



PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD and/or  
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14th, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must 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.: 19-004A  
Applicant: Amy Lauerhass – Lauerhass Architecture  
Owner: Dan Jones & Emmie Cheses  
Location: 105 N. Roosevelt Ave.

**ARB Request:** The applicant is seeking architectural review and approval for a 1-story addition to the rear (west side) of the principal structure, which includes an open porch. The addition will replace the existing deck.

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: 1-31-2019

## Application Cover Sheet: Basic Project Information &amp; Certification

## Purpose of Application (check all that apply):

☒ Architectural Review ☐ Conditional Use ☐ Demolition ☐ Planned Unit Dev. ☐ Rezoning ☐ Special Permit

## Property &amp; Project Information:

Property Address:

105 North Roosevelt Ave.

Brief Project Description:

Removal of existing (partially covered) deck at rear of principal structure  
Propose one-story addition, including covered porch, to rear of existing structure

## Applicant Information:

Applicant Name:

Amy Lauerhass

Applicant Address:

753 Francis Ave.

Bexley

OH

43209

Applicant Email &amp; Phone:

amy@lauerhassarchitecture.com

614-371-3523

## Property Owner Information:

Owner Name:

Emmie Cheses &amp; Dan Jones

Owner Address:

105 North Roosevelt Ave.

Bexley

OH

43209

Owner Email &amp; Phone:

echeses@hotmail.com; balmerjones105@gmail.com

614-571-1844

## Attorney/Agent Information:

Agent Name:

n/a

Agent Address:

Agent Email &amp; Phone:

## Completed Worksheets:

☒ Project Worksheet (Sheet A) ☒ Architectural Review (Sheet B) ☐ Tree Commission (Sheet C)

## Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:

Amy Lauerhass

Digitally signed by Amy Lauerhass  
Date: 2019.01.16 14:50:54 -05'00'

Date:

Owner Signature:

Date:

Agent Signature:

Date:

## Internal Use:

Application #:

2019004A

Board Referrals:

☒ ARB☐ BZAP☐ City Council☐ Tree Commission

Staff Signature:

Kon R

Date:

**Application Cover Sheet: Review Fee Worksheet**Estimated Valuation of Project: \$ **Minor Architectural Review (Ex. Roof, window, siding)**

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation

\$ 

- \$5.00 for each additional \$10,000 valuation.

\$ **Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)**

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation

\$ 

- \$5.00 for each additional \$10,000 valuation

\$ 

- \$600.00 cap

\$ 

- \$50.00 resubmittal fee

\$ **Variance Review**

Single Family:

\$100.00

\$ 

Commercial Property:

\$100.00

\$ 

Fences or Special Permits:

\$65.00

\$ 

All others:

\$90.00

\$ **Zoning Fees**

Rezoning:

- \$250.00 up to 1 acre site

\$ 

- \$60.00 for each additional acre (or part thereof)

\$ 

Requests for amendment to PUD Plans:

\$300.00

\$ 

Split of lot or existing parcel:

\$250.00

\$ 

Replatting or new plat:

\$250.00

\$ **Sign Review and Architectural Review for Commercial Properties****Project Value**

\$0 to \$5,000

**Fee**

\$100.00

\$ 

\$5,001 to \$25,000

\$200.00

\$ 

\$25,001 to \$75,000

\$250.00

\$ 

\$75,001 to \$200,000

\$600.00

\$ 

\$200,001 to \$750,000

\$1,000.00

\$ 

Over \$750,000

\$350.00

\$ 

Fences and walls:

\$65.00

\$ 

Special Permit, Conditional Uses and All others:

\$90.00

\$ 

Re-submittal Fee:

\$50.00

\$ **Appeals**

Appeal of ARB decision to BZAP:

\$50.00

\$ 

Appeal of BZAP decision to City Council:

\$250.00

\$ **Fee Total:** \$

## Project Worksheet



Residential



Commercial

Property Address:

105 North Roosevelt Ave.

Zoning District:

R-6



R-1 (25% Building &amp; 40% Overall)



R-6 (35% Building &amp; 60% Overall)



R-2 (25% Building &amp; 50% Overall)



R-12 (35% Building &amp; 70% Overall)



R-3 (25% Building &amp; 50% Overall)



Other:

*\* Overall coverage includes hardscape*

Lot Info:

Width (ft.):

50

Depth (ft.):

168

Total Area (SF):

8320

Primary Structure Info:

Existing Footprint (SF):

1282

Proposed Addition (SF):

560

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1842

(Type of Structure):

Garage and/or Accessory  
Structure Info  
(Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

1842

New Structure Type:

Ridge Height:

Is there a 2nd floor?



Yes



No

2nd Floor SF:

= 22 % of lot

Is this replacing an existing garage and/or accessory structure?



Yes



No

Hardscape:

Existing Driveway (SF):

260

Existing Patio (SF):

Proposed Additional Hardscape (SF):

285

Total Hardscape (SF):

903

Existing Private Sidewalk (SF):

358

Totals:

Total overall lot coverage (SF):

2745

=

33

% of lot

Applicant Initial:

AL

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

## Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

☒ Please provide photos of the existing structure with this form

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 or Principal Structure   ☐ Garage Only   ☐ House & Garage

Existing Roof Type:   ☒ Slate   ☐ Clay Tile   ☐ Wood Shake   ☐ Std. 3-tab Asphalt Shingle  
   ☐ Arch. Dimensional Shingles   ☐ EPDM Rubber   ☐ TPO Rubber   ☐ Metal

New Roof Type:   ☐ Slate   ☐ Clay Tile   ☐ Wood Shake   ☐ Std. 3-tab Asphalt Shingle  
   ☐ Arch. Dimensional Shingles   ☐ EPDM Rubber   ☐ TPO Rubber   ☒ Metal

New Shingle Manufacturer:  

New Roof Style & Color:  

☒ Windows   ☒ House or Principal Structure   ☐ Garage Only   ☐ House & Garage

Existing Window Type:   ☒ Casement   ☒ Fixed   ☐ Exterior Storm   ☐ Other:   
   ☒ Double Hung   ☐ Awning   ☐ Horizontal Sliding

Existing Window Materials:   ☐ Aluminum Clad Wood   ☒ Wood   ☐ Metal  
   ☐ Vinyl Clad Wood   ☐ Aluminum   ☐ Other:

New Window Manufacturer:  

New Window Style/Mat./Color:  

☒ Doors   ☐ House or Principal Structure   ☐ Garage Only   ☐ House & Garage

Existing Entrance Door Type:   ☒ Wood   ☐ Insulated Metal   ☐ Fiberglass   ☐ Sidelights   ☐ Transom Windows

Existing Garage Door Type:   ☐ Wood   ☐ Insulated Metal   ☐ Fiberglass

Door Finish:   ☒ Stained   ☐ Painted

Proposed Door Type:      Style:    Color:

☒ Exterior Trim

Existing Door Trim:   ☐ Cedar   ☐ Redwood   ☐ Pine   ☒ Std. Lumber Profile  
   ☐ Wood Composite   ☐ Aluminum Clad   ☐ Molding   ☐ Vinyl   ☐ Other:

Proposed New Door Trim:  

Existing Window Trim:   ☒ Wood   ☐ Redwood   ☐ Pine   ☐ Std. Lumber Profile  
   ☐ Vinyl   ☐ Other:

Proposed New Window Trim:      Trim Color(s):

Do the Proposed Changes Affect the Overhangs?   ☐ Yes   ☒ No

## Architectural Review Worksheet (Continued)

☒ Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	Allura Fiber Cement Staggered Edge Shake Siding

## Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials: