

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, March 10, 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.: 16-011
- Applicant: Michael B. Schulte
- Owner: Ilya and Jane Bodner
- Location: 2384 Sherwood Road
- Request: The applicant is seeking architectural review and approval, to allow a 2nd floor addition to the rear (north side) of the existing principal structure. 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 2nd floor to be constructed over the existing first floor, which is 6' 1 1/8" from the (east) 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.

Mailed by 02-25-16



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2016011 ✓

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 2384 Sherwood Road, Bexley, OH 43209 Zoning District R-6

6. OWNER Ilya and Jane Bodner Phone # _____ or Cell # 513-237-5303

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

7. Applicant Jane Bodner E-mail jane.bodner@gmail.com Phone # _____ or Cell# 513-237-5303

Address 2384 Sherwood Road /City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance Request variance to extend new second floor addition into the east side yard setback. The existing residence is already within the existing side yard setback.

9. Valuation of Project \$ 90,000

• 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) \$130 total based on valuation, plus \$100 for variance.

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

• SIGNATURE Jane J Bodner /DATE 2/10/16

Fee: based on valuation	\$ 130.00
Fee: based on variance	\$ 100.00
Other	\$ _____
TOTAL FEE DUE	\$ 230.00

PAID
2/17/2016

**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 2384 Sherwood Road, Bexley, OH Zoning District R-6

Lot Width 58' ft Depth 143'-2" ft Total Area 8302 sq ft

Existing Residence (foot print) 1101 sq ft Garage 640 sq ft

Existing Building Height _____ one-story 31'-6" two-story

Proposed Addition (foot print) 118 sq ft 30' Height _____ one-story x two-story

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

Permitted Lot Coverage 35 % = 2905.7 sq ft

Lot to be covered 20.2 % = 1674 sq ft

Please submit a **SITE PLAN**, which gives the setback from no change 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 Michael B. Schulte, AIA, NCARB, LEED AP

Contractor/Builder TBD

Preliminary Review _____ Final Review x

• **DESCRIPTION OF CHANGES PROPOSED** Proposed removal of the existing Second Story addition to make way for a slightly larger Second Floor Addition.

• **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: GAF

3. New Roofing Type, Style & Color: Timberline HD Shingles, Oyster Gray

• **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: n/a
- New Window Style, Material & Color: n/a

• **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 n/a /Style n/a Color n/a

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	()	Cultured Stone
(x)	()	Brick
()	()	Mortar
(x)	()	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	(x)	Other <u>Cement Board</u> <u>Hardiplank Lap Siding, White, Smooth (no texture)</u>

• **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: na
- Proposed NEW Window Trim: Hardiplank 5/4" trim to match
- Trim: Color(s): white to match existing residence

** Do the proposed changes affect the overhangs? No

• **DECKS**

EXISTING:

1. Existing Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other Painted
2. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other Iron

PROPOSED:

3. Proposed Decking Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other Painted
4. Proposed Railing Materials New back porch to have composite railing, white
5. Existing Railing Materials
 Cedar Pressure-treated wood Wood/Plastic Composite
 Other Iron

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

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

February 7, 2016

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

Re: 2384 Sherwood Road Variance Request

Dear Board,

We are requesting a variance for a Second Floor addition onto an existing 2-1/2 story residence. The existing residence is currently well within the required east setback – the first floor of the home is currently approximately 6'-1" from the east property line (8'-0" is required per Zoning).

In order to create a proportional and seamless new second floor addition, we are requesting that the new addition be allowed to match the extent of the existing house on the first floor. Without this variance, the new addition would likely need to shift to the west or north. This would create a very chopped-up exterior massing and would create a much more oppressive appearance from the street.

Please feel free to contact me with any questions.

Sincerely,



Michael B. Schulte, AIA, NCARB, LEED AP

020L056 01400

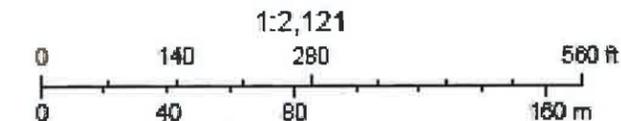
The Bodner Residence
2384 Sherwood Road, Bexley, OH 43209
Parcel #: 020-001486-00



February 7, 2016

Drexel Theatre

East Main Street



THE BODNER RESIDENCE

2384 Sherwood Road

Bexley, OH 43209

Bexley BZA Submission

03/10/2016

00

Project # 15003.00



EXISTING NORTH AND WEST ELEVATIONS



EXISTING SOUTH AND WEST ELEVATIONS

THE BODNER RESIDENCE

2384 Sherwood Road

Bexley, OH 43209

Bexley BZA Submission

03/10/2016

01

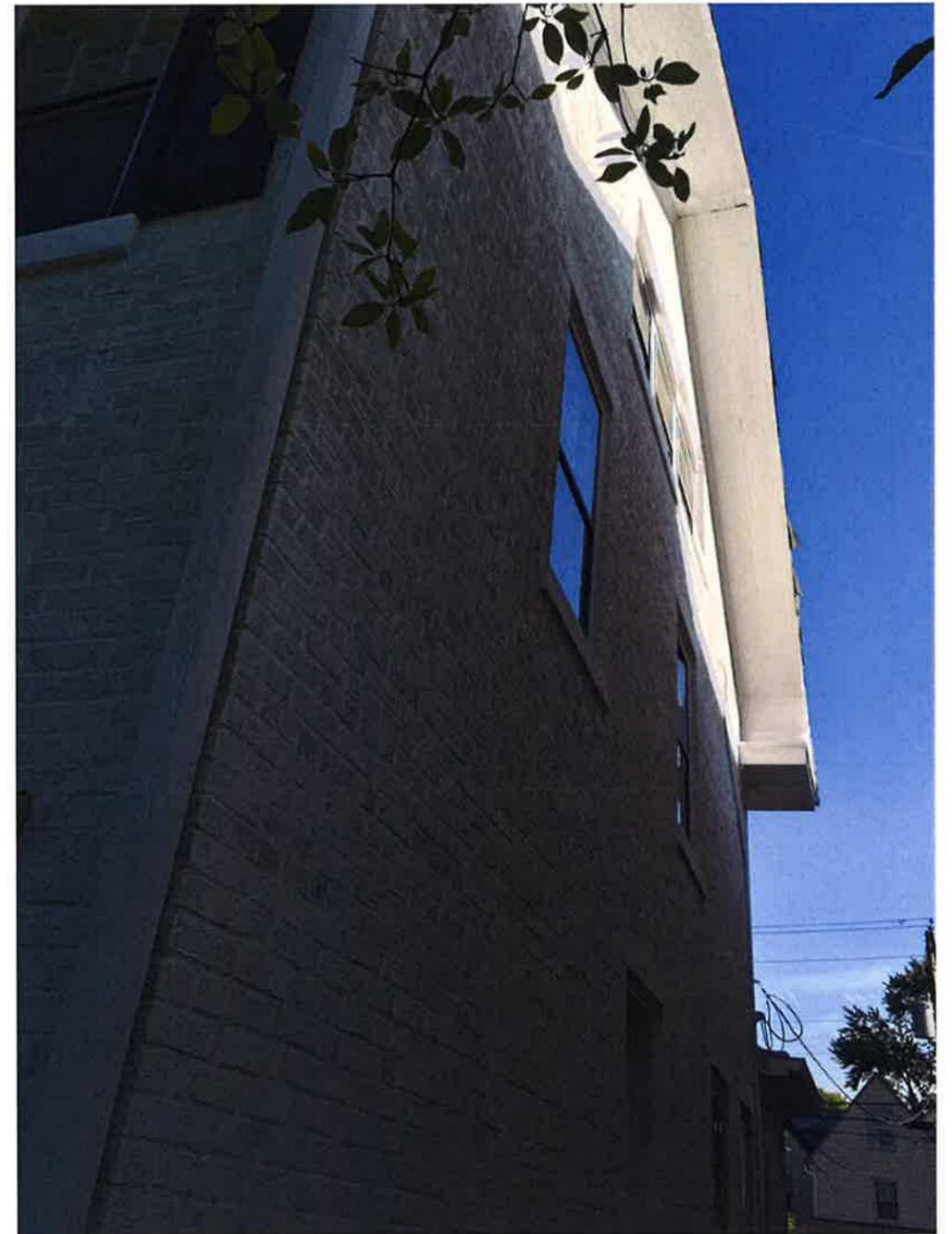
Project # 15003.00



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

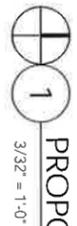
THE BODNER RESIDENCE

2384 Sherwood Road

Bexley, OH 43209

Bexley BZA Submission

03/10/2016

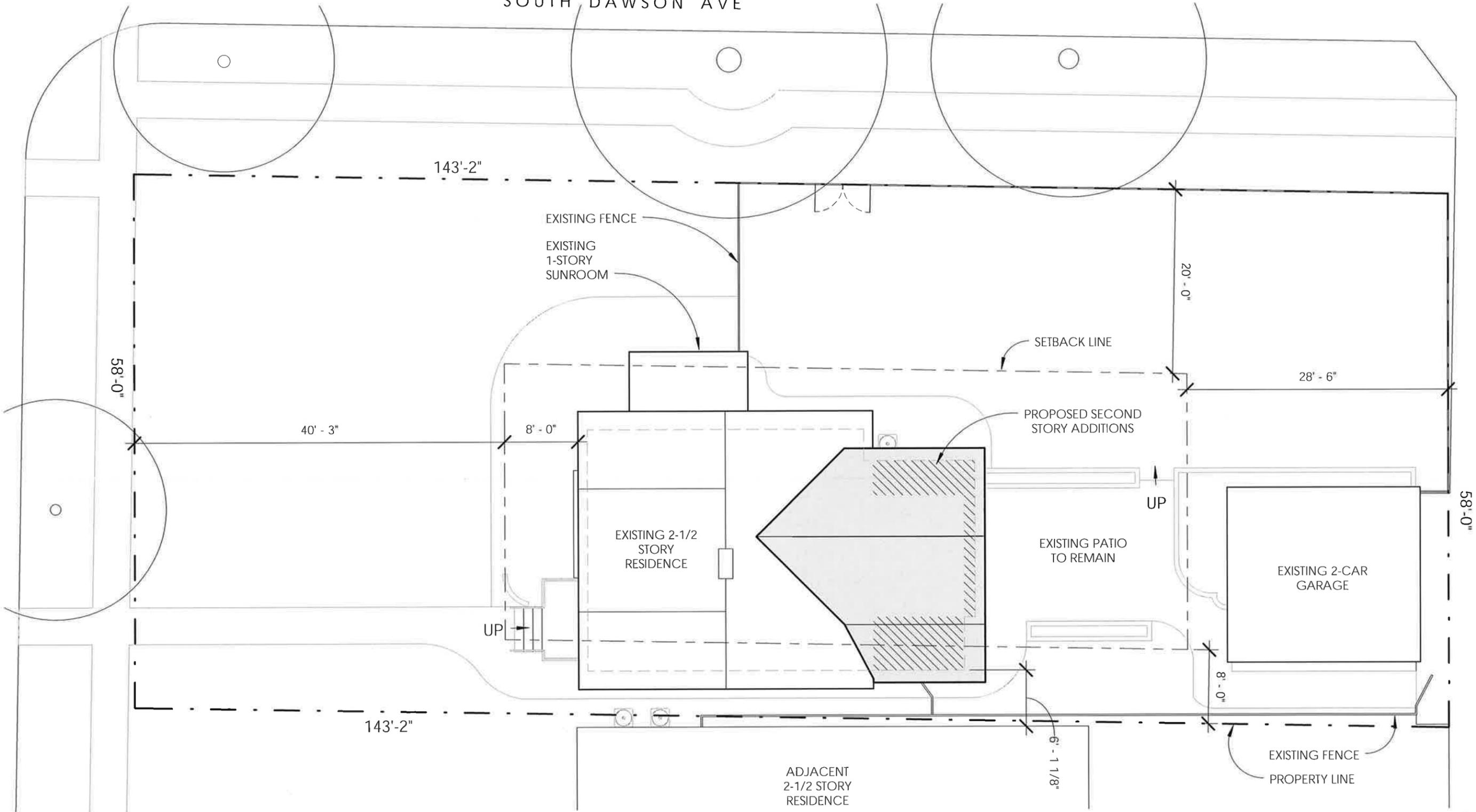


PROPOSED SITE PLAN

SHERWOOD ROAD

SOUTH DAWSON AVE

ALLEY



THE BODNER RESIDENCE

2384 Sherwood Road

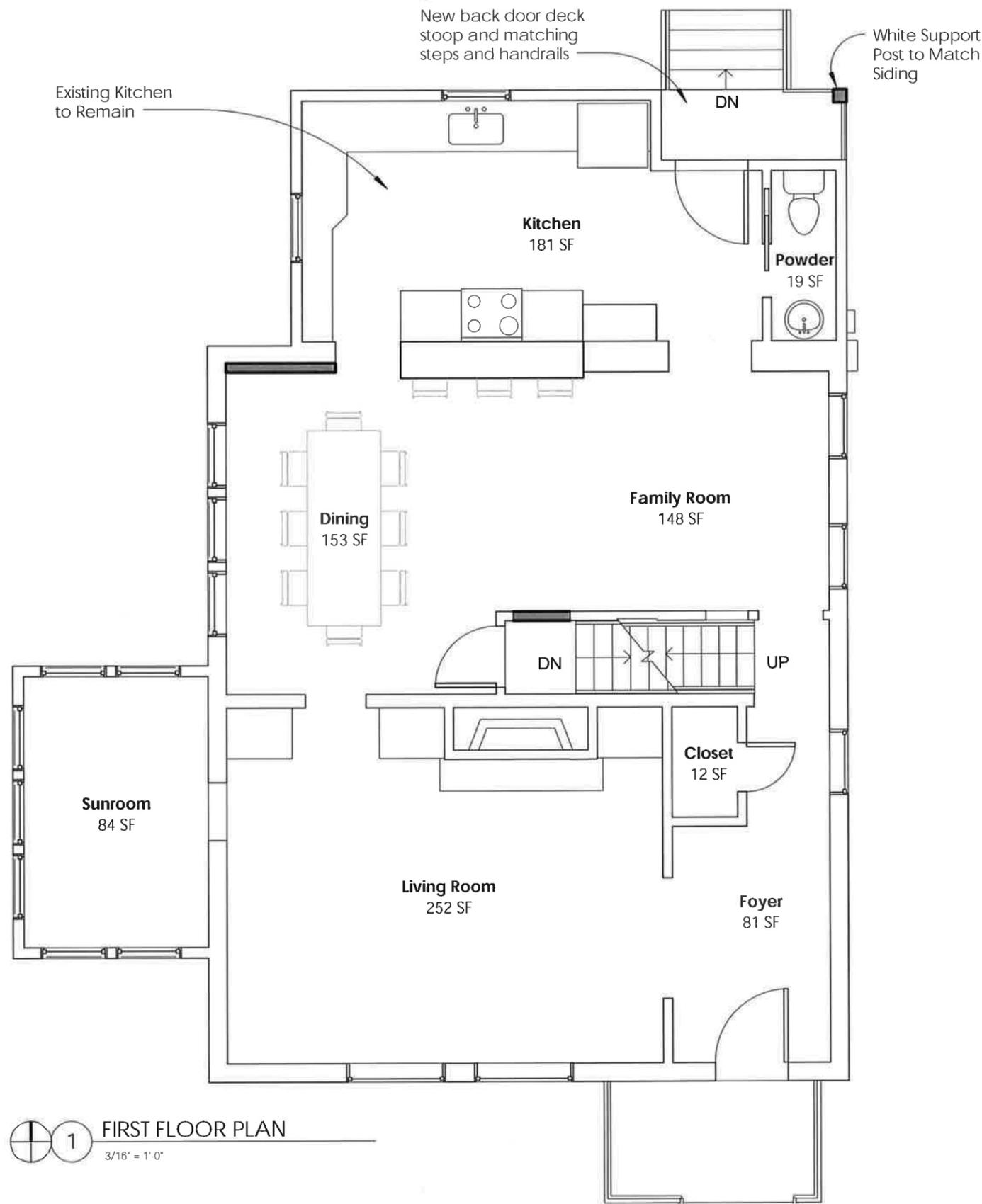
Bexley, OH 43209

Bexley BZA Submission

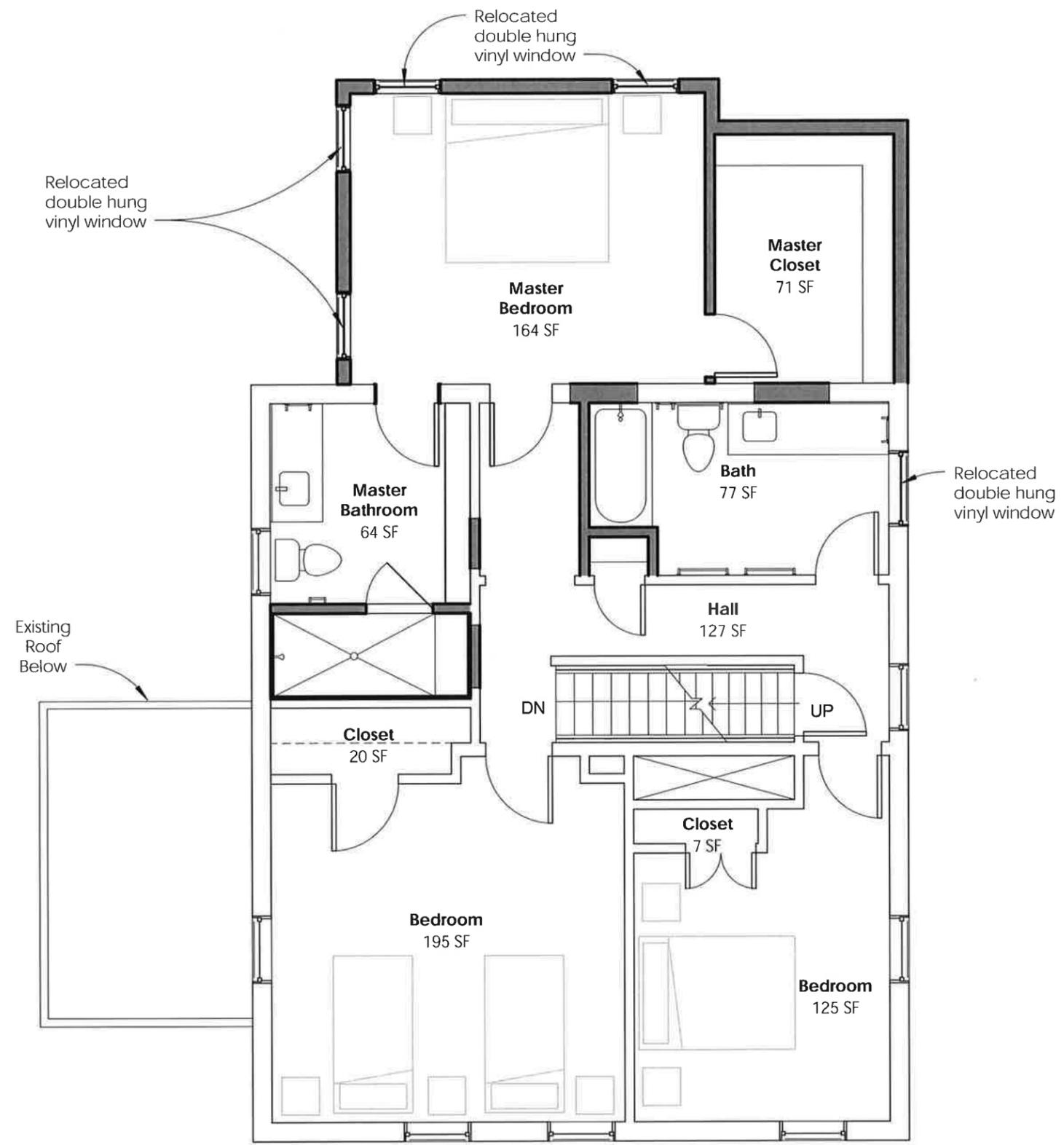
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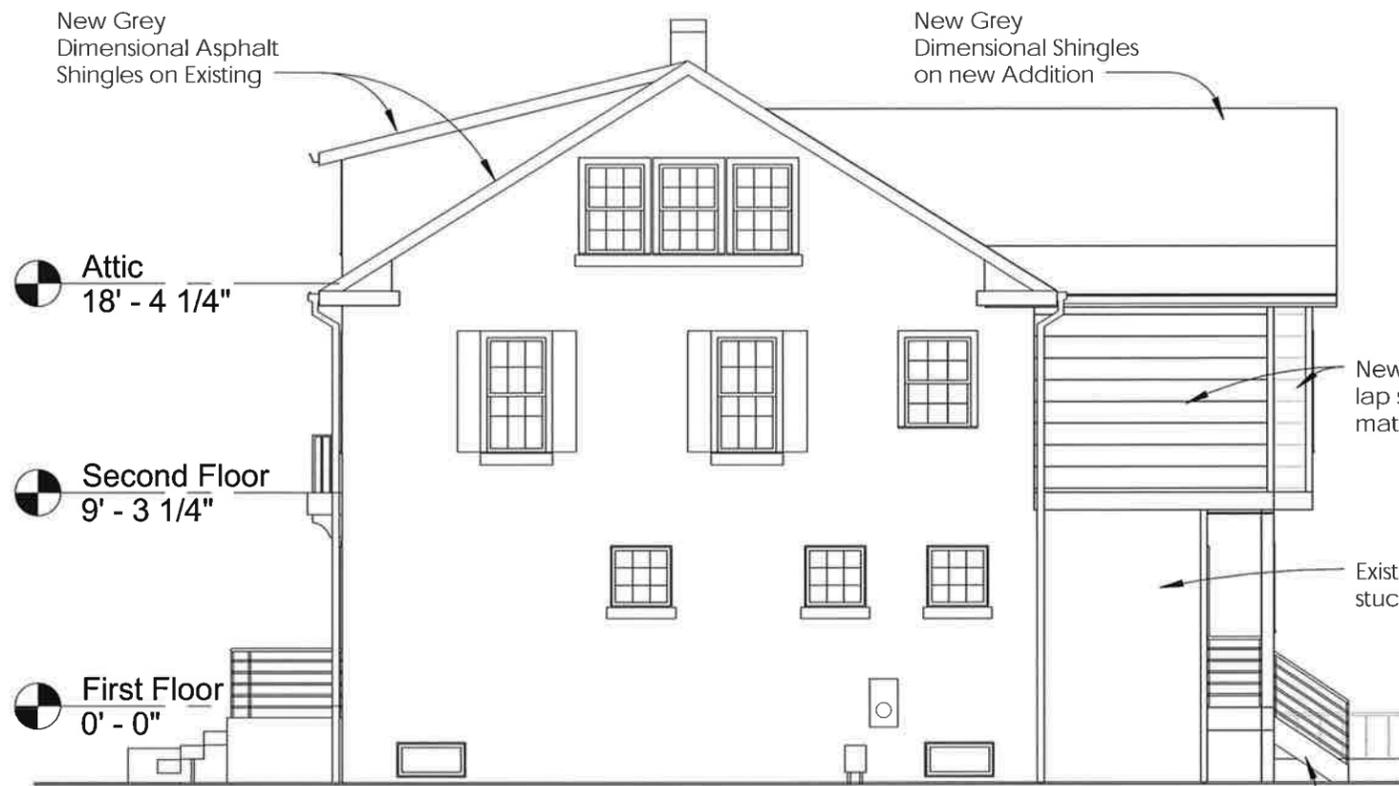
Project # 15003.00



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

Grey Deck flooring to match existing. Skirting and railings to be white to match house.



2 NORTH ELEVATION
1/8" = 1'-0"

Grey Deck flooring to match existing. Skirting and railings to be white to match house



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

THE BODNER RESIDENCE

2384 Sherwood Road

Bexley, OH 43209

Bexley BZA Submission

03/10/2016

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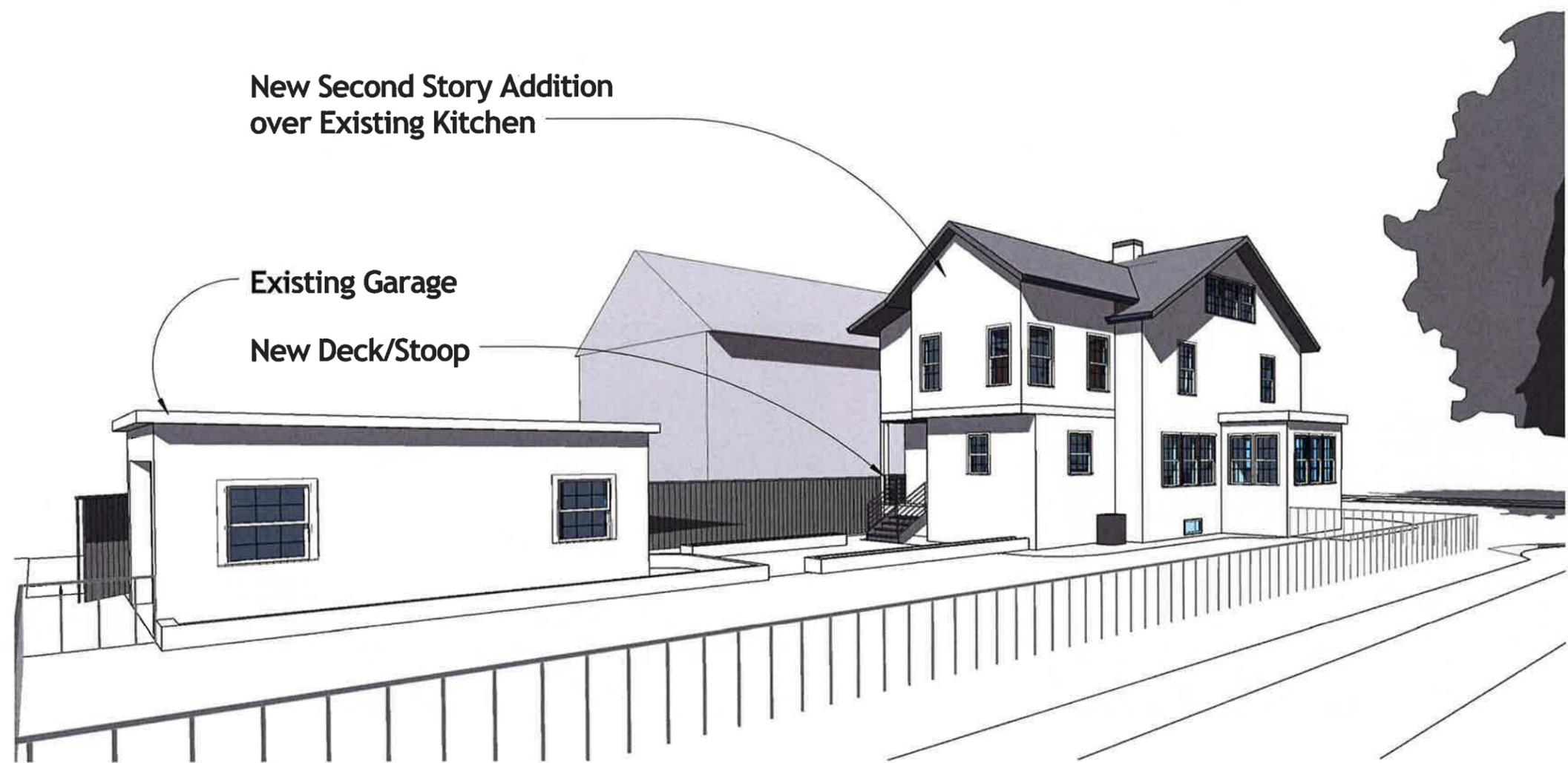
Project # 15003.00

**New Second Story
Addition over
Existing Kitchen**



**Existing Kitchen to
Remain**

① Proposed Diagrammatic View 2



1 Proposed Diagrammatic View