

**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, June 9, 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.: 16-045
- Applicant: Brian Zingelmann
- Owner: Tony & Sarah Groh
- Location: 240 N. Ardmore.
- Request: The applicant is seeking Architectural Review and approval to allow 2 story addition and 2<sup>nd</sup> floor addition on the back side of the existing 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.

Mailed by 05-26-16



# CITY OF BEXLEY

## BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 2016045

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 240 N. ARDMORE      Zoning District R-6

6. OWNER TONY & SARAH GROH      Phone # \_\_\_\_\_ or Cell # 378-9494  
*\* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant BRIAN ZINGELMANNE E-mail BZPLANS@AOL.COM Phone # 262-7565 or Cell# \_\_\_\_\_

Address 261 GARDEN RD. /City, State, Zip COLUMBUS, OHIO 43214

8. Brief Description of Request and/or Variance 1 AND 2 STORY ADDITION ON BACK SIDE OF EXISTING 2-STOREY HOUSE

9. Valuation of Project \$ 100,000.

• 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 MAY 06 2016

Fee: based on valuation \$ 90 + 45  
Fee: based on variance \$ \_\_\_\_\_  
Other \$ \_\_\_\_\_  
TOTAL FEE DUE \$ 135.00

\*\*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 240 N. ARDMORE Zoning District R-6

Lot Width 62.5 ft Depth 142.0 ft Total Area 8875 sq ft

Existing Residence (foot print) 1418 sq ft Garage 484 sq ft

Existing Building Height  one-story  two-story

Proposed Addition (foot print) 72 sq ft 26' Height  one-story  two-story

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

Permitted Lot Coverage 35 % = 3106 sq ft

Lot to be covered 22 % = 1974 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 BRIAN ZINGELMANN, ARCHITECT

Contractor/Builder OUT FOR BIDDING

Preliminary Review  Final Review

• DESCRIPTION OF CHANGES PROPOSED SMALL FIRST FLOOR ADDITION AND 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: TO MATCH EXISTING

3. New Roofing Type, Style & Color: SLATE GRAY AND BLACK BLEND DIMENSIONAL SHINGLES.

• **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-WEN WHITE VINYL
4. New Window Style, Material & Color: CASEMENT

• **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 \_\_\_\_\_ /Style \_\_\_\_\_ Color \_\_\_\_\_

N/A -  
NO DOOR  
CHANGES

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
( )	( )	Natural Stone _____
( )	( )	Cultured Stone _____
( )	( )	Brick _____
( )	( )	Mortar _____
( )	( )	Stucco _____
( )	( )	Wood Shingle _____
( )	( )	Wood Siding _____
(X)	(X)	Vinyl Siding <u>TO BE DETERMINED;</u>
( )	( )	Aluminum Siding <u>COLOR, SIZE AND</u>
( )	( )	Other _____ <u>PATTERN TO MATCH</u>
		<u>EXISTING.</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: N/A
4. Proposed NEW Window Trim: 1X4 HEAD AND JAMBS, ALUM. WRAPPED
5. Trim: Color(s): WHITE 2X2 SILL TRIM, ALUM. WRAPPED

\*\* Do the proposed changes affect the overhangs? NEW LEAVE AND RAKE  
6 OVERHANGS AND TRIM  
TO MATCH EXISTING.

• **DECKS**

N/A

EXISTING:

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: \_\_\_\_\_

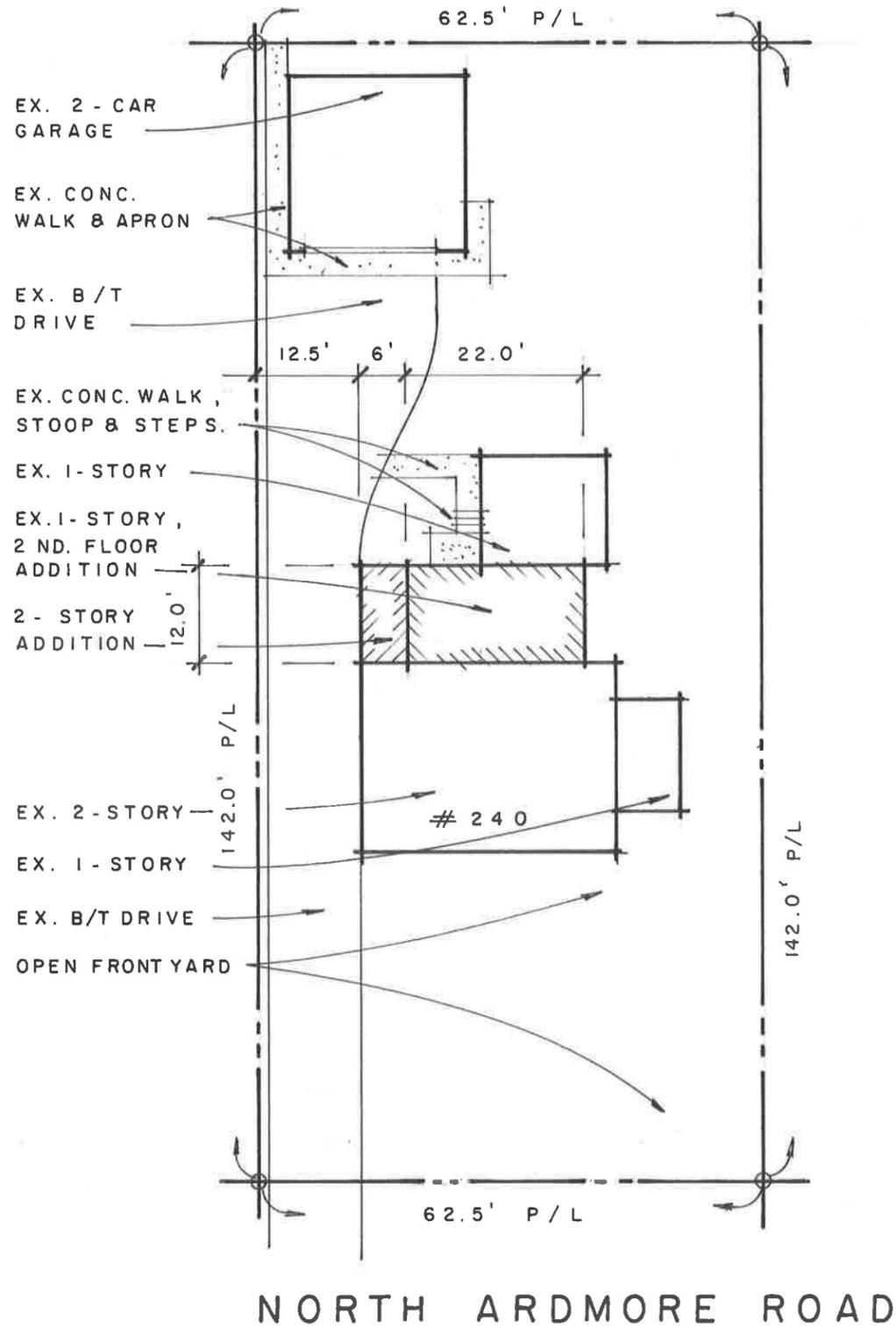
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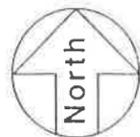
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ALLEY



SITE PLAN

SCALE : 1" = 20'-0"



PRELIMINARY	<input checked="" type="checkbox"/>
BIDDING	<input checked="" type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
BEXLEY	<input checked="" type="checkbox"/>

SHEET N°: 1		DATE DRAWN: 5/05/2016	DATE ISSUED:
REVISIONS	MARK	DATE	

Brian Zingelmann  
Architect  
261 Garden Road  
Columbus, Ohio 43214  
(614) 262-7565



**Project Development Notes:**

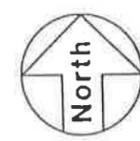
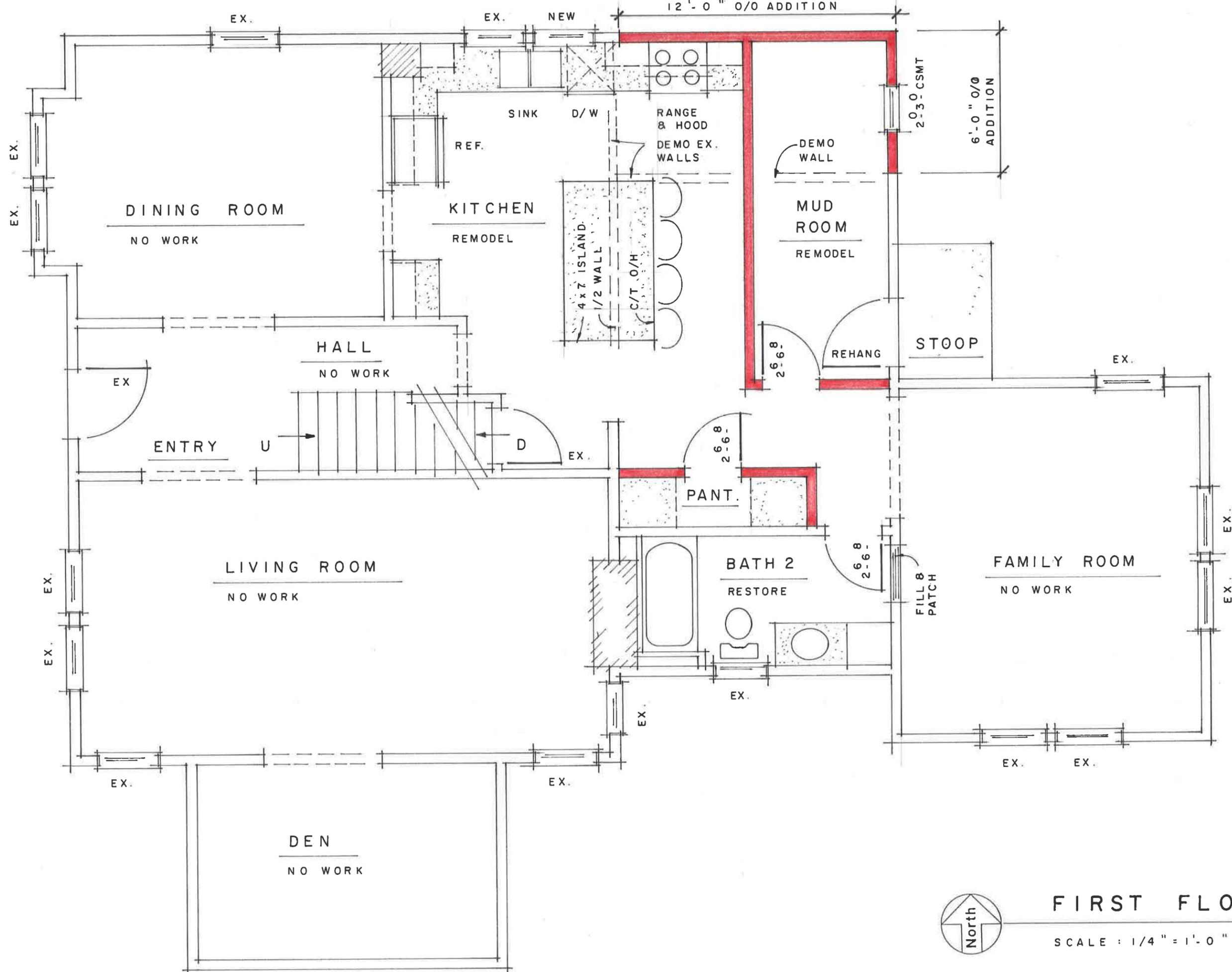
Proposed remodel and addition  
240 North Ardmore Road, Bexley, Ohio

<b>Building areas:</b>	
Existing 2 car garage	484 sq. ft.
Existing 1-story (first floor)	650 sq. ft.
Existing 2-story (first floor)	768 sq. ft.
1-story addition	72 sq. ft.
Lot coverage:	1974 sq. ft.

Lot size: 62.5' wide x 142' deep  
 Lot area: 8875 sq. ft.  
 Lot coverage: (area) 1974 sq. ft.  
 Lot coverage: (percentage) 22% <35% = OK

Front yard setback: 41.0' (no change)  
 Side yard setback (north): 12.5' (existing) 12.5' (addition)  
 Side yard (south): 10.0' (no change)  
 Rear yard: 51.0' (no change)  
 Distance, house to garage: 25.0' (no change)  
 Building height: 2 story (existing), 1 story and 2 story (addition)

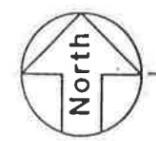
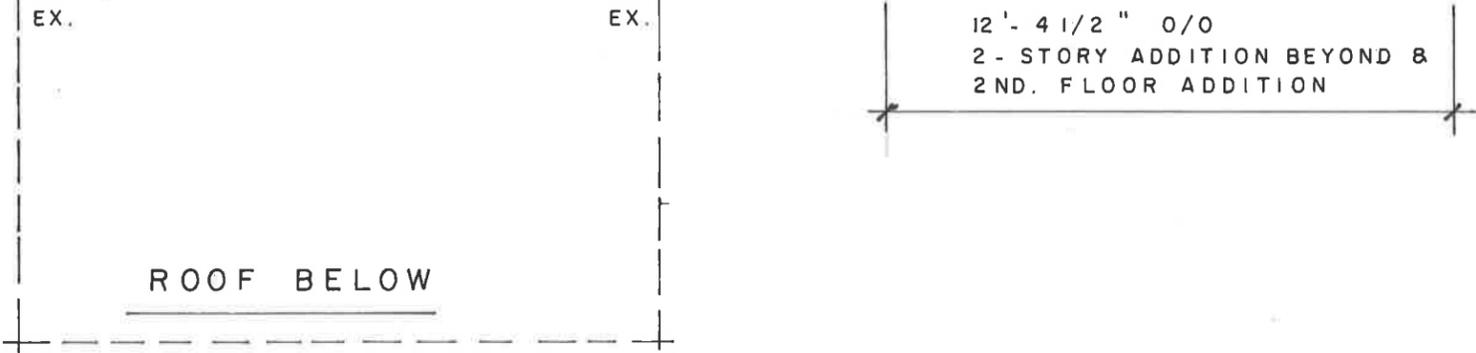
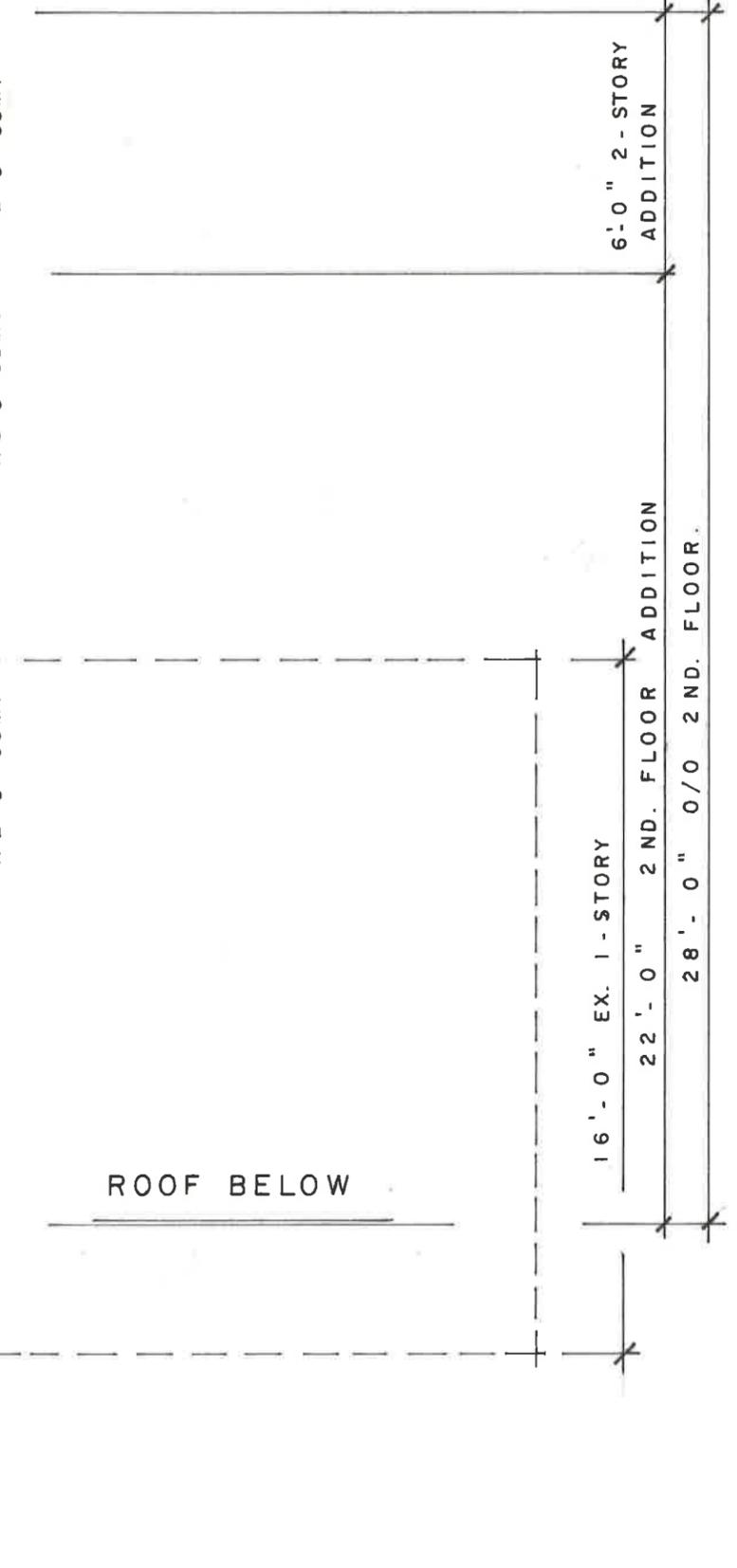
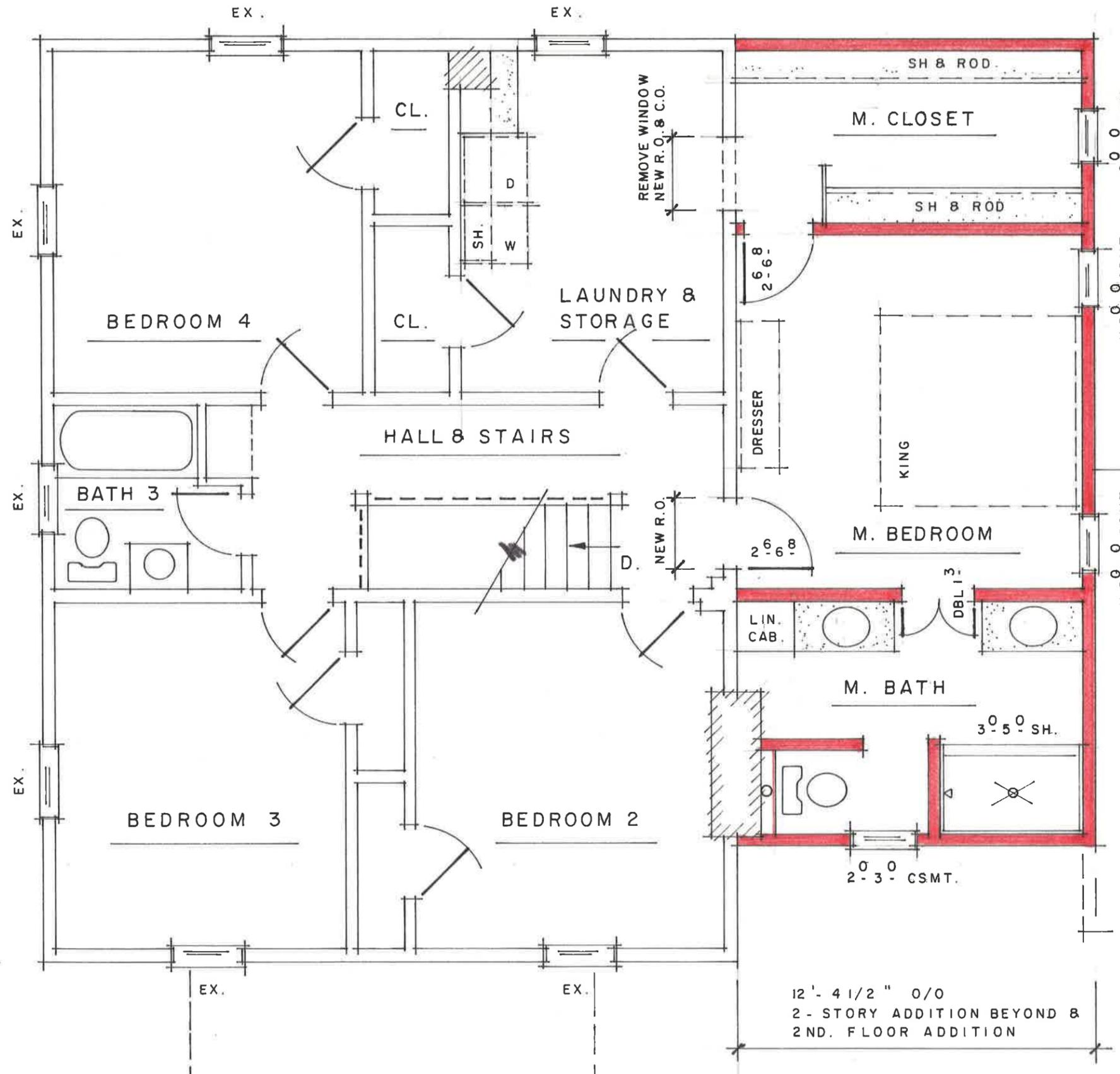
*The Groh Residence  
 Remodel and Addition  
 240 N. Ardmore Road  
 Bexley, Ohio 43209*



FIRST FLOOR

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

32'-0" O/O EX. 2-STORY HOUSE

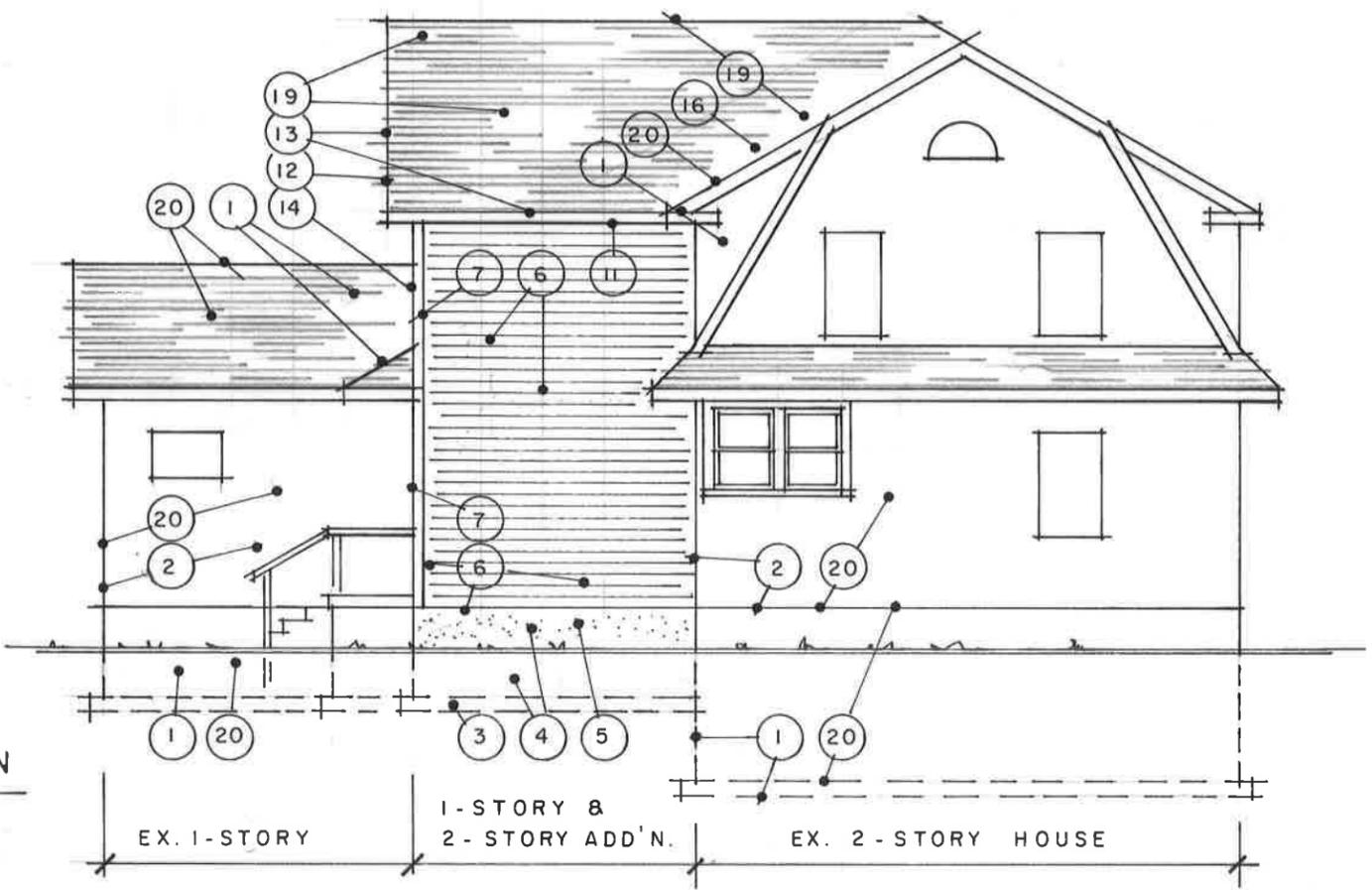


SECOND FLOOR

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

LEFT  
SIDE  
ELEVATION

1/8" = 1'-0"

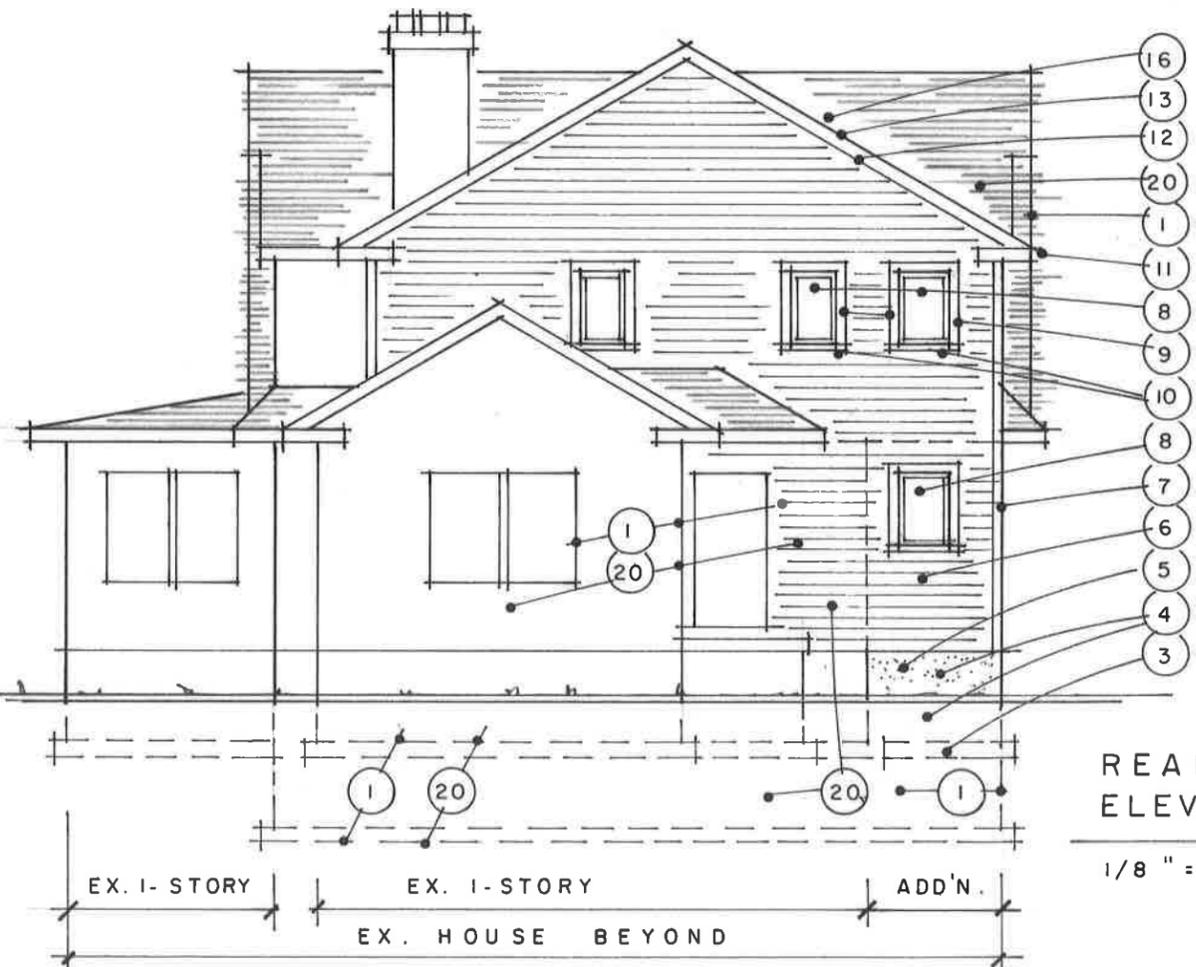
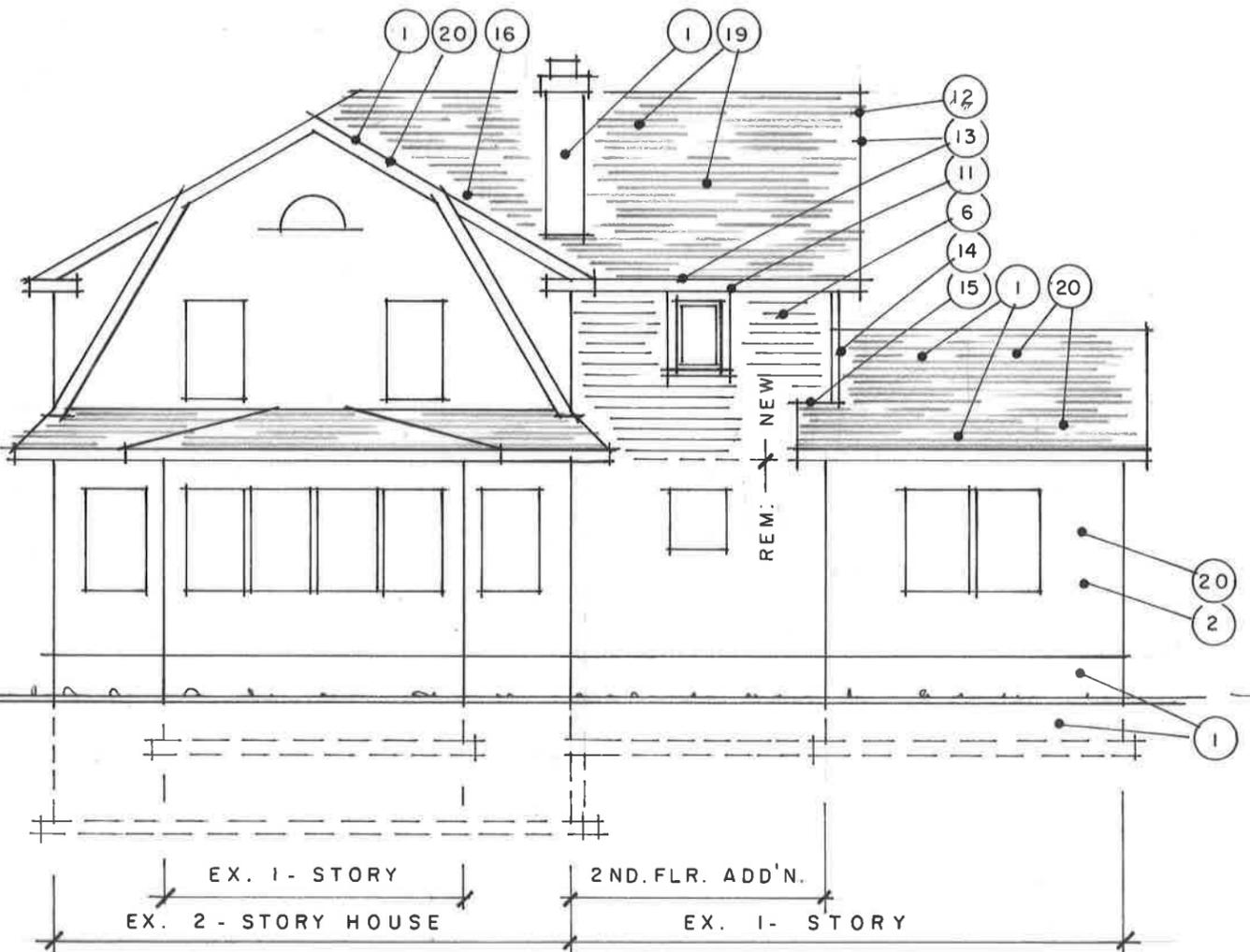


**Material Notes:**

1. Existing foundation construction.
2. Existing house construction.
3. 8" x 16" concrete footing.
4. 8" concrete block foundation wall.
5. Brick veneer foundation wall.
6. Vinyl siding, to match existing.
7. Vinyl siding, outside corner trim.
8. New window, see plans.
9. 1x4 aluminum wrapped trim.
10. 2x2 aluminum wrapped sill trim.
11. Eave overhang and trim, to match existing.
12. Rake overhang and trim, to match existing.
13. Prefinished aluminum drip edge.
14. Prefinished aluminum step flashing.
15. Prefinished aluminum apron flashing.
16. Prefinished aluminum valley flashing.
17. Prefinished aluminum 5" ogee gutter.
18. Prefinished aluminum 2" x 3" downspout.
19. Asphalt shingle roof, to match existing.
20. Restore all disturbed areas of existing house.

RIGHT  
SIDE  
ELEVATION

1/8" = 1'-0"



REAR  
ELEVATION

1/8" = 1'-0"



FRONT & LEFT SIDE



FRONT & RIGHT SIDE



REAR & RIGHT SIDE



REAR & LEFT SIDE

240 N. ARDMORE ROAD

BEXLEY, OHIO

REMODEL & ADDITION