



**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, February 11, 2016, 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.: 16-002  
Applicant: Darryl Rogers  
Owner: Daren Wruck  
Location: 2535 Sherwood Rd.  
Request: The applicant is seeking architectural review and approval to allow an open porch and mudroom addition to the west side of the principal structure, and a 3'6" x 17'6" addition to the rear (south side) of the detached garage.

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.

Mailed by 01-28-16



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2016002

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 2535 Sherwood Rd.      Zoning District R-6

6. OWNER Karen Wruck      Phone # \_\_\_\_\_ or Cell # (614) 327-4182

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

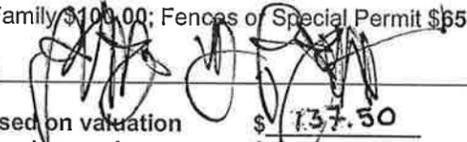
7. Applicant Darryl Rogers E-mail drogers@rogerskrajnak.com Phone # 461-0243 or Cell# \_\_\_\_\_  
Address 264 S. 3<sup>rd</sup> St. /City, State, Zip Columbus, OH 43215  
drogers@      (614)  
x 201

8. Brief Description of Request and/or Variance 290 S.F. First floor mudroom and porch addition to existing principal structure, 62 SF addition to existing garage, and alteration to existing garage doors, and relocation of existing driveway. Requesting architectural review, no variances required.

9. Valuation of Project \$ +/- 105,000, TBD, does not include interior renovation work that has been excluded from this Submittal.

• 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 \$55.00; All others \$90.00

• SIGNATURE  /DATE 01/13/16

Fee: based on valuation \$ 137.50  
Fee: based on variance \$ \_\_\_\_\_  
Other \$ \_\_\_\_\_  
TOTAL FEE DUE \$ 137.50

\*\*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 2535 Sherwood Rd. Zoning District R-6

Lot Width 90 ft Depth 161 ft Total Area 14,499 sq ft

Existing Residence (foot print) 1,968 sq ft Garage 362 sq ft

Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 290 sq ft 12' Height  one-story \_\_\_\_\_ two-story

Proposed Garage 62 <sup>(addition only)</sup> sq.ft. 8'-8" Height  one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 35 % = 5,074.65 sq ft

Lot to be covered 18.5 % = 2,682.15 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 TBD

Preliminary Review \_\_\_\_\_ Final Review

• DESCRIPTION OF CHANGES PROPOSED Construct a new 1 story addition on the west side of the principal structure, construct a 1 story addition on the south side of the existing garage, and relocate the existing driveway.

• 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: TBD

3. New Roofing Type, Style & Color: Garage Addition: architectural dimensional shingles; type, style and color to match existing.  
Principal Structure Addition: low slope EPDM, roof to match existing sunroom.

• **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: Pella

4. New Window Style, Material & Color: Double Hung, Aluminum Clad wood, 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 Principal /Style \_\_\_\_\_ Color \_\_\_\_\_

Addition: reuse existing wood door and storm door.  
Garage: wood, Wayne Dalton 7100 Series, color to match existing.

• **EXTERIOR WALL FINISHES**

| TYPE                                |                                     | Manufacture, Style, Color                          |
|-------------------------------------|-------------------------------------|--|
| Existing                            | Proposed                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Natural Stone                                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Cultured Stone                                     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Brick <u>Match existing texture and color</u>      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Mortar <u>Match existing style and color</u>       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Stucco   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Wood Shingle <u>Match existing style and color</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: Wood - species unknown

2. Existing Window Trim:

Cedar  Redwood  Pine  Vinyl  
 Wood composite  Aluminum Clad  Molding  
 Standard lumber Profile  Other: wood - species unknown

3. Proposed NEW Door Trim: Smooth cedar

4. Proposed NEW Window Trim: Smooth cedar

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

\*\* Do the proposed changes affect the overhangs? yes

• **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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

01.13.16

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

Re: BZA/Architectural Review Hearing 02.11.16  
2535 Sherwood Road –Renovation and Additions

To Whom It May Concern:

I am writing you this letter to inform you that Darryl Rogers 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 'Karen Wruck', followed by a long horizontal flourish line extending to the right.

Karen Wruck, Owner

#3 ?

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| <input type="checkbox"/> | Alt ID            | Site Address     | Owner 1                | Owner 2                     |
|--------------------------|-------------------|------------------|------------------------|-----------------------------|
| <input type="checkbox"/> | ... 020-001508-00 | 2503 SHERWOOD RD | VOTTERO JOHN G         | VOTTERO LYNN M              |
| <input type="checkbox"/> | ... 020-001471-00 | 2524 SHERWOOD RD | BEEBE H GLEN & CAROL J |                             |
| <input type="checkbox"/> | ... 020-001470-00 | 2532 SHERWOOD RD | HOST THOMAS C          | HOST ELIZABETH E            |
| <input type="checkbox"/> | ... 020-001469-00 | 2538 SHERWOOD RD | TERAPAK RICHARD B      | HARSHMAN CINDY              |
| <input type="checkbox"/> | ... 020-001468-00 | 2548 SHERWOOD RD | BEELEER NATHANIEL B    | BEELEER EVE R               |
| <input type="checkbox"/> | ... 020-001467-00 | 2556 SHERWOOD RD | LAU WAI Y              | LIU MIN                     |
| <input type="checkbox"/> | ... 020-001514-00 | 2551 SHERWOOD RD | FORD JANE E            |                             |
| <input type="checkbox"/> | ... 020-001513-00 | 2545 SHERWOOD RD | ANDERSON JAMES BRIAN   | ANDERSON SHELBY LEIGH       |
| <input type="checkbox"/> | ... 020-003776-00 | 2535 SHERWOOD RD | WRUCK KAREN H          | WRUCK KAREN H TR            |
| <input type="checkbox"/> | ... 020-001509-00 | 2523 SHERWOOD RD | RAPPORT NANCY S        |                             |
| <input type="checkbox"/> | ... 020-001520-00 | 2532 E MAIN ST   | 49-50 BEXLEY LLC       | KM BEXLEY LLC, KMF BEXLE... |
| <input type="checkbox"/> | ... 020-001517-00 | 2550 E MAIN ST   | BARNETT WILLIAM H LLC  |                             |
| <input type="checkbox"/> | ... 020-001516-00 | E MAIN ST        | BARNETT WILLIAM H LLC  |                             |

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**Disclaimer:**

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2535 Sherwood



Vicinity Map  
N.T.S.



|  |   |
|--|---|
| The Wruck Residence  |   |
| 2535 Sherwood Rd. Bexley, Ohio 43209   |   |
|  <p><b>ROGERS<br/>KRAJNAK</b><br/>ARCHITECTS, INC.</p> | <p>264 South Third Street<br/>Columbus, Ohio 43215</p> <p>telephone (614) 461.0243<br/>facsimile (614) 461.6243<br/>www.rogerskrajnak.com</p> |
|  | <p>01.14.16<br/>Final Schematic Design/<br/>ARB/BZA Submission</p>  |



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

|  |  |  |
|--|--|--|
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| 2535 Sherwood Rd. Bexley, Ohio 43209   |  |  |
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Photo of Existing North Side of Garage



Photo of Existing West Side of Garage



Photo of Existing South Side of Garage

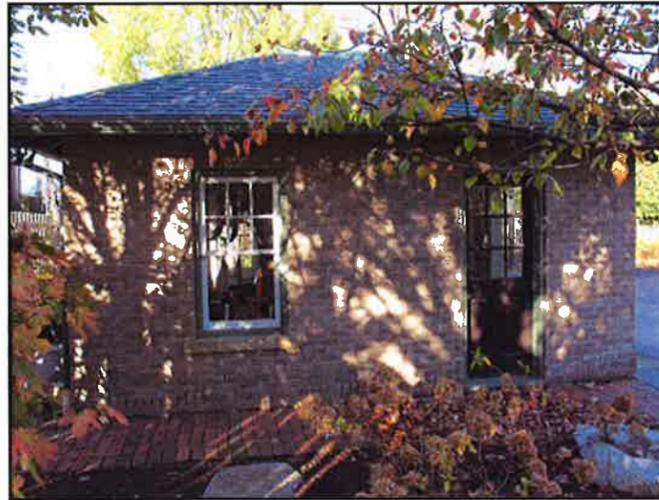
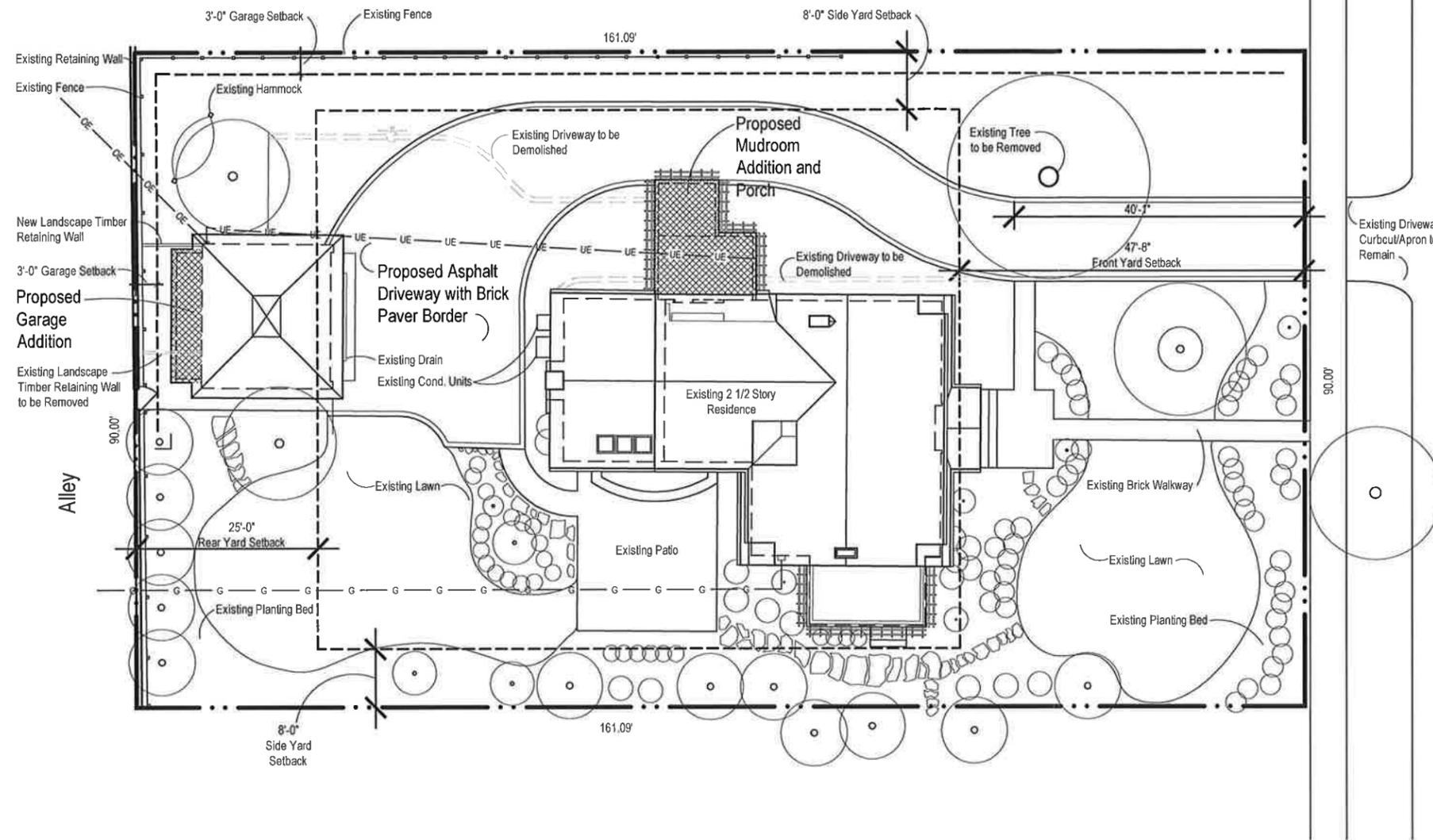


Photo of Existing East Side of Garage

|  |   |
|--|---|
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| RKA Project # 15010.01   |   |



### Proposed Site Plan

SCALE: 1"=20'-0"



Note: New Landscape design will be by others and is not part of this submission

| LOT COVERAGE FOR R6 ZONING DISTRICT      |                  |          |
|--|------------------|----------|
| REQUIRED LOT SIZE: 6,000 sq. ft. minimum |                  |          |
| ACTUAL LOT SIZE: 14,499 sq. ft.          |                  |          |
|  | SQ. FOOTAGE      | % OF LOT |
| MAXIMUM LOT COVERAGE PERMITTED           | 5,074.65 sq. ft. | 35.00%   |
| EXISTING LOT COVERAGE                    | 2,330.15 sq. ft. | 16.1%    |
| PROPOSED NEW ONE-STORY ADDITION          | +290 sq. ft.     | +2.0%    |
| PROPOSED NEW GARAGE ADDITION             | +62 sq. ft.      | +0.43%   |
| PROPOSED TOTAL NEW LOT COVERAGE          | 2,682.15 sq. ft. | 18.5%    |

### SITE PLAN LEGEND



Denotes Proposed Addition

\*All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from Owner provided mortgage survey dated 06.24.1999 prepared by Steven J. Hyde. 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 Wruck Residence

2535 Sherwood Rd., Bexley, OH 43209

**ROGERS  
KRAJNAK**  
ARCHITECTS, INC.

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Columbus, Ohio 43215

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01.14.16

Final Schematic Design/  
ARB/BZA Submission

**A0.0**

RKA Project # 15010.01





### Proposed Exterior Elevation- North

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

#### Coded Notes

1. New brick to match texture and color of existing
2. New limestone coping
3. New custom painted wood brackets and trim. Profile, size and color to match existing
4. New wood custom column and trim, painted, to match the existing front porch
5. New low slope EPDM roof
6. New wood double hung window to match size and style of existing sunroom window
7. New exterior grade plywood panel and wood trim, painted. Trim to be painted green to match existing. Panel to be painted off-white to match existing
8. Aluminum downspout and ogee type gutter, painted to match existing
9. Relocated existing door and storm door
10. New concrete porch slab and steps- broom finish

### The Wruck Residence

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**A2.0**

RKA Project # 15010.01



## Proposed Exterior Elevation- West

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

### Coded Notes

1. New brick to match texture and color of existing
2. New limestone coping
3. New custom painted wood brackets and trim. Profile, size and color to match existing
4. New wood custom column and trim, painted, to match the existing front porch
5. New low slope EPDM roof
6. New wood double hung window to match size and style of existing sunroom window
7. New exterior grade plywood panel and wood trim, painted. Trim to be painted green to match existing. Panel to be painted off-white to match existing
8. Aluminum downspout and ogee type gutter, painted to match existing
9. Relocated existing door and storm door
10. New concrete porch slab and steps- broom finish

### The Wruck Residence

2535 Sherwood Rd., Bexley, OH 43209

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Columbus, Ohio 43215

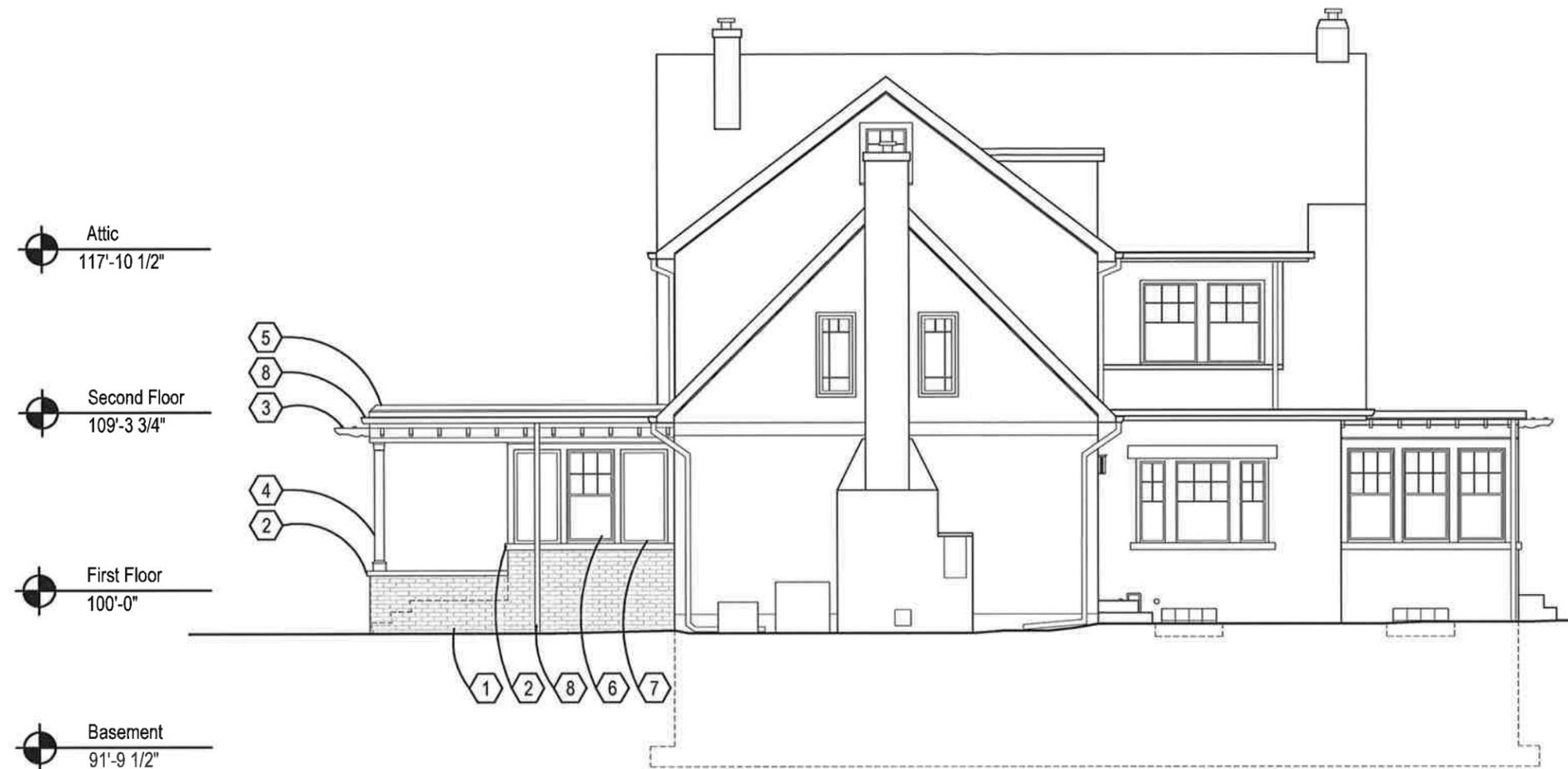
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01.14.16

Final Schematic Design/  
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**A2.1**

RKA Project # 15010.01



## Proposed Exterior Elevation- South

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

### Coded Notes

1. New brick to match texture and color of existing
2. New limestone coping
3. New custom painted wood brackets and trim. Profile, size and color to match existing
4. New wood custom column and trim, painted, to match the existing front porch
5. New low slope EPDM roof
6. New wood double hung window to match size and style of existing sunroom window
7. New exterior grade plywood panel and wood trim, painted. Trim to be painted green to match existing. Panel to be painted off-white to match existing
8. Aluminum downspout and ogee type gutter, painted to match existing
9. Relocated existing door and storm door
10. New concrete porch slab and steps- broom finish

### The Wruck Residence

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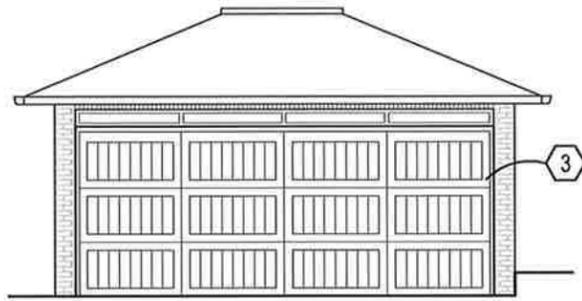
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01.14.16

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**A2.2**

RKA Project # 15010.01



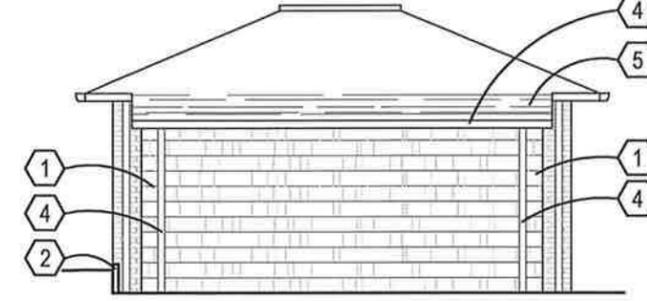
**Proposed Garage Elevation- North**

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



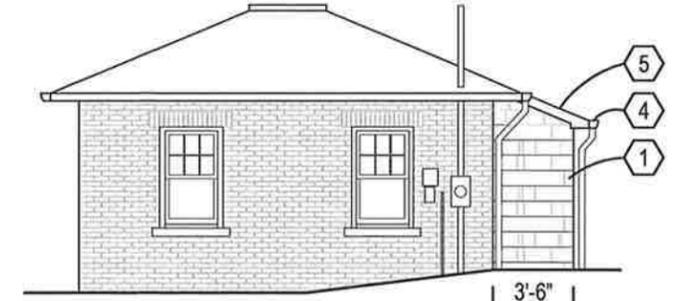
**Proposed Garage Elevation- East**

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



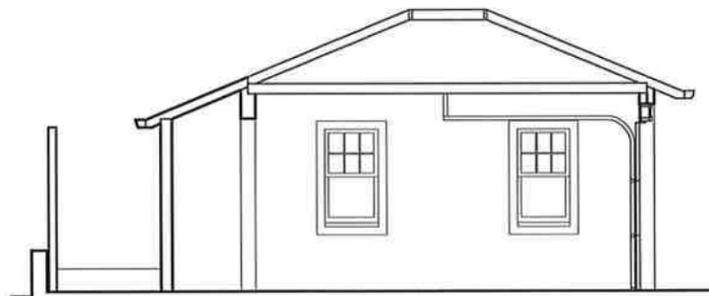
**Proposed Garage Elevation- South**

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



**Proposed Garage Elevation- West**

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



**Proposed Garage Section- North/South**

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

**Coded Notes**

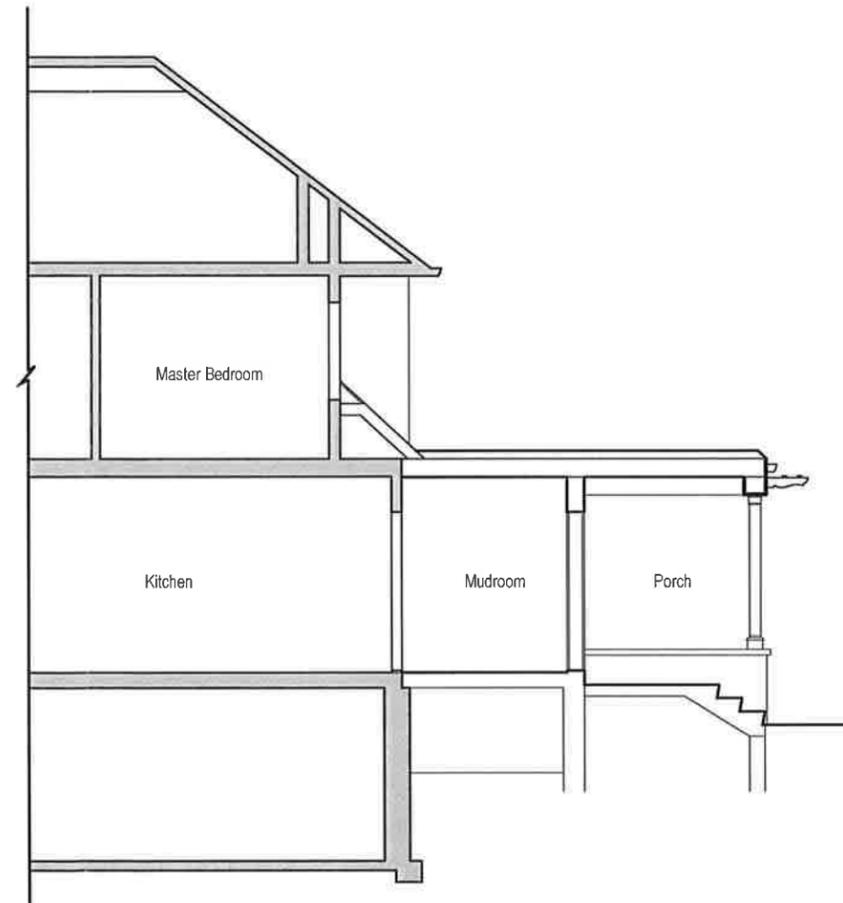
1. New cedar shakes to match existing Residence
2. New landscape timber retaining wall
3. New carriage-house style wood overhead door by Wayne Dalton, painted
4. Aluminum downspout and ogee type gutter, painted to match existing
5. New dimensional asphalt shingles to match existing

Attic  
117'-10 1/2"

Second Floor  
109'-3 3/4"

First Floor  
100'-0"

Basement  
91'-9 1/2"



**Proposed Addition Section- East/West**

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

**The Wruck Residence**

2535 Sherwood Rd., Bexley, OH 43209

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Final Schematic Design/  
ARB/BZA Submission

**A2.3**

RKA Project # 15010.01