

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, August 8, 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.

- a. Application No.: 13-0044
- Applicant: Rogers Krajnak Architects
- Owner: John & Lynn Vottero
- Location: 2503 Sherwood Road
- Request: The applicant is seeking Architectural Review and approval to allow a one -story covered porch on the east side of the principal structure to become enclosed living space. The applicant is also adding a new steps, wall and railing at the front entrance.

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 08-01-2013



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20130044

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 2503 Sherwood Rd. Zoning District R6

6. OWNER John and Lynn Vottero Phone # _____ or Cell # 614.395.9519

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

Rogers Krajnalk csims@rogers 614.461.0243

7. Applicant Architects E-mail krajnak.com Phone # X212 or Cell# _____

Address 264 S. Third St /City, State, Zip Columbus, OH 43215

8. Brief Description of Request and/or Variance Requesting variance to sideyard setback requirement for existing non-conforming condition. The proposed project is not within the encroachment.

9. Valuation of Project \$ +/- 80,500

- 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)

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

• SIGNATURE [Signature] /DATE 07.17.13

| | |
|-------------------------|-------------------------|
| Fee: based on valuation | \$ <u>125.00</u> |
| Fee: based on variance | \$ <u>100.00</u> |
| Other | \$ _____ |
| TOTAL FEE DUE | \$ <u>225.00</u> |

**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 2503 Sherwood Rd. Zoning District R6

Lot Width 75.00 ft Depth 161.09 ft Total Area 12,081.75 sq ft

Existing Residence (foot print) 1,946.28 sq ft Garage _____ sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) _____ sq ft Height _____ one-story _____ two-story

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

Permitted Lot Coverage 35 % = 4,228.61 sq ft

Lot to be covered 16.1 % = 1,946.28 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 Rogers Krajnak Architects

Contractor/Builder to be determined

Preliminary Review _____ Final Review

- DESCRIPTION OF CHANGES PROPOSED Existing east porch will be renovated. New windows, walls, and wood trim will infill the openings, converting the existing porch into an interior space. The existing north, front porch will be completely renovated. This portion of the project scope will include new stone steps and porch surface, new rubble limestone walls with new limestone coping and new
- DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED custom wrought iron railings.

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

- Existing Roof Type:
 Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 Architectural Dimensional Shingles EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: _____

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: Marvin
- New Window Style, Material & Color: Fixed, awning, and Casement. Wood. color to match existing

• **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 | | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Natural Stone | <u>to match existing</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Cultured Stone | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick | _____ |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Mortar | <u>to match existing</u> |
| <input checked="" 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 type="checkbox"/> | Other _____ | _____ |

• **EXTERIOR TRIM**

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

4. Proposed NEW Window Trim: WOOD, Painted to match existing

5. Trim: Color(s): to match existing

** 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: _____

07.15.13

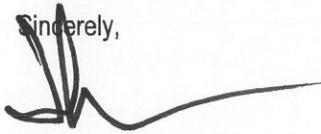
City of Bexley
Board of Zoning Appeals/Architectural Review Board
2242 East Main Street
Bexley, Ohio 43209

Re: BZA/Architectural Review Hearing 08.08.13
2503 Sherwood Road – New East and North Porch

To Whom It May Concern:

I am writing you this letter to inform you that Charity Sims of Rogers Krajnak Architects, Inc. has my permission to be the applicant for our submission of documents for approval of Architectural Review and BZA Variance requests for the above referenced project. Thank-you for your consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read "John Vottero", with a long horizontal flourish extending to the right.

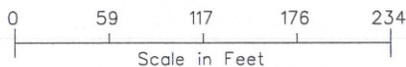
John Vottero, Owner

2503 Sherwood Rd.



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



14:29
JUL 25, 2013



Photo of Existing North Side of Residence



Photo of Existing West Side of Residence



Photo of Existing South Side of Residence



Photo of Existing East Side of Residence

The Vottero Residence

2503 Sherwood Rd. Bexley, Ohio 43209

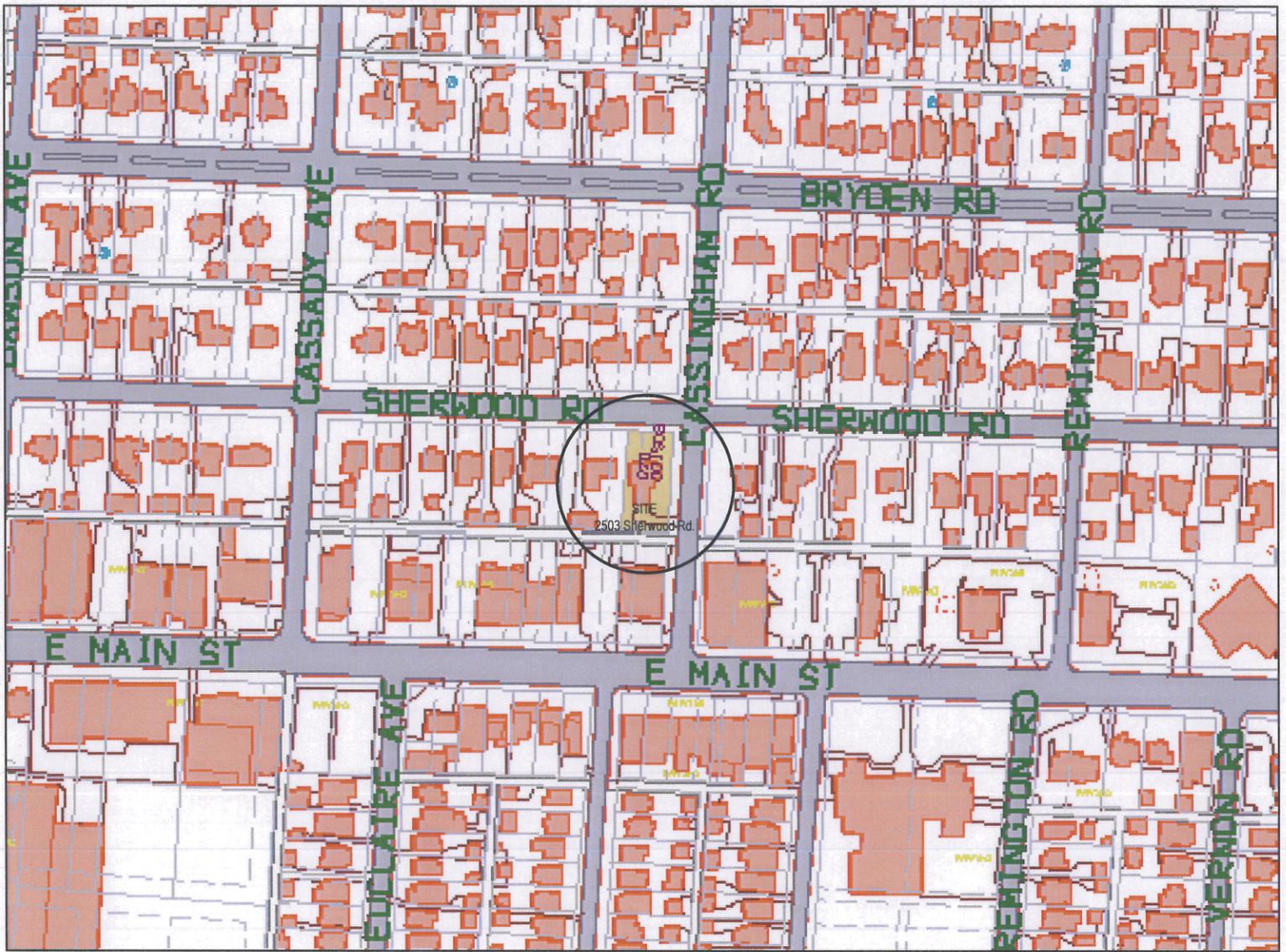
**ROGERS
KRAJNAK
ARCHITECTS, INC.**

264 South Third Street
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07.18.13
Residential Architectural
Review Application

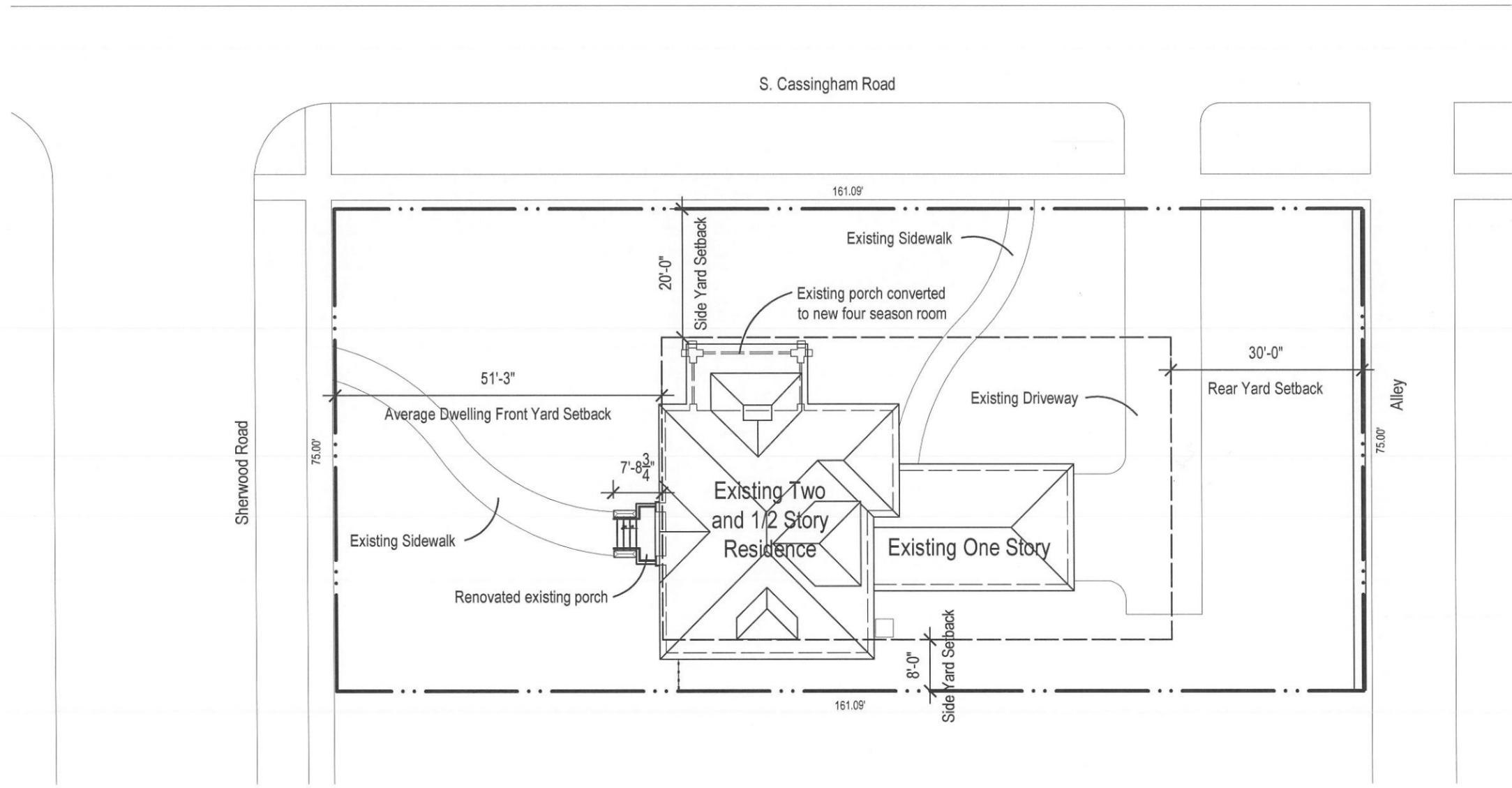
RKA Project # 13007.00



Vicinity Map
N.T.S.



| | |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The Vottero Residence</p> <p>2503 Sherwood Rd. Bexley, Ohio 43209</p> | |
|  | <p>264 South Third Street Columbus, Ohio 43215</p> <p>telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com</p> |
| <p>07.18.13 Residential Architectural Review Application</p> | |
| <p>RKA Project # 13007.00</p> | |



Proposed Site Plan

SCALE: 1" = 20'-0"



*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Liscensed Surveyor. The site plan is comprised of information obtained from Owner provided mortgage survey dated 04.27.1999 and prepared by John J Raab. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

The Vottero Residence

2503 Sherwood Rd., Bexley, OH 43209

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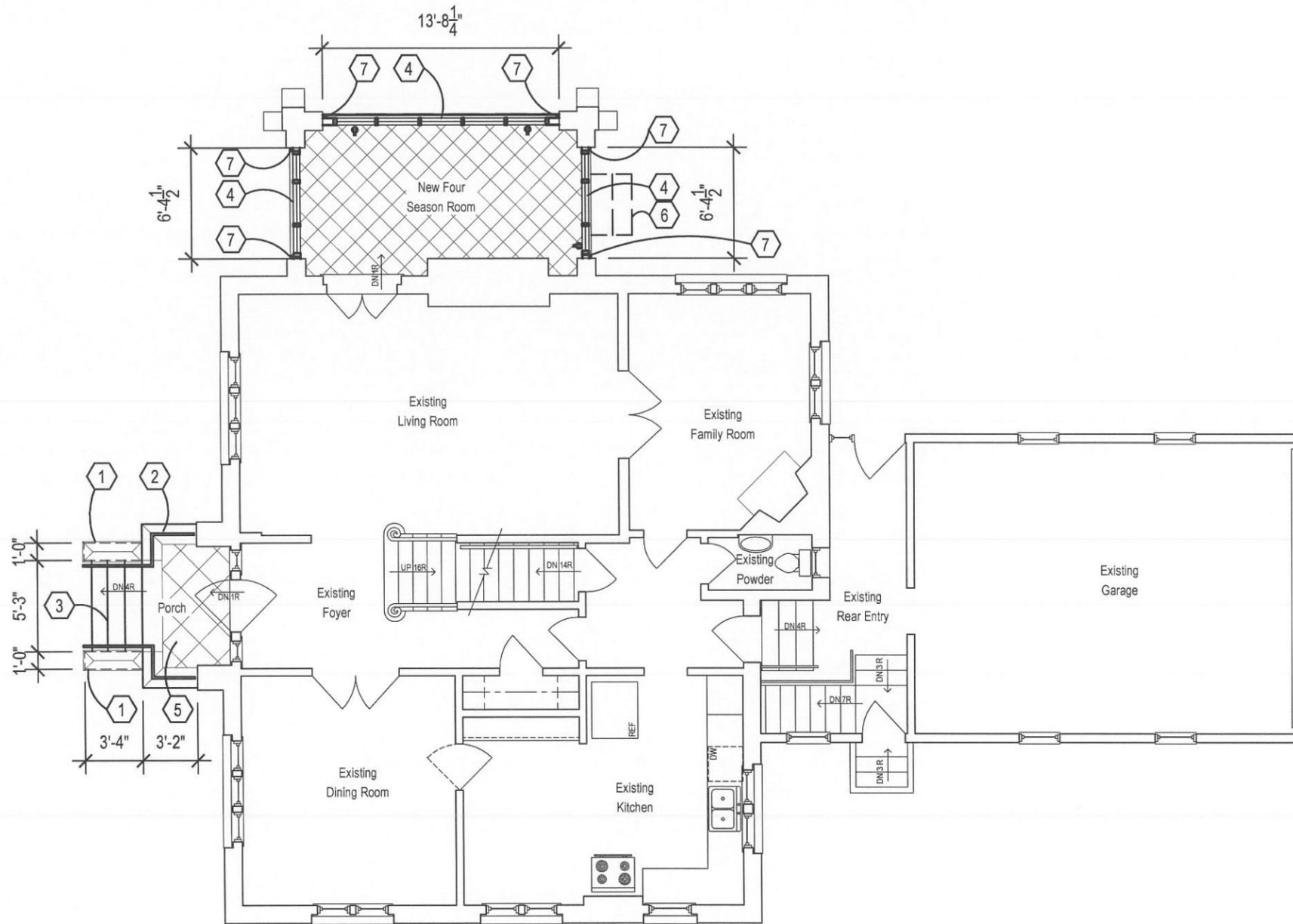
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07.18.13
Final Schematic Design
ARB/BZA Submission

Sheet 1 of 5

RKA Project # 13007.00



Proposed First Floor Plan

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



CODED NOTES:

1. New random, rubble pattern limestone veneer walls and new limestone cap coping.
2. New custom wrought iron railing.
3. New limestone steps.
4. New wood windows, wall framing, and trim at existing porch openings.
5. New limestone porch surface.
6. Remove existing steps.
7. Remove existing framing, clean existing face of stone and prepare for new framing.

The Vottero Residence

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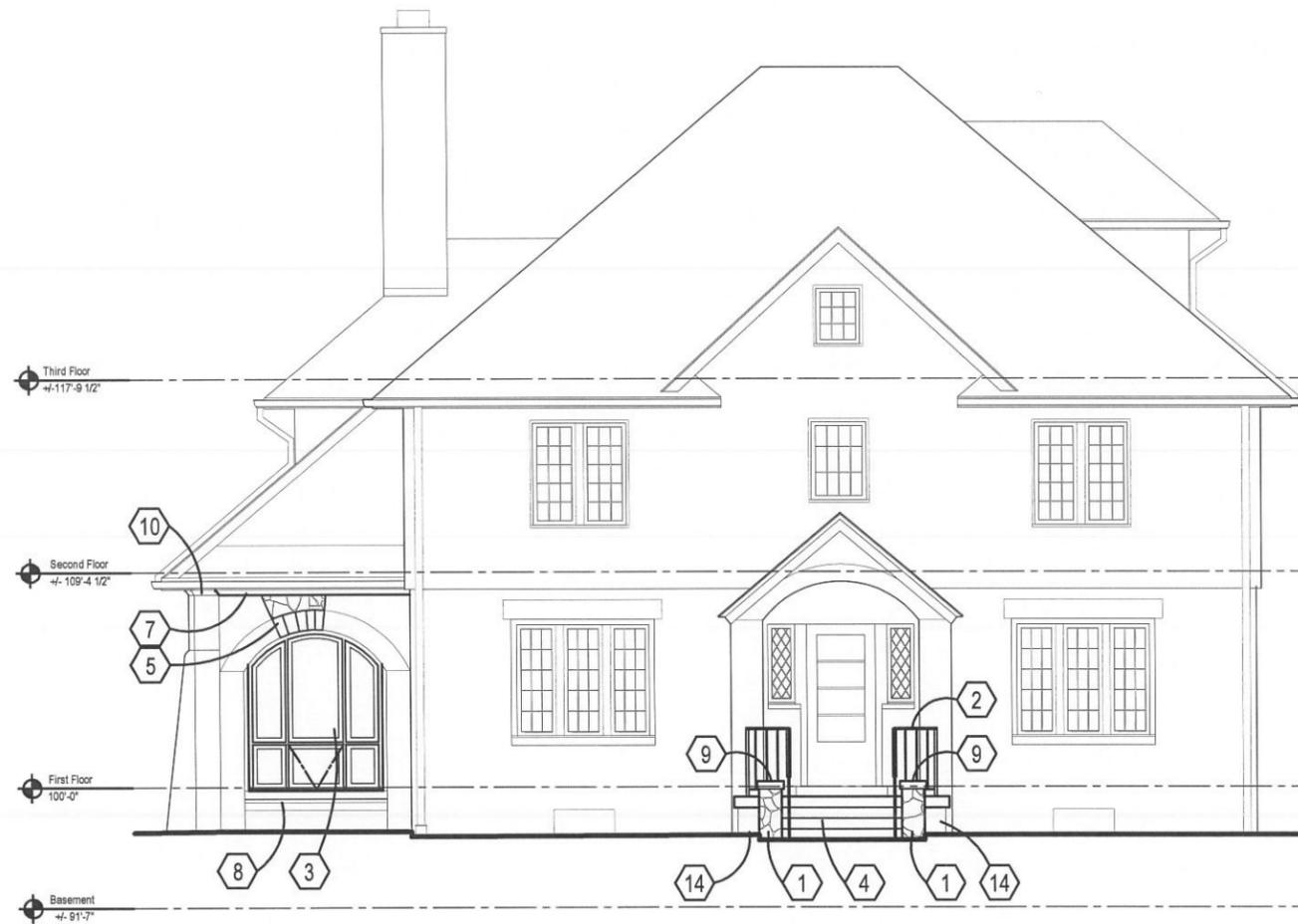
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07.18.13

Final Schematic Design
ARB/BZA Submission

Sheet 2 of 5

RKA Project # 13007.00



Proposed North Elevation

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

CODED NOTES:

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 1. New random, rubble pattern limestone veneer to match the existing residence in profile, color, and grout joints. 2. New custom wrought iron railing. 3. New wood fixed and operable windows, painted to match existing windows. 4. New stone steps and landing. 5. Repair existing stone arch with existing salvaged limestone. 6. Remove existing steps. 7. New wood trim to match existing, painted. 8. Aluminum flashing with drip edge, color to match existing trim. 9. New stone coping. 10. Existing wood trim to remain. 11. Wash and clean existing stone at location of removed stucco beam. | <ul style="list-style-type: none"> 12. Remove portion of existing stucco beam. 13. New 1x wood trim, painted to match existing trim. 14. Repair existing veneer with salvaged stone as needed. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Proposed South Elevation

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

The Vottero Residence

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07.18.13

Final Schematic Design
ARB/BZA Submission

Sheet 3 of 5

RKA Project # 13007.00



Proposed West Elevation

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

CODED NOTES:

1. New random, rubble pattern limestone veneer to match the existing residence in profile, color, and grout joints.
2. New custom wrought iron railing.
3. New wood fixed and operable windows, painted to match existing windows.
4. New stone steps and landing.
5. Repair existing stone arch with existing salvaged limestone.
6. Remove existing steps.
7. New wood trim to match existing, painted.
8. Aluminum flashing with drip edge, color to match existing trim.
9. New stone coping.
10. Existing wood trim to remain.
11. Wash and clean existing stone at location of removed stucco beam.
12. Remove portion of existing stucco beam.
13. New 1x wood trim, painted to match existing trim.
14. Repair existing veneer with salvaged stone as needed.

The Vottero Residence

2503 Sherwood Rd., Bexley, OH 43209

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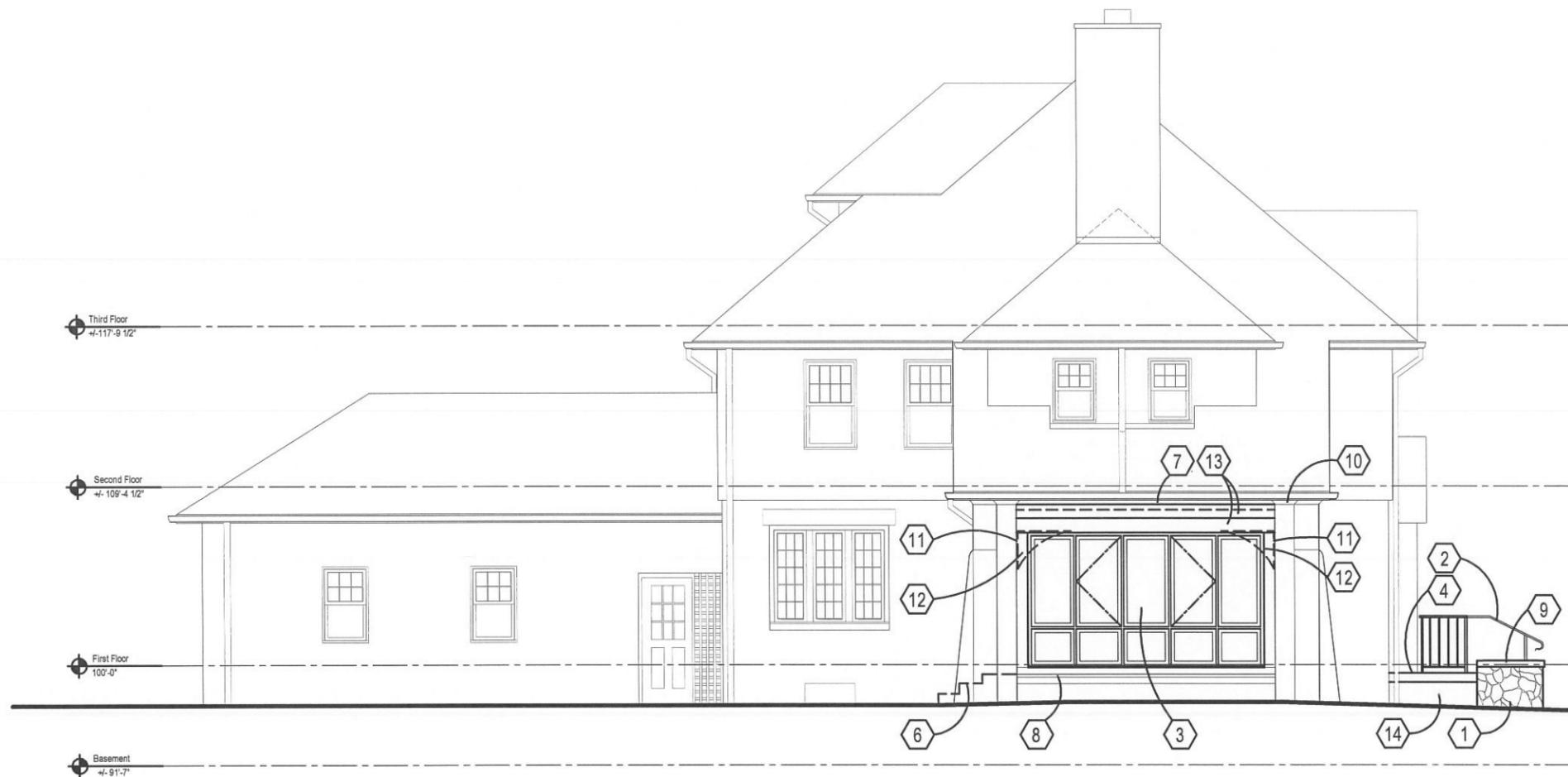
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Final Schematic Design
ARB/BZA Submission

Sheet 4 of 5

RKA Project # 13007.00



Proposed East Elevation

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

CODED NOTES:

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. New random, rubble pattern limestone veneer to match the existing residence in profile, color, and grout joints. 2. New custom wrought iron railing. 3. New wood fixed and operable windows, painted to match existing windows. 4. New stone steps and landing. 5. Repair existing stone arch with existing salvaged limestone. 6. Remove existing steps. 7. New wood trim to match existing, painted. 8. Aluminum flashing with drip edge, color to match existing trim. 9. New stone coping. 10. Existing wood trim to remain. 11. Wash and clean existing stone at location of removed stucco beam. | <ol style="list-style-type: none"> 12. Remove portion of existing stucco beam. 13. New 1x wood trim, painted to match existing trim. 14. Repair existing veneer with salvaged stone as needed. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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Final Schematic Design
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Sheet 5 of 5

RKA Project # 13007.00