



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 & Certification**Purpose of Application (check all that apply):** Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Special Permit**Property & 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 & Phone:

amy@lauerhassarchitecture.com

614-371-3523

Property Owner Information:

Owner Name:

Emmie Cheses & Dan Jones

Owner Address:

105 North Roosevelt Ave.

Bexley

OH

43209

Owner Email & Phone:

echeses@hotmail.com; balmerjones105@gmail.com

614-571-1844

Attorney/Agent Information:

Agent Name:

n/a

Agent Address:

Agent Email & 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:

KDR

Date:



Application Cover Sheet: Review Fee WorksheetEstimated 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	\$ <input type="text"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site - \$60.00 for each additional acre (or part thereof)	\$ <input type="text"/> \$ <input type="text"/>
Requests for amendment to PUD Plans:	\$300.00	\$ <input type="text"/>
Split of lot or existing parcel:	\$250.00	\$ <input type="text"/>
Replatting or new plat:	\$250.00	\$ <input type="text"/>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee
\$0 to \$5,000	\$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	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

\$
\$
\$ **Appeals**

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$ 

Project Worksheet



Residential



Commercial

Property Address:

105 North Roosevelt Ave.

Zoning District:

R-6

 R-1 (25% Building & 40% Overall) R-2 (25% Building & 50% Overall) R-3 (25% Building & 50% Overall) R-6 (35% Building & 60% Overall) R-12 (35% Building & 70% 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):

(Type of Structure): Proposed new primary structure or residence (SF):

Total Square Footage:

1842

Garage and/or Accessory Structure Info
(Incl. Decks, Pergolas, etc.):Existing Footprint (SF): New Structure Type: Proposed Addition (SF): Ridge Height: Proposed New Structure (SF): Is there a 2nd floor? Yes NoTotal of all garage and accessory structures (SF): 2nd Floor SF: Total building lot coverage (SF):

1842

= 22 % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF): 260Existing Patio (SF): Existing Private Sidewalk (SF): 358Proposed Additional Hardscape (SF): 285Total Hardscape (SF): 903

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 NeededStaff 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:	<input checked="" type="checkbox"/> Slate	<input type="checkbox"/> Clay Tile	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Std. 3-tab Asphalt Shingle
	<input type="checkbox"/> Arch. Dimensional Shingles	<input type="checkbox"/> EPDM Rubber	<input type="checkbox"/> TPO Rubber	<input type="checkbox"/> Metal
New Roof Type:	<input type="checkbox"/> Slate	<input type="checkbox"/> Clay Tile	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Std. 3-tab Asphalt Shingle
	<input type="checkbox"/> Arch. Dimensional Shingles	<input type="checkbox"/> EPDM Rubber	<input type="checkbox"/> TPO Rubber	<input checked="" type="checkbox"/> Metal

New Shingle Manufacturer: **TBD**

New Roof Style & Color: **Metal or Synthetic Slate**

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type:	<input checked="" type="checkbox"/> Casement	<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Exterior Storm	<input type="checkbox"/> Other: <input type="text"/>
	<input checked="" type="checkbox"/> Double Hung	<input type="checkbox"/> Awning	<input type="checkbox"/> Horizontal Sliding	
Existing Window Materials:	<input type="checkbox"/> Aluminum Clad Wood	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	
	<input type="checkbox"/> Vinyl Clad Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Other: <input type="text"/>	

New Window Manufacturer: **Pella**

New Window Style/Mat./Color: **DH+CM; Clad Wood; White**

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: **French** Style: **Clad Wood** Color: **White**

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile

Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim: **Fiber Cement**

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile

Vinyl Other:

Proposed New Window Trim: **Fiber Cement** Trim Color(s): **White**

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:

