



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 205014
*Revised Application
for Variance*

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 required distance between the two-story addition and 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 /DATE 06/01/15

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 the 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.

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

Due to the existing detached garage being built so close to the middle of the property, we are requesting
a variance to reduce the required distance between the residence and detached garage from 10' to 6'-6".

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**

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: Jeld Win
4. New Window Style, Material & Color: Double Hung, transom (fixed), vinyl, white

• **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 Fiberglass /Style see attached elevations Color Black

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
(x)	()	Natural Stone _____
()	()	Cultured Stone _____
()	()	Brick _____
()	()	Mortar _____
(x)	()	Stucco <u>painted to match new siding</u>
()	()	Wood Shingle _____
()	()	Wood Siding _____
(x)	(x)	Vinyl Siding <u>5" reveal, painted Market Square, by Crane, color Greystone. Existing siding replaced to match nt</u>
()	()	Aluminum Siding _____
()	()	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: Wood Plastic Composite
4. Proposed NEW Window Trim: Wood Plastic Composite
5. 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:

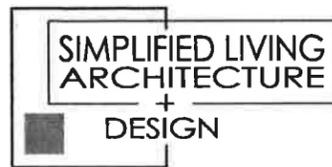
3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other
4. Proposed Railing Materials
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other NONE

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



June 1, 2015

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

Re: 2759 Sherwood Road Variance

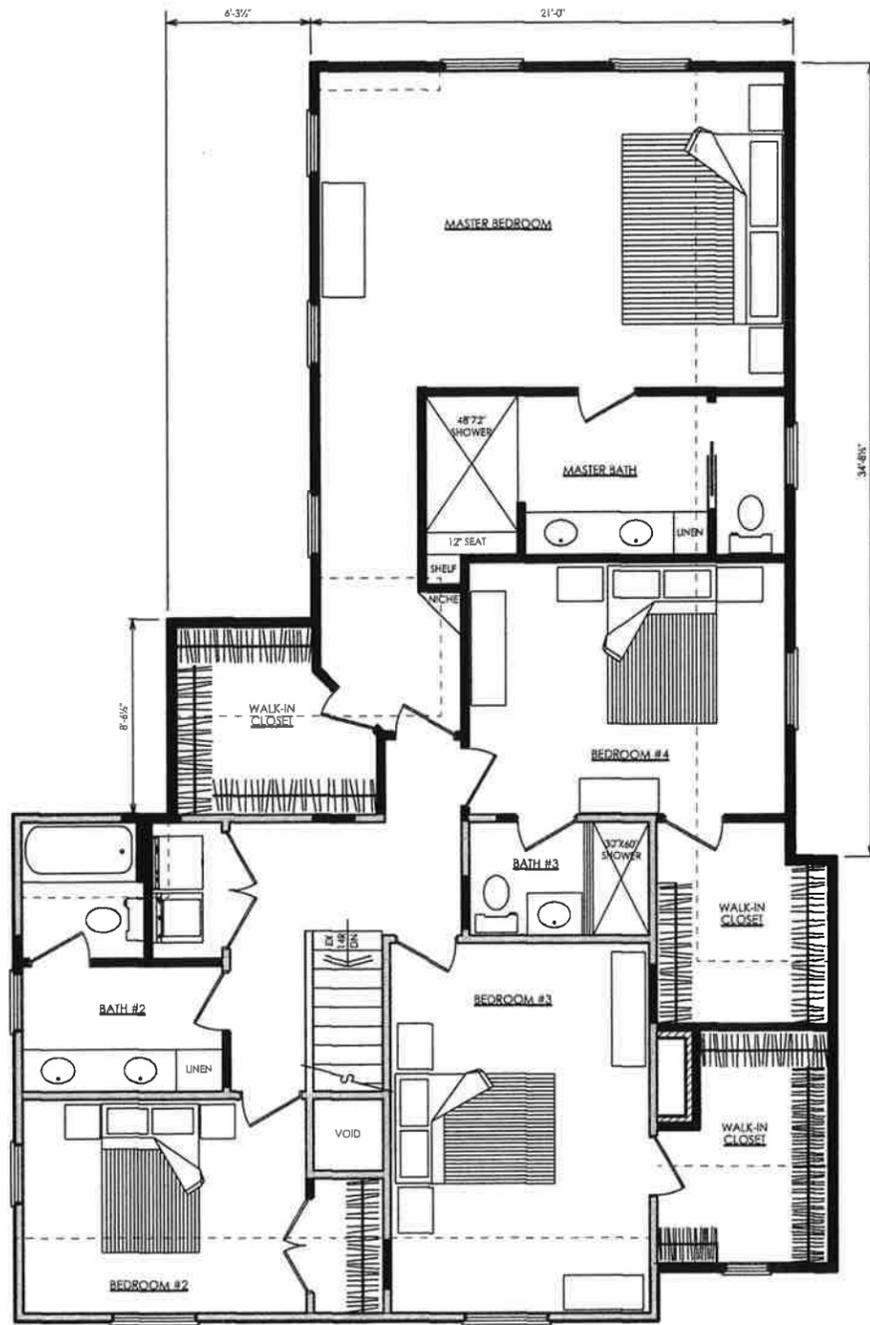
Due to the existing detached garage being built so close to the middle of the property, we are requesting a variance to reduce the required distance between the residence and detached garage from 10'-0" to 6'-6". Most detached garages in Bexley are located about 5' off the rear property line. The garage on this property was built 45.6' off the rear property line.

Please feel free to contact me with any questions.

Sincerely,

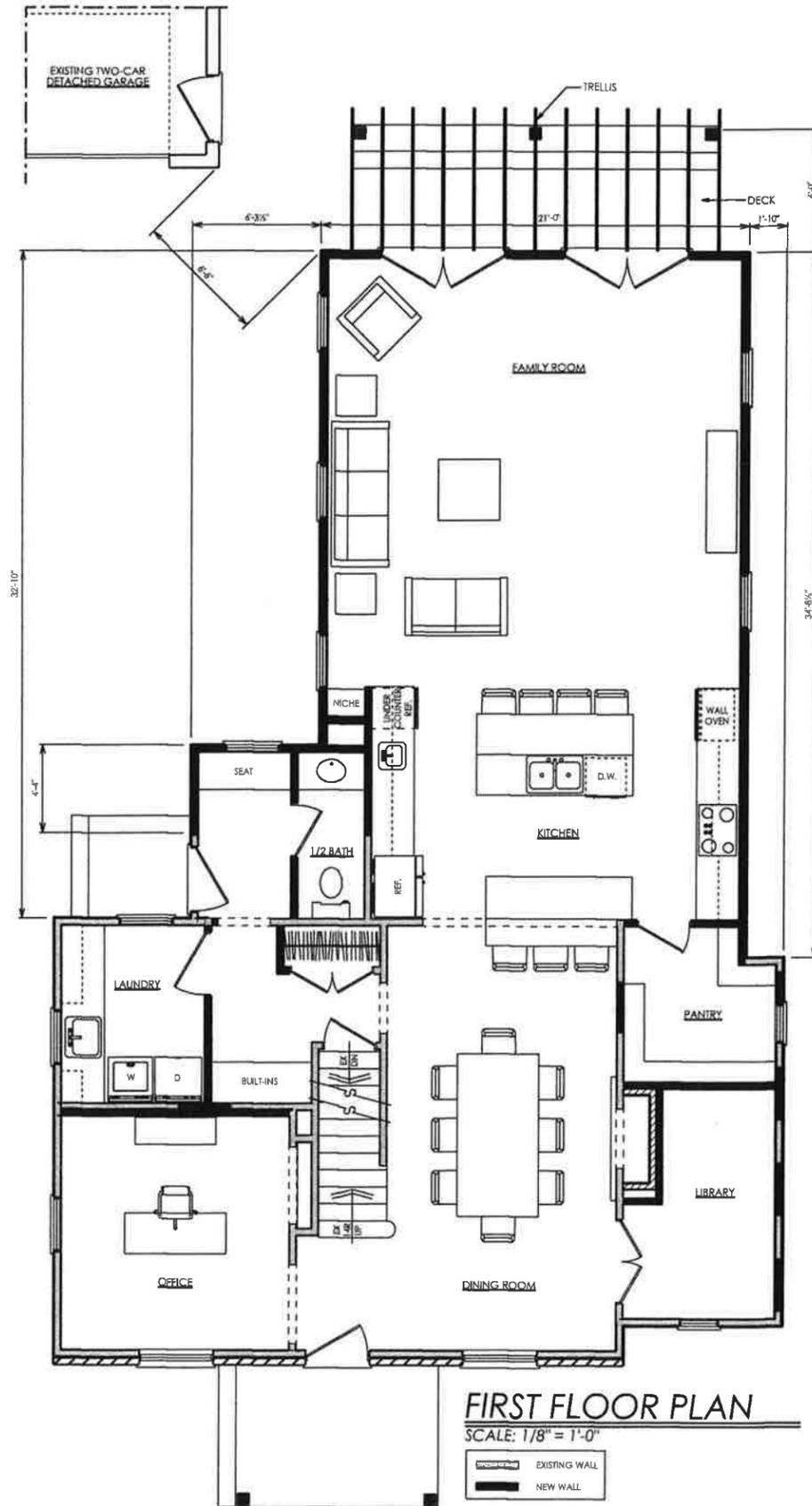
A handwritten signature in black ink, appearing to read "Heidi Machul Bolyard".

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



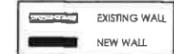
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
052615	000000	000000	000000

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



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



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



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



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



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

052615	000000	000000	000000
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