

**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, November 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.: 16-084  
Applicant: Amy Lauerhass  
Owner: Chris & Sam Schofield  
Location: 167 S. Stanwood  
Request: The applicant is seeking architectural review and approval to allow a 2-story addition at the front (east side) of the principal structure, a covered entry, and modification to the existing 1-story room at the rear (west side) of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.03(d) which requires a 30' or average front yard setback, to allow the proposed 2-story addition to encroach 6' into the 40' average existing front yard setback.

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 10-27-16



**BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW  
2015 APPLICATION**

Case Number: 2016 084

Address: 1167 South Stanwood

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: Chris & Sam Schofield    Phone # 614-288-8171 or Cell # \_\_\_\_\_

\* 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 amyglauerhassarchitecture.com    Phone # 614-371-3523

Cell# \_\_\_\_\_

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

Brief Description of Request and/or Variance Addition of front porch with master bedroom above; projects 10'-0" in front of average existing setbacks

Valuation of Project \$ 100,000

- **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 10/11/16

Fee: based on valuation	\$ <u>135.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	\$ <u>235.00</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 167 S. Starwood Rd. Zoning District R-6

Lot Width 50 ft Depth 132.8 ft Total Area 6640 sq ft

Existing Residence (foot print) 990 sq ft Garage 440 sq ft

Existing Building Height \_\_\_\_\_ one-story 26'-7" two-story

Proposed Addition (foot print) 246 sq ft 25'-8" 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 25.2 % = 1676 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 Architecture

Contractor/Builder Unknown

Preliminary Review by Staff \_\_\_\_\_

Review by Board \_\_\_\_\_

**• DESCRIPTION OF CHANGES PROPOSED** Addition of front porch with (portion of) master bedroom above

**• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**  
Plumbing & master already to front of house

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: Matching existing

3. New Roofing Type, Style & Color: Matching existing

• **WINDOWS**

- Existing Window Style:
  - Casement
  - Double Hung
  - Horizontal Sliding
  - Awning
  - Fixed
  - Exterior Storm
  - Other: \_\_\_\_\_
- Existing Window Materials:
  - Wood
  - Vinyl
  - Vinyl Clad Wood
  - Aluminum Clad Wood
  - Aluminum
  - Metal
  - Other: \_\_\_\_\_
- New Window Manufacturer: Pella or Jeld-Wen
- New Window Style, Material & Color: casement; beige to match existing

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type
    - Wood
    - Insulated Metal
    - Fiberglass
    - Sidelights
    - Transom Window
  - Garage Door Type
    - Wood
    - Insulated Metal
    - Fiberglass
  - Door Finish
    - Stained
    - Painted
- Proposed Door Type Alum-clad wood / Style French Color Beige

• **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 checked="" type="checkbox"/>	Stucco
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

Three coat system - match exg

• **EXTERIOR TRIM**

- Existing Door Trim:
  - Cedar
  - Redwood
  - Pine
  - Vinyl
  - Wood composite
  - Aluminum Clad
  - Molding
  - Standard lumber Profile
  - Other: \_\_\_\_\_
- Existing Window Trim:
  - Cedar
  - Redwood
  - Pine
  - Vinyl
  - Wood composite
  - Aluminum Clad
  - Molding
  - Standard lumber Profile
  - Other: \_\_\_\_\_
- Proposed NEW Door Trim: Painted wood flat casing

4. Proposed NEW Window Trim: Painted wood flat casing

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

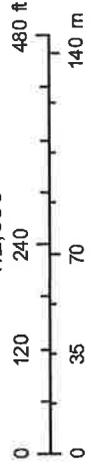
\_\_\_\_\_

020N010L 16700



October 10, 2016

1:2,633



Sources: Esri, HERE, DeLorme, Intermap, Increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,

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### Current Parcel List

#### Results

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Displaying 1 - 25 of 25

Alt ID	Site Address	Owner 1	Owner 2
... 020-000970-00	146 S STANWOOD RD	RUSSO RICHARD R	RUSSO JULIE K
... 020-000969-00	152 S STANWOOD RD	NACIMENTO NATHAN R	NASCIMENTO KELLY
... 020-000968-00	158 S STANWOOD RD	ZYHNI Z	
... 020-000967-00	164 S STANWOOD RD	TODD KATHRYN A TR	
... 020-000966-00	170 S STANWOOD RD	BRENNAN ANN M	
... 020-000965-00	176 S STANWOOD RD	STRAUB EDWARD J	STRAUB SHEILA M
... 020-000964-00	184 S STANWOOD RD	IBA PROPERTIES LTD	
... 020-000963-00	190 S STANWOOD RD	ZIEGLER MARC E	ZIEGLER LISA R
... 020-000954-00	187 S STANWOOD RD	GOH LIAN H	GOH SANDRA J
... 020-000953-00	181 S STANWOOD RD	KERNS CRAIG A	KERNS JILL R
... 020-000952-00	175 S STANWOOD RD	HUGHES SARA B	
... 020-000951-00	167 S STANWOOD RD	SCHOFIELD CHRISTOPHER G	SCHOFIELD SAMANTHA C
... 020-000950-00	159 S STANWOOD RD	COHEN AMY J	KRAMER DANIEL
... 020-000949-00	155 S STANWOOD RD	STEVENSON SHAUN T	STEVENSON REGINA R
... 020-000948-00	149 S STANWOOD RD	RUST JON-MICHAEL DAVID	WILLIAMS-RUST ABIGAIL LE...
... 020-000947-00	143 S STANWOOD RD	BAKER DAVID F & BARBARA S	
... 020-002087-00	137 S STANWOOD RD	LEWIS THOMAS M	LEWIS ANNE E
... 020-000092-00	136 S REMINGTON RD	LEWIS MARTIN H	RANDI G
... 020-002047-00	142 REMINGTON RD	PORTMAN MIRIAM D	
... 020-004286-00	148 S REMINGTON RD	SHARPE JAMES R	JACQUELINE H
... 020-004249-00	156 S REMINGTON RD	LEUNER BRIAN THOMAS	LEUNER BENEDETTA JOANNA
... 020-001767-00	162 S REMINGTON RD	SENER DAVID M	SENER KELSIE L
... 020-002707-00	168 S REMINGTON RD	FAHS BRANDON R	FAHS NICHOLE L
... 020-002395-00	174 S REMINGTON RD	RE JOSEPH JR	RE AIMEE A
... 020-000925-00	180 S REMINGTON RD	MELMED LESLIE A	

Selection Manager

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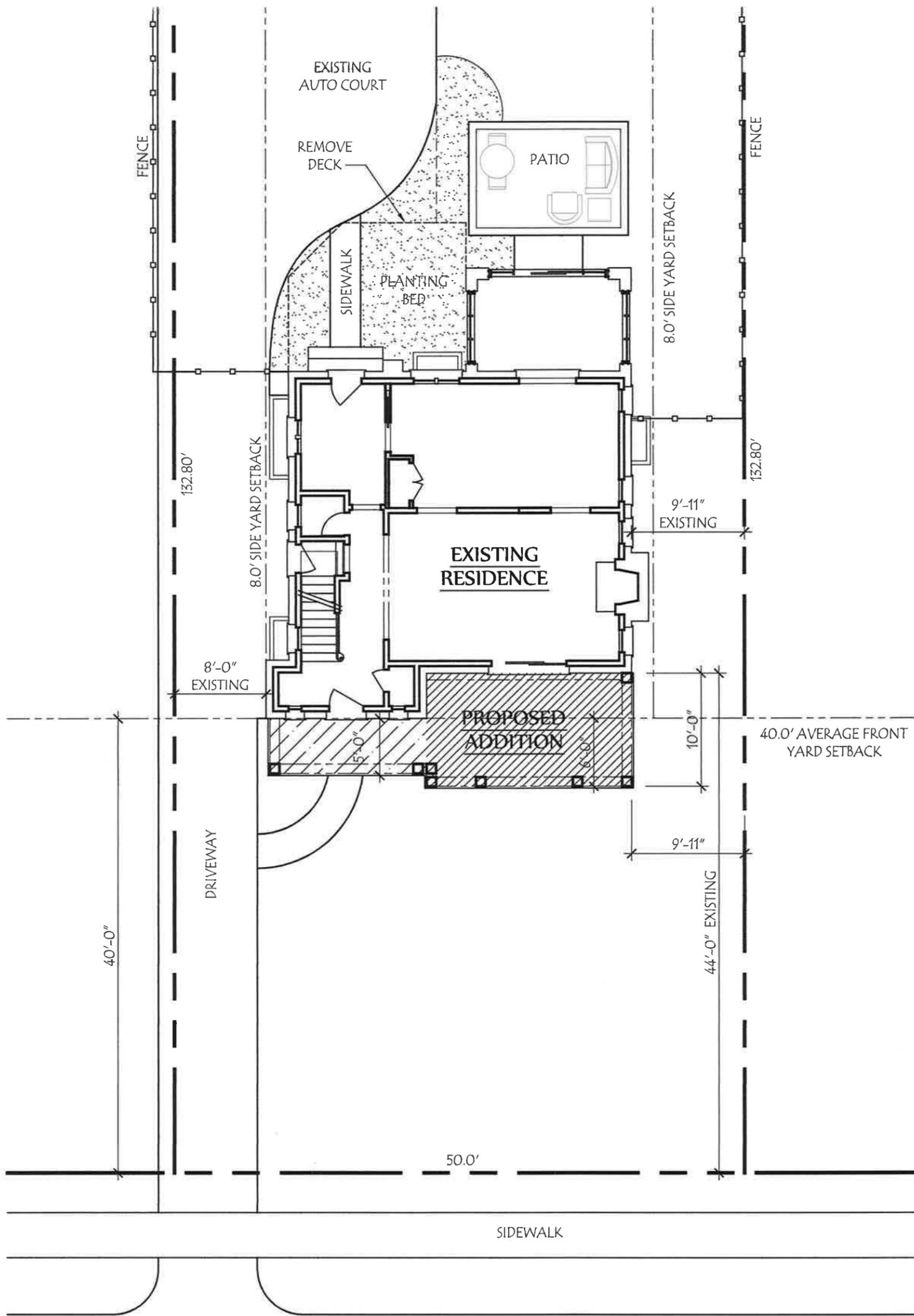
[Printable Version](#)Results Page: **[1]****Disclaimer:**

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# ADDITION & RENOVATION FOR: Chris & Sam Schofield

167 S. STANWOOD RD.  
BEXLEY, OHIO 43209



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



## Site Plan

SCALE: 1/10" = 1'-0"

### SQUARE FOOTAGE

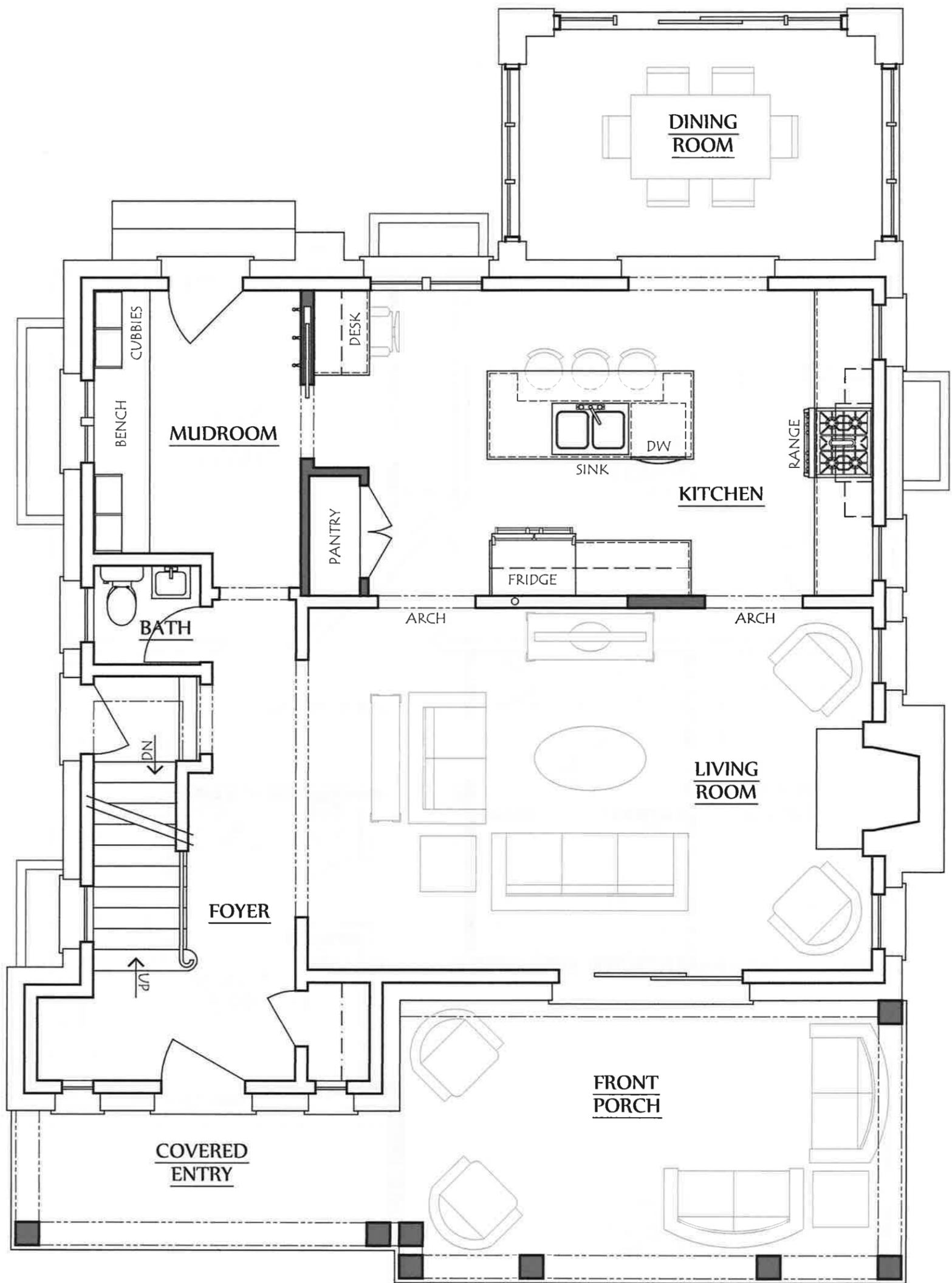
EXISTING FIRST FLOOR	=	905 SF
EXISTING SECOND FLOOR	=	855 SF
TOTAL: MAIN RESIDENCE	=	1760 SF
PROPOSED SECOND FLOOR	=	170 SF
<b>TOTAL FINISHED RESIDENCE</b>	<b>=</b>	<b>1930 SF</b>
EXISTING BASEMENT FINISHED	=	510 SF



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

### DEVELOPMENT INFORMATION

ZONING DESIGNATION	=	R-6
TOTAL LAND AREA	=	6640 SF
ALLOWABLE LOT COVER	35%	= 2324 SF
PROPOSED LOT COVER:		
EXISTING HOUSE	=	990 SF
EXISTING GARAGE	=	440 SF
PROPOSED PORCH	=	246 SF
<b>TOTAL COVER</b>	<b>25.2%</b>	<b>= 1676 SF</b>



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Date:  
11 Aug 2016

Project Number:  
16-019

Drawing Title:  
**First Floor Plan**

Project Name:  
**The Schofield Residence**

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

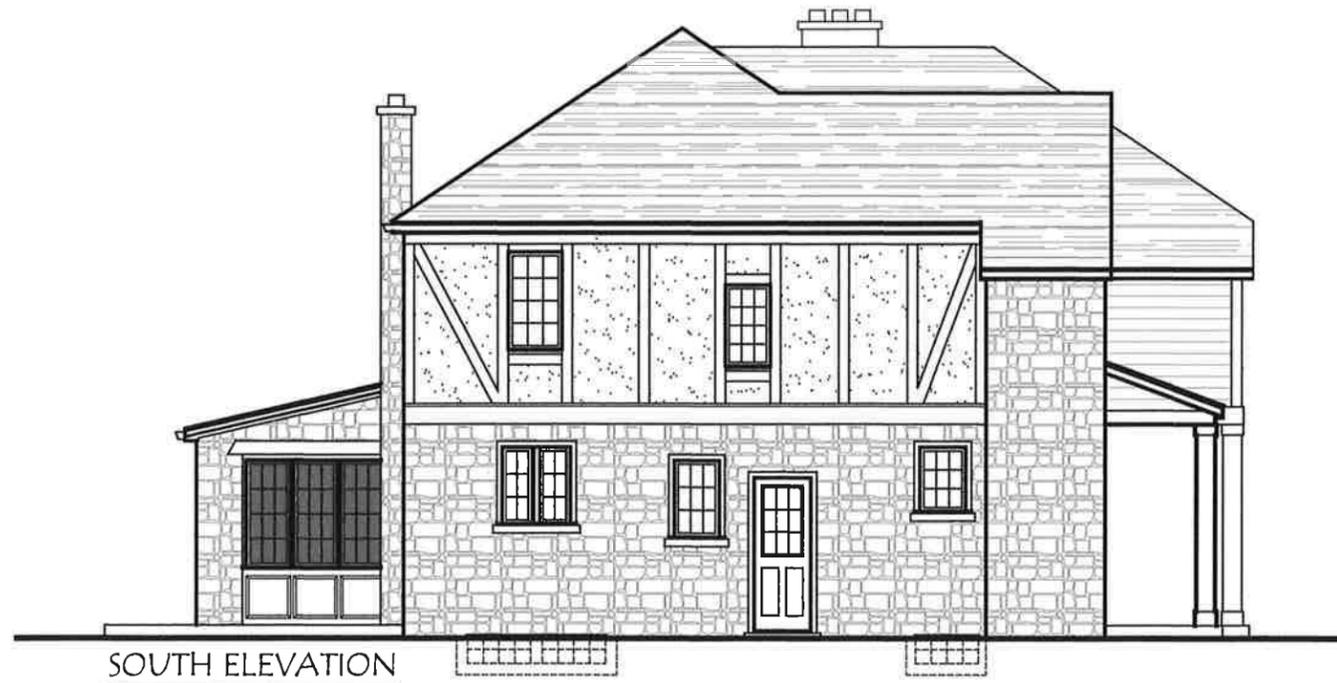
Sheet Number:  
A-1



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



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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<u>Date:</u> 11 Aug 2016	<u>Drawing Title:</u> <b>Exterior Elevations</b>	<u>Scale:</u> 1/8" = 1'-0"
<u>Project Number:</u> 16-019	<u>Project Name:</u> The Schofield Residence	<u>Sheet Number:</u> A-4





SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST (FRONT) ELEVATION

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<u>Date:</u> 10 Oct 2016	<u>Drawing Title:</u> <b>Existing Photos</b>	<u>Scale:</u> n/a
<u>Project Number:</u> 16-019	<u>Project Name:</u> The Schofield Residence	<u>Sheet Number:</u> A-5

