

**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 12, 2015, 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.: 15-04
- Applicant: Gary Alexander
- Owner: Brad & Laura Hollo
- Location: 2666 Bryden Road
- Request: The applicant is seeking architectural review and approval to allow a 1-story addition at the east side of the 2-story 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 a 10' section of the 1-story addition to encroach 3'11" into the side yard setback.

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 02-19-15



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2015004

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 2666 BRIDELL RD

Zoning District R-6

6. OWNER BRAD & LAURA HOLLO

laurahollo@yahoo.com  
Phone # \_\_\_\_\_ or Cell # \_\_\_\_\_

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

gary@garyjalexanderarchitect.com

7. Applicant GARY J. ALEXANDER E-mail \_\_\_\_\_

614 487-0637  
Phone # \_\_\_\_\_ or Cell# \_\_\_\_\_

1265 NEIL AVE. /City, State, Zip COLUMBUS, OHIO 43201

8. Brief Description of Request and/or Variance WE ARE REQUESTING A VARIANCE TO ENCROACH 3'-11" INTO THE SIDE YARD SETBACK. THE LENGTH OF THE WALL ENCROACHING INTO THE SETBACK IS 10'-0".

9. Valuation of Project \$ 100,000.00

• 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.  
(Re-submittal fee \$50.00)

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

• SIGNATURE Gary J Alexander /DATE 02.11.15

Fee: based on valuation	\$ <u>135.00</u>
Fee: based on variance	\$ <u>100.00</u>
Other	\$ _____
<b>TOTAL FEE DUE</b>	<b>\$ <u>235.00</u></b>

\*\*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 2666 BRYDEN RD. Zoning District R-6  
Lot Width 66 ft Depth 139.76ft Total Area 7123.1 sq ft 9148  
Existing Residence (foot print) 1723.1 sq ft Garage (INCLUDED IN 1723.1)  
Existing Building Height \_\_\_\_\_ one-story  two-story

Proposed Addition (foot print) 290.1 sq ft 13'-6" Height  one-story \_\_\_\_\_ two-story

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

Permitted Lot Coverage 35 % = 3201.8 sq ft

Lot to be covered 22 % = 2013.2 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 EARLY J. ALEXANDER, ARCHITECT

Contractor/Builder STONE PILLAR CONSTRUCTION

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

• DESCRIPTION OF CHANGES PROPOSED AN ADDITION TO THE EAST SIDE OF THE HOME TO ACCOMMODATE THE EXPANSION AND REMODELING OF THE EXISTING KITCHEN.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED AREA AVAILABLE TO EXPAND THE EXISTING KITCHEN IS LIMITED

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 \_\_\_\_\_ Standard 3-Tab Asphalt Shingle  
 Architectural Dimensional Shingles \_\_\_\_\_ EPDM (rubber) Roofing \_\_\_\_\_ Metal
- New Shingle Manufacturer: \_\_\_\_\_
- New Roofing Type, Style & Color: SLATE TO MATCH EXIST'G. LIMITED AREA OF EPDM

• **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: MARVIN

4. New Window Style, Material & Color: ALUMINUM CLAD WOOD DOUBLE HUNG AND CASEMENT. COLOR TO MATCH EXIST'G.

• **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 ALUMINUM CLAD WOOD / Style FRENCH Color WHITE MATCHING EXIST'G

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>CEMENT FIBER PANELS w/TRIM</u>

• **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: ALUMINUM CLAD - MATCH EXIST'G

4. Proposed NEW Window Trim: WOOD - BREAKFAST BAY WINDOWS  
ALUMINUM CLAD - OTHER LOCATIONS

5. Trim: Color(s): MATCH EXIST'G

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

• **DECKS**

EXISTING:

1. Existing Decking Materials - *NONE*  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other \_\_\_\_\_
2. Existing Railing Materials  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other *WROUGHT IRON @ BACK DOOR*

PROPOSED:

3. Proposed Decking Materials - *NONE*  
 Cedar     Pressure-treated wood     Wood/Plastic Composite  
 Other \_\_\_\_\_
4. Proposed Railing Materials - *NONE*
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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Gary J. Alexander**  
**Architect**

1265 Neil Ave. Columbus, Ohio 43201  
(614) 487-0637

STATEMENT OF HARDSHIP

Addition and Remodeling  
The Hollo Residence  
2666 Bryden Road

February 12, 2015

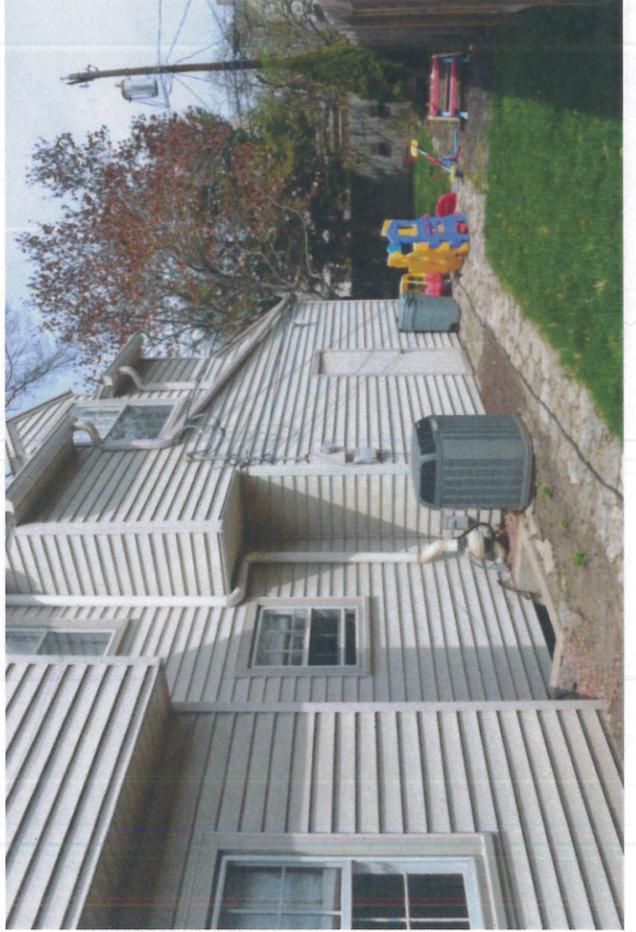
The purpose of this project is to enlarge, update, and improve the kitchen of this home. The existing kitchen is small, inefficient and isolated from the breakfast room and other areas of the house. Additional space is needed to improve the existing conditions. The only logical space for expansion is on the south side of the house. Due to the manner in which the house was originally sited this area for expansion is limited.

The proposed expansion projects 3'-11" into the 8'-0" side yard setback. This encroachment occurs across only 10' of the addition. The space provided by this encroachment is needed to create a location for the breakfast table.

This encroachment will have limited impact on the neighboring property. The addition is only one story and the windows facing the adjacent property are small. The current 6'-0" tall privacy fence along the south property line will remain.

# THE HOLLO RESIDENCE

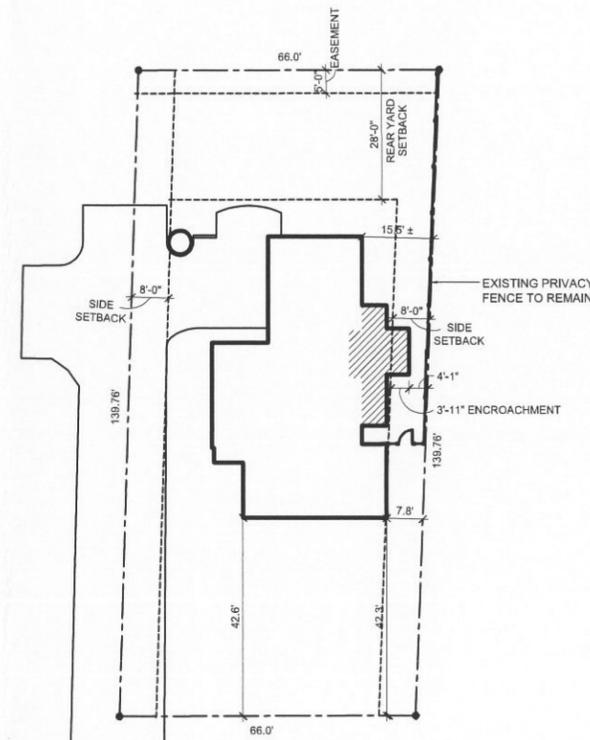
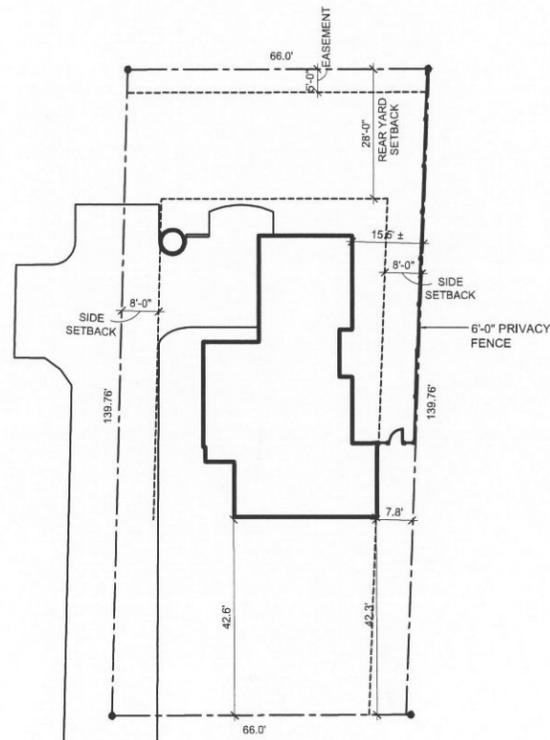
2666 Bryden Road, Bexley, Ohio



TAXID: 020-003143-00  
HOLLO BRAD @ (2)

PARID: 020-L000G -076-00  
2666 BRYDEN RD





**SITE PLAN - EXISTING**

SCALE: 1" = 20'-0"

PARCEL ID	-	020-003143-00
LOT AREA	-	9,148 SQ. FT.
ZONING DISTRICT	-	R-6, HIGH DENSITY SINGLE FAMILY RESIDENTIAL
MAXIMUM PERMITTED LOT COVERAGE	-	3,201.8 SQ. FT. 35.0% OF LOT AREA
EXISTING LOT COVERAGE	-	1,723.1 SQ. FT. 18.8% OF LOT AREA



**SITE PLAN - PROPOSED**

SCALE: 1" = 20'-0"

PARCEL ID	-	020-003143-00
LOT AREA	-	9,148 SQ. FT.
ZONING DISTRICT	-	R-6, HIGH DENSITY SINGLE FAMILY RESIDENTIAL
MAXIMUM PERMITTED LOT COVERAGE	-	3,201.8 SQ. FT. 35.0% OF LOT AREA
EXISTING LOT COVERAGE	-	1,723.1 SQ. FT. 18.8% OF LOT AREA
PROPOSED LOT COVERAGE	-	2,013.2 SQ. FT. 22.0% OF LOT AREA

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**ADDITION & REMODELING  
THE HOLLO RESIDENCE  
2666 BRYDEN RD.**

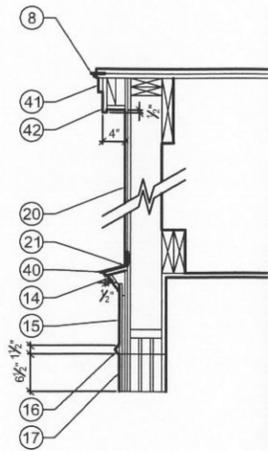


**Gary J. Alexander,  
Architect**

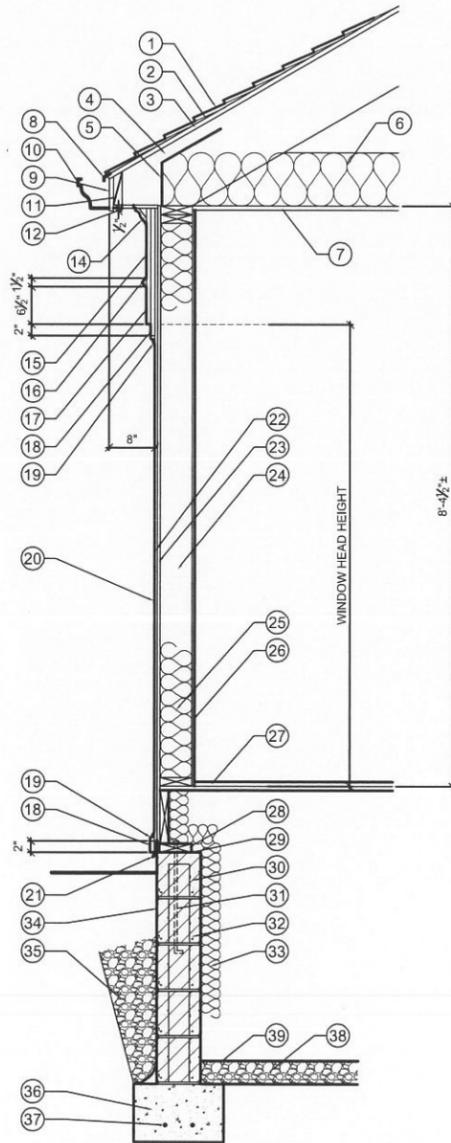
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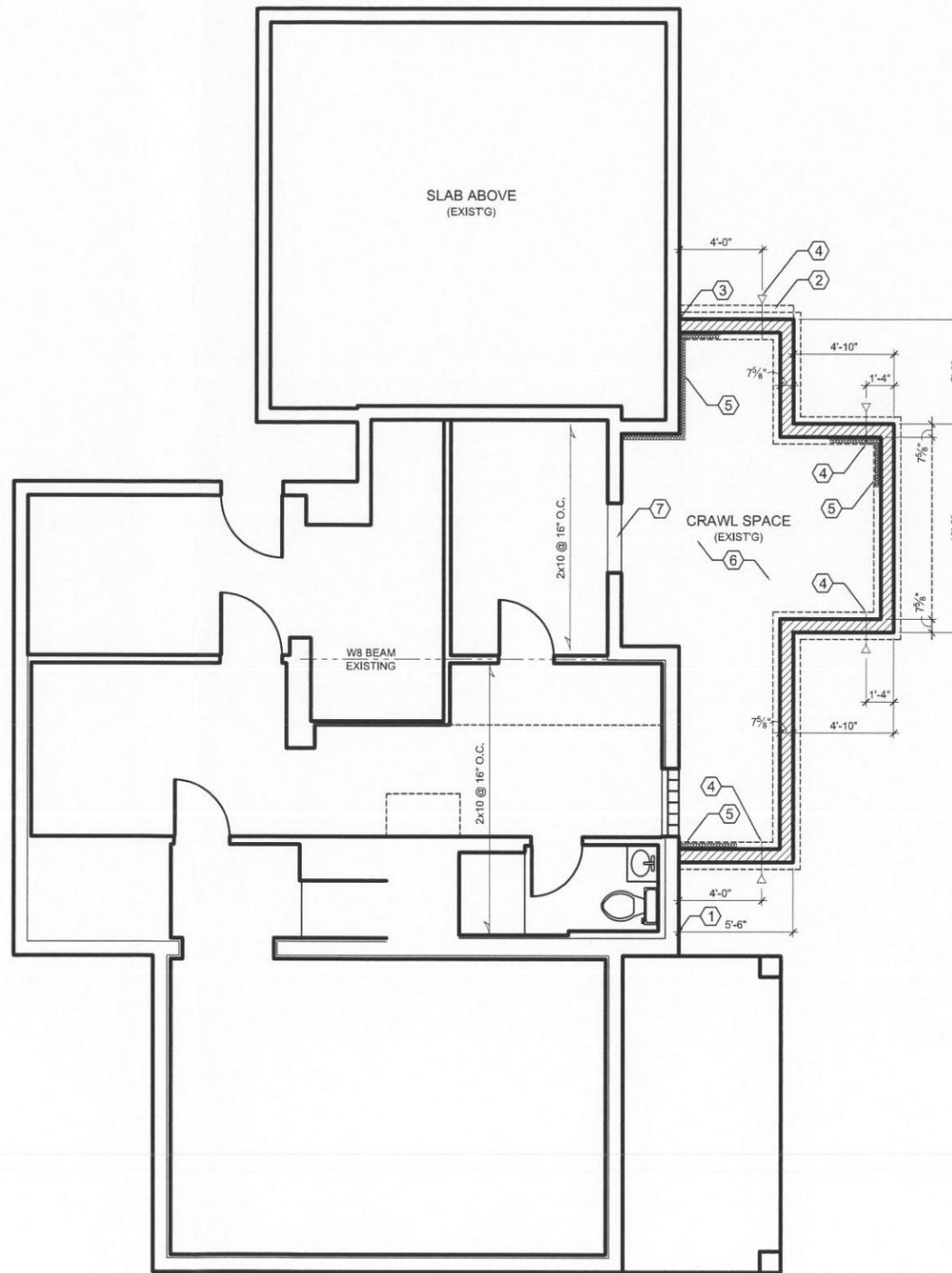
**A-1**



**A** DETAIL  
GABLE  
SCALE: 3/4" = 1'-0"



**B** WALL SECTION  
SOUTH WALL OF BREAKFAST ROOM  
SCALE: 3/4" = 1'-0"



BASEMENT/GROUND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"

**BASEMENT/GROUND FLOOR FRAMING PLAN NOTES**

1. DIMENSION FROM FACE OF SIDING ABOVE
2. TURN-OUT BLOCK TO SUPPORT STEP ABOVE
3. BOTTOM OF NEW FOOTING TO ALIGN WITH EXISTING. G.C. TO VERIFY EXISTING FOOTING IS AT LEAST 3'-0" BELOW GRADE
4. FOOTING STEP. MAXIMUM ELEVATION CHANGE 2'-0" PER STEP
5. R-13 INSULATION BLANKET
6. CRAWL SPACE TO BE MECHANICALLY VENTILATED
7. REMOVE GLASS BLOCK TO CREATE CRAWL SPACE ACCESS. LOWER SILL OF OPENING IF NEEDED FOR ADDITIONAL CLEARANCE

**SECTION AND DETAIL NOTES**

1. SLATE SHINGLES TO MATCH EXISTING
2. 30# ROOF FELT
3. 5/8" ROOF SHEATHING
4. AIR SPACE
5. INSULATION STOP
6. R-38 INSULATION
7. 5/8" GYPSUM WALL BOARD ON CEILING
8. PREFINISHED METAL DRIP EDGE
9. 1x6 WOOD FASCIA
10. 5" OGEE PROFILE PREFINISHED ALUMINUM GUTTER
11. 2x SUBFASCIA
12. 2" CONTINUOUS SOFFIT VENT
13. PLYWOOD SOFFIT
14. 3/4" x 3 1/2" CROWN, CAPITAL CITY MILLWORK KL313
15. 1x WOOD TRIM
16. 3/4" x 1 1/2" PANEL MOLDING, CAPITAL CITY MILLWORK KL4566
17. 1x WOOD TRIM, 6 1/2" EXPOSURE
18. 1x WOOD TRIM, 2" EXPOSURE
19. PANEL MOLDING, MATCH EXISTING ON EXTERIOR OF STUDY
20. CEMENT FIBER PANEL, SMOOTH FINISH, HARDI-PANEL OR APPROVED EQUAL
21. WALL FLASHING
22. WATER RESISTANT, BREATHABLE, AIR BARRIER WITH DRAINAGE CHANNELS. TYVEK STUCCO HOUSEWRAP OR EQUAL
23. 1/2" WALL SHEATHING
24. 2x6 @ 16" O.C. STUD WALL
25. R-21 INSULATION
26. 5/8" GYPSUM WALLBOARD
27. 3/4" PLYWOOD SUBFLOOR, GLUED AND NAILED
28. 2x6 TREATED WOOD SILL PLATE
29. FIBERGLASS SILL SEAL
30. 8x8x16 CMU TERMITE BLOCK
31. 1/2" DIAMETER ANCHOR BOLT, 1'-6" LONG, EMBEDDED AT LEAST 1'-3" DEEP, 6'-0" O.C. AND NOT MORE THAN 1'-0" FROM ANY CORNER
32. 8x8x16 CMU
33. R-13 INSULATION BLANKET
34. DAMP PROOFING PER CODE REQUIREMENTS
35. GRAVEL BACKFILL TO WITHIN 1'-0" OF GRADE
36. 10"x16" CONCRETE FOOTINGS
37. 2 #5 REINFORCING BARS
38. 4" GRAVEL
39. VAPOR BARRIER, 6 MIL POLY
40. 1x WASH COVERED WITH PAINTED METAL FLASHING
41. 1x RAKE TRIM WITH 2" EXPOSURE
42. 1x RAKE TRIM WITH 5" EXPOSURE

LOCATE WALL AS SHOWN ON GROUND FLOOR PLAN

ADDITION & REMODELING  
THE HOLLO RESIDENCE  
2666 BRYDEN RD.

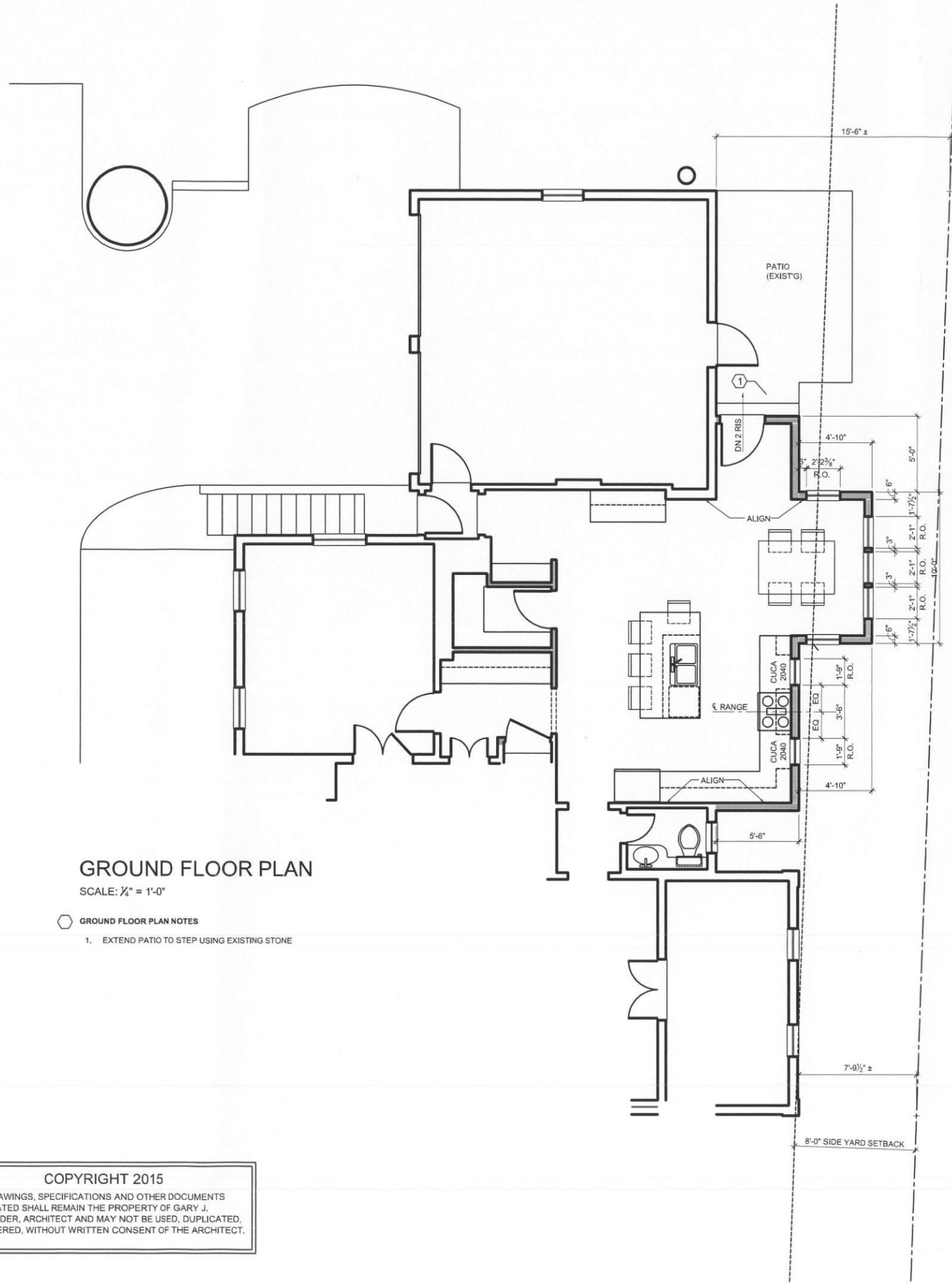


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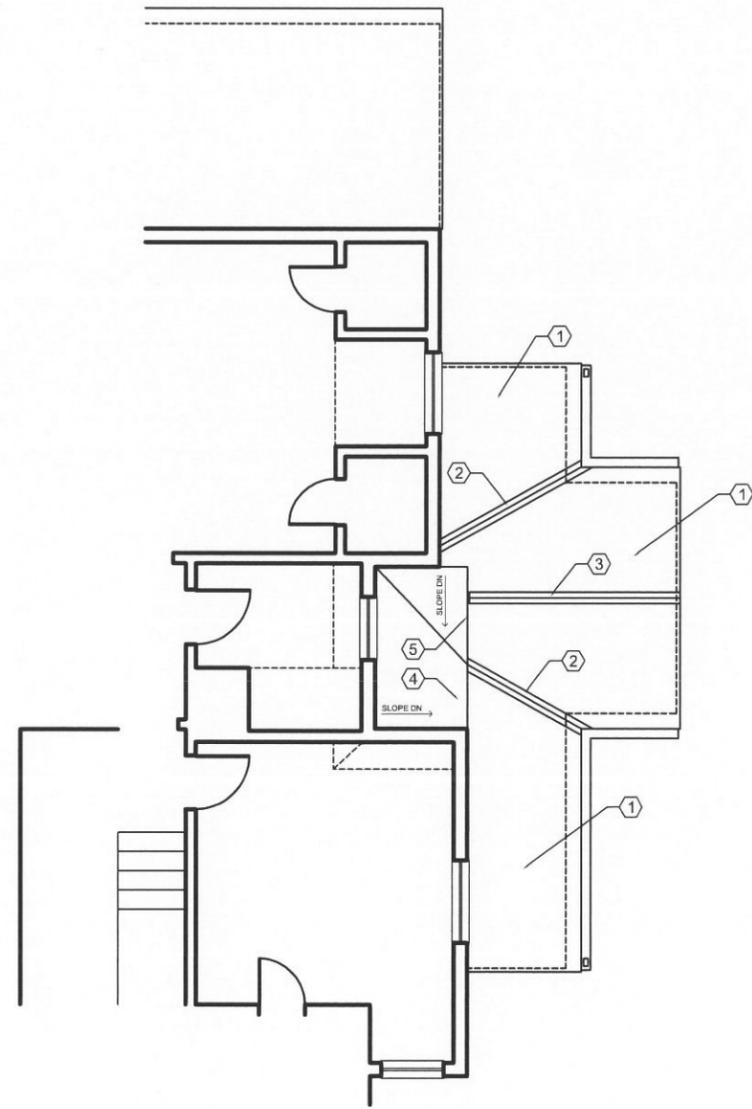


**GROUND FLOOR PLAN**

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

**GROUND FLOOR PLAN NOTES**

- 1. EXTEND PATIO TO STEP USING EXISTING STONE



**PARTIAL SECOND FLOOR/LOW ROOF PLAN**

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

**PARTIAL SECOND FLOOR/LOW ROOF PLAN NOTES**

- 1. SLATE SHINGLES TO MATCH EXISTING
- 2. COPPER VALLEY FLASHING
- 3. RIDGE VENT BENEATH SHINGLES
- 4. RUBBER MEMBRANE ROOFING. SLOPE TO DRAIN
- 5. EXTEND RUBBER MEMBRANE ROOFING UP BACK SIDE OF GABLE

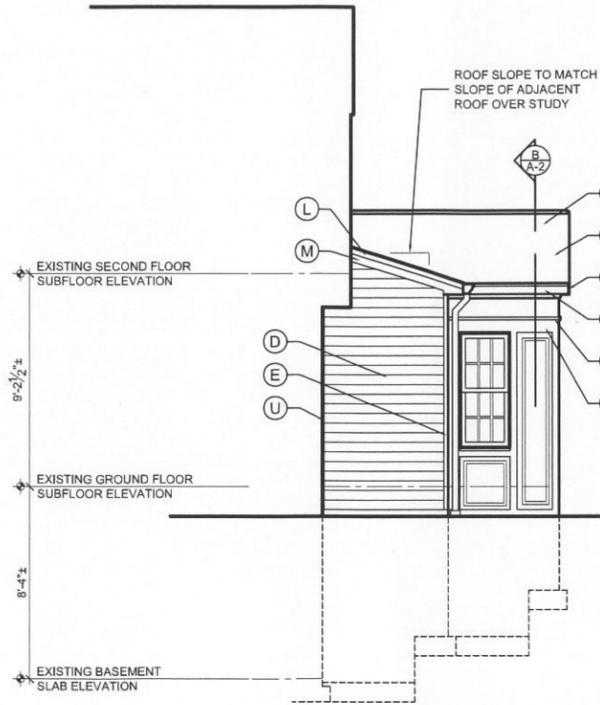
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**A-3**



**FRONT (SOUTH) ELEVATION**

SCALE:  $\frac{1}{4}'' = 1'-0''$



**SIDE (EAST) ELEVATION**

SCALE:  $\frac{1}{4}'' = 1'-0''$



**REAR (NORTH) ELEVATION**

SCALE:  $\frac{1}{4}'' = 1'-0''$

**ELEVATION MATERIALS LIST**

-ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

-ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

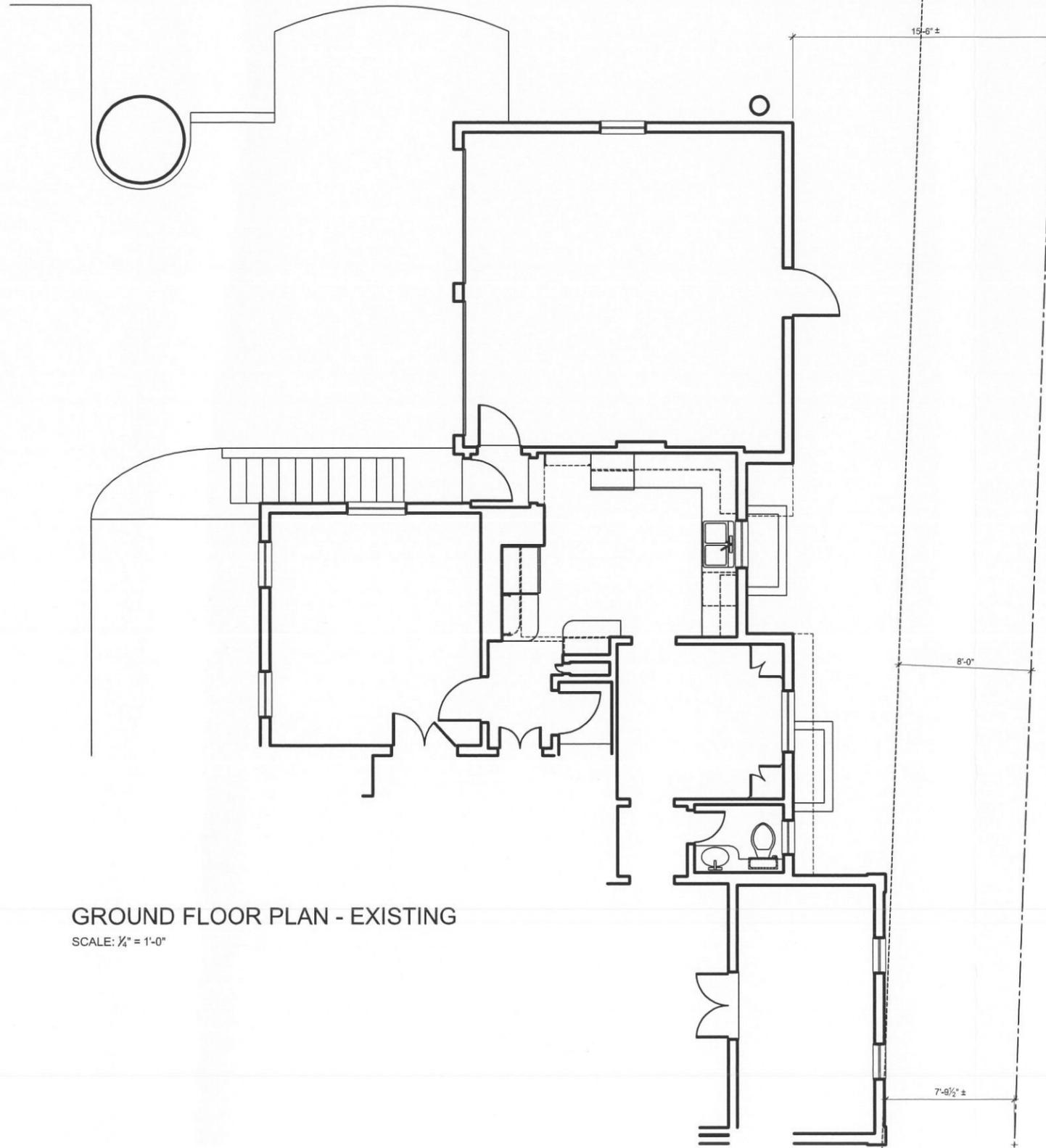
- A. RIDGE VENT BENEATH SLATE SHINGLES
- B. SLATE SHINGLES TO MATCH EXISTING
- C. 1x6 WOOD FASCIA
- D. VINYL SIDING TO MATCH EXISTING
- E. VINYL CORNER BOARD TO MATCH EXISTING
- F. 5" OGEE PROFILE PREFINISHED ALUMINUM GUTTER
- G. PREFINISHED DOWNSPOUT TO MATCH EXISTING
- H. DOWNSPOUT BOOT
- I. WINDOW CASING WRAPPED IN ALUMINUM COIL STOCK TO MATCH EXISTING
- J. WINDOW SILL, WRAPPED IN ALUMINUM COIL STOCK, TO MATCH EXISTING
- K. RUBBER MEMBRANE ROOF
- L. 1x RAKE TRIM WITH 2" EXPOSURE
- M. 1x RAKE TRIM WITH 5" EXPOSURE
- N. CEMENT FIBER PANEL SMOOTH FINISH, HARDIPANEL OR APPROVED EQUAL
- O. 1x WOOD TRIM
- P. 1x WASH COVERED WITH PAINTED METAL FLASHING
- Q. 1x4 WOOD TRIM
- R. 1x WOOD TRIM, 2" EXPOSURE
- S. PANEL MOLDING, MATCH EXISTING ON ADJACENT STUDY
- T. EXTEND FLASHING UP BEHIND SIDING
- U. VINYL CORNER CHANNEL, MATCH EXISTING
- V. CONCRETE STEP
- W. 1x WOOD TRIM, 6 1/2" EXPOSURE
- X. 3/4" x 1 1/2" PANEL MOLDING, CAPITAL CITY MILLWORK KL4566

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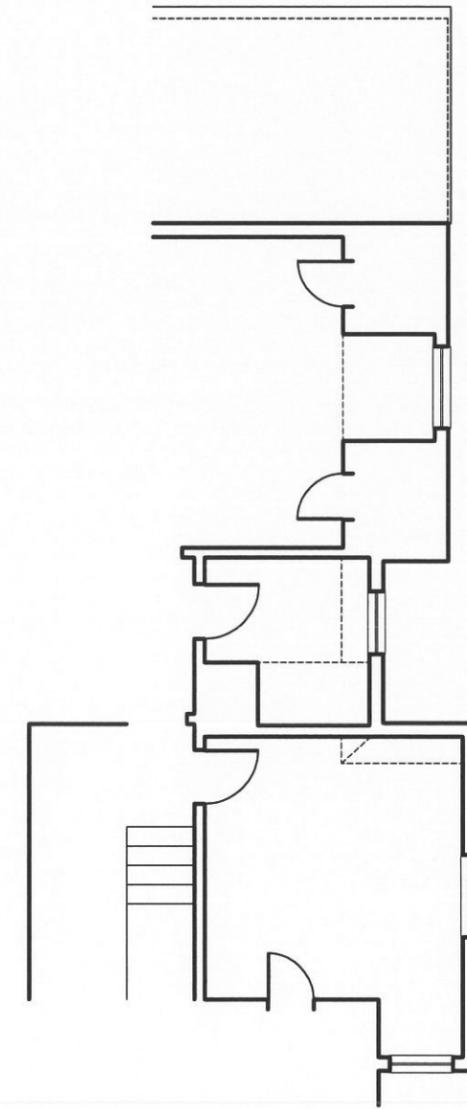
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**A-4**



GROUND FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"

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**A-5**



SIDE (EAST) ELEVATION - EXISTING

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



REAR (NORTH) ELEVATION - EXISTING

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

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A-6