

## ARB-25-48

(ARB) Architectural Review Board

Application

Status: Active

Submitted On: 8/18/2025

### Primary Location

342 N REMINGTON RD

Bexley, OH 43209


### Owner


JANE PEDEN


N REMINGTON RD 342 BEXLEY, OH 43209

### Applicant

 Robert D'Andrea

 614-519-5853

 rdandrea@columbus.rr.com

 484 Radcliff Drive

Westerville, Ohio 43082

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## Staff Review

### Staff Notes

Please re-notice for the October meeting.

### ARB Mtg Date

10/09/2025

### Board Decision

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### Vote Count?

### ARB Approval date

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### ARB Expiration date

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## Applicant / Agent Information

### Applicant Name\*

D'Andrea Builder's

### Applicant Address

484 Radcliff Drive

### Applicant Email\*

rdandrea@columbus.rr.com

### Applicant Phone\*

614.519.5853

### Property Owner Name\*

Jane F. Peden

### Property Owner phone or Email\*

614.519.5853

If owner will not be present for review hearing, you must submit a permission slip to represent the owner signed by the current owner. **Please include the permission slip in your combined PDF submission packet.**

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month.

Application must be submitted 4 weeks prior to the upcoming hearing date)\*

09/11/2025


Applicant (or representative of the project) must be present at the appropriate hearings

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## Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

### Brief Project Description :\*

Enlarge the back of the house to make dining room, kitchen, and bathroom more spacious. Add porch to this enlargement.

Have you downloaded and reviewed the ARB application checklist?\* 

Yes

Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ? \* 

Yes

Please click all below that apply to your project

Architecture Review

☒

Complete Demolition/ New Build 


☐

Front porch 


☐

Corner Lot 

☐

Rear yard addition 

☒

Side yard addition 

☐

Sign Review

☐

Commercial Project

☐

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### Fee Worksheet

Zoning Permit Type 

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Estimated Valuation of Project\*

45000

\*Please refer to Bexley codified ordinances section 244 for the fees schedule

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### Lot Coverage Information

Zoning District\* 


R-6 (35% Building and 60% Overall)

Lot Width\* 

60

Lot Depth\* 

150

Total sq. ft. area of Lot 

9000



If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

Max allowable building coverage is ?

3150



Max allowable lot coverage is ?

5400



What is your proposed building coverage\* ?

533

What is your proposed lot coverage?\* ?

2653

% of proposed building coverage

5.922222222222225



% of proposed lot coverage

29.477777777777778



Are you proposing to either modify an existing principal structure or build a new one?\*

Yes

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## Principal Structure Setbacks

Your required front yard setback is 30 ft. **OR** the average distance back from the front lot line of the adjacent three structures on each side of your property **whichever is greater**

What is your required front yard setback\* ?

45

What is your proposed front yard setback\* ?

45

Your required side yard setback is ?

8



Proposed left side yard setback?\* ?

8

Proposed right side yard setback\* ?

8

Your required rear yard setback is **25 ft**

Proposed rear yard setback?\*

25

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## Detached Garage


Are you either modifying or building a new garage as a part of this project?

No

Distance from Primary Structure (ft)\*


15

## Architectural Review Worksheet: Roofing

Is roofing a part of this project? 

Yes

**You must include the roof specifications as well as photos of existing roof in your submission packet.**

Please provide the existing roof details (Please Note: slate, clay tile or wood shake require supporting information for Board Review)\* 

Dimensional asphalt shingle, black (main roof). Dimensional asphalt shingle, black and rubber (back door area bump out roof).

Please provide the PROPOSED roof details (Please Note: slate, clay tile or wood shake require supporting information for Board Review)


Dimensional asphalt shingle, felt paper, black (gable roof). Dimensional asphalt shingle, felt paper, black, and rubber (shed roof area).

Proposed Roofing Manufacturer\*

CertainTeed 25 year life

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## Architectural Review Worksheet: Windows

Are windows a part of this project? 

Yes

**Please provide the window package (cutsheets/ specs) for the new proposed windows in your submission packet**

Please provide the existing window types\* 

Vinyl, double hung, white.

Please provide the proposed window types\* 

Vinyl, double hung, argon gas filled, white.

Proposed Window Manufacturer\*

MI

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## Architectural Review Worksheet: Doors

Are doors a part of this project?\*

Yes

**Please provide the door package (cutsheets/ specs) for the new proposed doors in your submission packet.**

Please describe the existing door types, material and color\* ?

Back door steel, half lite, white.

Please describe the proposed door type, material and color\* ?

Back doors steel or fiber glass, half lite (tempered glass), white.

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## Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?\*

No

Do the proposed changes affect the overhangs?

No

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## Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? \*

Yes

Please describe the existing exterior finishes\* ?

Steel 8 inch siding, white.

Please describe the proposed exterior finishes\* ?

Vinyl 8 inch siding (traditional), white.

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## Architectural Review Worksheet: Columns

Are exterior columns being modified or installed as a part of this project?

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Understanding of Process & Submission Checklist

Have you included photos of the existing structures in PDF format in your submission packet?



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Do you have elevations of ALL sides of your proposed project?

—

Have included all of the applicable required information into one combined PDF?

—


 By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.\* 

 Robert J DAndrea  
Aug 18, 2025


By signing here, you agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.\*

No signature

D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above
















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 Applicant has been advised that Landscape Designer/Architect must be present at meeting

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Attachments

	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> REQUIRED Peden drawinf set 08-17-2025 set up to print full size at 8.5 x 11.pdf Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:25 AM
	<b>Photographs (required)</b> REQUIRED 342 N. Remington Rd. East Side Photo.jpg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:30 AM
	<b>Site Plan</b> REQUIRED Peden drawinf set 08-17-2025 set up to print full size at 8.5 x 11.pdf Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:33 AM
	<b>Window Package</b> REQUIRED AIM Estimate.jpeg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:40 AM

	<b>Door package</b> PD 1.jpeg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:40 AM	REQUIRED
	<b>Roof Package</b> CertainTeed Roof Shingles.docx Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:50 AM	REQUIRED
	<b>MI 1.jpeg</b> MI 1.jpeg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:42 AM	
	<b>MI 2.jpeg</b> MI 2.jpeg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:43 AM	
	<b>MI 3.jpeg</b> MI 3.jpeg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:43 AM	
	<b>P965342_BOL.jpg</b> P965342_BOL.jpg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:44 AM	
	<b>MI 4.jpeg</b> MI 4.jpeg Uploaded by Robert D'Andrea on Aug 18, 2025 at 11:44 AM	
	<b>Architectural Review Board Application Checklist.docx</b> Architectural Review Board Application Checklist.docx Uploaded by Robert D'Andrea on Aug 26, 2025 at 7:20 PM	
	<b>Door Specifications Cut Sheet.png</b> Door Specifications Cut Sheet.png Uploaded by Robert D'Andrea on Aug 27, 2025 at 12:01 PM	
	<b>Window Specifications 1556 Cut Sheet.pdf</b> Window Specifications 1556 Cut Sheet.pdf Uploaded by Robert D'Andrea on Aug 27, 2025 at 12:02 PM	
	<b>342 N. Remington Rd Roof View.jpg</b> 342 N. Remington Rd Roof View.jpg Uploaded by Robert D'Andrea on Aug 27, 2025 at 6:53 PM	
	<b>342 N. Remington Rd. Front Photo.jpg</b> 342 N. Remington Rd. Front Photo.jpg Uploaded by Robert D'Andrea on Aug 27, 2025 at 6:55 PM	
	<b>Rear Roof Shingle 342 N Remington Rd.jpg</b> Rear Roof Shingle 342 N Remington Rd.jpg Uploaded by Robert D'Andrea on Aug 27, 2025 at 6:55 PM	
	<b>Roof Shingles 342 N Remington Rd.jpg</b> Roof Shingles 342 N Remington Rd.jpg Uploaded by Robert D'Andrea on Aug 27, 2025 at 6:56 PM	
	<b>Peden drawing set 09-10-2025 set to print to 8.5 x 11.pdf</b> Peden drawing set 09-10-2025 set to print to 8.5 x 11.pdf Uploaded by Robert D'Andrea on Sep 10, 2025 at 12:29 PM	






## Record Activity

Robert D'Andrea started a draft Record	08/18/2025 at 10:57 am
Robert D'Andrea added file Peden drawinf set 08-17-2025 set up to print full size at 8.5 x 11.pdf	08/18/2025 at 11:25 am
Robert D'Andrea added file 342 N. Remington Rd. East Side Photo.jpg	08/18/2025 at 11:30 am

Robert D'Andrea added file Peden drawinf set 08-17-2025 set up to print full size at 8.5 x 11.pdf	08/18/2025 at 11:33 am
Robert D'Andrea added file PD 1.jpeg	08/18/2025 at 11:40 am
Robert D'Andrea added file AIM Estimate.jpeg	08/18/2025 at 11:40 am
Robert D'Andrea added file MI 1.jpeg	08/18/2025 at 11:42 am
Robert D'Andrea added file MI 2.jpeg	08/18/2025 at 11:43 am
Robert D'Andrea added file MI 3.jpeg	08/18/2025 at 11:43 am
Robert D'Andrea added file P965342_BOL.jpg	08/18/2025 at 11:44 am
Robert D'Andrea added file MI 4.jpeg	08/18/2025 at 11:44 am
Robert D'Andrea added file CertainTeed Roof Shingles.docx	08/18/2025 at 11:50 am
Robert D'Andrea submitted Record ARB-25-48	08/18/2025 at 11:56 am
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-48	08/18/2025 at 11:56 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-48	08/18/2025 at 11:56 am
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-48	08/18/2025 at 11:56 am
OpenGov system completed payment step Payment on Record ARB-25-48	08/18/2025 at 11:58 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "09/11/2025" on Record ARB-25-48	08/18/2025 at 1:23 pm
Colleen Tassone approved approval step Application processing on Record ARB-25-48	08/19/2025 at 10:04 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-48	08/19/2025 at 10:04 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-25-48	08/19/2025 at 10:04 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-48	08/19/2025 at 10:04 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-48	08/19/2025 at 10:04 am
OpenGov system changed the deadline to Aug 24, 2025 on approval step Zoning Officer on Record ARB-25-48	08/19/2025 at 10:04 am
Karen Bokor added Record ARB-25-48 to project October ARB	08/22/2025 at 11:34 am
Robert D'Andrea added file Architectural Review Board Application Checklist.docx to Record ARB-25-48	08/26/2025 at 7:20 pm
Robert D'Andrea added file Door Specifications Cut Sheet.png to Record ARB-25-48	08/27/2025 at 12:01 pm
Robert D'Andrea added file Window Specifications 1556 Cut Sheet.pdf to Record ARB-25-48	08/27/2025 at 12:02 pm
Robert D'Andrea added file 342 N. Remington Rd Roof View.jpg to Record ARB-25-48	08/27/2025 at 6:53 pm
Robert D'Andrea added file 342 N. Remington Rd. Front Photo.jpg to Record ARB-25-48	08/27/2025 at 6:55 pm

Robert D'Andrea added file Rear Roof Shingle 342 N Remington Rd.jpg to Record ARB-25-48	08/27/2025 at 6:55 pm
Robert D'Andrea added file Roof Shingles 342 N Remington Rd.jpg to Record ARB-25-48	08/27/2025 at 6:56 pm
Robert D'Andrea added file Peden drawing set 09-10-2025 set to print to 8.5 x 11.pdf to Record ARB-25-48	09/10/2025 at 12:29 pm
Matt Klingler changed form field entry ARB Mtg Date from "09/11/2025" to "10/09/2025" on Record ARB-25-48	09/16/2025 at 2:20 pm
Matt Klingler changed form field entry Staff Notes from "" to "Please re-notice for the October meeting..." on Record ARB-25-48	09/16/2025 at 2:20 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	8/18/2025, 11:56:24 AM	8/18/2025, 11:58:58 AM	Robert D'Andrea	-	Completed
 Application processing	8/18/2025, 11:56:24 AM	8/19/2025, 10:04:18 AM	Colleen Tassone	-	Completed
 Zoning Officer	8/19/2025, 10:04:19 AM	-	Matt Klingler	8/24/2025	Active
 Design Planning Consultant	8/19/2025, 10:04:19 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive