

**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, April 10<sup>th</sup>, 2014, 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.: 14-010
- Applicant: Gail Gandal
- Owner: Gail Gandal
- Location: 856 S. Remington Road
- Request: The applicant is seeking architectural review and approval to allow a 2- story addition at the rear (east side) of the principal structure.

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.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 04-03-2014



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2014010

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 976<sup>S</sup> Remington      Zoning District R-6  
6. OWNER Gail Gandal      Phone # \_\_\_\_\_ or Cell # 614.565.9057

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

7. Applicant Gail Gandal      E-mail ggandal@aol.com      Phone # \_\_\_\_\_ or Cell # 614.565.9057  
Address 976<sup>S</sup> Remington City, State, Zip Bexley, OH 43209

8. Brief Description of Request and/or Variance Addition of a 2 story structure to the back (East) of the existing ~~single~~ 2 story structure.

9. Valuation of Project \$ 50,000

• 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 [Signature] / DATE 20 March 2014

Fee: based on valuation	\$ <u>110.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	\$ <u>210.00</u>

\*\*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 856 S. Remington Zoning District R-6

Lot Width 40 ft Depth 134.9 ft Total Area 5389 sq ft

Existing Residence (foot print) 903 sq ft Garage 380 sq ft

Existing Building Height \_\_\_\_\_ one-story 29' two-story

Proposed Addition (foot print) 104 sq ft 29' Height \_\_\_\_\_ one-story X two-story

Proposed Garage \_\_\_\_\_ sq.ft. \_\_\_\_\_ Height \_\_\_\_\_ one-story \_\_\_\_\_ two-story

Permitted Lot Coverage 25 % = 1347 sq ft

Lot to be covered 26 % = 1401 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 Bolyard Architecture & Design Studio

Contractor/Builder Behco Construction

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

• **DESCRIPTION OF CHANGES PROPOSED**

Addition of a 2-story structure to the back (east) of the existing 2-story residence

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

The south wall of the existing home is currently within the 8' sideyard setback

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

- Existing Roof Type:
  - Slate  Clay Tile  Wood Shake  Simulated State Standard 3-Tab Asphalt Shingle
  - Architectural Dimensional Shingles  EPDM (rubber) Roofing  Metal
- New Shingle Manufacturer: match existing
- New Roofing Type, Style & Color: match existing

• **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-Wohn
4. New Window Style, Material & Color: Double Hung, 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 Half-Lite Color White

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco <u>match existing texture &amp; color</u>
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
( )	( )	Vinyl Siding _____
( )	( )	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 Composite

4. Proposed NEW Window Trim: wood composite

5. Trim: Color(s): white

\*\* Do the proposed changes affect the overhangs? no

• **DECKS**

EXISTING: n/a  
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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



March 20, 2014

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

Re: 856 S. Remington Variance

Due to the existing home being located within the existing 8' side yard setback, we would like to request a variance for the addition of 1'-4 1/2". We have set the addition in from the existing South wall by 1'-8", but to make the addition function properly can not set the addition any further to the North.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heidi Machu Bolyard'. The signature is fluid and cursive.

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

### Proximity Report Results

1482848/8253173

The selection distance was **100 feet.**

The selected parcel was **020-002281.**

To view a table showing the **16 parcels** within the displayed proximity, scroll down.

 [Get Report](#)

 [Print Window](#)

 [Back to Proximity Report](#)

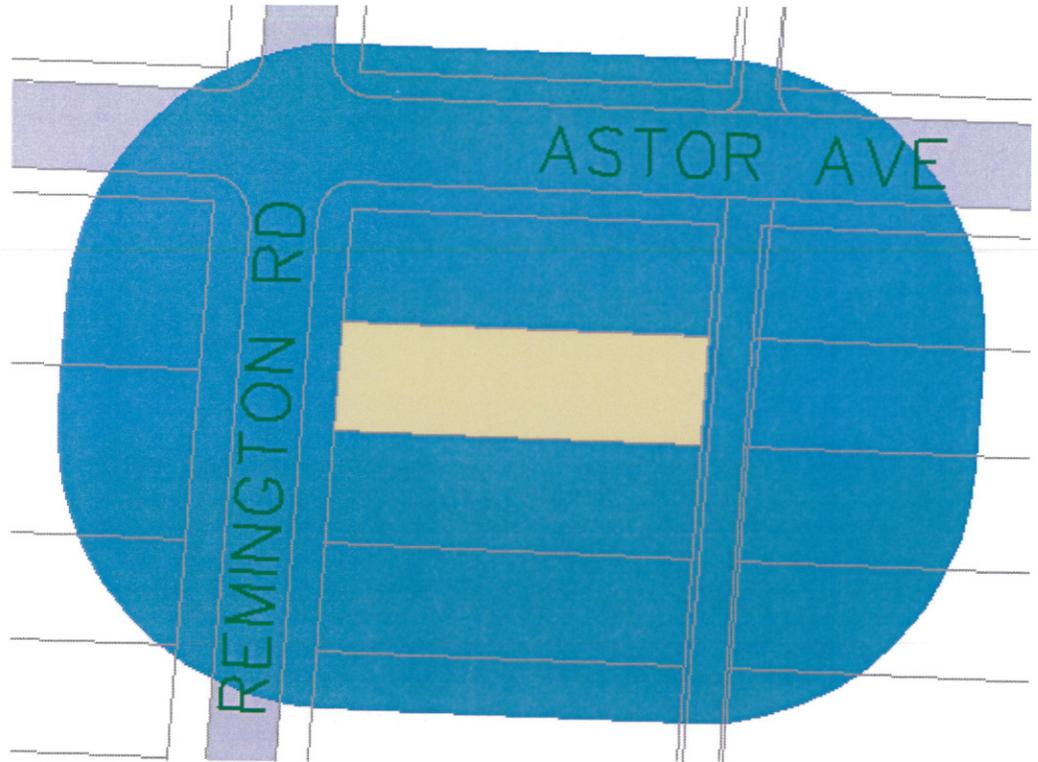


Image Date: Tue Apr 1 16:37:38 2014

### Proximity Parcels

**Hint:** To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

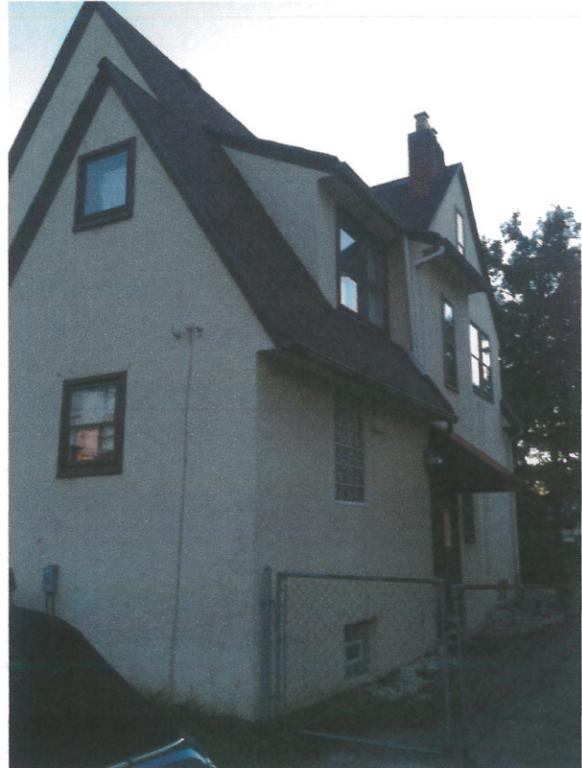
Parcel	Owner Name	Address
020-002531	BURKEY EDWARD R & KIMBERLY T	865 REMINGTON
020-002283	CAMBONI CHRISTOPHER C CAMBONI MARY	840 REMINGTON
020-002530	CARR WILLIAM F & SUZANNE R CO-TRS	859 REMINGTON
020-002532	CLYMER STEVEN D	871 REMINGTON
020-002278	FERRIE WILLIAM A FERRIE IRENE C	870 REMINGTON
020-002281	GANDAL GAIL H	856 REMINGTON
020-002349	HANNERS NORMAN W & JO ANN	879 VERNON
020-002348	HUNT PAUL F	873 VERNON
020-002528	KA ANDREWS MARISSA B	851 REMINGTON
020-002279	KLAMFOTH LOUIS D & LISA M	866 REMINGTON
020-002347	LONGSTRETH CRAIG	867 VERNON
020-002280	MILLER KEVIN E MILLER LAUREN E	862 REMINGTON
020-002346	PETERS MICHAEL W & JANE A	863 VERNON
020-002282	ROSS PAUL A ROSS SYLVIA A	852 REMINGTON
020-002344	ROWE BARBARA J TR	843 VERNON
020-002345	SPEAKS LEANDRA M	857 VERNON



East Elevation



East and North Elevations



East and South Elevations



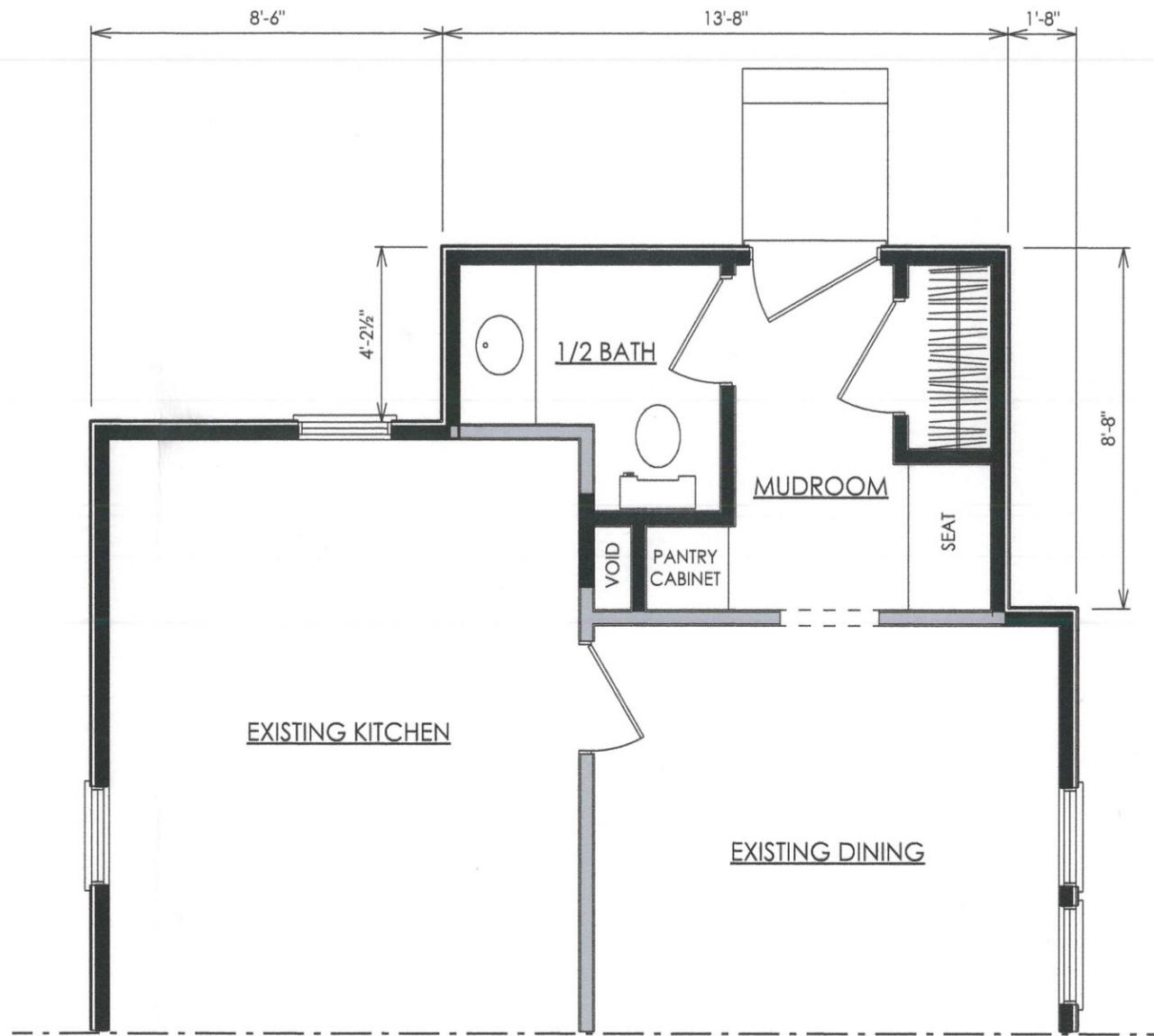
East and South Elevations





## SECOND FLOOR PLAN

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



## FIRST FLOOR PLAN

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

PRELIMINARY	010914
BIDDING	000000
CONSTRUCTION	000000
REVISIONS	000000

An Addition Project For

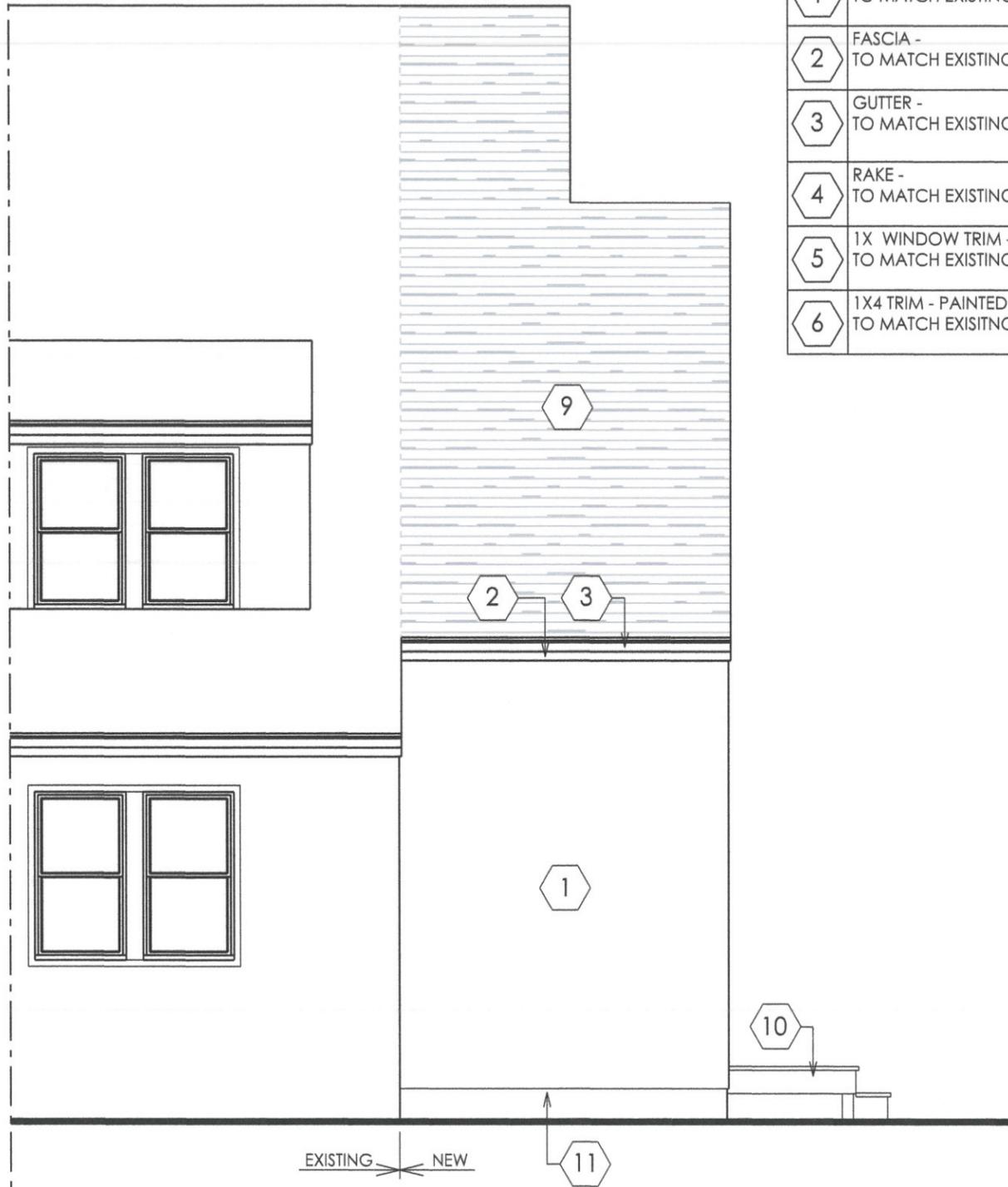
Gail Gandal  
856 S. Remington  
Bexley, Ohio 43209



75 S. High Street - Suite 4  
Dublin, Ohio 43017  
614.774.2490 Phone  
614.633.1053 Fax  
www.bolyardstudio.com

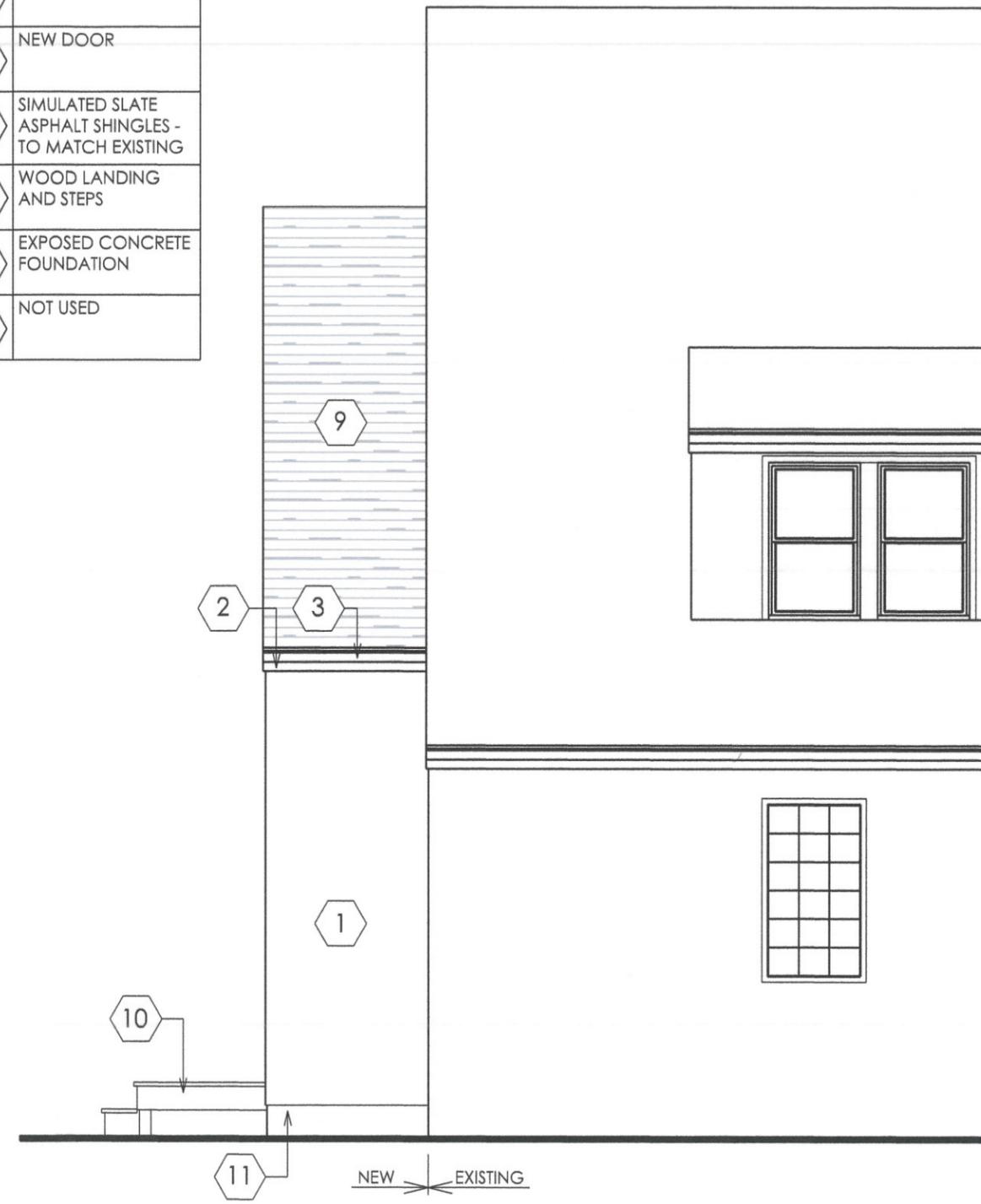
## CODED NOTES

1	STUCCO - TO MATCH EXISTING	7	NEW WINDOW
2	FASCIA - TO MATCH EXISTING	8	NEW DOOR
3	GUTTER - TO MATCH EXISTING	9	SIMULATED SLATE ASPHALT SHINGLES - TO MATCH EXISTING
4	RAKE - TO MATCH EXISTING	10	WOOD LANDING AND STEPS
5	1X WINDOW TRIM - TO MATCH EXISTING	11	EXPOSED CONCRETE FOUNDATION
6	1X4 TRIM - PAINTED TO MATCH EXISTING	12	NOT USED



### SOUTH ELEVATION

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



### NORTH ELEVATION

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

PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
010914	000000	000000	000000

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### CODED NOTES

1	STUCCO - TO MATCH EXISTING	7	NEW WINDOW
2	FASCIA - TO MATCH EXISTING	8	NEW DOOR
3	GUTTER - TO MATCH EXISTING	9	SIMULATED SLATE ASPHALT SHINGLES - TO MATCH EXISTING
4	RAKE - TO MATCH EXISTING	10	WOOD LANDING AND STEPS
5	1X WINDOW TRIM - TO MATCH EXISTING	11	EXPOSED CONCRETE FOUNDATION
6	1X4 TRIM - PAINTED TO MATCH EXISTING	12	NOT USED



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
010914	000000	000000	000000

An Addition Project For

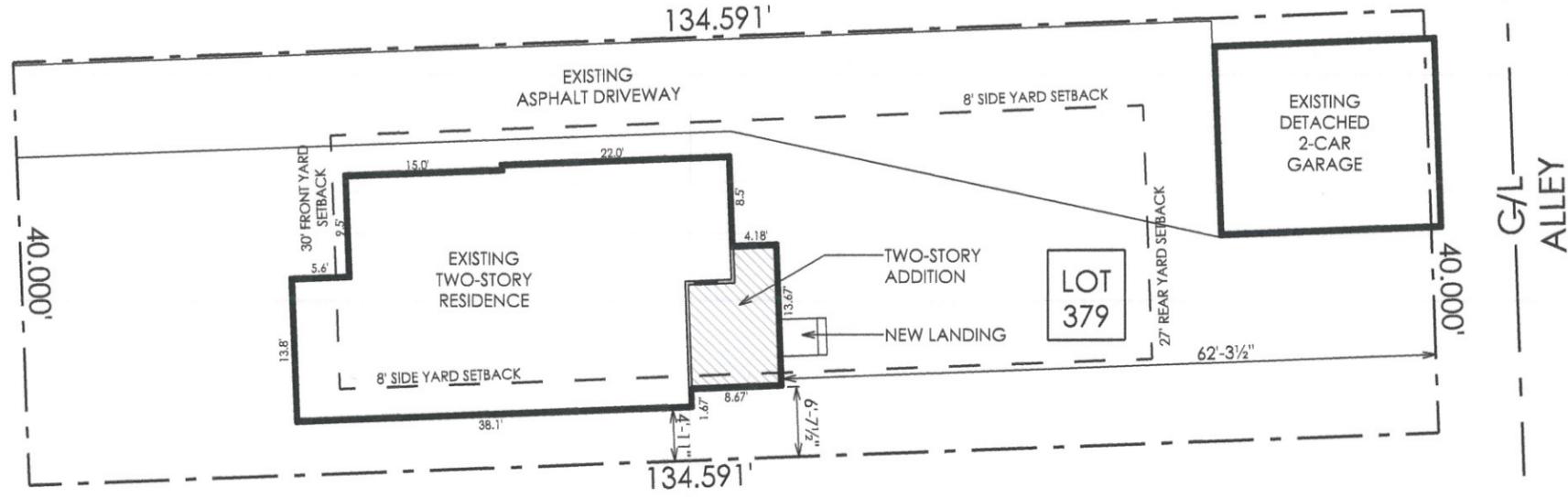
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C/L

S. REMINGTON



# SITE PLAN

SCALE: 1/16" = 1'-0"

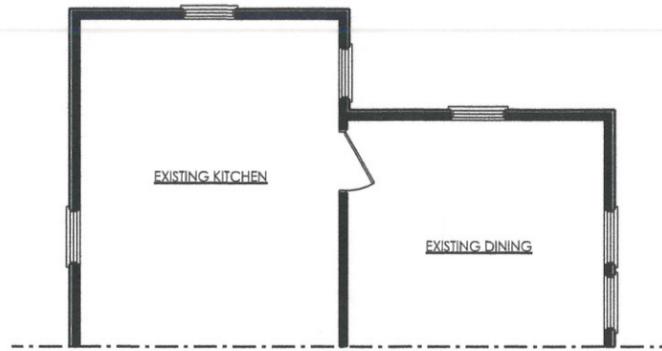
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010914	PRELIMINARY
000000	BIDDING
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000000	REVISIONS



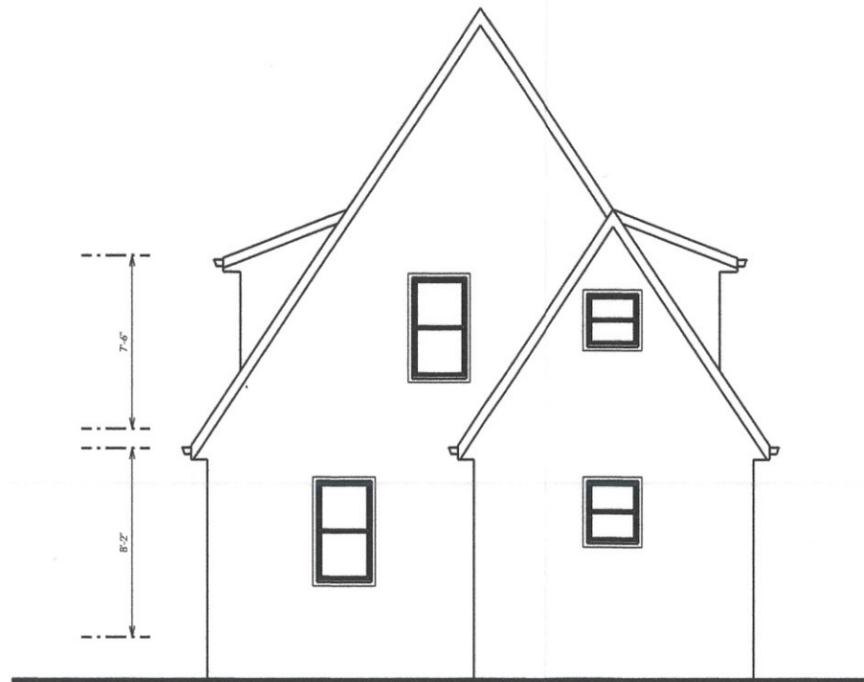
**EXISTING  
FIRST FLOOR PLAN**

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



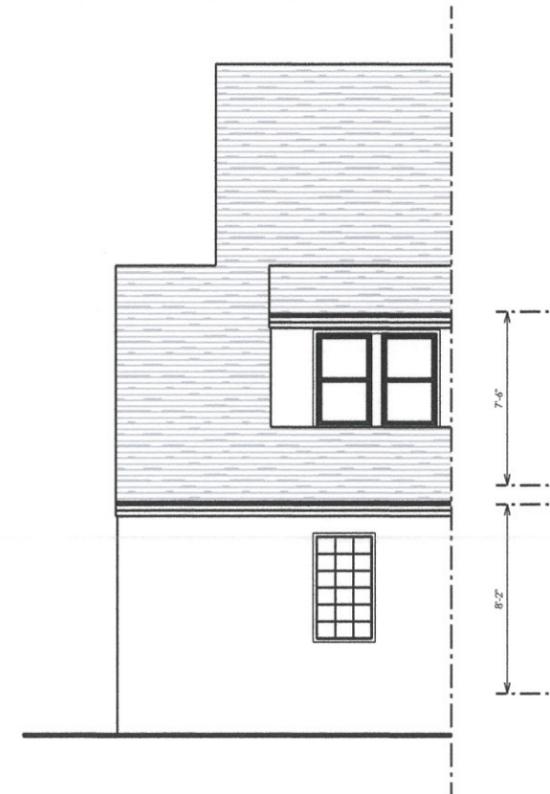
**EXISTING  
SOUTH ELEVATION**

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



**EXISTING EAST ELEVATION**

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



**EXISTING  
NORTH ELEVATION**

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

010914	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS

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