

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, February 14th, 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). Please

Note: This application was tabled at the January 10th, 2013 Board of Zoning Appeals meeting.

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 02-07-2013

CITY OF BEXLEY
Board of Zoning Appeals

Decision

The City of Bexley Board of Zoning Appeals and Architectural Review Board took the following action at its meeting on January 10, 2013.

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

REQUEST: The applicant is 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 this corner lot, to allow a portion of the new single family home to be constructed 16.67' from the east side property line (along Gould Road).

Motion: To table this application.

The applicant, Hal Lieberman, agreed to the Tabling

Action: Tabled

Recorded in the Official Journal this
10th day of January, 2013



Kathy Rose
Zoning Officer

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Mailed by 01-03-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

20120062V

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

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

20' street side

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 \$ ~~240,000~~ 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	\$	<u>200 + ?</u>
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 2777 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 ~~13252~~ 2099292.25 % = _____ 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 side 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 Standard 3-Tab Asphalt Shingle
 Architectural Dimensional Shingles EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: CertainTeed

3. New Roofing Type, Style & Color: _____

• **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: Jeld Wen
4. New Window Style, Material & Color: Vinyl 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	
()	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
()	()	Wood Siding _____
()	<input checked="" type="checkbox"/>	Vinyl Siding _____
()	()	Aluminum Siding _____
()	()	Other _____

• **EXTERIOR TRIM**

1. Existing Door Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: Paulownia
2. Existing Window Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: _____
3. 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: _____



345 Forest Street
Columbus, Ohio 43026
Telephone: (740)587-0684
e-mail:hal@fairfaxhomesinc.com

1/10/13

RE: 2775 Sherwood Demolition Request

The home is not of any notable historical architectural design or style, is not on the historical register and is not to my knowledge a home to an individual who has significantly contributed to the city, state or country. The proposed new home will greatly add more to the tax base than a renovation of the existing property.

The existing structure is not compatible with the neighboring homes and the carport and 1 car garage addition were added in 2000. Structurally it has 1 ½ inch thick exterior walls.

The proposed new home is compatible architecturally to the existing homes in the neighborhood and will increase the value of the surrounding homes and provide greater visual ambience to the streetscape.

The existing property is not an irreplaceable loss to the city and we feel that for the block and neighborhood this is responsible renewal.



345 Forest Street
Columbus, Ohio 43026
Telephone: (740)587-0684
e-mail:hal@fairfaxhomesinc.com

1/10/13

RE: 2775 Sherwood Hardship Statement

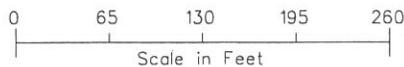
A variance for the side yard is requested for the narrowness of the lot and reduced setbacks required of a corner lot do not allow for a home to be as wide as the other homes on the block many of which also have wider lots. The neighboring property is 32'4" wide. As we wish for a home to have a more harmonious feel to the neighborhood we are requesting additional width to our home than is currently allowed. Along Gould once you go to the streets north all the lots are wider than 2775 Sherwood.

2775 Sherwood



Maps and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP, Inc. is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE



14:52
DEC 26, 2012

