

**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.: 16-085
- Applicant: Amy Lauerhass
- Owner: Jill & Jason Bisping
- Location: 76 Ashbourne Rd.
- Request: The applicant is seeking architectural review and approval to allow for the addition of 3 dormers on front (west 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 10-27-16



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

Case Number: 2016 085

Address: 76 Ashbourne Rd.

Zoning District: R-3

 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: Jill & Jason Bisping Phone # 614-372-0102 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: amy@lauerhassarchitecture.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 3 dormers to front of residence

Valuation of Project \$ 50,000

- **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>110.00</u>
Fee: based on variance	\$ <u> </u>
Other	\$ <u> </u>
TOTAL FEE DUE	\$ <u>110.00</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 76 Ashbourne Rd. Zoning District R-3

Lot Width 90 ft Depth 164 ft Total Area 14760 sq ft

Existing Residence (foot print) 1742 sq ft Garage 400 sq ft

Existing Building Height _____ one-story 31'-2" two-story

Proposed Addition (foot print) n/a sq ft _____ Height _____ one-story _____ two-story

Proposed Garage n/a sq.ft. _____ Height _____ one-story _____ two-story

Permitted Lot Coverage _____ % = _____ sq ft

Lot to be covered _____ % = _____ 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 Fred Ritchey

Preliminary Review by Staff _____

Review by Board

• **DESCRIPTION OF CHANGES PROPOSED** _____

Addition of 3 dormers to front of house

• **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: Matching existing slate with

3. New Roofing Type, Style & Color: 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: 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 _____ /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 type="checkbox"/>	<input type="checkbox"/>	Stucco
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Fiber cement Siding</u>

• **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: Fiber cement

4. Proposed NEW Window Trim: Fiber cement

5. Trim: Color(s): White to match exg.

** 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 _____

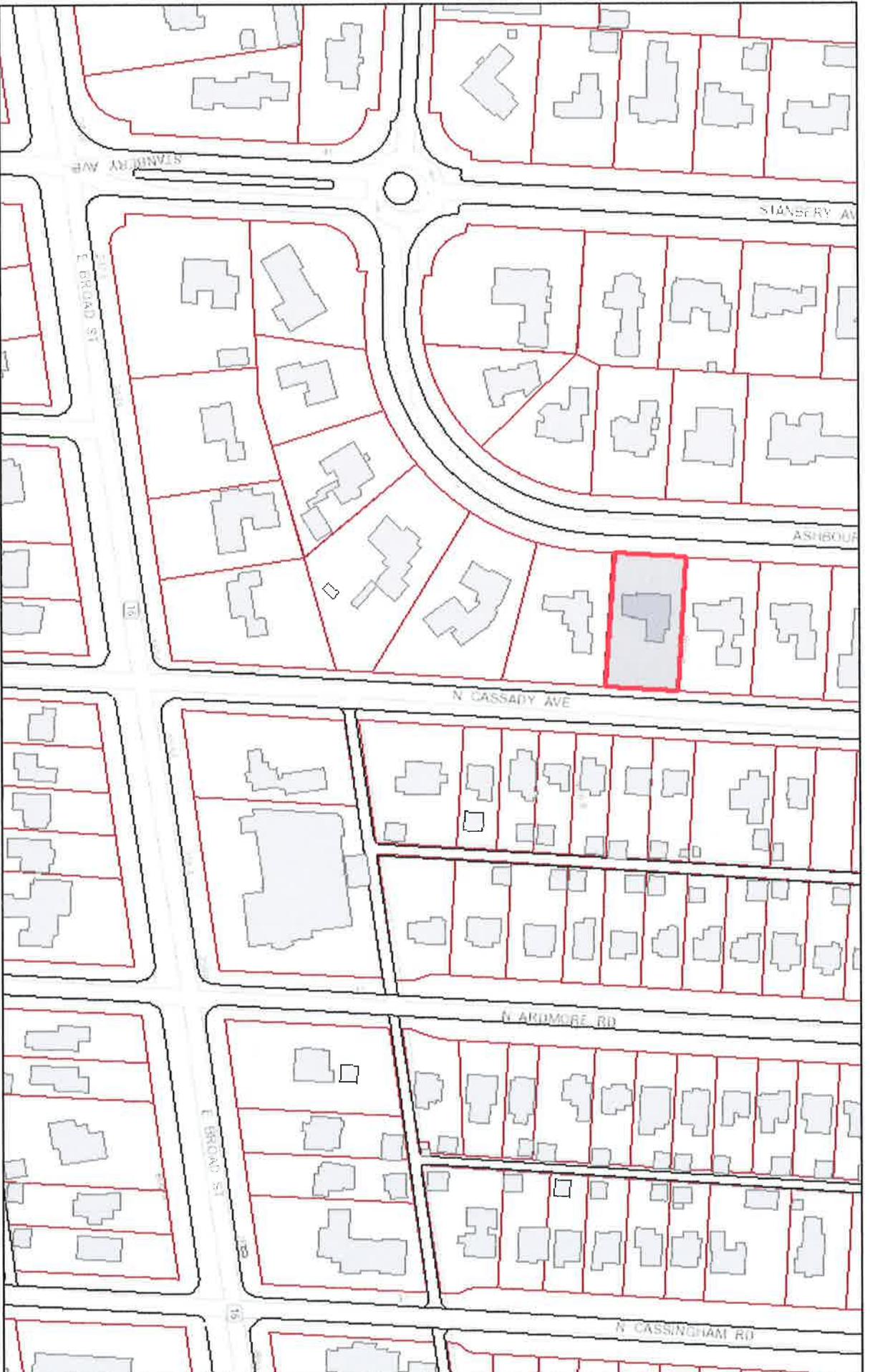
----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

020L022 00900



October 10, 2016

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



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

MEMO:

THE BISPING RESIDENCE

76 Ashbourne Road

Bexley, Ohio 43209

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

October 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)

[Our Office](#)[Your Property](#)[Search](#)[On-Line Tools](#)[Reference](#)[Contact Us](#)

Current Parcel List

Results

[Click rows to view property details](#)

Displaying 1 - 21 of 21

<input type="checkbox"/>	Alt ID	Site Address	Owner 1	Owner 2
<input type="checkbox"/>	020-001633-00	65 ASHBOURNE RD	PEC AIR LLC	
<input type="checkbox"/>	020-001632-00	79 ASHBOURNE RD	MICHAELS ALAN C	
<input type="checkbox"/>	020-001631-00	91 ASHBOURNE RD	RICE JEAN W	
<input type="checkbox"/>	020-001629-00	107 ASHBOURNE RD	BOWMAN TRACEY A	
<input type="checkbox"/>	020-001588-00	112 ASHBOURNE RD	JENEY STEPHEN I	WOBST-JENEY ANDREA
<input type="checkbox"/>	020-001589-00	102 ASHBOURNE RD	BOUTELLE JEFFREY C	BOUTELLE CATHERINE M
<input type="checkbox"/>	020-001590-00	90 ASHBOURNE RD	UNGVARSKY RONALD J TR	
<input type="checkbox"/>	020-001591-00	76 ASHBOURNE RD	BISPING JASON	BISPING JILL
<input type="checkbox"/>	020-001592-00	66 ASHBOURNE RD	DINAPOLI BANU O	
<input type="checkbox"/>	020-001593-00	50 ASHBOURNE RD	ERKIS RONALD S	
<input type="checkbox"/>	020-001594-00	40 ASHBOURNE RD	TIGHE KEVIN J	TIGHE DEBORAH BRADSHAW
<input type="checkbox"/>	020-003605-00	104 N CASSADY RD	PALLAY AMY C & MARY J	
<input type="checkbox"/>	020-001996-00	94 N CASSADY RD	SCHLOSS RACHAEL A	PALLAY AMY C
<input type="checkbox"/>	020-001224-00	86 N CASSADY RD	RAISMAN NEAL A	RAISMAN AILEEN A
<input type="checkbox"/>	020-002686-00	76 N CASSADY RD	TRUAX FREDERICK A	
<input type="checkbox"/>	020-001929-00	70 N CASSADY RD	ZEHNER RACHEL	
<input type="checkbox"/>	020-001226-00	64 N CASSADY RD	ROTH ANDREW L	COOKRO KRISTEN
<input type="checkbox"/>	020-000344-00	60 N CASSADY RD	MTH	
<input type="checkbox"/>	020-002325-00	56 N CASSADY RD	LENZ KATHRYN M	DODGE PETER A
<input type="checkbox"/>	020-002073-00	46 N CASSADY RD	GORDON SUSAN C	
<input type="checkbox"/>	020-002172-00	36 N CASSADY RD	TOMKIES KELLY K	TOMKIES MARK K

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

Selection Manager

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- Deselect page all
- Deselect all

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- Map Report
- Parcel Summary
- Parcel Detail

Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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RENOVATION FOR:
JILL & JASON BISPING
76 ASHBOURNE ROAD
BEXLEY, OHIO 43209



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

614-371-3523



WEST (FRONT) ELEVATION



EAST ELEVATION



SOUTH ELEVATION



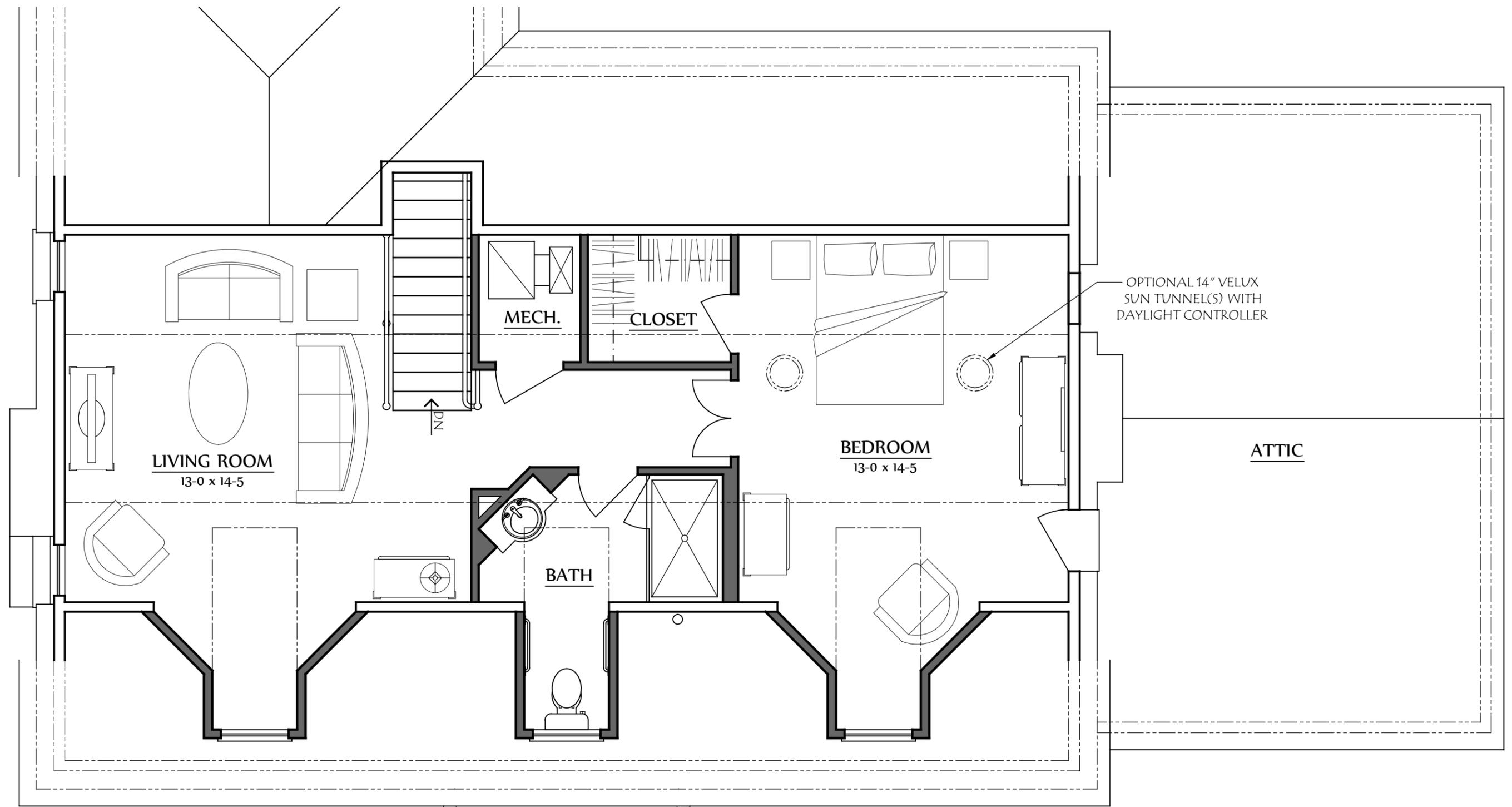
NORTH ELEVATION

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<u>Date:</u> 10 Oct 2016	<u>Drawing Title:</u> Existing Photos	<u>Scale:</u> n/a
<u>Project Number:</u> 14-025	<u>Project Name:</u> The Bisping Residence	<u>Sheet Number:</u> A-1



Lauerhass Architecture
 RENOVATION - ADDITION - NEW HOME



OPTIONAL 14" VELUX
SUN TUNNEL(S) WITH
DAYLIGHT CONTROLLER

LIVING ROOM
13-0 x 14-5

BEDROOM
13-0 x 14-5

BATH

ATTIC

MECH.

CLOSET

DN

FINISHED AREA
640 SF

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Date: 4 Nov 2015	Drawing Title: Third Floor Plan	Scale: 1/4" = 1'-0"
Project Number: 14-025	Project Name: The Bisping Residence	Sheet Number: A-2





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Date:
22 Oct 2015

Drawing Title:
Front Elevation

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

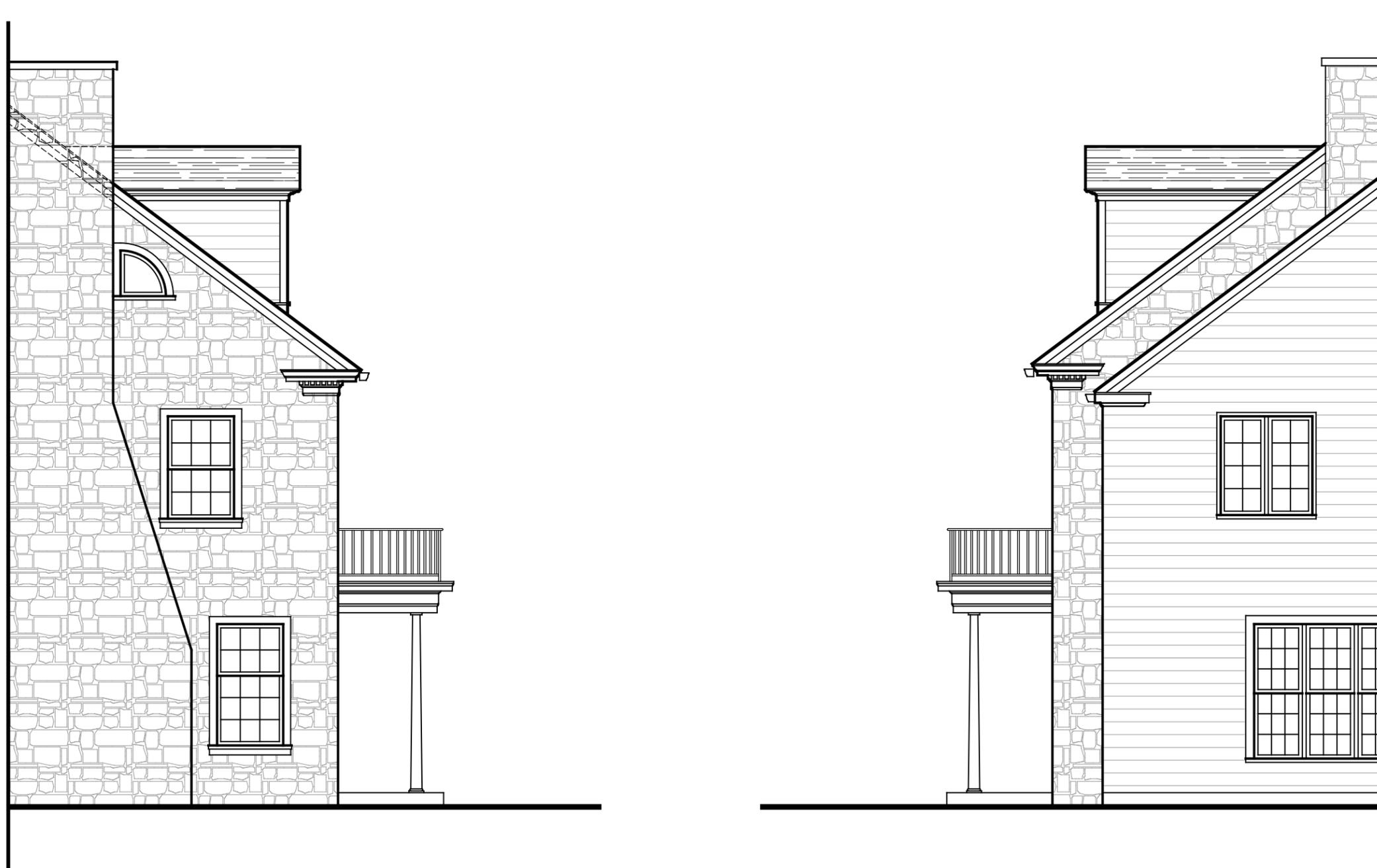
Project Number:
14-025

Project Name:
The Bisping Residence

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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<u>Date:</u> 22 Oct 2015	<u>Drawing Title:</u> Side Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 14-025	<u>Project Name:</u> The Bisping Residence	<u>Sheet Number:</u> A-4

