
2754 Sherwood Road

Purchased by current homeowners in 2015, and since purchase, homeowners continue to focus on improving flow and use of the home of the home to function for today's family, such as:

- Complete downstairs remodel and open concept floorplan
- Master Bathroom remodel
- Removed asbestos & mold in basement
- Waterproofing system
- Sprinkler system
- New HVAC system
- Created second floor laundry
- Repaired damaged plaster & flooring in all bedrooms
- Changed layout of upstairs floorplan

2020 Proposal:

- Propose converting existing garage into entry room and laundry room to accommodate a family of five. Young child lives above the current garage space which poses safety risks to sleeping child.
- Adding detached garage to remedy very poor functioning attached garage (see next slide) and add recreational room as added space for large family.
- Adding back yard covered areas, hardscaping, lighting, balcony, and landscaping to add additional value and utility.



Existing Garage / Driveway

Pic #1: Poor driveway conditions & maneuverability



Driveway in poor condition (remedied through proposed project) and has extremely tight angle turn and maneuvering to enter into existing garage. (made more difficult by large modern SUV's / Minivans for family dwelling that were not around when built)

Pic #2: Drainage concerns & maneuverability



Further evidence of very difficult angle to enter into existing garage. Hard to see in image, but significant downward grading slop existing into house which raises concerns for foundational damage with heavy rains. This grading concern will be remedied as part of project.

Pic #3: Garage not functional due to size

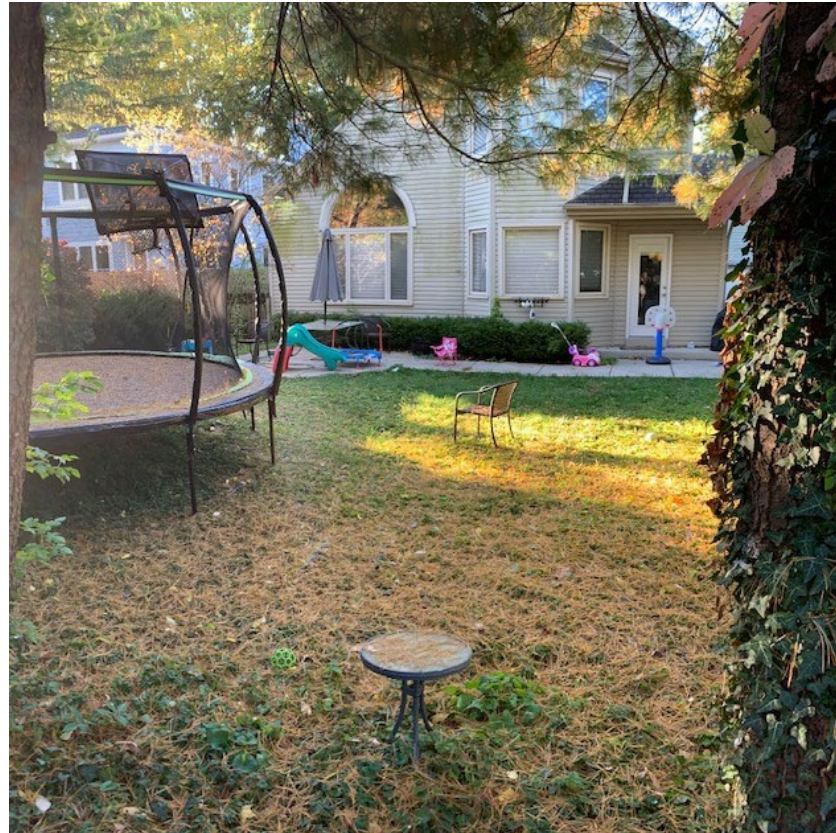


Even without poor driving angles, existing garage is too small for modern car sizes. Cannot fit family sized cars despite being advertised as 2 car garage (18 ft wide with 14 ft wide door)

Proposed Back Yard Remodel



New 2 story, 2 car garage will be placed in space of shed, which will remedy current poor garage situation and provide multi-use space that aligns with what families are looking for (more family bonus space for larger families), and will add to overall market value of home & help support the neighborhood value.



Back yard proposal will be modernized entertainment space aligned with consumer trends towards functional indoor/outdoor space.

Will include covered sitting area with retractable screens, two way fireplace, TV, outdoor dining, outdoor lighting, built in grill/kitchen, master bedroom balcony, and new landscaping design.

2 Story Garage – Variance Request

- **Business Case**

- With no intentions to make the 2nd story a rentable/habitable space (NO plumbing is being requested), the addition will fill a void in our current home which lacks distinct recreational space to use as a multi purpose room.
- Our desire with the addition of the proposed garage/recreational space and backyard improvements are to create a cohesive design solving the major issues with the homes functionality and create value for the home and larger Bexley community.

- **Bexley Precedent with Similar Homes/Lots**

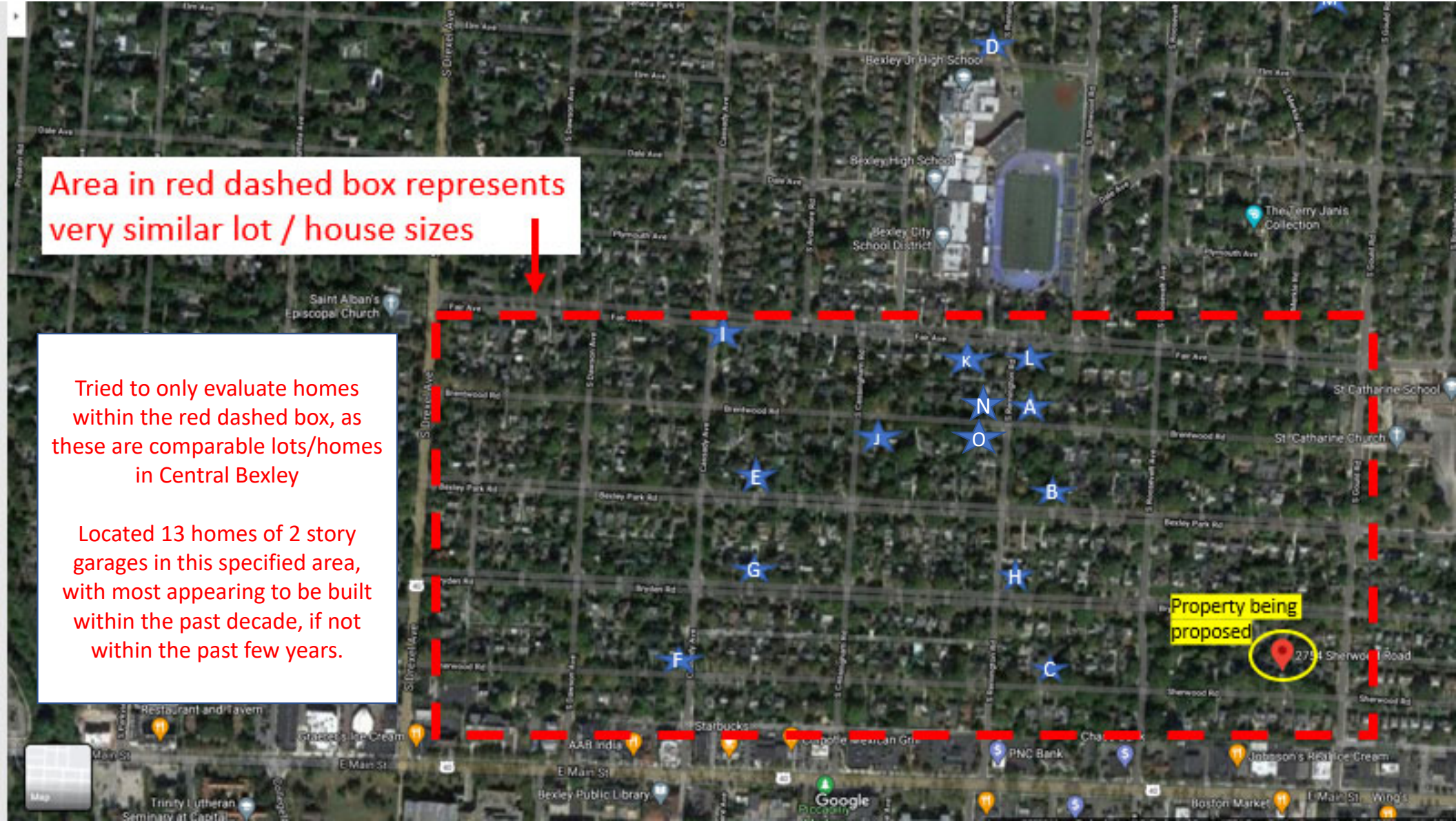
- The following slides showcase homes that have 2 story garages in similar sized homes/lots .

Area in red dashed box represents very similar lot / house sizes

Tried to only evaluate homes within the red dashed box, as these are comparable lots/homes in Central Bexley

Located 13 homes of 2 story garages in this specified area, with most appearing to be built within the past decade, if not within the past few years.

Property being proposed
2754 Sherwood Road





2712 Bexley Park:

Huge garage on same lot
size very close to our home



IMPROVEMENTS

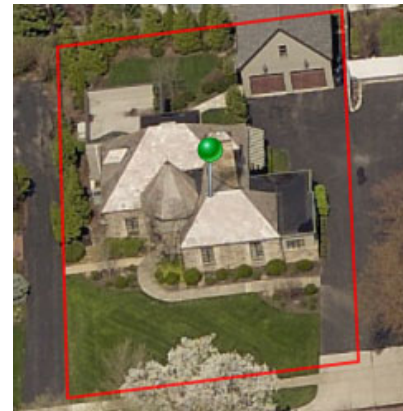
C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RG1	FRAME DETACHED GARAGE	2000		AVERAGE	27 x 27	729



2714 Bryden Rd: Another close comp

Recently built on similar lot a block from our home with a shared driveway

Auditors website says garage is 23 x 23 ft under improvements



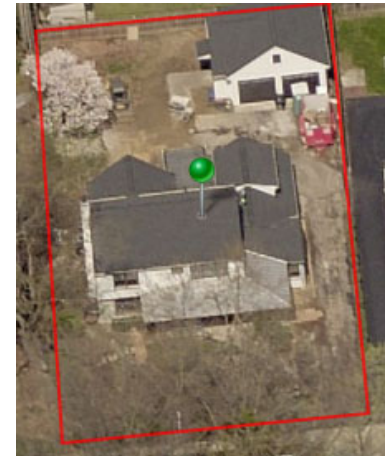


2610 Sherwood Rd: built in 2020

Very recently built on similar lot a block from our home

Garage dormers out to the left but hard to see in the picture

Auditors website says garage is 608 sq ft under permit section and overall lot is .23 acres





233 S. Remington

This is right across from the school on a very small lot built in the last 4is years.

We have talked with the owner and know there is an office space above the garage



IMPROVEMENTS

C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RG1	FRAME DETACHED GARAGE	2015		AVERAGE	22 x 26	572
1	OPF	OPEN FRAME PORCH	2015			12 x 16	192