

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, September 8, 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.: 16-076
- Applicant: Laura Efaw
- Owner: David & Laura Efaw
- Location: 2655 Sherwood Road
- Request: The applicant is seeking a variance from Bexley Code Section 1260.07(e) which requires accessory structures and uses shall be permitted in the rear yard but shall be at least three feet from all property and right-of-way lines, to allow a proposed shed to be located at the southeast corner of the property, against the existing fences.

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 08-25-16



BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW
2015 APPLICATION

Case Number: 2016076

Address: 2655 Sherwood Rd.

Zoning District: _____

____ Architectural Review for:
____ Addition ____ Alteration ____ New Structure (____)
____ Demolition of a Principal Structure ____ Demolition of Garage

____ Variance For:
____ Principal Structure ____ Garage ____ Fence ____ Other: _____

Variance To:
____ Front Yard Setback ____ Side Yard Setback Rear Yard Setback ____ lot coverage

____ Conditional Use For: ____ Home Occupation ____ sq.' / ____ height of structure
Other: _____

*Is variance less than five feet from property line? yes ____ no Yes requires Chief Building Official review.

Owner of property: David and Laura Efav Phone # _____ or Cell # 614-395-8848

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

Applicant Name: Laura Efav E-mail Kathyefav@aol.com Phone # _____
Cell# _____

Address _____ City: _____, State: _____ Zip _____

Brief Description of Request and/or Variance We want to put shed against two existing fences

Valuation of Project \$ 4,500.00

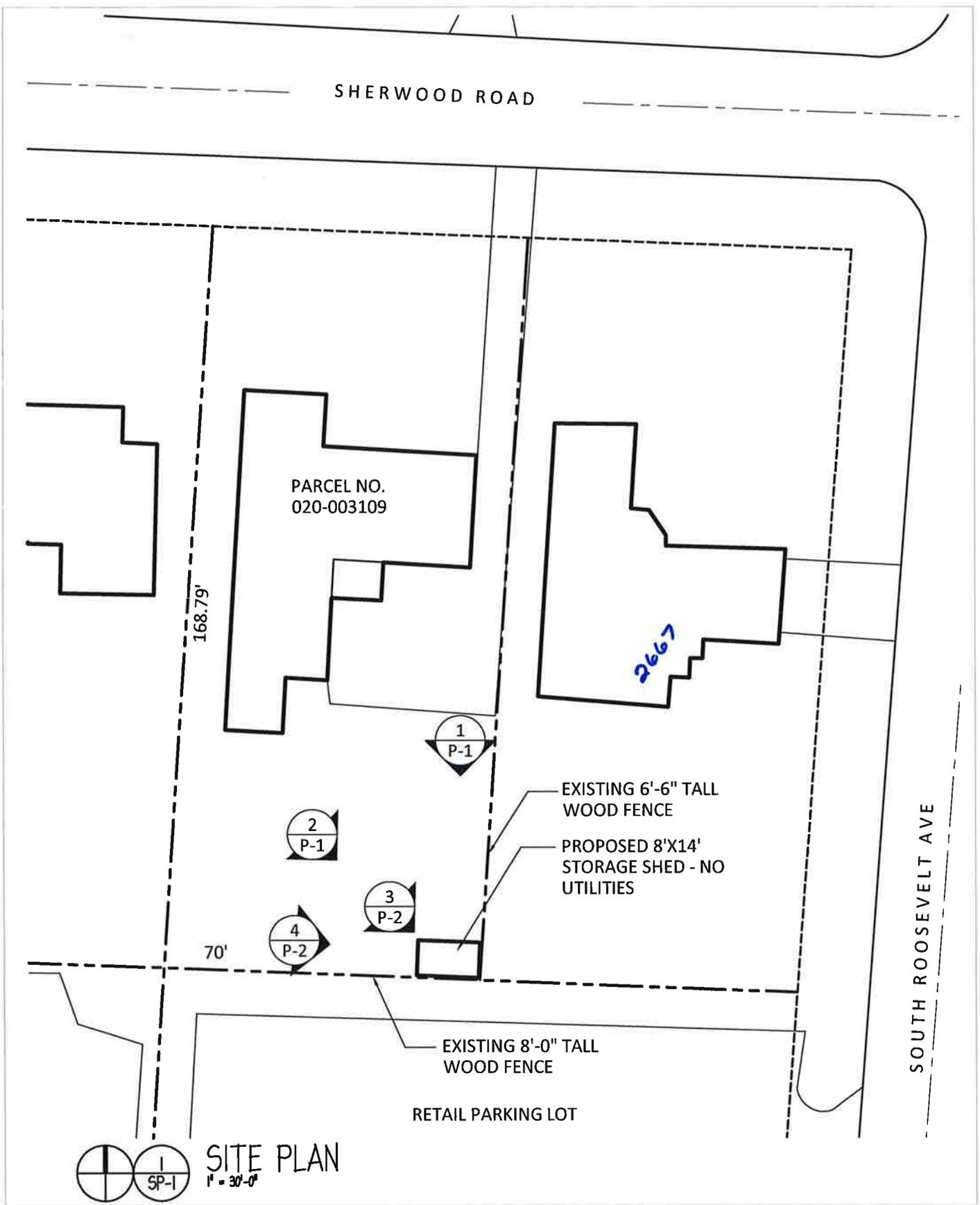
- APPLICATION REVIEW FEES, (based on valuation of the project):
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.
\$50.00 – Re-submittal fee
- VARIANCE REQUEST Additional FEES:
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE Laura K. Efav DATE 8/10/2016

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

We would like to have a shed in our back yard to store unsightly lawn equipment. We are requesting a variance so we can put the shed in the southeast corner of the yard against the existing fences. If we were to put it 3' from both fences, we would lose 66 square foot of lawn space and create a breeding area for weeds and vines. Putting it 3' out from each fence would also require us to remove ornamental trees and more existing landscaping than necessary.

If allowed to locate the shed in the spot we have selected, the existing privacy fences and large trees and shrubs in the neighboring lots, will make the shed virtually invisible to anyone outside or our own yard.



PROPOSED SHED
 EFAW RESIDENCE
 2655 SHERWOOD ROAD
 DATE: AUGUST 10, 2016

SP-1



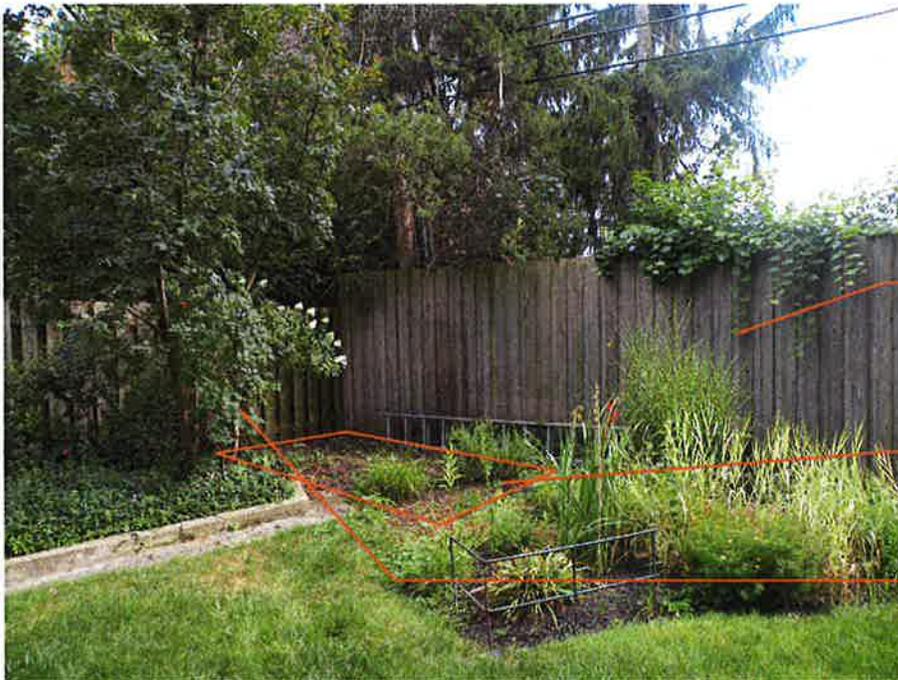
PROPOSED SHED
LOCATION BEHIND
TREE. TREE TO
REMAIN

EXISTING 8'-0" TALL
WOOD FENCE
SCREENING RETAIL
DEVELOPMENT

EXISTING 6'-6" TALL
WOOD FENCE



PHOTO #1 LOOKING SOUTH



EXISTING 8'-0" TALL
WOOD FENCE
SCREENING RETAIL
DEVELOPMENT

PROPOSED SHED
LOCATION

TREE AND BUSH TO
REMAIN



PHOTO #2 LOOKING SOUTHEAST

PROPOSED SHED
EFAW RESIDENCE
2655 SHERWOOD ROAD
DATE: AUGUST 10, 2016

P-1



EXISTING 8'-0" TALL
WOOD FENCE
SCREENING RETAIL
DEVELOPMENT

EXISTING 6'-6" TALL
WOOD FENCE



PHOTO #3 LOOKING SOUTHEAST



EXISTING 6'-6" TALL
WOOD FENCE

EXISTING 8'-0" TALL
WOOD FENCE
SCREENING RETAIL
DEVELOPMENT

PROPOSED SHED
LOCATION



PHOTO #4 LOOKING EAST

PROPOSED SHED
EFAW RESIDENCE
2655 SHERWOOD ROAD
DATE: AUGUST 10, 2016

P-2

16"
on-center
joists
on edge

2"x6"
fascia
matches most
homes

30-Year
dimensional
fiberglass
shingles

1+1
key and latch
easier & more
secure

6'
piano hinge
extra stability
and security

WALLS -
CHESTNUT
STAIN

TRIM &
DOOR
KHAKI

DOUBLE
WINDOW MOVED
TO WEST SIDE

NO DOOR
ON THIS
SIDE

SMART DESIGN SMART STORAGE

Store all those extras out of the way yet right at hand. Cheaper than renting storage and easy to afford now (ask your dealer about our great Rent-to-Own program). Super-adaptable to almost any use you need.



SOMERSET, 10'x16'. SmartSide in Nantucket and Soft White trim and Stillwater accent. Black shingles, Cottage Stall doors, 30"x36" aluminum windows, 60" flower box, crossbar shutters.