

**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, January 10th, 2013, 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.

Application No.: 12-0062  
Applicant: Hal Lieberman  
Owner: Fairfax Homes Inc.  
Location: 2775 Sherwood Road

**REQUEST:** The applicant is also seeking architectural review and approval for a certificate of appropriateness, in accordance with Bexley Code Section 1223.03(b)(1), to allow a new single-family dwelling to replace the existing single family home at this location.

The applicant is also seeking a variance from Bexley Code Section 1260.03(a), which requires a 20' setback along the side street of a corner lot that is 50' - 100' in width, to allow a portion of the new single family home to be constructed 16.67' from the east side property line (along Gould Road).

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 01-03-2013



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

20120062 ✓

Application Number \_\_\_\_\_

### 1. Architectural Review for:

- Addition  Alteration  New Structure (\_\_\_\_\_)
- Demolition of a Principal Structure  Demolition of Garage

### 2. Variance For:

- Principal Structure  Garage  Fence  Other

### 3. Variance To:

- Front Yard Setback  Side Yard Setback  Rear Yard Setback  lot coverage

4. Conditional Use For: \_\_\_\_\_ Home Occupation 29' sq.' / height of structure

5. LOCATION 2775 Sherwood Zoning District \_\_\_\_\_  
 6. OWNER Fairfax Homes Inc Phone # \_\_\_\_\_ or Cell # 740 404 1210

20' street side

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

7. Applicant Hal Lieberman E-mail hal@fairfaxhomesinc.com Phone # \_\_\_\_\_ or Cell# 740 404 1210  
 Address 345 Forest St /City, State, Zip Columbus OH 43206

8. Brief Description of Request and/or Variance request side yard variance on east side

9. Valuation of Project \$ ~~200,000~~ 240,000

- 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.  
 (Re-submittal fee \$50.00)

**PAID**

- VARIANCE REVIEW FEES:  
 Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE \_\_\_\_\_ /DATE 12/20/12

Fee: based on valuation \$ 200 + ?  
 Fee: based on variance \$ \_\_\_\_\_  
 Other \$ \_\_\_\_\_  
 TOTAL FEE DUE \$ \_\_\_\_\_

\$ 205.00  
 100.00  
 305.00

\*\*Be advised, if the Board 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.

• **LOT INFORMATION**

Address 2775 Sherwood Zoning District R-6

Lot Width 55 ft Depth 16 ft Total Area \_\_\_\_\_ sq ft

Existing Residence (foot print) \_\_\_\_\_ sq ft Garage ~~484~~ sq ft

Existing Building Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Proposed Addition (foot print) 1356 sq ft \_\_\_\_\_ one-story X two-story

Proposed Garage 484 sq.ft. X one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 3252 sq ft

Lot to be covered ~~3252~~ 2099.292.25 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or 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 Tim Wright

Contractor/Builder Fairfax Homes Inc

Preliminary Review \_\_\_\_\_ Final Review X

• **DESCRIPTION OF CHANGES PROPOSED** new single family home and demolish existing structure

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

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 X Standard 3-Tab Asphalt Shingle
  - \_\_\_\_\_ Architectural Dimensional Shingles \_\_\_\_\_ EPDM (rubber) Roofing \_\_\_\_\_ Metal
- 2. New Shingle Manufacturer: CertainTeed
- 3. New Roofing Type, Style & Color: \_\_\_\_\_

• **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: Jeld Wen
- New Window Style, Material & Color: Vinyl white

• **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 \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	<input checked="" type="checkbox"/>	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	( )	Other _____

• **EXTERIOR TRIM**

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

4. Proposed NEW Window Trim: wood

5. Trim: Color(s): \_\_\_\_\_

\*\* 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 RESIDENTIAL DESIGN CONSULTANT -----

Date of Review \_\_\_\_\_ Approved By \_\_\_\_\_

To be reviewed by the BZA on: \_\_\_\_\_

Conditions / Stipulations: \_\_\_\_\_

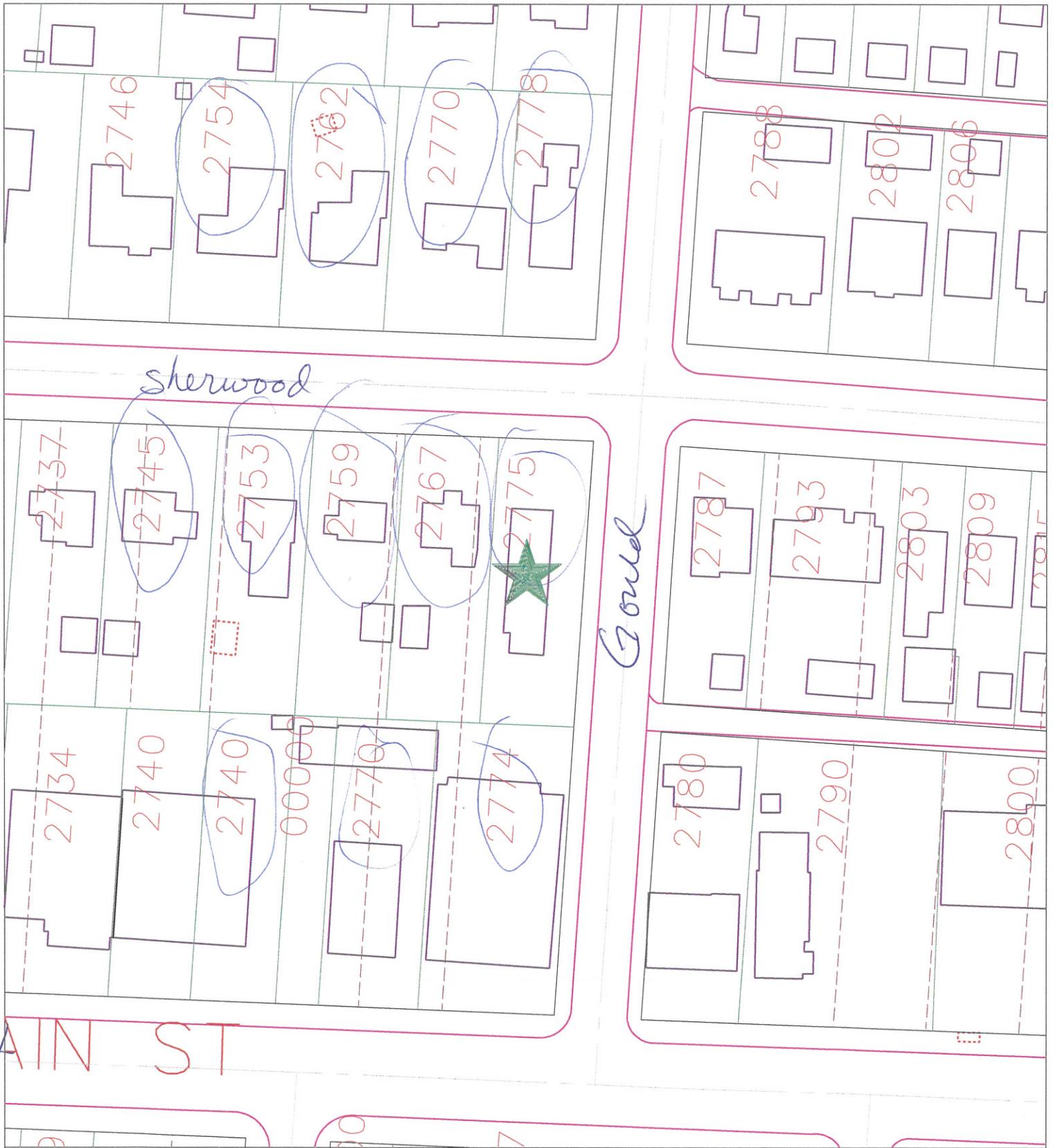
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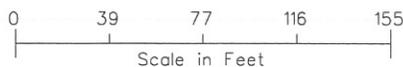
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# 2775 Sherwood

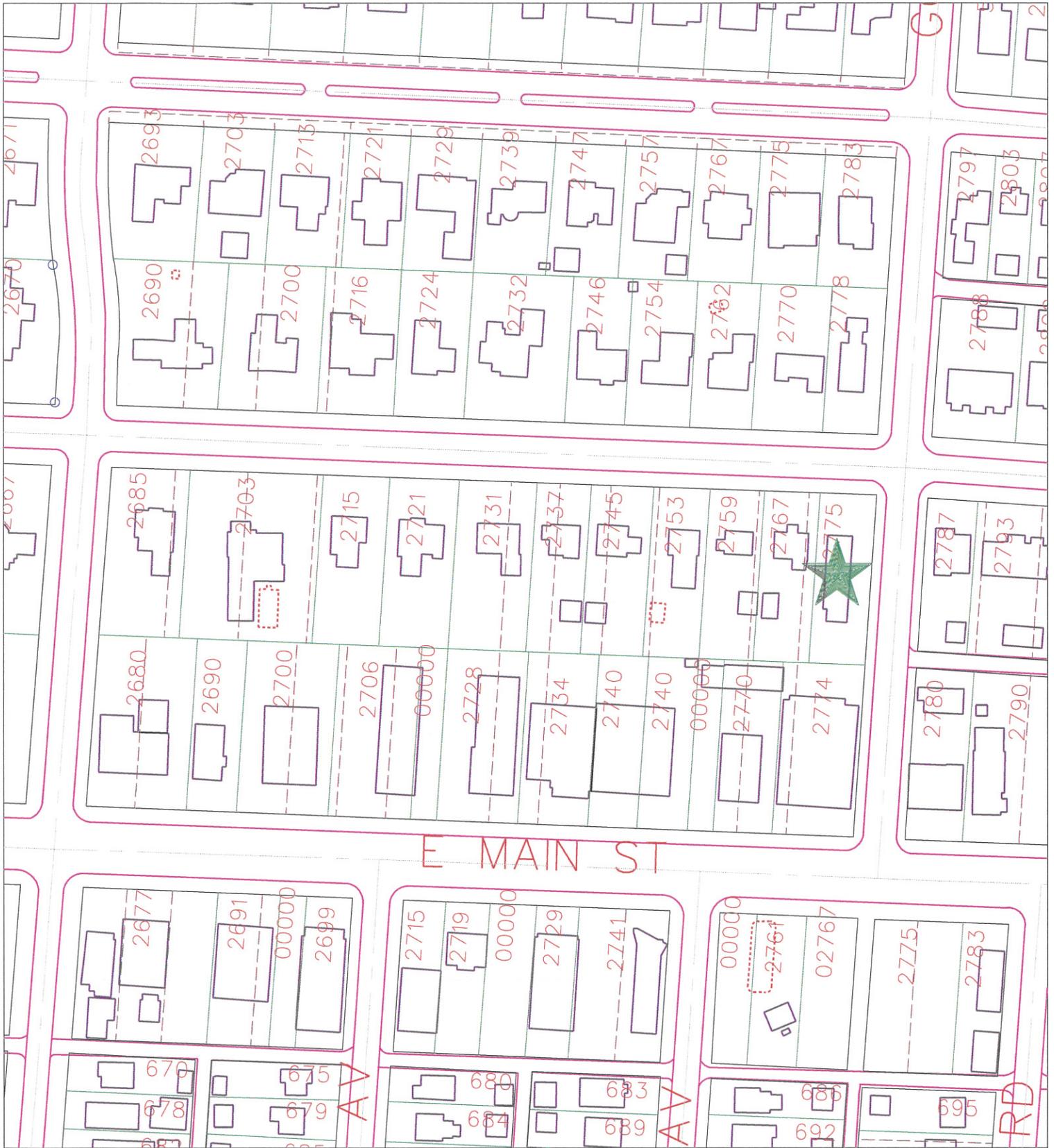


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## MapVUE



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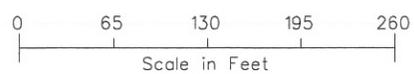


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MapVUE



14:52  
DEC 26, 2012