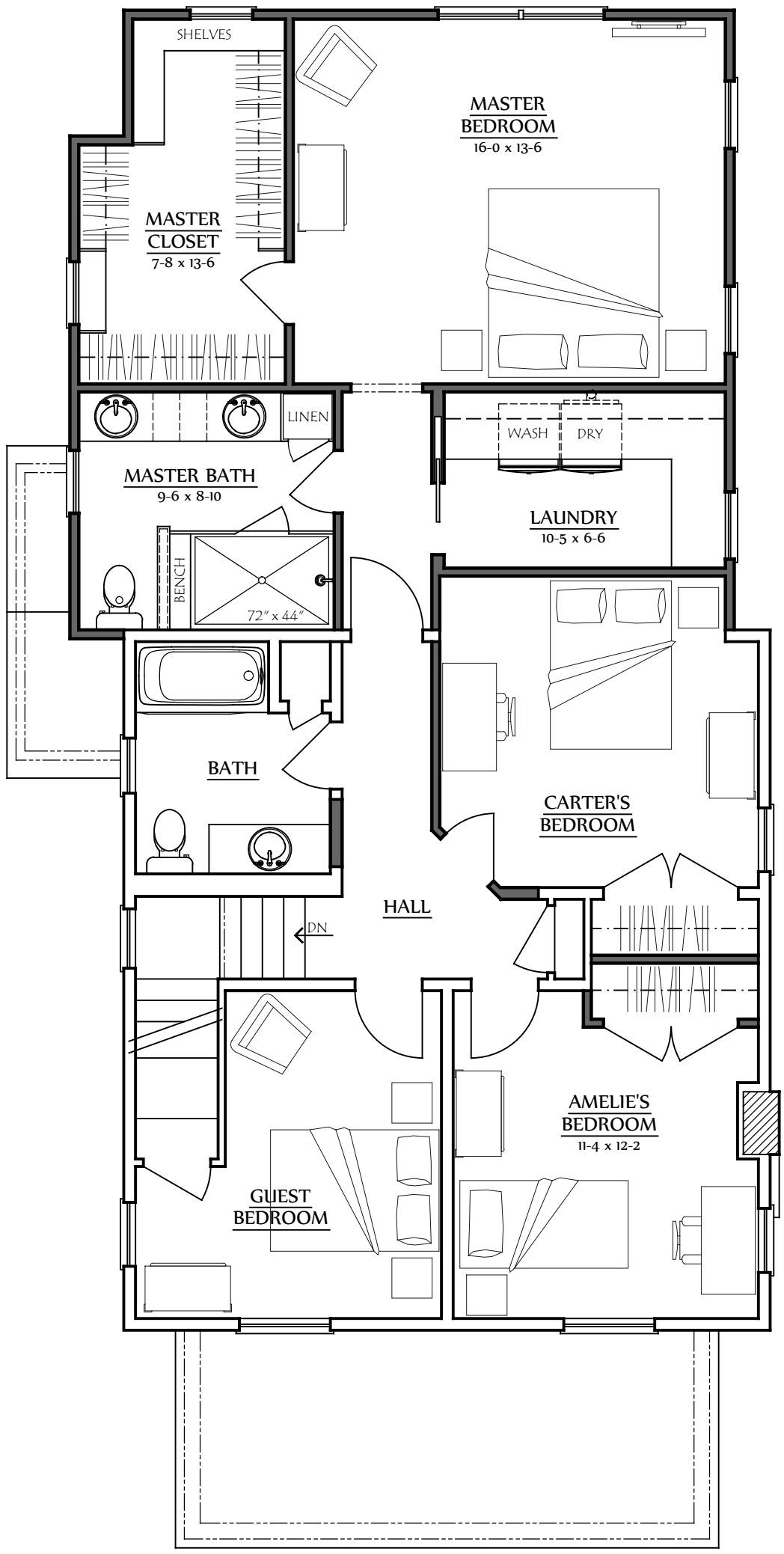
Project Number: 16-032

Project Name: The Zimmerman Residence

Sheet Number: A-1

Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date:
10 Aug 2016

Drawing Title:
Second Floor Plan

Scale:
3/16" = 1'-0"

Project Number:
16-032

Project Name:
The Zimmerman Residence

Sheet Number:
A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

EAST ELEVATION

WEST (FRONT) ELEVATION

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Date:
10 Aug 2016

Drawing Title:
Elevations

Scale:
3/16" = 1'-0"

Project Number:
16-032

Project Name:
The Zimmerman Residence

Sheet Number:
A-3

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RENOVATION - ADDITION - NEW HOME

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Date:
10 Aug 2016

Drawing Title:
South Elevation

Scale:
3/16" = 1'-0"

Project Number:
16-032

Project Name:
The Zimmerman Residence

Sheet Number:
A-4

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Date:
8 Aug 2016

Drawing Title:
North Elevation

Scale:
3/16" = 1'-0"

Project Number:
16-032

Project Name:
The Zimmerman Residence

Sheet Number:
A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

WEST (FRONT) ELEVATION

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Date:
10 Aug 2016

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
16-032

Project Name:
The Zimmerman Residence

Sheet Number:
A-6

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RENOVATION - ADDITION - NEW HOME