

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, April 9, 2015, 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.:** 15- 011
Applicant: Rogers Krajnak Architects
Owner: John & Lynn Vottero
Location: 2503 Sherwood Rd.
Request: The applicant is seeking architectural review and approval for a detached garage that is 20' in height and a 1-story addition to the rear (south side) of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1260.11, which limits detached garages to the greater of 35% of the footprint of the principal structure or 576sq', to allow the detached garage to be 677.66sq'.

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 03-26-15



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number: 20150111

R.P.

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 R4

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.*

7. Applicant Rogers Krajnak Architects E-mail csims@rogerskrajnak.com Phone # 614-461-0243x212 or Cell# _____

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

8. Brief Description of Request and/or Variance Requesting a variance for a new detached garage (676 sq ft) to exceed the allowed 95% of the principal structure by 9.5%. We are also requesting ARB approval of an addition to an existing non-conforming structure - the existing house encroaches the west side setback. The new detached garage request was previously approved by the board on February 10th, 2011.

9. Valuation of Project \$ 260,000

• APPLICATION REVIEW FEES, (based on valuation of the project): February 10th, 2011.
\$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 Charity [Signature] /DATE 3-13-15

Fee: based on valuation \$ 215.00
Fee: based on variance \$ 100.00
Other \$ _____
TOTAL FEE DUE \$ 315.00

**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 RL

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 677.78 sq ft

Existing Building Height _____ one-story two-story

Proposed Addition (foot print) 97.79 sq ft 19'1" Height X one-story _____ two-story
+ at point where addition roof connects w/ existing

Proposed Garage 677.66 sq.ft. 14'4" Height X one-story _____ two-story
to mid Pt.

Permitted Lot Coverage 35 % = 4,228.61 sq ft

Lot to be covered 18.20 % = 2,199.27 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, Inc.

Contractor/Builder N.J.W. Construction

Preliminary Review _____ Final Review X

• DESCRIPTION OF CHANGES PROPOSED Demolish the existing attached Garage and construct a new one story addition on the South side of the principal structure and a new detached two car Garage on the Southwest corner of the property. New roof shingles, gutters and downspouts are also included in the project.

• 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: Owens Corning

3. New Roofing Type, Style & Color: Tru Definition - Duration Asphalt Shingle
Color to be Brownwood.

• **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: Marvin

4. New Window Style, Material & Color: to match existing

• **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 Wood /Style Stained Color to match existing

• **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 type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle <u>Cedar painted to match existing</u>
<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**

1. Existing Door Trim:

Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite ___ Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____

2. Existing Window Trim:

Cedar ___ Redwood ___ Pine ___ Vinyl
 ___ Wood composite ___ Aluminum Clad ___ Molding
 ___ Standard lumber Profile ___ Other: _____

3. Proposed NEW Door Trim: smooth clear cedar to match existing

4. Proposed NEW Window Trim: smooth clear cedar to match existing

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

** Do the proposed changes affect the overhangs? No

• **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: _____

03.09.15

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

Re: BZA/Architectural Review Hearing 04.09.15
2503 Sherwood Rd. –Addition and Renovation

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 be 'John Vottero', written over a horizontal line.

John Vottero, Owner



Photo of Existing North Side of Residence



Photo of Existing West Side of Residence

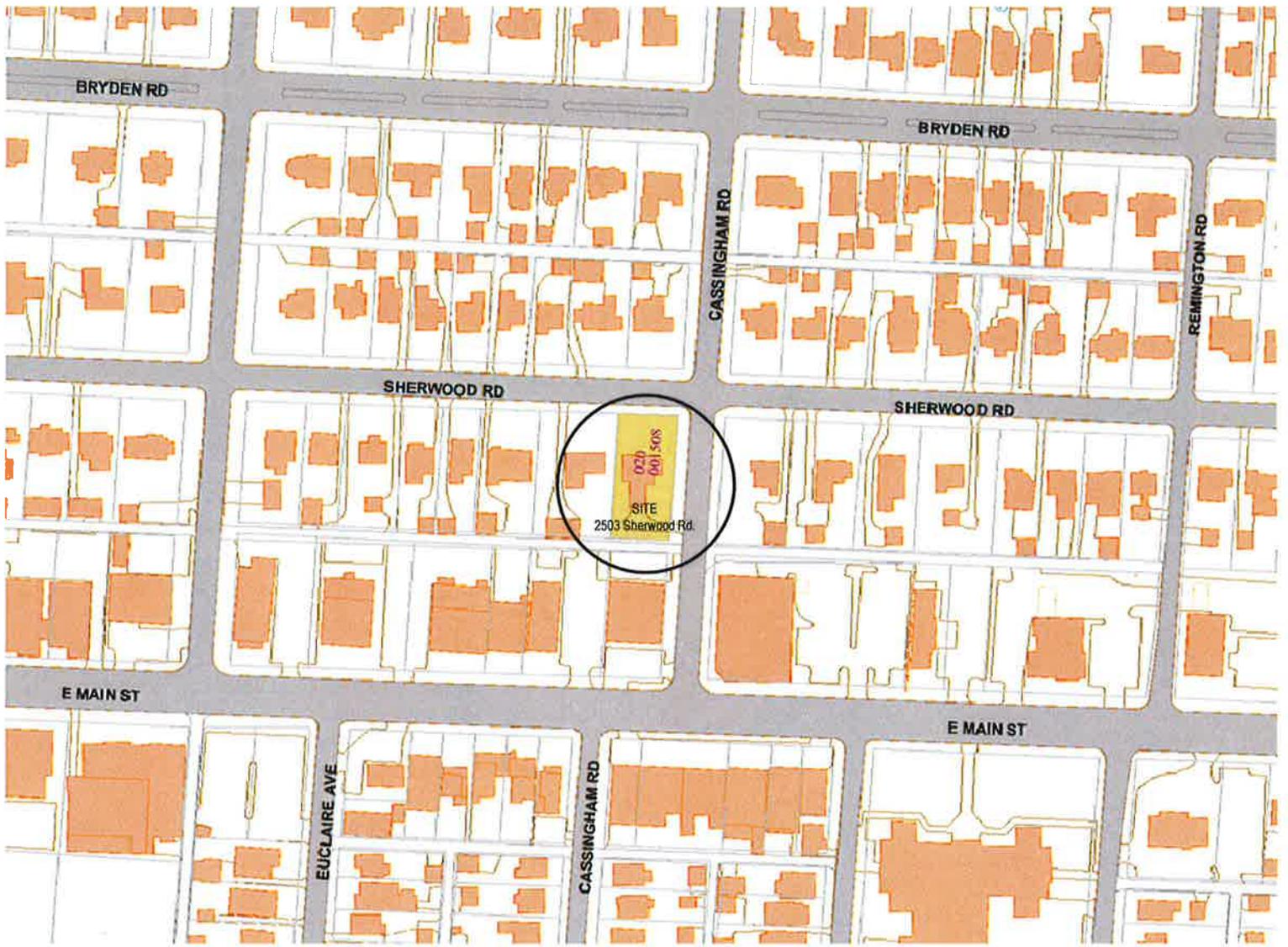


Photo of Existing South Side of Residence



Photo of Existing East Side of Residence

<p>The Vottero Residence</p> <p>2503 Sherwood Rd. Bexley, Ohio 43209</p>		
 <p>ROGERS KRAJNAK ARCHITECTS, INC.</p>	<p>264 South Third Street Columbus, Ohio 43215</p>	<p>03.11.15 Final Schematic Design ARB / BZA Submission</p>
	<p>telephone (614) 461.0243 facsimile (614) 461.6243 www.rogerskrajnak.com</p>	<p>RKA Project # 15001.00</p>



Vicinity Map
N.T.S.



The Vottero Residence

2503 Sherwood Rd. Bexley, Ohio 43209

**ROGERS
KRAJNAK**
ARCHITECTS, INC.

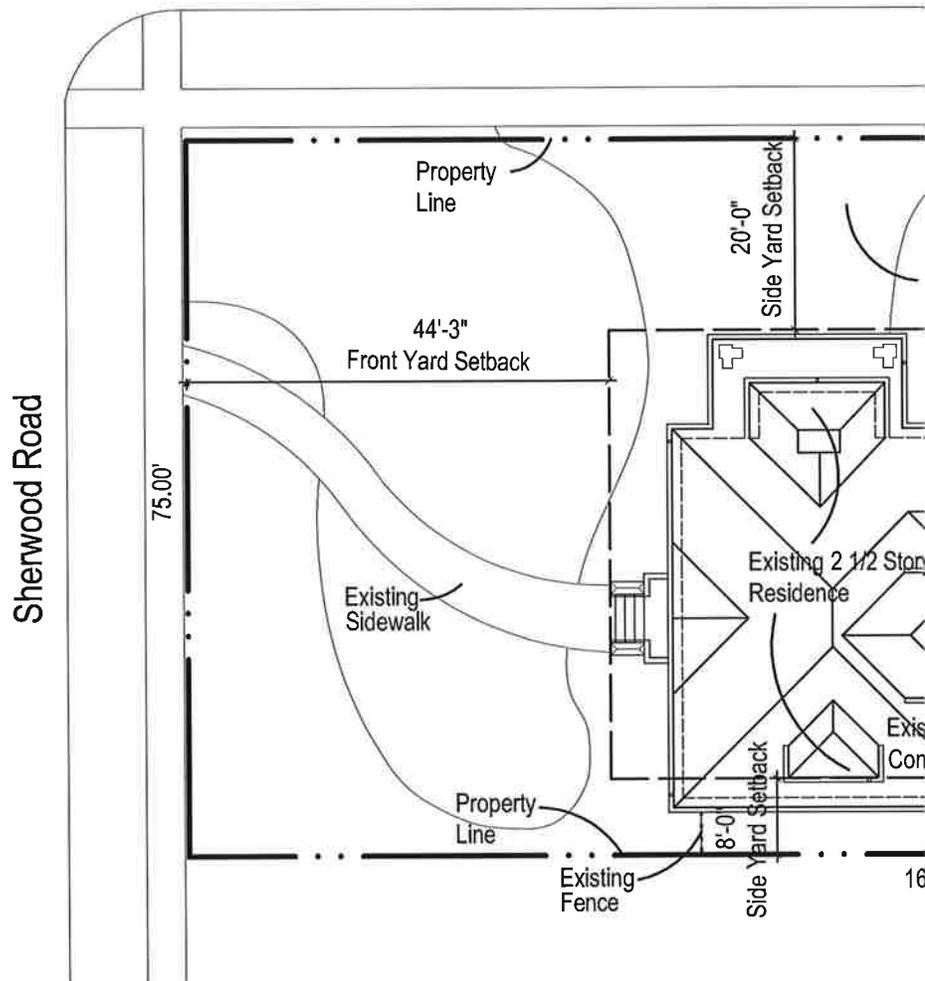
264 South Third Street
Columbus, Ohio 43215

telephone (614) 461 0243
facsimile (614) 461 6243
www.rogerskrajnak.com

03.11.15

Final Schematic Design
ARB / BZA Submission

RKA Project # 15001.00



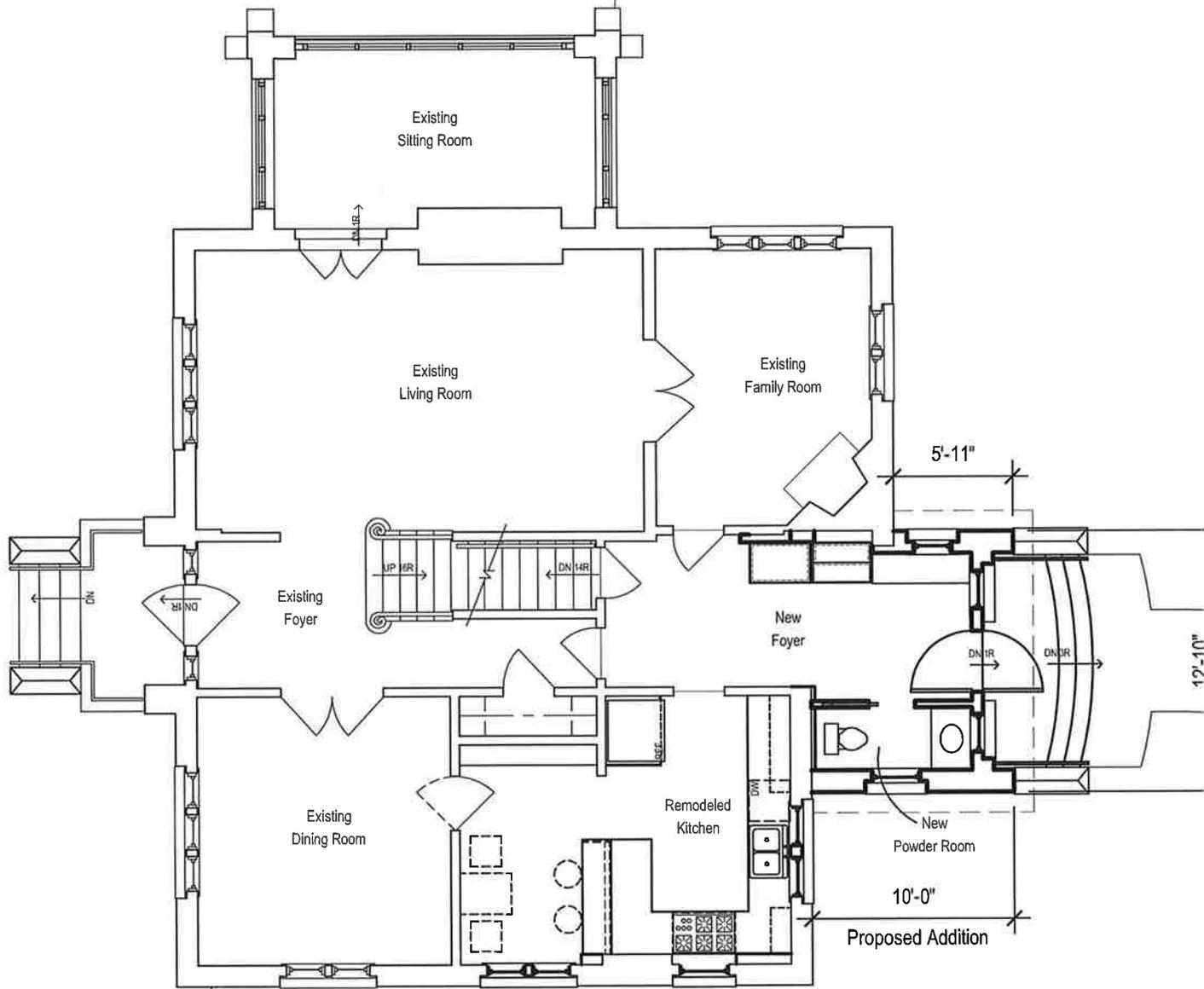
Proposed Site Plan - Option C

SCALE: 1" = 20'-0"



LOT COVERAGE FOR R6 ZONING DISTRICT		
REQUIRED LOT SIZE: 8,400 sq. ft. minimum		
ACTUAL LOT SIZE: 12,081.75 sq. ft.		
	SQ. FOOTAGE	% OF LOT
MAXIMUM LOT COVERAGE PERMITTED	4,228.61 sq. ft.	35.00%
EXISTING LOT COVERAGE	1,946.28 sq. ft.	16.11%
DEMOLISHED ATTACHED GARAGE AND PORCH	-521.46 sq. ft.	-4.32%
PROPOSED NEW ONE-STORY ADDITION	+97.79 sq. ft.	+0.08%
PROPOSED NEW DETACHED GARAGE	+677.78 sq. ft.	+5.61%
PROPOSED TOTAL NEW LOT COVERAGE	2199.27 sq. ft.	18.20%

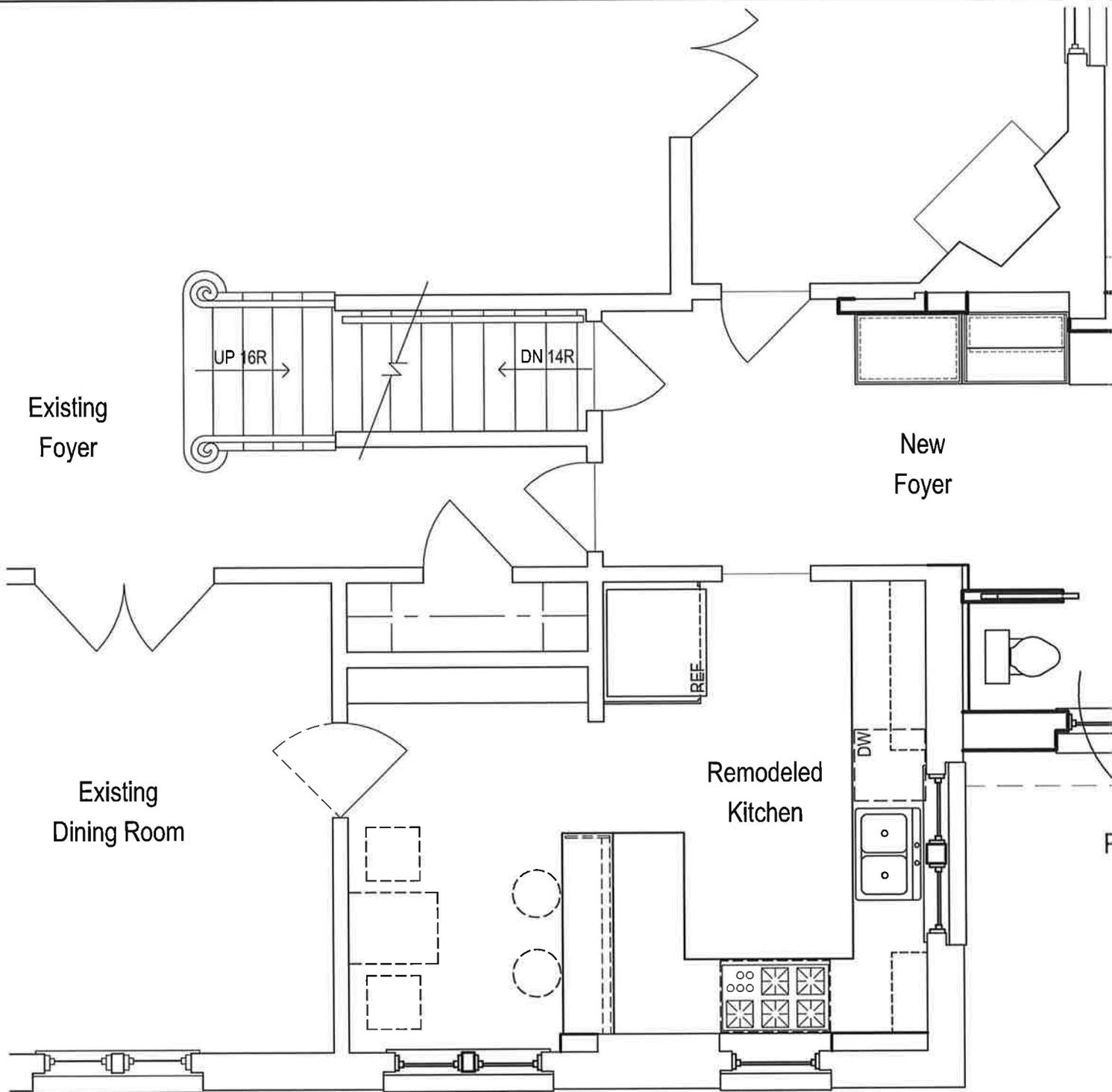
VARIANCES REQUESTED	
Requesting approval of an addition to an existing non-conforming structure. Existing non-conforming conditions:	
1252.03 (d) -	Requesting variance to side yard setback requirement of 8'-0" for existing non-conforming condition. The West side of the existing home encroaches west side setback line by 1'-10" +/-.
Variance Required:	
1260.11 (a) -	Requesting variance to accessory structure requirement of 35% or less of the footprint of the principal structure to allow a 677.66 sq.ft. detached garage to be constructed. The requested variance would be for 44.5% of the footprint of the principal structure, which is a 9.5% increase over the allowable. This variance was previously approved on Feb. 10, 2011.



Proposed First Floor Plan - Option C

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

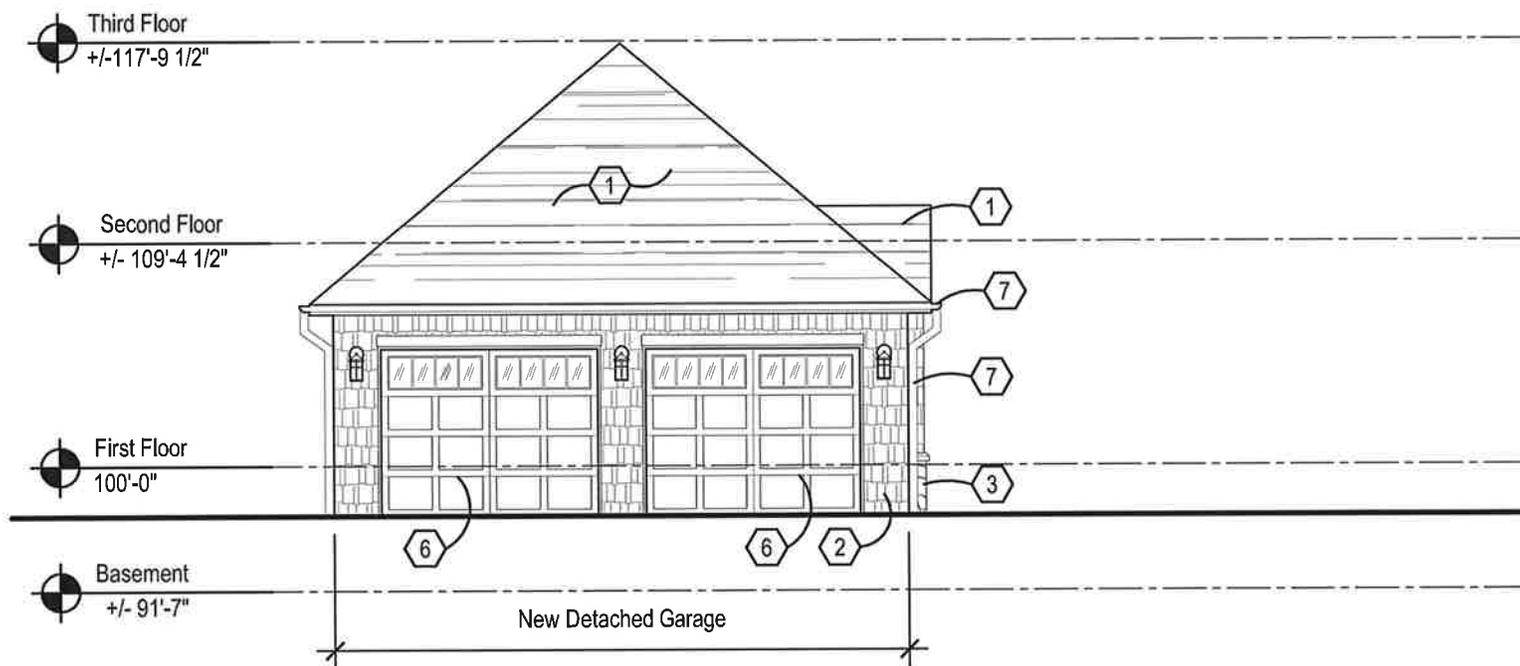




Proposed First Floor Plan - Option C

SCALE: 1/4" = 1'-0"





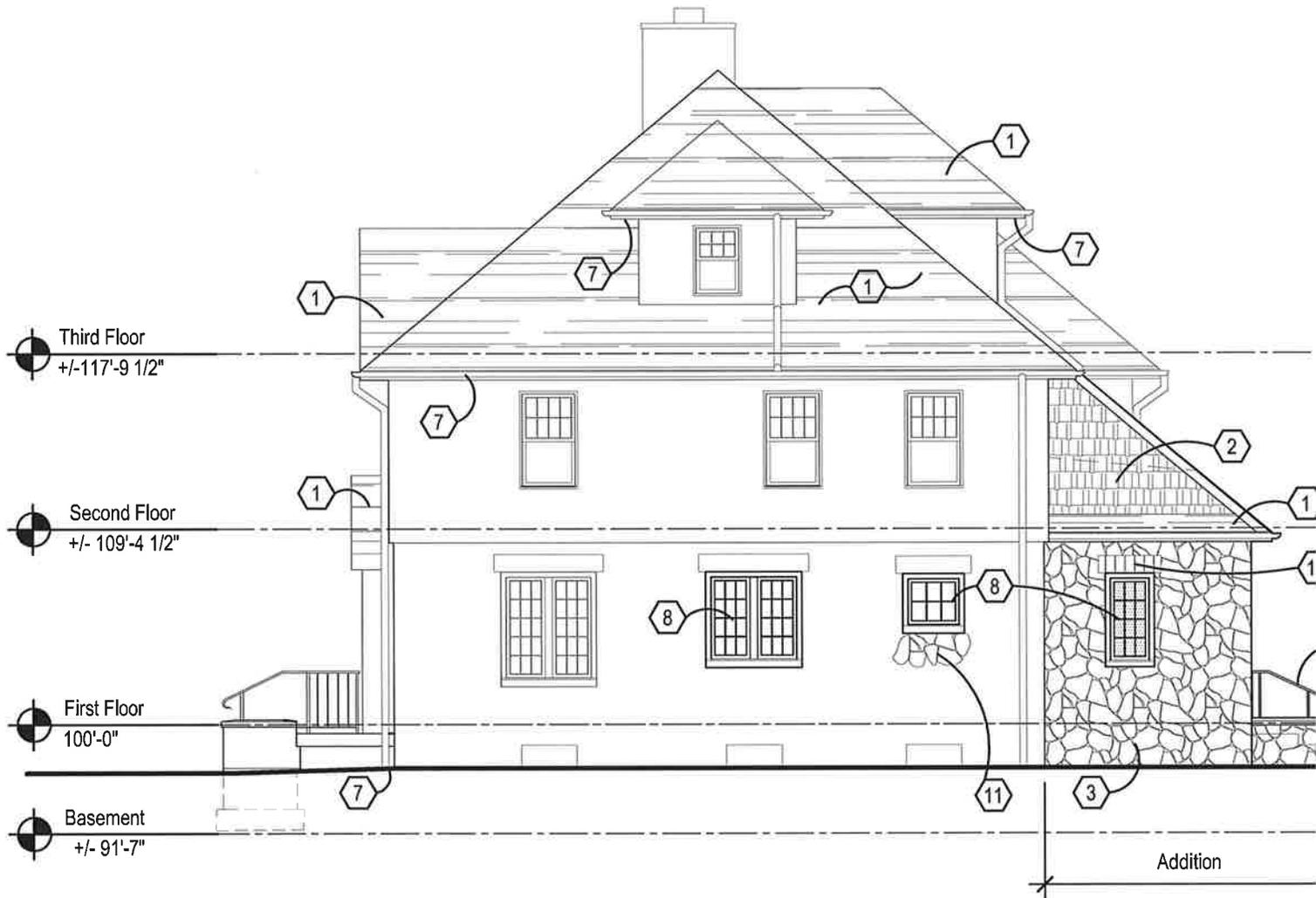
Proposed East Elevation - Option C

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

CODED NOTES:

1. New limited lifetime warranty fiberglass roof shingle, Owens Corning TruDefinition Duration, shingle color "Brownwood" over 30# felt.
2. New cedar shakes, match existing exposure, size, texture, pattern, and paint to match shakes on existing residence.
3. New stone to match profile, color, pattern, and mortar joints of existing.
4. New wrought iron railing by Fortin Ironworks.
5. New concrete porch slab with saw cut control joints. Slope minimum 1/8" per foot.
6. New insulated steel garage door by Overhead Door Corporation.
7. New prefinished aluminum downspouts and half round type gutter, typ.
8. New wood window by Marvin with Dura-Lead tape on the interior side of inside lite.
9. New limestone coping with sloped top.
10. New low sloped EPDM roof with minimum 12" high vertical flashing at all walls / roof intersections.
11. Existing window removed. New shorter window installed with head at existing height. Infill area below new window sill with new wall framing and new stone to match existing. Tooth-in to match existing mortar joints.
12. Existing Double Hung Window relocated from existing garage.
13. New stone window head to match existing.

Note: Existing cedar shakes on home to be painted - color to match existing.



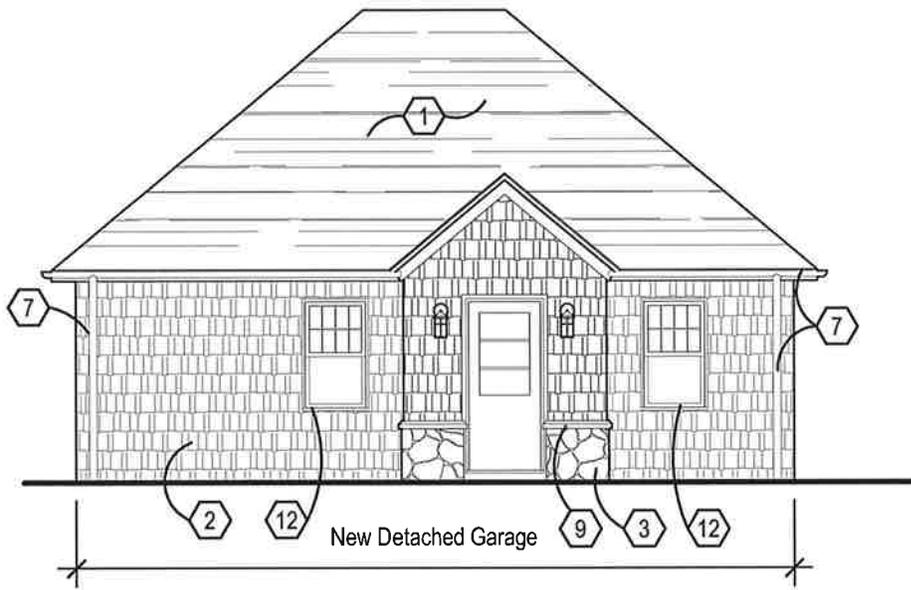
Proposed West Elevation - Option C

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

CODED NOTES:

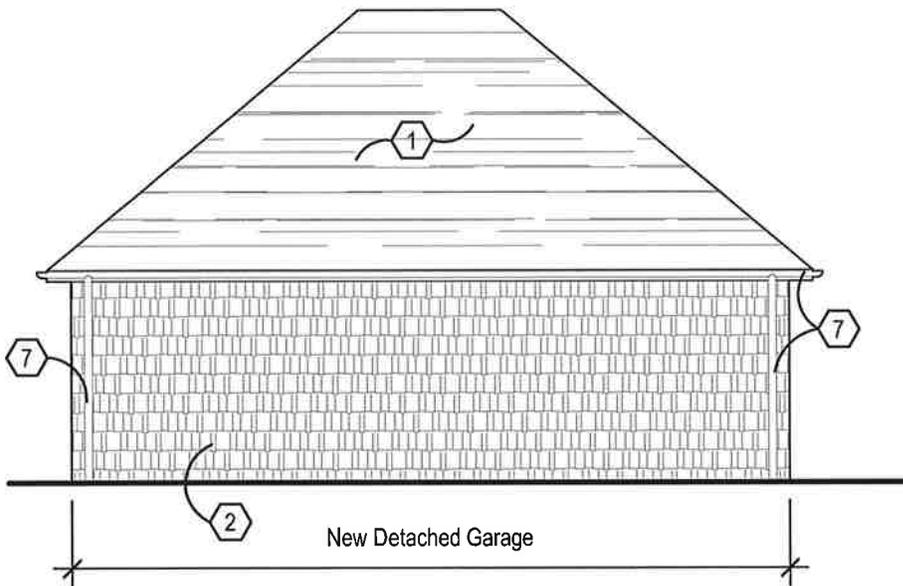
1. New limited lifetime warranty fiberglass roof shingle, Owens Corning TruDefinition Duration, shingle color "Brownwood" over 30# felt.
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12. Existing Double Hung Window relocated from existing garage.
13. New stone window head to match existing.

Note: Existing cedar shakes on home to be painted - color to match existing.



Proposed North Garage Elevation

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



Proposed South Garage Elevation

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

Third Floor
+/- 117'-9 1/2"

Second Floor
+/- 109'-4 1/2"

First Floor
100'-0"

Basement
+/- 91'-7"

Proposed South Elevation

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

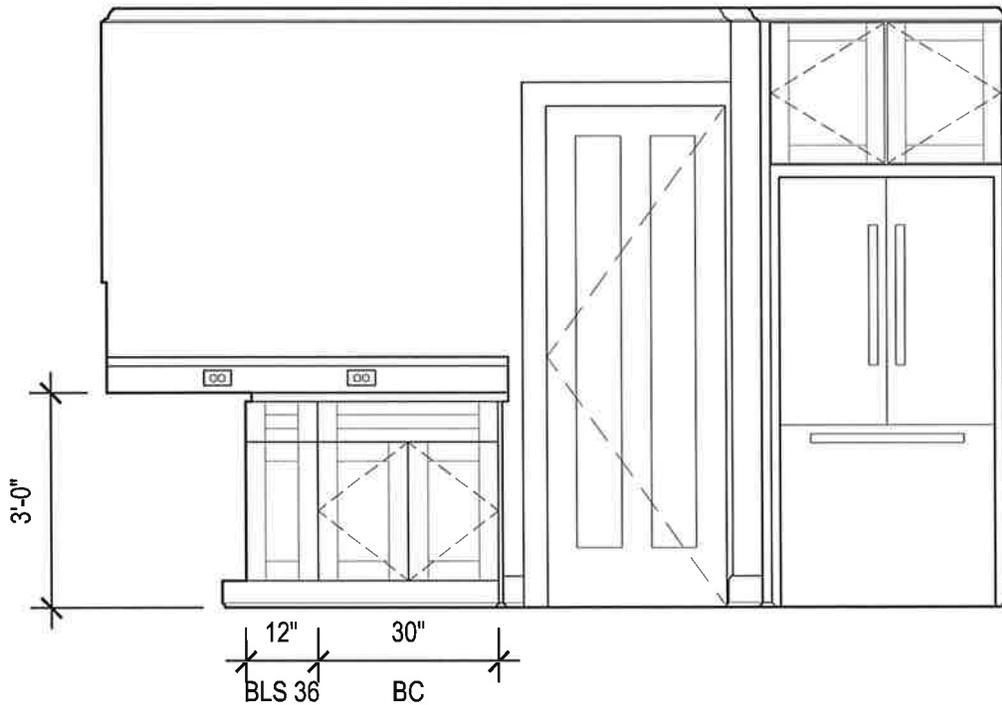
CODED NOTES:

1. New limited lifetime warranty fiberglass TruDefinition Duration, shingle color "
2. New cedar shakes, match existing exterior paint to match shakes on existing residence
3. New stone to match profile, color, pattern
4. New wrought iron railing by Fortin Iron
5. New concrete porch slab with saw cut per foot.
6. New insulated steel garage door by Clopay
7. New prefinished aluminum downspout
8. New wood window by Marvin with Durabond inside lite.
9. New limestone coping with sloped top



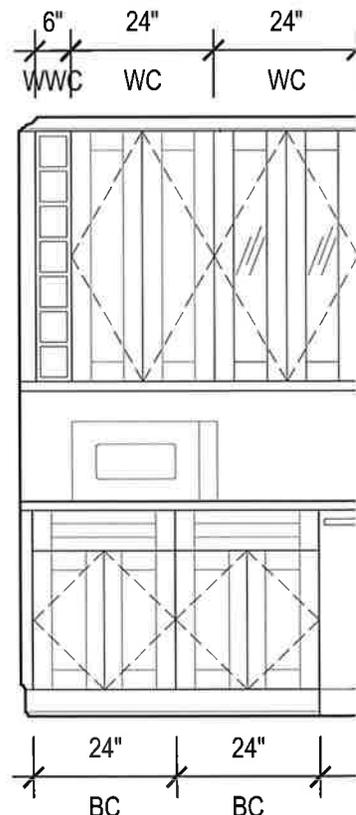
Kitchen - West Elevation - Option C

SCALE: 3/8" = 1'-0"



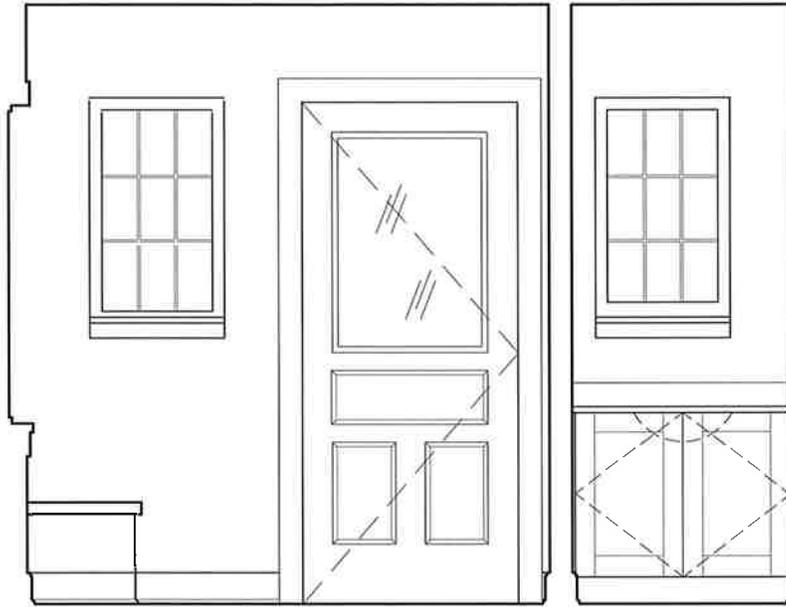
Kitchen - North Elevation - Option C

SCALE: 3/8" = 1'-0"



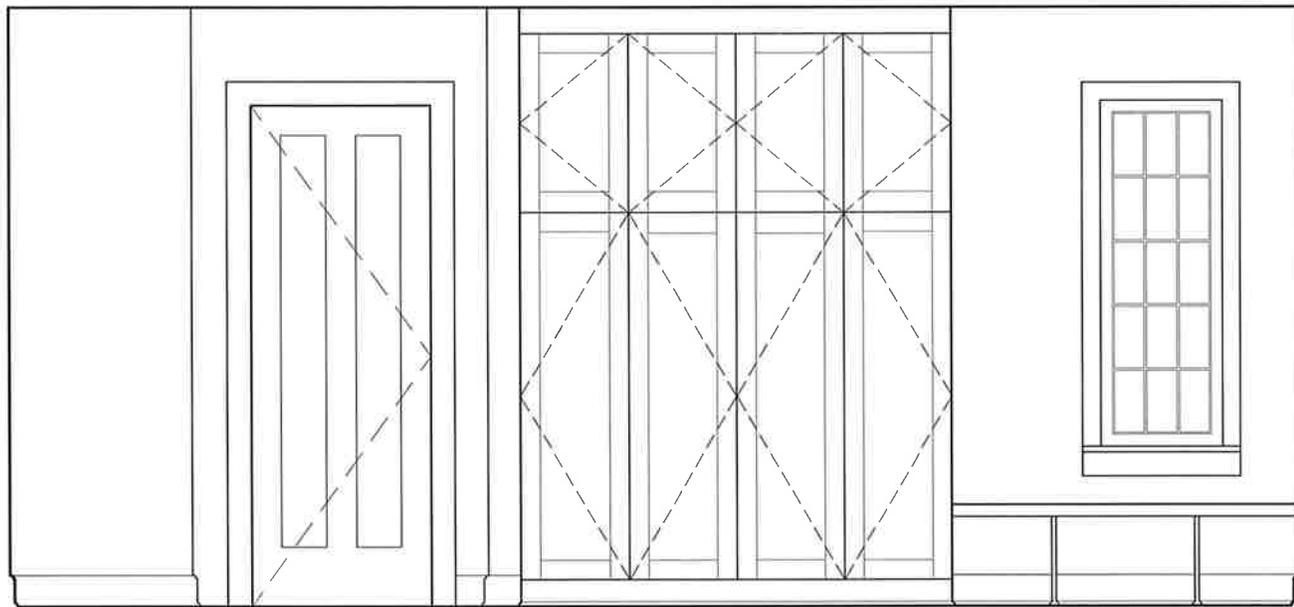
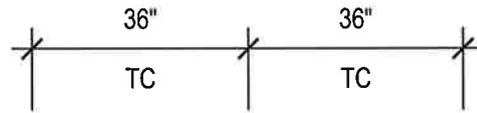
Kitchen - South Elevation

SCALE: 3/8" = 1'-0"



Foyer and Powder Room - South Elevation - Option C

SCALE: 3/8" = 1'-0"



Foyer - West Elevation - Option C

SCALE: 3/8" = 1'-0"