



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, October 9, 2014, 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.: 14- 046
- Applicant: Roy Brown
- Owner: Roy Brown
- Location: 2604 Sherwood Road
- Request: The applicant is seeking architectural review and approval for a proposed 437sq' garage addition to the north side (rear) of the existing attached garage. The applicant is also seeking a variance from Bexley Code Section 12563.01 (d), which limits access drives to 12.5' in width, to allow the new access drive on the west side of the property to be 39'6" wide (along Remington 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 09-25-14



BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 20140410

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:  Driveway Width

Front Yard Setback  Side Yard Setback  Rear Yard Setback  lot coverage

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

5. LOCATION 2604 Sherwood Rd. Zoning District R6

6. OWNER Roy Brown Phone # \_\_\_\_\_ or Cell # 614-961-7307

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

7. Applicant Roy Brown E-mail rrbjr66@aol.com Phone # \_\_\_\_\_ or Cell# 614-961-7307

Address 2604 Sherwood Rd. /City, State, Zip Bexley, Ohio 43209

8. Brief Description of Request and/or Variance \_\_\_\_\_

Request variance to have driveway width wider than the 12.5' maximum indicated in zoning code.

9. Valuation of Project \$ 40,000

• 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)

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

• SIGNATURE [Signature] /DATE 9/4/14

Fee: based on valuation	\$	105.00
Fee: based on variance	\$	100.00
Other	\$	
<b>TOTAL FEE DUE</b>	<b>\$</b>	<b>205.00</b>

\*\*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)



• **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: \_\_\_\_\_ Existing windows to be salvaged and reinstalled.
- New Window Style, Material & Color: \_\_\_\_\_ Existing windows to be salvaged and reinstalled.

• **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 Steel garage door /Style Carriage-style Color Taupe

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
(X)	(X)	Wood Siding Addition siding to match existing house; wood siding, 8" exposure, painted.
( )	( )	Vinyl Siding _____
( )	( )	Aluminum Siding _____
( )	( )	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: Composite trim to match existing, painted to match
- Proposed NEW Window Trim: Composite trim to match existing, painted to match
- Trim: Color(s): Light tan to match existing.

\*\* Do the proposed changes affect the overhangs? Addition overhangs & detailing will match existing 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:** \_\_\_\_\_

---

---

---

---

### Proximity Report Results

4197997/8312987

The selection distance was **200 feet**.

The selected parcel was **020-003110**.

To view a table showing the **21 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

Image Date: Thu Sep 25 10:59:14 2014



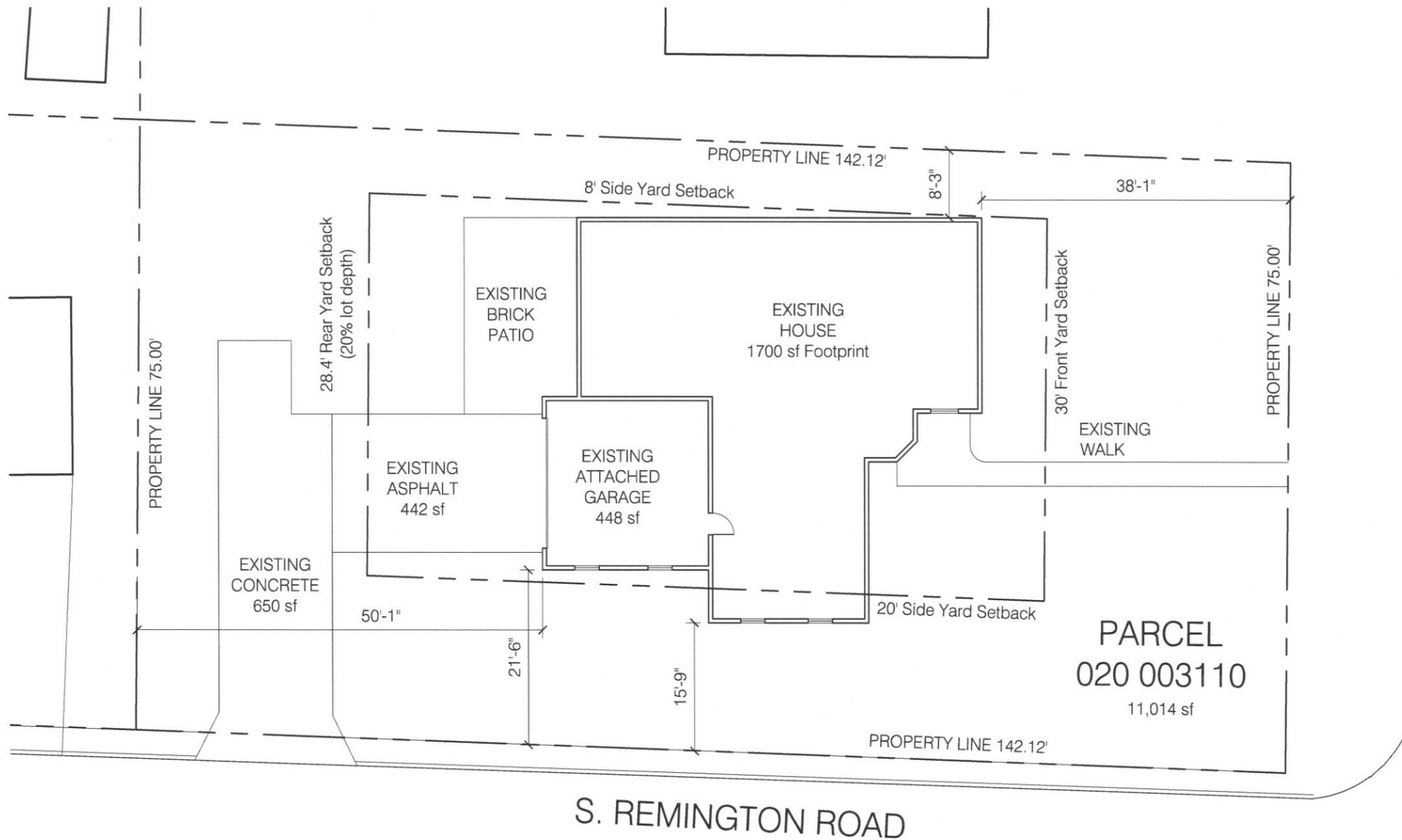
*(2604 Sherwood)*

### Proximity Parcels

**Hint:** To copy this report to another program:

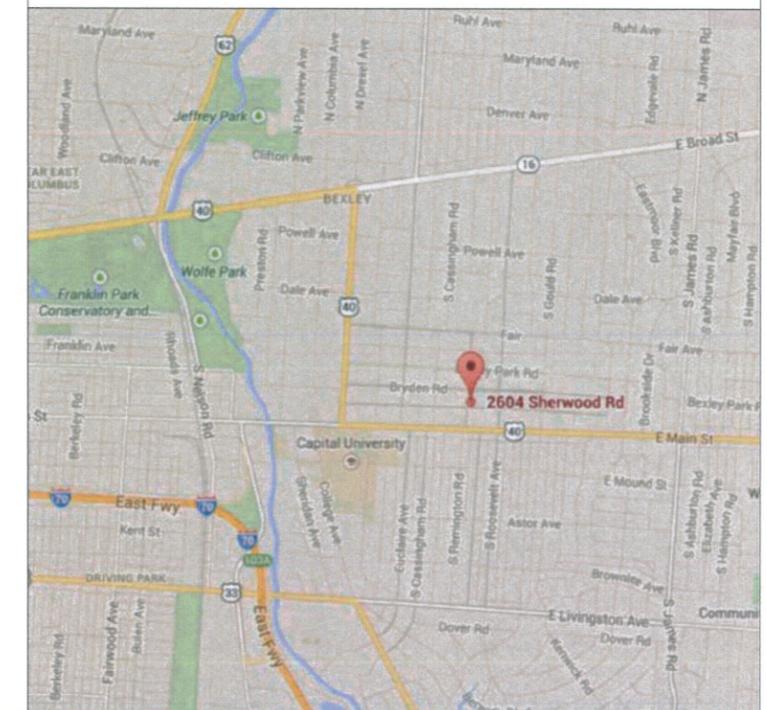
1. Hold down the left mouse button over the top-left corner of the area you want to get.
  2. Drag the mouse to the bottom-left corner of the desired area.
  3. Let go of the mouse button.
  4. Select **Edit Copy** from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
020-000077	BEAVER ARLENE R BEAVER WILLIAM E	2575 SHERWOOD RD
020-001462	BOERKOEL FREDERICK III BOERKOEL CON	2578 SHERWOOD RD
020-003110	BROWN ROY R JR BROWN BETTY A	2604 SHERWOOD RD
020-000978	DUDAI MEIR DUDAI VERED	2601 SHERWOOD RD
020-003140	DUGA CYRIL Z	2605 BRYDEN RD
020-000161	EISENBERG ADAM E TR EISENBERG JILL	2615 SHERWOOD RD
020-002907	FOLEY EDWARD B COX MIRANDA	2595 BRYDEN RD
020-001461	FUSONIE THOMAS H BROWN SARAH E	2590 SHERWOOD RD
020-003138	GUTTMAN DANIEL JAY GUTTMAN PATRICIA	2625 BRYDEN RD
020-003137	HATHAWAY JOYCE T TR	2637 BRYDEN RD
020-000172	KELLER STEVEN R KELLER JOYCE G	2607 SHERWOOD RD
020-001480	KOSSOFF ANDREW E KOSSOFF DELINDA S	2635 SHERWOOD RD
020-001309	KROOS SHEILA B	2625 SHERWOOD RD
020-003139	LEFKOWITZ BRIAN D LEFKOWITZ JENNIFE	2615 BRYDEN RD
020-003112	MANGEL STUART C GURK REBECCA L	2620 SHERWOOD RD
020-001464	NILAND MARY-LYNN MCCLELLAN DEREK A	2570 SHERWOOD RD
020-004465	OWEN RYAN W OWEN DENESEE M	2581 SHERWOOD RD
020-003113	PETRY RICHARD R PETRY SUSAN V	2630 SHERWOOD RD
020-003111	ROSENTHAL RICHARD F	2610 SHERWOOD RD
020-001459	TURACK DANIEL C & LEONIE	2583 BRYDEN RD
020-002163	WARNER JOAN	2587 SHERWOOD RD



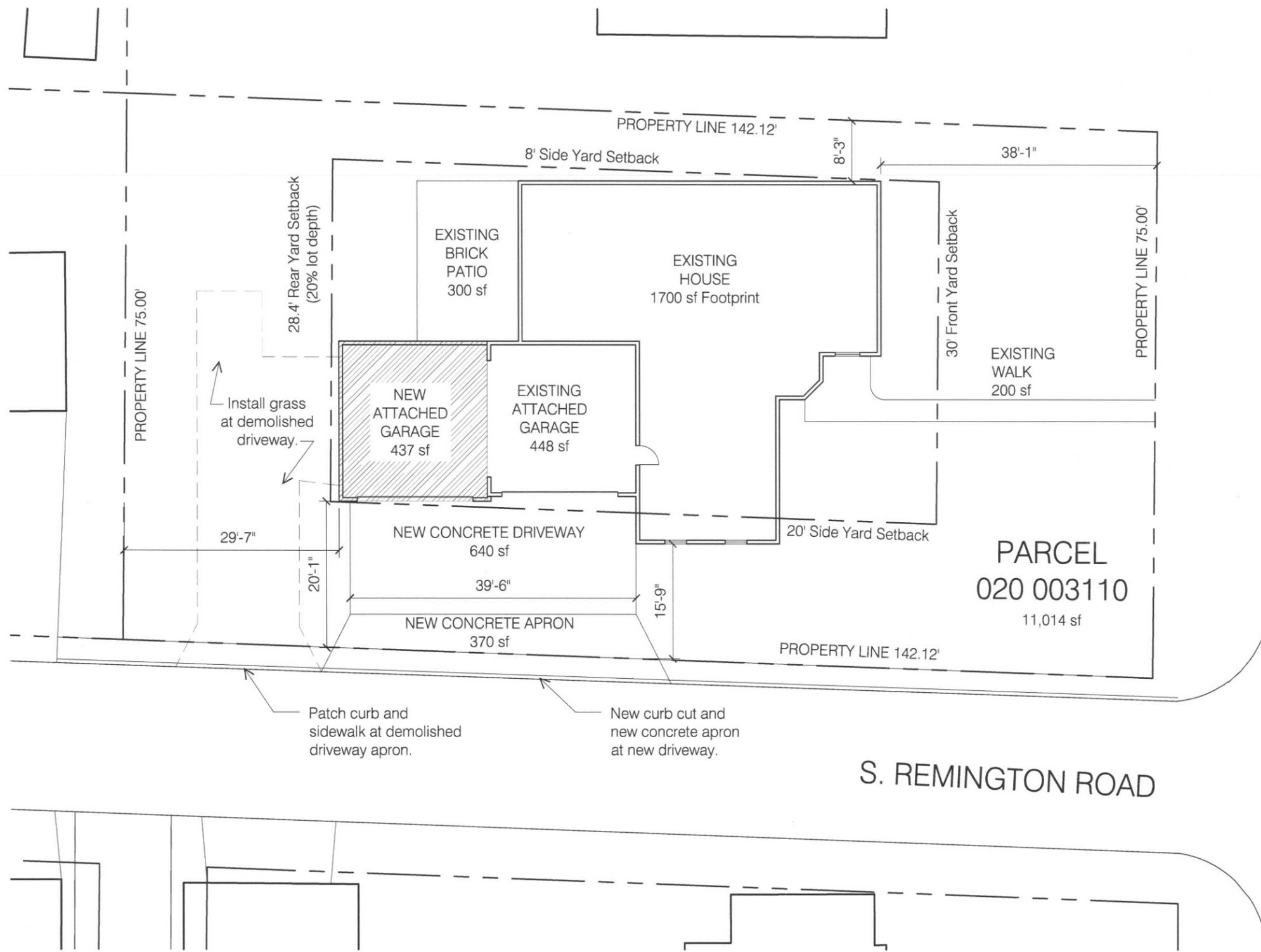
**BEXLEY ZONING: R6 High-Density**

Minimum Lot Size	Actual	Zoning Req't
Lot Size:	11,014 sf	8,400 sf Meets Zoning
Minimum Lot Dims	Actual	Zoning Req't
Lot Width:	75'	70' Meets Zoning
Lot Depth:	142'	120' Meets Zoning
Setbacks	Actual	Zoning Req't
Front Yard Existing:	38'-0"	30'-0" Meets Zoning
Rear Yard Existing:	50'-0"	28'-5" (20% depth) Meets Zoning
Side Existing East:	8'-6"	8'-0" Meets Zoning
Side Existing West:	16'-6"	20'-0" Existing Condition does not meet Zoning
Number of Floors	Actual	Zoning Req't
Existing:	2 (30'-0' height)	2.5 floors (35') Meets Zoning
Lot Coverage	Actual	Zoning Req't
Lot Coverage Existing:	3,240 sf total	3,854 (35%) allowable



1 SITE PLAN - EXISTING  
SCALE: 1/16" = 1'-0"





SHERWOOD ROAD

S. REMINGTON ROAD

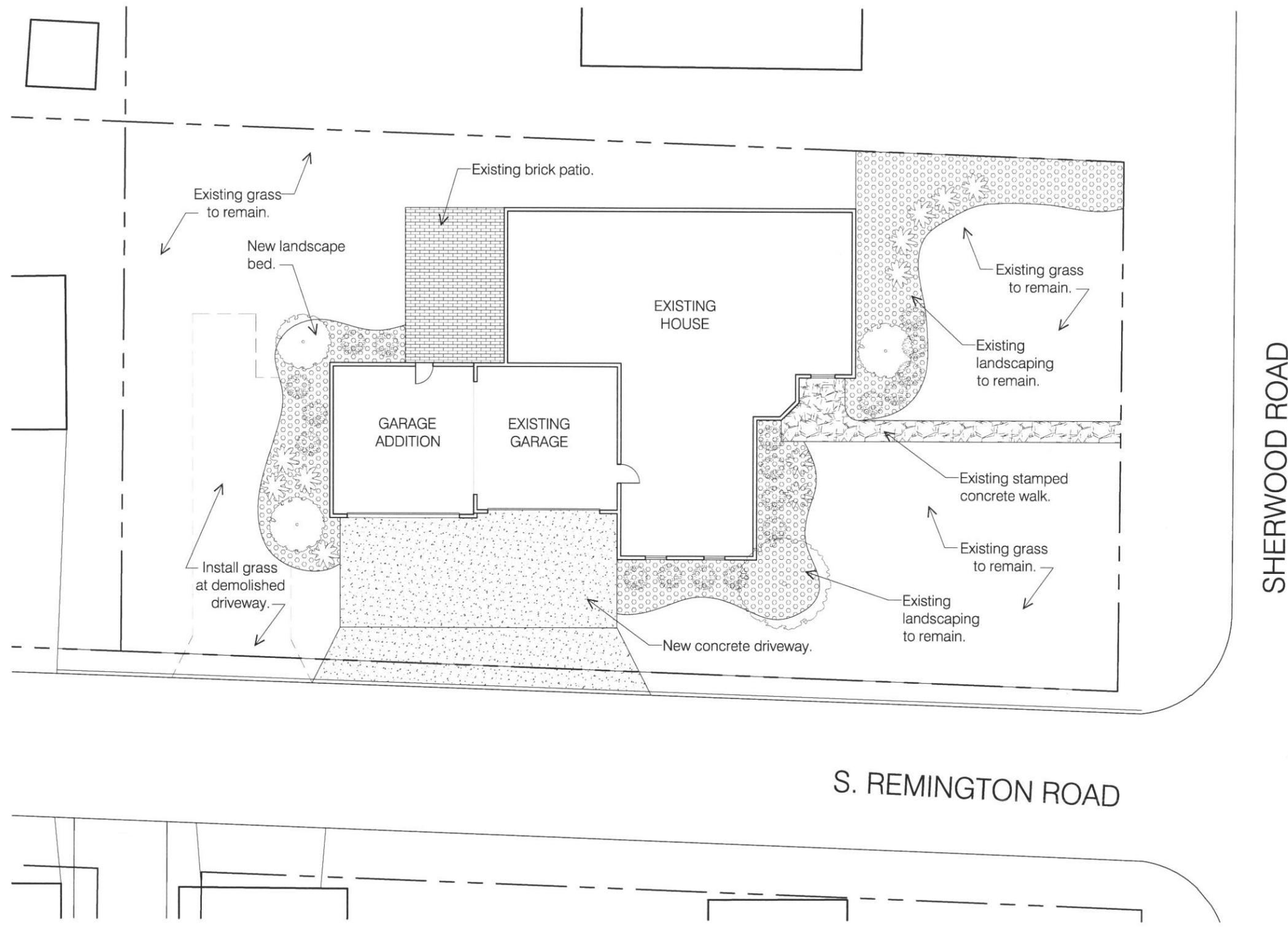
2 SITE PLAN - PROPOSED  
SCALE: 1/16" = 1'-0"



**BEXLEY ZONING: R6 High-Density**

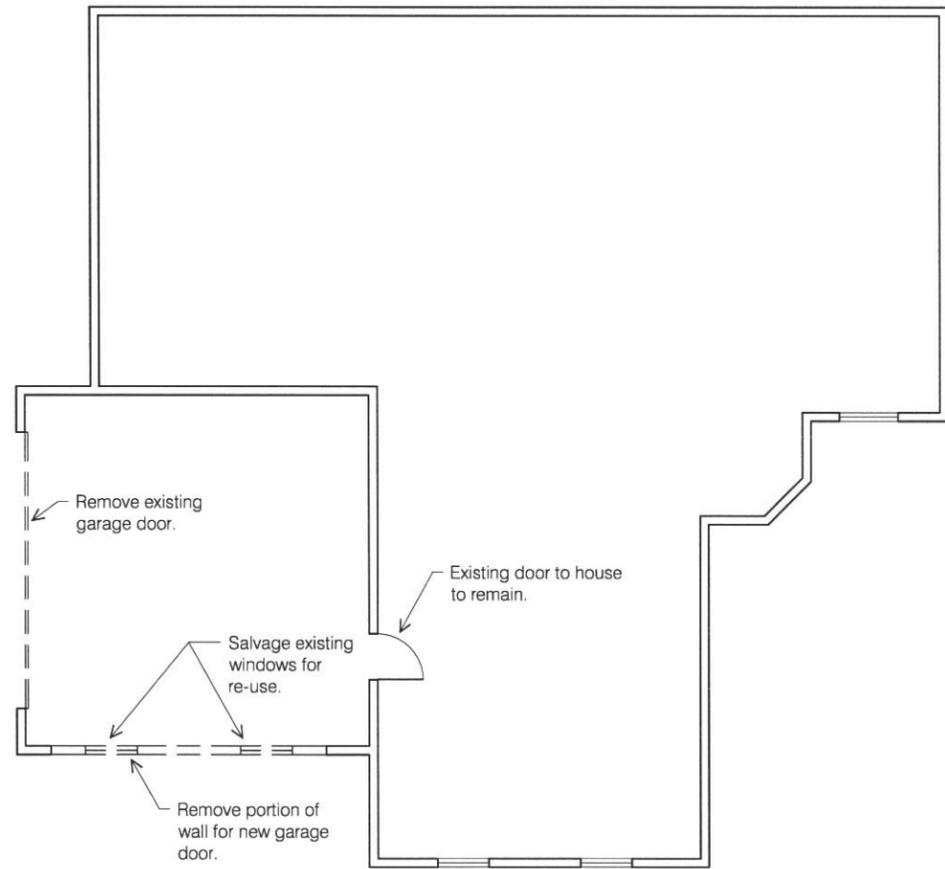
	Actual	Zoning Req't
Minimum Lot Size	11,014 sf	8,400 sf
Lot Size:		Meets Zoning
Minimum Lot Dims		Zoning Req't
Lot Width:	75'	70'
		Meets Zoning
Lot Depth:	142'	120'
		Meets Zoning
Setbacks		Zoning Req't
Front Yard Existing:	38'-0"	30'-0"
		Meets Zoning
Rear Yard Existing:	50'-0"	28'-5" (20% depth)
Rear Yard Proposed:	29'-5"	Meets Zoning
Side Existing East:	8'-6"	8'-0"
		Meets Zoning
Side Existing West:	16'-6"	20'-0"
	Existing Condition does not meet Zoning	
Side Proposed West:	20'-6"	Meets Zoning
Number of Floors		Zoning Req't
Existing:	2 (30'-0' height)	2.5 floors (35')
		Meets Zoning
Lot Coverage		Zoning Req't
Lot Coverage Existing:	3,240 sf total	3,854 (35%) allowable
Lot Coverage w/ addition:	3,451 sf total	Meets Zoning



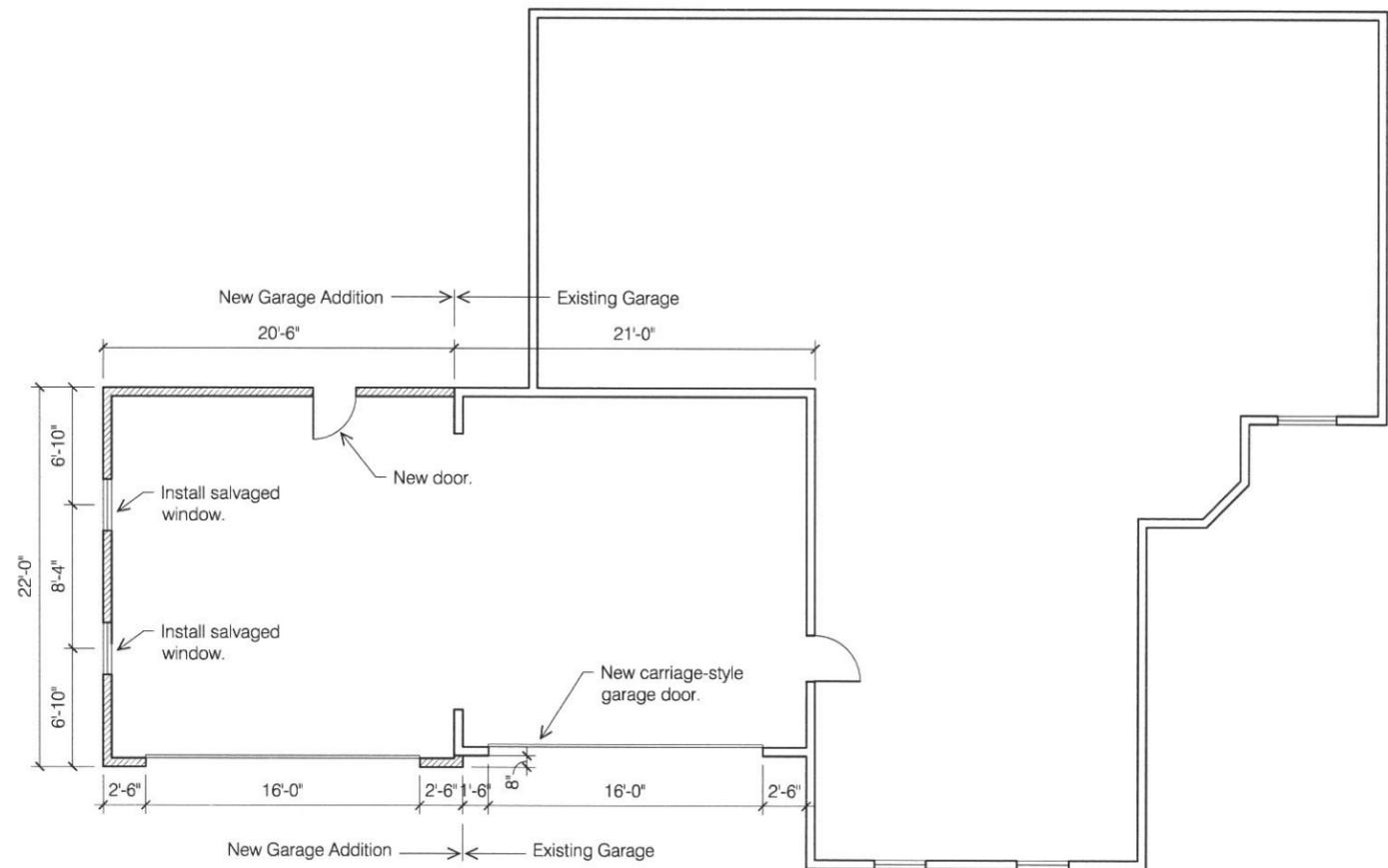


3 LANDSCAPE PLAN  
 SCALE: 1/16" = 1'-0"





1 DEMOLITION PLAN  
 SCALE: 3/32" = 1'-0"  
 0 2 4 8 16



2 GARAGE ADDITION PLAN  
 SCALE: 3/32" = 1'-0"  
 0 2 4 8 16



1 EXISTING WEST ELEVATION  
SCALE: 3/32" = 1'-0"



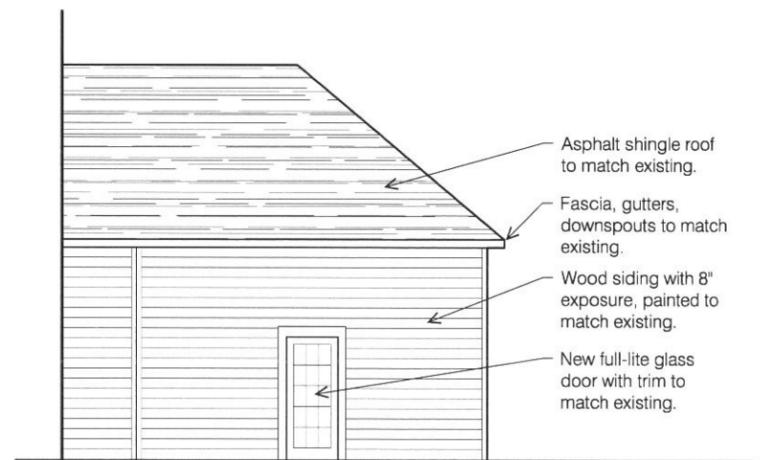
2 PROPOSED WEST ELEVATION  
SCALE: 3/32" = 1'-0"



3 EXISTING NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



4 PROPOSED NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



5 PROPOSED EAST ELEVATION  
SCALE: 3/32" = 1'-0"



1 PHOTOGRAPH OF SOUTH FACADE  
NOT TO SCALE



2 PHOTOGRAPH OF WEST FACADE  
NOT TO SCALE



3 PHOTOGRAPH OF NORTH FACADE  
NOT TO SCALE