



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

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 _____ sq.' / height of structure

5. LOCATION 2364 SHERWOOD ROAD Zoning District R-6

6. OWNER JEFF & MAUREEN BRIDGE Phone # 314-2545 or Cell # 614-364-2272

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

7. Applicant OWNER E-mail _____ Phone # _____ or Cell# _____

Address _____ /City, State, Zip _____

8. Brief Description of Request and/or Variance

One story addition to rear of house for mud room and covered back stoop and changes to roof construction, (Same review from October 2011)

9. Valuation of Project \$ 60,000

• 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)

(90 + (5x5))

* approved by Bexley Architectural Review.

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

• SIGNATURE Jeff Bridge /DATE 6/26/2013

Fee: based on valuation \$ 115
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ 115

**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 2364 Sherwood Rd Zoning District R-6

Lot Width 75.0 ft Depth 143.64 ft AVG Total Area 10,773 sq ft

Existing Residence (foot print) 1345 sq ft Garage 442 sq ft

Existing Building Height one-story two-story

Proposed Addition (foot print) 66 sq ft ~10 Height one-story two-story

Proposed Garage sq.ft. Height one-story two-story

Permitted Lot Coverage 35 % = 3770 sq ft

Lot to be covered 17.2 % = 1853 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 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 BRIAN ZINGELMANN, ARCHITECT

Contractor/Builder Ed Spiers (Buckeye Building Solutions, Ltd.)

Preliminary Review Final Review

• DESCRIPTION OF CHANGES PROPOSED Replace flat roof construction and small 1-story addition to rear of existing house.

• 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: To be selected from approved samples

3. New Roofing Type, Style & Color: Dimensional asphalt shingles slate gray blend.

4. Proposed NEW Window Trim: Aluminum clad wood brickmold

5. Trim: Color(s): GRAY

** Do the proposed changes affect the overhangs? Reuse or restore existing roof overhangs. New roof overhangs to match existing.

• **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 _____

N/A

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

Property Report

Generated on 10/12/11 at 10:07:12 AM

Parcel ID
020-001487-00

Map Routing No
020-L055 -019-00

Card No
1

Location
2364 SHERWOOD RD

GIS



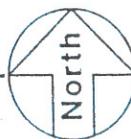
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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VICINITY MAP

NOT TO SCALE



Proximity Report Results

6022643/2769469

The selection distance was **100 feet**.

The selected parcel was **020-001487**.

To view a table showing the **12 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

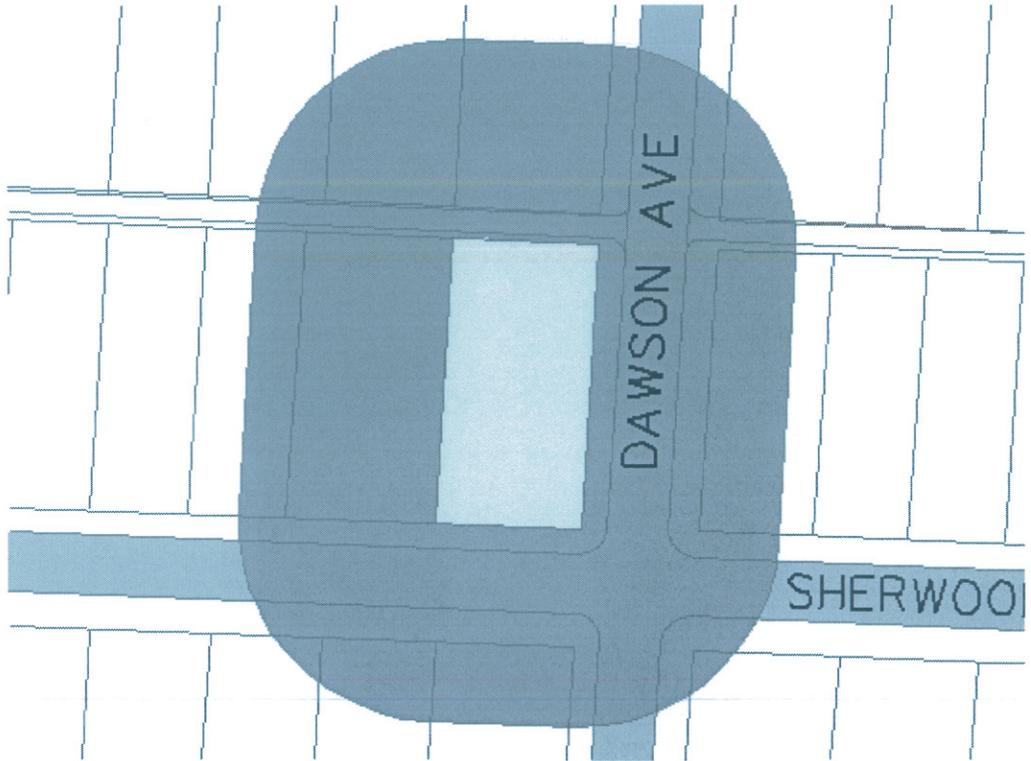


Image Date: Thu Jun 27 08:31:43 2013

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
020-001487	BRIDGE JEFFREY A BRIDGE MAUREEN J	
020-001488	GOODFELLOW PAUL J STEWART CAROL M	
020-001990	HERZBERGER RITA J	
020-001445	JOHNS CHRISTOPHER R JOHNS EMILY J	
020-001486	JUNGA CHRISTOPHER T JUNGA MELINDA K	
020-003456	KLINGELHOFER PETER E KLINGELHOFER S	
020-001443	MCPEEK MATTHEW N MCPEEK MICHELLE	
020-003773	MOONEY JOHN TR GATCHALIAN MARIBETH	
020-001489	OSTROWSKI SHANE R OSTROWSKI MARGARE	
020-001446	RANDLE ELIZABETH S	
020-001494	SOKOL JAY B SOKOL KATHY J	
020-003581	WADDELL JULIE B WADDELL KENNETH R	



Property Report

Generated on 06/27/13 at 08:12:58 AM

Parcel ID
020-001487-00

Map Routing No
020-L055 -019-00

Card No
1

Location
2364 SHERWOOD RD

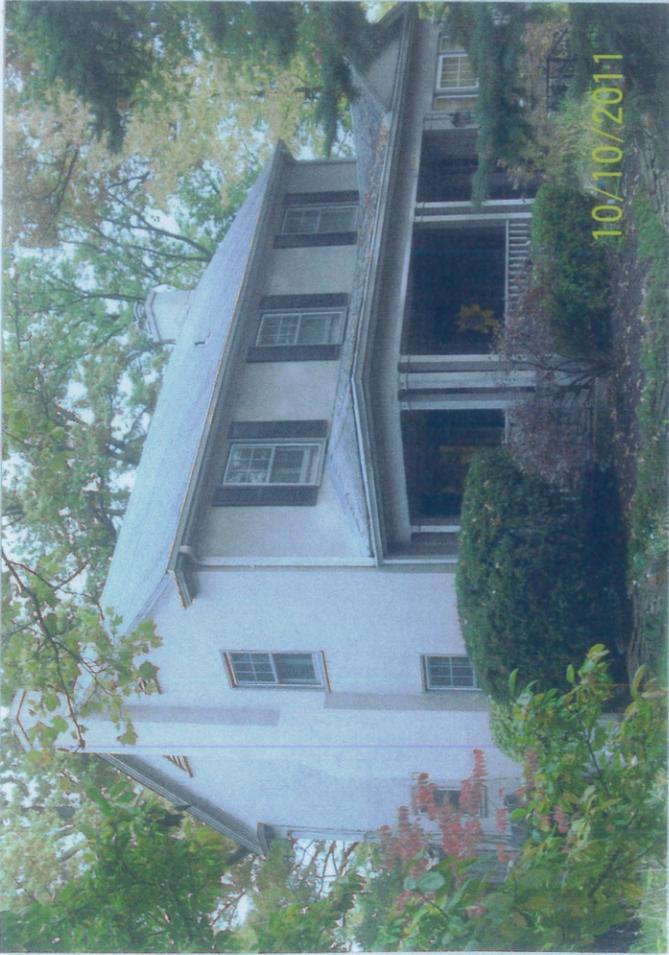
GIS



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FRONT & LEFT SIDE



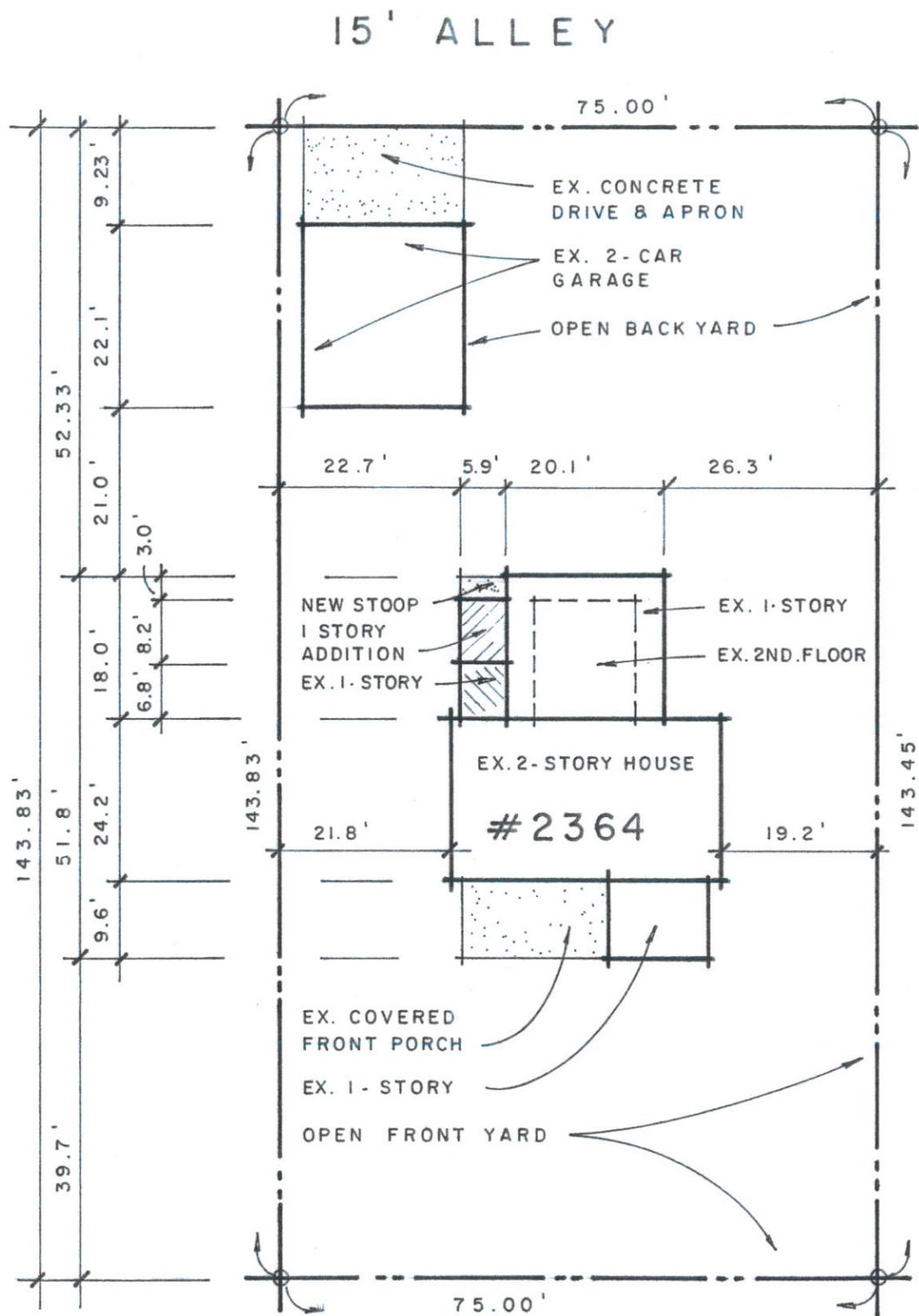
FRONT & RIGHT SIDE



REAR & RIGHT SIDE



REAR & LEFT SIDE



15' ALLEY

SHERWOOD ROAD

SOUTH DAWSON AVENUE

SITE PLAN

SCALE: 1" = 20'-0"



Index of Drawings:

Sheet	Description
1	Index of drawings; site plan; and project notes.
2	First floor plan.
3	Second floor plan.
4	Exterior elevations with material notes.
5	Exterior elevations with material notes.

Project Development Notes:

The Bridge Residence
2364 Sherwood Road
Bexley, Ohio

Building areas:	
Existing house (first floor)	1345 sq. ft.
Existing garage	442 sq. ft.
1-story addition	48 sq. ft.
New back stoop	18 sq. ft.
Lot coverage:	1853 sq. ft.

Lot size:
Width: 75.0'
Depth: 143.64' (avg.)
Area: 10,773 sq. ft.

Lot cover %: $1853 \div 10,773 = 17.2\% < 35\% = \text{ok}$
Zoning: R-6

Front setback:	39.7'	no change
Side yard setback (west):	23.0'	no change
(east):	19.2'	no change
Rear yard:	52.5'	no change
Distance to garage:	21.0'	no change
Height (existing):	1 story and 2 story	
(addition):	1 story	

SHEET NO: 1		DATE DRAWN: 10/14/2011	DATE ISSUED: JUN 25 2013
REVISIONS	MARK	DATE	

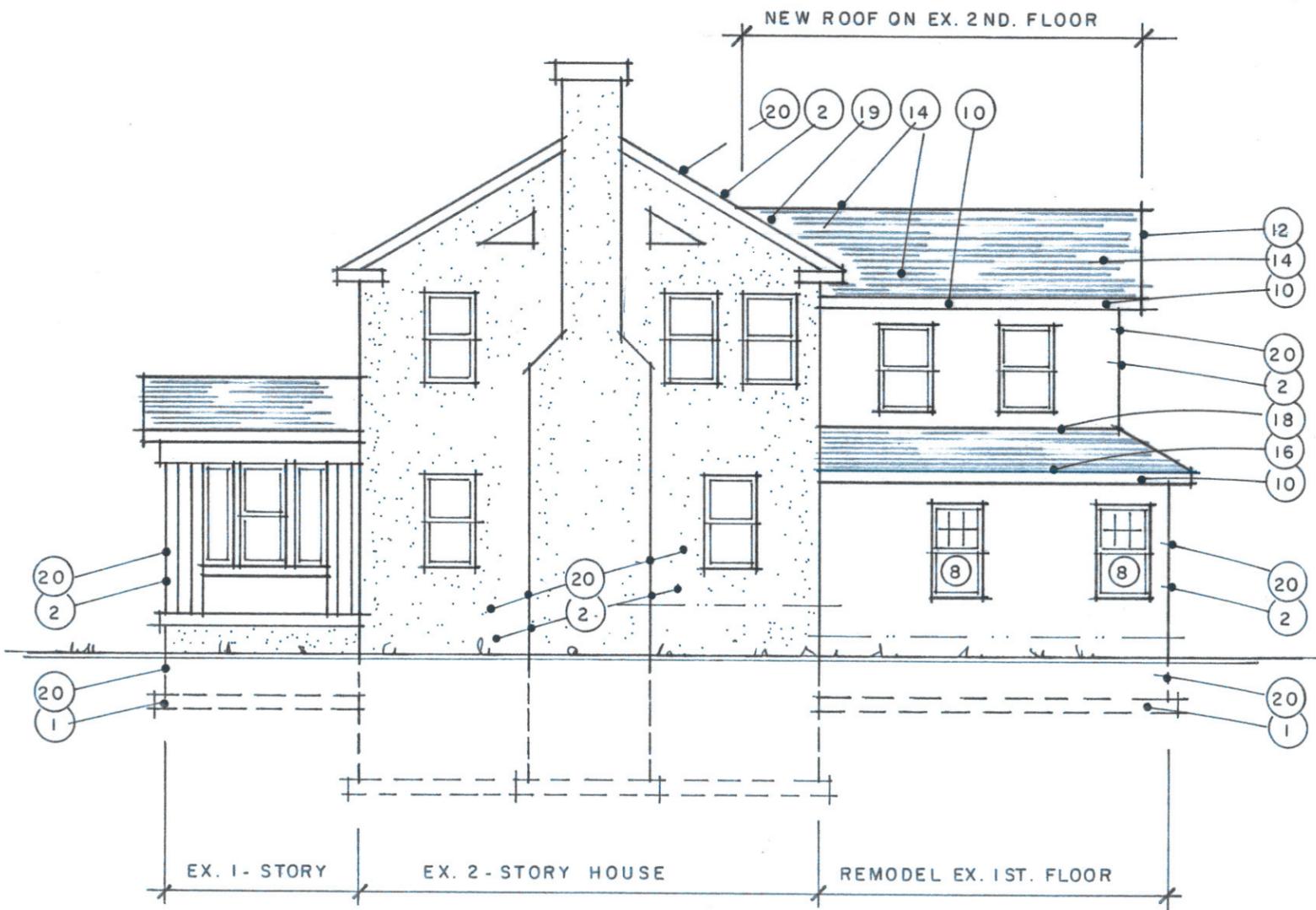
Brian Zingelmann
Architect
261 Garden Road
Columbus, Ohio 43214
(614) 262-7565



*The Bridge Residence
Proposed Remodel and Addition
2364 Sherwood Road
Bexley, Ohio*

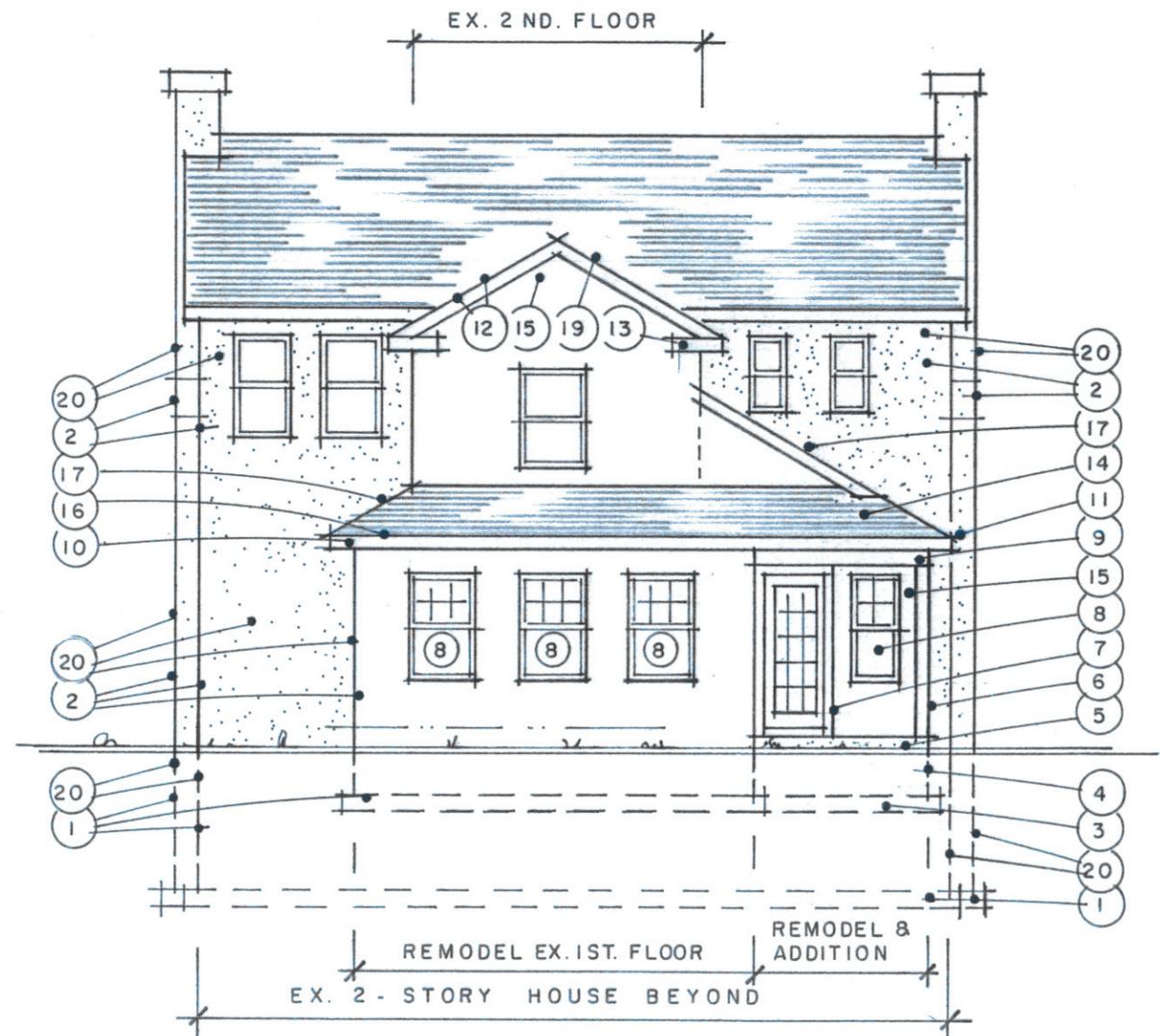
Material Notes:

- | | |
|---------------------------------------|--|
| 1. Existing foundation construction. | 11. New roof overhang, to match existing. |
| 2. Existing house construction | 12. New rake overhang, to match existing. |
| 3. 8" x 16" concrete footing. | 13. New roof overhang returns, to match existing. |
| 4. 8" concrete block foundation wall. | 14. Asphalt shingle roof. |
| 5. Concrete slab for stoop. | 15. Stucco, color and pattern to match existing. |
| 6. Wood column, to match front porch. | 16. Prefinished aluminum drip edge. |
| 7. New door, see plans. | 17. Prefinished aluminum step flashing. |
| 8. New window, see plans. | 18. Prefinished aluminum apron flashing. |
| 9. Wood beam, painted. | 19. Prefinished aluminum valley flashing. |
| 10. Existing roof eave and overhang. | 20. Restore all disturbed parts of existing house. |



RIGHT SIDE ELEVATION (EAST)

SCALE : 1/8 " = 1'-0 "

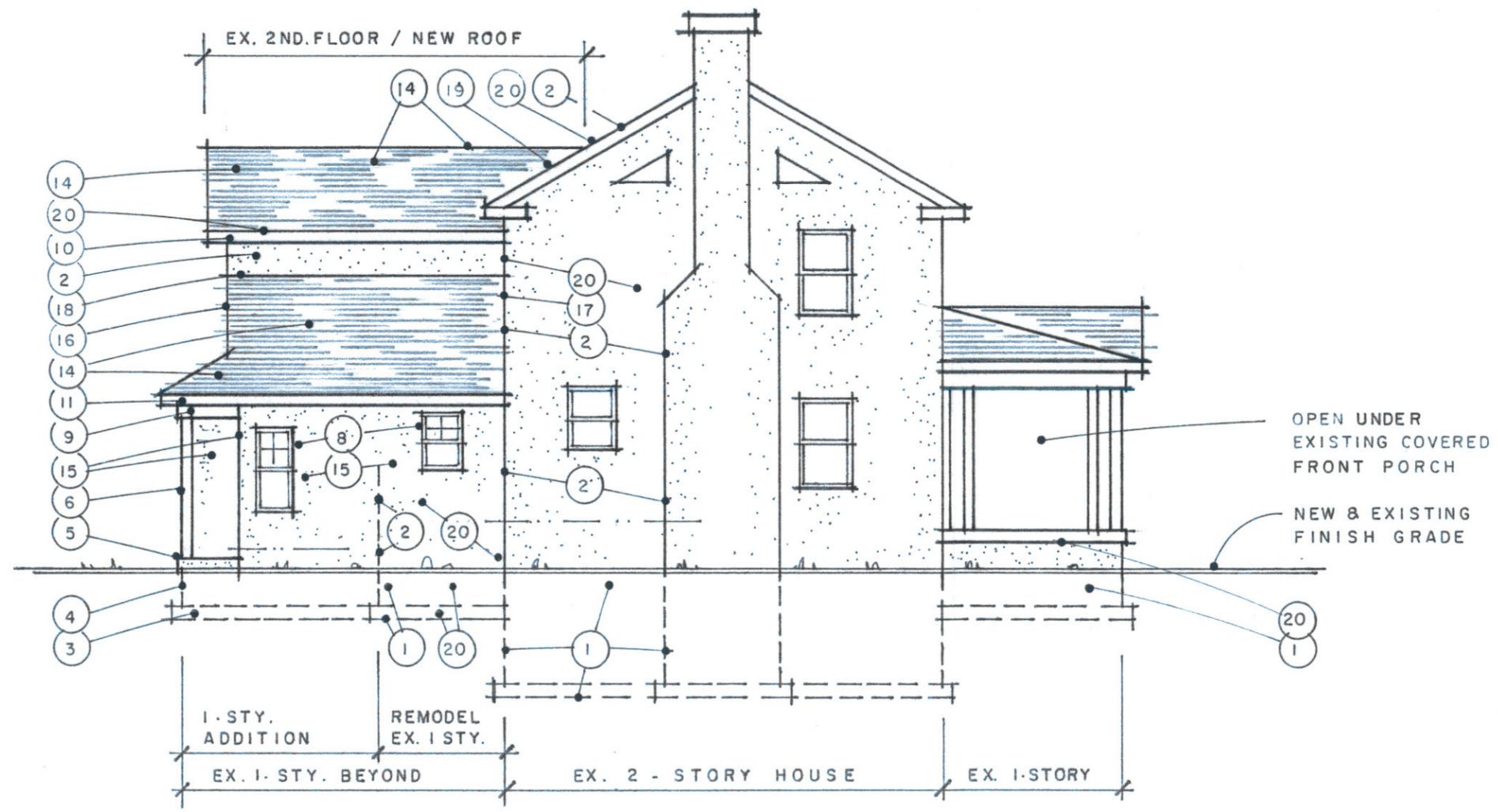


REAR ELEVATION (NORTH)

SCALE : 1/8 " = 1'-0 "

Material Notes:

- | | |
|---------------------------------------|--|
| 1. Existing foundation construction. | 11. New roof overhang, to match existing. |
| 2. Existing house construction | 12. New rake overhang, to match existing. |
| 3. 8" x 16" concrete footing. | 13. New roof overhang returns, to match existing. |
| 4. 8" concrete block foundation wall. | 14. Asphalt shingle roof. |
| 5. Concrete slab for stoop. | 15. Stucco, color and pattern to match existing. |
| 6. Wood column, to match front porch. | 16. Prefinished aluminum drip edge. |
| 7. New door, see plans. | 17. Prefinished aluminum step flashing. |
| 8. New window, see plans. | 18. Prefinished aluminum apron flashing. |
| 9. Wood beam, painted. | 19. Prefinished aluminum valley flashing. |
| 10. Existing roof eave and overhang. | 20. Restore all disturbed parts of existing house. |



LEFT SIDE ELEVATION (WEST)

SCALE : 1/8 " = 1' - 0 "