



City of Bexley

**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, May 14, 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- 014
Applicant: Heidi Bolyard, Simplified Living Arch. & Desgin
Owner: Mark Talis
Location: 2759 Sherwood Rd.
Request: The applicant is seeking architectural review and approval for a 2-story addition the rear and west side of the principal structure and a new front porch. The applicant is also seeking a variance from Bexley Code Section 1252.03(d), which requires an 8' side yard setback, to allow the proposed 2-story addition to be constructed 7.6' from the west side property line.

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.

Mayor Ben Kessler

City Council:
Richard Sharp, President
Lori Ann Feibel
Steve Keyes
Anne Lewis
Tim Madison
Mark Masser
Deneese Owen

Mailed by 04-30-15

City of Bexley Ohio
2242 East Main Street
Bexley, Ohio 43209

614.559.4200

www.bexley.org



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015014

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 2759 Sherwood Road Zoning District _____

6. OWNER Mark Talis Phone # _____ or Cell # 614.554.6355

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

Heidi Bolyard / Simplified Living

7. Applicant Architecture + Design E-mail heidi@simplifiedarchitecture.com Phone # 614-774-2490 or Cell# _____

Address 75 S High St., Suite 4 /City, State, Zip Dublin, Ohio 43017

8. Brief Description of Request and/or Variance Architectural review for a two-story addition and new front porch. Variance for the side yard setback at the existing detached garage.

9. Valuation of Project \$ 200,000

- **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 11/16/15

Fee: based on valuation	\$ 185.00
Fee: based on variance	\$ 100.00
Other	\$
TOTAL FEE DUE	\$ 285.00

**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 2759 Sherwood Road Zoning District R-6

Lot Width 55.0' ft Depth 168.95' ft Total Area 9292.25' sq ft

Existing Residence (foot print) 783.7' sq ft Garage 404.0' sq ft

Existing Building Height _____ one-story 22.6' two-story

Proposed Addition (foot print) 700.4' sq ft 22.3' Height _____ one-story X two-story

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

Permitted Lot Coverage 35 % = 3252.3 sq ft

Lot to be covered 23 % = 2120 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 Simplified Living Architecture + Design

Contractor/Builder Dehlco Construction

Preliminary Review _____ Final Review X

• **DESCRIPTION OF CHANGES PROPOSED** A two-story addition at rear of existing two-story residence. A covered porch at the back of the existing structure, a new front porch, and a second floor addition to the existing one-story structure on the West side of the home. Connect the home to the existing detached garage with a trellis.

• **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

With the addition of the trellis, the existing garage will be considered attached to the home. We are requesting a variance to reduce the side yard setback from 8' to 2.9' at the existing garage.

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

X Architectural Dimensional Shingles ____ EPDM (rubber) Roofing ____ Metal

2. New Shingle Manufacturer: CertainTeed

3. New Roofing Type, Style & Color: Type: Landmark, Style: Asphalt Shingles, Color: Weathered Wood

• **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: Jeld Win
- New Window Style, Material & Color: Double Hung, transom (fixed), vinyl, white

• **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 Fiberglass /Style see attached elevations Color Black

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco <u>painted to match new siding</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding <u>5" reveal, painted Market Square, by Crane, color Greystone. Existing siding replaced to match ne</u>
<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: Wood Plastic Composite
- Proposed NEW Window Trim: Wood Plastic Composite
- Trim: Color(s): White

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other None
2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other Metal

PROPOSED:

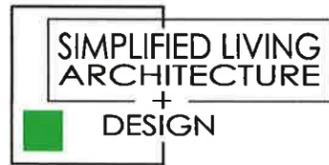
3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other _____
4. Proposed Railing Materials
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other NONE

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



April 16, 2015

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

Re: 2759 Sherwood Road Variance

Due to the existing detached garage being built so close to the middle of the property, it has been difficult to create significant separation between the proposed addition and detached garage to allow them to stand alone. To create a seamless design, we have decided to attach the two structures with a trellis and patio to allow the two structures to work together.

With the addition of the trellis, the existing garage will be considered attached to the home. This causes the existing garage to meet the setback requirements for the property. Due to the existing location of the existing garage, we are requesting a variance to reduce the side yard setback from 8' to 2.9' at the existing garage. The garage is within the 30' rear yard setback at 45.6'.

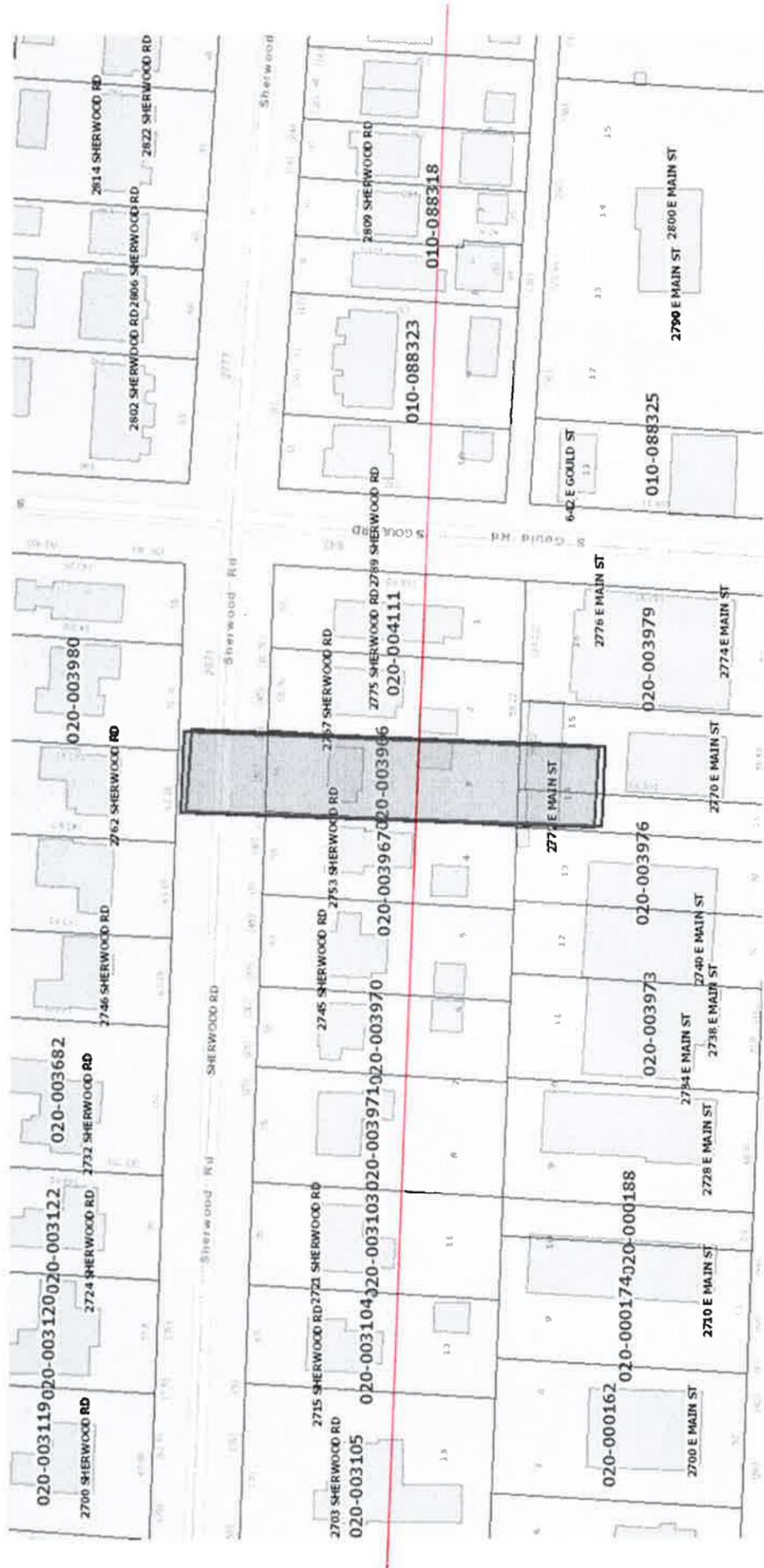
The existing garage is concrete block, therefore attaching the structure to the home does not cause any issues with the fire code. We will also be adding 5/8" Type-"X", fire code drywall to the ceiling.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Machul Bolyard".

Heidi Machul Bolyard, AIA, NCARB, LEED AP BD+C



2799 SHERWOOD

Front and Left Elevations



Front and Right Elevations



Rear and Right Elevations



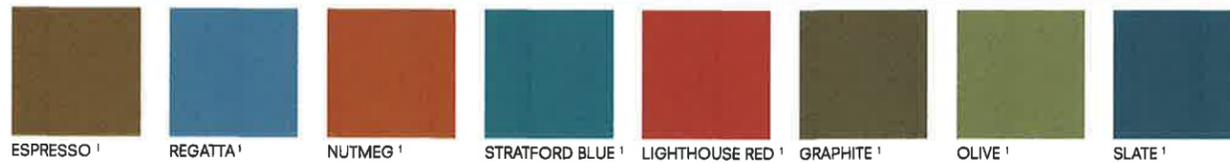
Rear and Left Elevations



75 S. High Street . Suite 4 . Dublin, Ohio 43017
614.774.2490 phone . 614.633.1053 fax
www.simplifiedarchitecture.com



SMART STYLES™ EXPRESSIONS

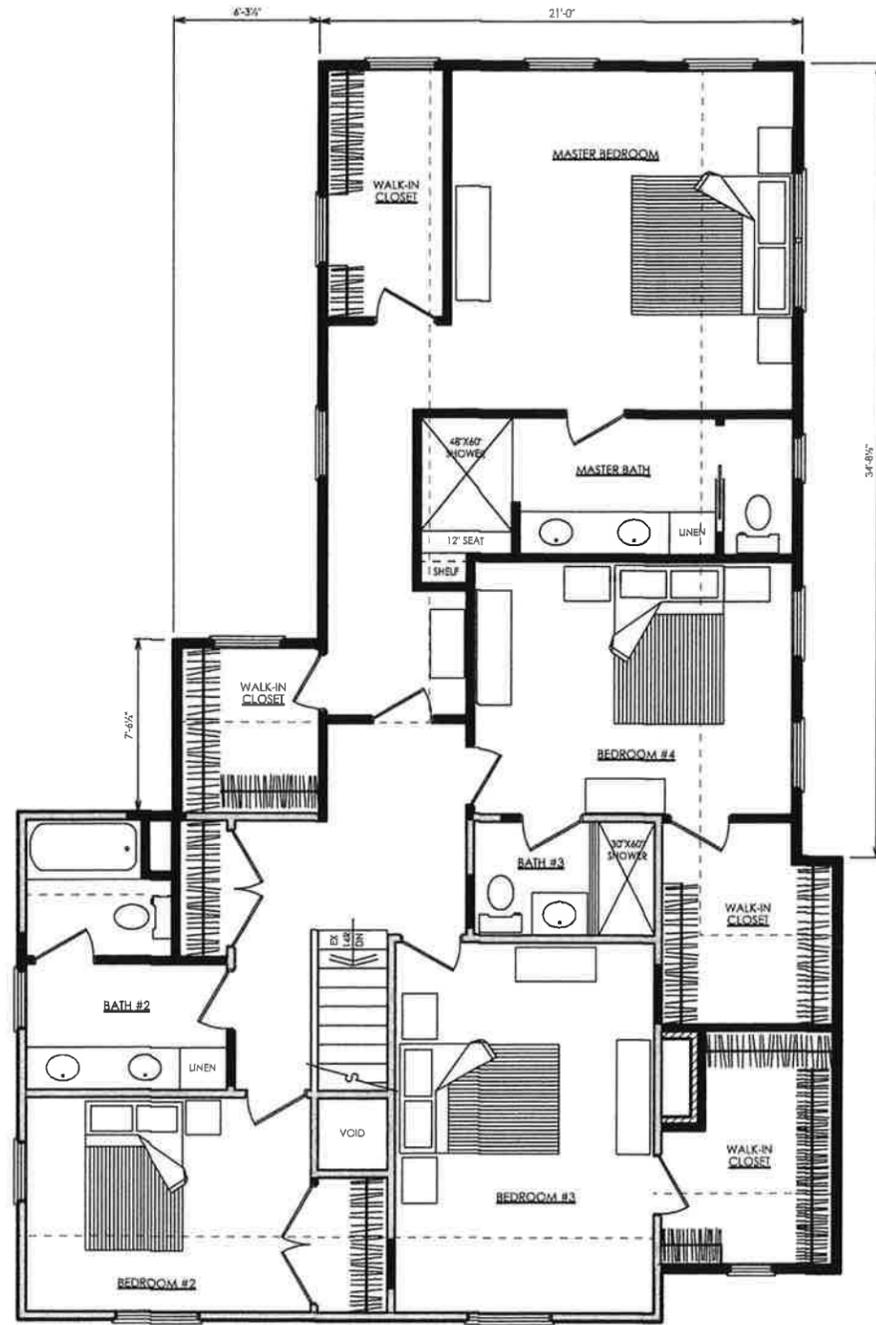


SMART STYLES™



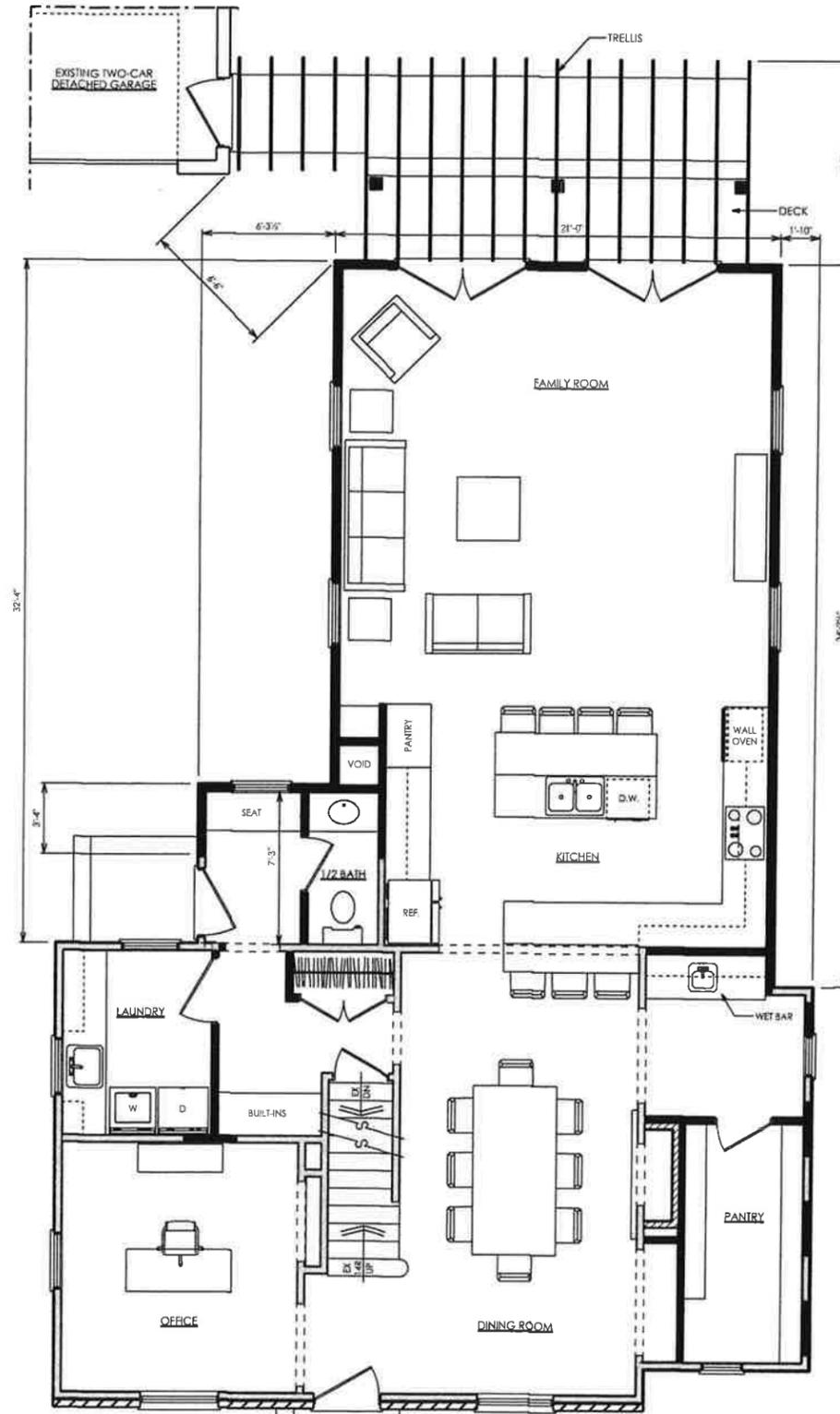
Market Square by Crane

1. Not available in Double 5*
* Special Order



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



	PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
032715				
000000				
000000				
000000				

A Project For
 Mark Tallis
 2759 Sherwood Road
 Bexley, Ohio 43209

SIMPLIFIED LIVING
 ARCHITECTURE
 DESIGN

75 S. High St. Suite 4
 Dublin, Ohio 43017
 614.774.2490 Phone
 614.633.1053 Fax
 simplifiedarchitecture.com



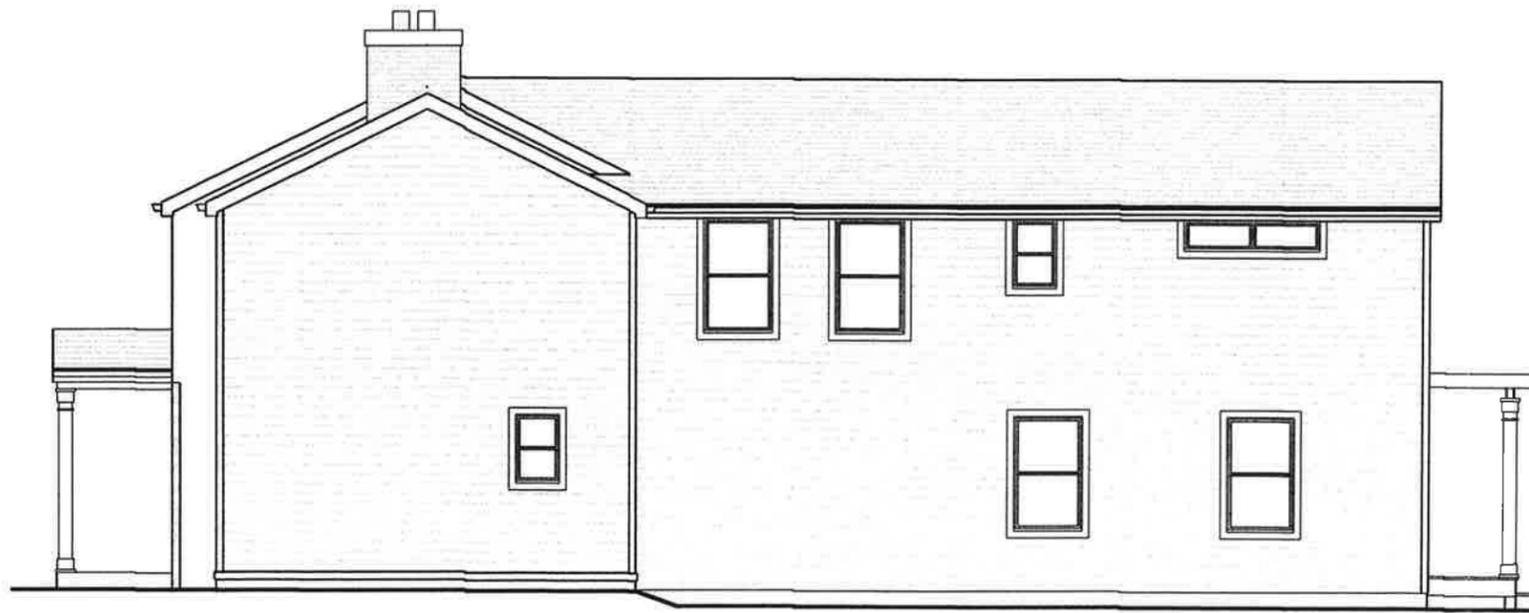
LEFT ELEVATION

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



FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

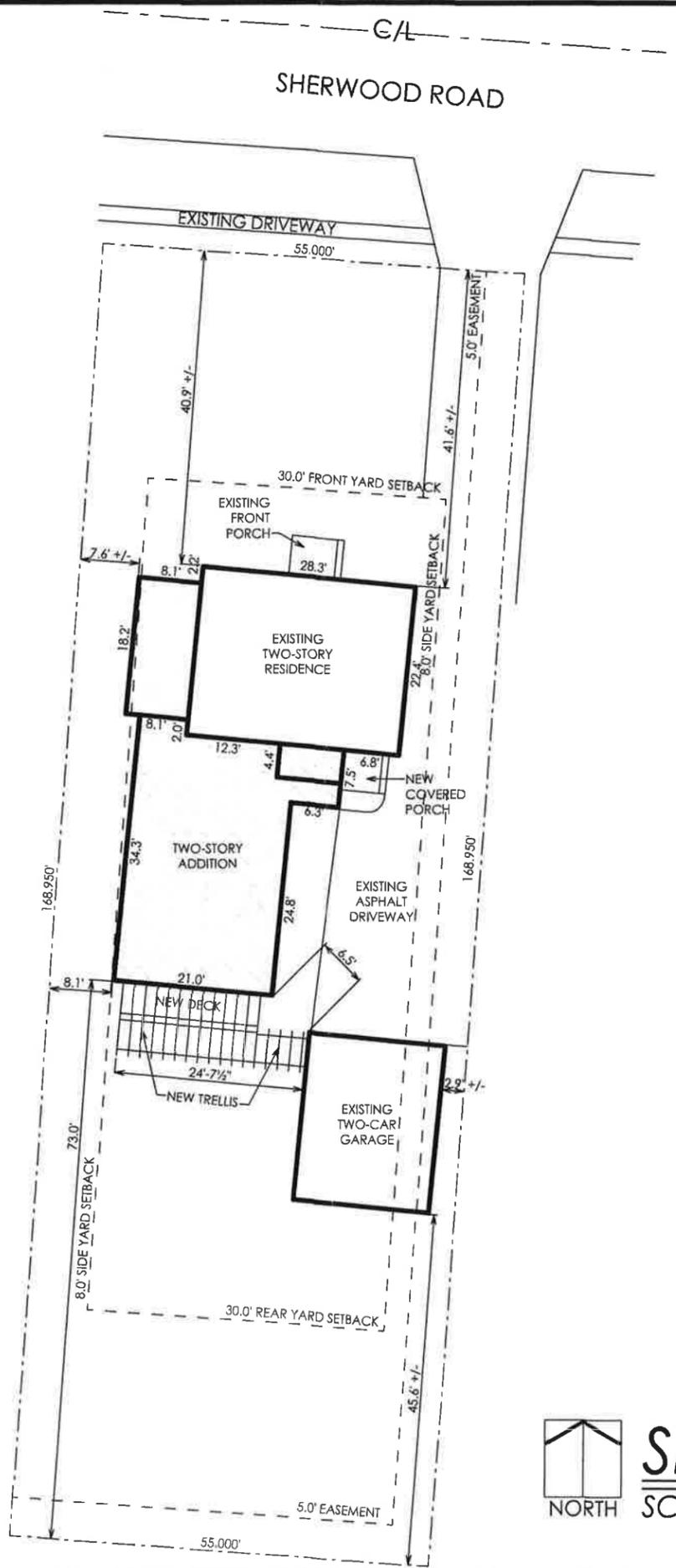
SCALE: 1/8" = 1'-0"

	PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
032715				
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A Project For
 Mark Talis
 2759 Sherwood Road
 Bexley, Ohio 43209



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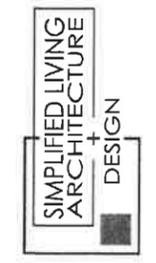


SITE PLAN

SCALE: 1" = 20'-0"

NO.	DESCRIPTION
032715	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS

A Project For
 Mark Tails
 2759 Sherwood Road
 Bexley, Ohio 43209



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