

By: Bill Schottenstein

An Ordinance to grant approval pursuant to Amended Ordinance No. 32-99 for property located at 2544 Bryden Road to permit the property which is zoned R-6 High Density Single Family to be demolished, and to declare an emergency.

WHEREAS, Amended Ordinance No. 32-99 imposed a moratorium on the issuance of demolition permits excepted as approved by City Council, and

WHEREAS, Joe Sniderman, dba as Services Galore, has requested Council to approve a demolition permit for property located at 2544 Bryden Road to allow the property which is zoned R-6 High Density Single Family to be demolished, and

WHEREAS, the demolition permit plans and plans for a structure to be placed at this location have been reviewed and approved by City Council,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

Section 1. That, based upon its review of the demolition permit plans and plans for the proposed structure, this Council hereby finds that approval of the request for a demolition permit would not have an adverse effect on the surrounding properties or neighborhood.

Section 2. That this approval is limited to the plans as submitted and made a part of this Ordinance, and no changes shall be made to such plans without the prior approval of this City.

Section 3. That the application for approval of a demolition permit for the structures located on the property at 2544 Bryden Road should be, and it is therefore, granted.

Section 4. That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health or safety, said emergency being the need to avoid disruption to the neighborhood, which would be caused by delay of demolition and destruction, and this ordinance shall be effective upon its passage and approval by the Mayor.

Passed: 12-14, 1999

*Joseph McCall*  
President of Council

Attest: *Richard A. Levin*  
Clerk of Council

Approved: 12/14, 1999

*David H. Madison*  
David H. Madison

*11/23/99 First reading  
12/14/99 Second reading. Third  
reading suspended. Passed*

\*\*\*\*\* CITY OF BEXLEY \*\*\*\*\*  
2242 E.MAIN STREET  
BEXLEY, OHIO 43209

\* \* \* \* \* CITY COUNCIL REVIEW \* \* \* \* \*  
\* \* \* \* \*

Permit Date: 11/03/1999

App. No.:

20 CC

Address: 2544 BRYDEN RD

Scope of Work: RESIDENTIAL REVIEW  
Project: DEMO HOUSE

Owner: SERVICES GALORE  
398 HOLTZMAN

Telephone: 614-299-7126

Applicant: SERVICES GALORE INC.  
398 Holtzman  
COLUMBUS, BDBAST 43205-

Telephone: 614-299-7126

An application to request review upon payment of a fee  
of \$ 20.00 is hereby granted. Receipt number: 1062

Owner/Agent: JOE SNIDERMAN

Chief Building Official: Donald Sheffield/KAC Date: \_\_\_\_\_

applicant audit file packet/Dorothy

\* \* \* \* \*  
Date of Review Meeting: \_\_\_\_\_

APPLICATION NUMBER 2000  
FILING FEE: \$ 20.00

**CITY OF BEXLEY, OHIO**

**APPLICATION TO APPEAR BEFORE  
BEXLEY CITY COUNCIL**

1. This application is submitted for: (please check)

( ) Rezoning ( ) Lot Split ( ) Plat Approval ( ) Variance

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED:

2544 Bryden Rd.

3. NAME OF APPLICANT:

SERVICES GALONE, INC.

ADDRESS:

398 Holtzman Ave

TELEPHONE NUMBER

299 7116

4. NAME OF OWNER:

Same

ADDRESS:

TELEPHONE NUMBER:

5. Narrative description of project (attached additional sheets, if necessary.)

Demolition of existing house to build new house

6. IF THIS APPLICATION INVOLVES A VARIANCE, PLEASE EXPLAIN WHY THE VARIANCE IS NECESSARY. (Attach additional sheets, if necessary.)

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

APPLICANT:

[Signature]  
(Signature)

DATE

11/1/99

(NOTE: If the applicant is not the owner, a letter from the owner stating his or her approval of the application must be submitted with the application.)

**PAID**

CITY OF BEXLEY  
APPLICATION FOR DEMOLITION PERMIT

LOCATION: 2944 Bayden Rd.

Structure to be demolished: HOUSE

If Commercial or 4 Family or larger residential structure, has Ohio EPA been notified?

                      
YES

                      
NO

Contractor: SERVICES GAORE, Jr  
Address: 398 Holtzman  
City: Cal  
State: OH Zip: 43105  
Telephone: 299 7726

Owner: Shue  
Address:                       
City:                       
State:                      Zip:                       
Telephone:                     

Date of Demolition:                     

Number of days required for demolition and clean up:                     

Amount of clean-up bond: \$                      Date posted:                     

Attach and make a part of this application:  
(APPLICATIONS WILL NOT BE PROCESSED WITHOUT THE FOLLOWING INFORMATION)

Site Protection Plan - ORANGE FENCE

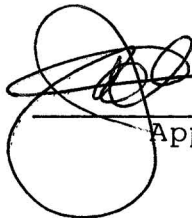
Site Clean-up Plan.

Site Restoration Plan.  
(Minimum requirements: backfill with granular material;  
grading; 6" overlay of topsoil; seeding with grass.)

Photographs of all elevations of the principal structure(s)  
being removed.

NOTE: ALL UTILITIES MUST BE DISCONTINUED BEFORE DEMOLITION BEGINS.

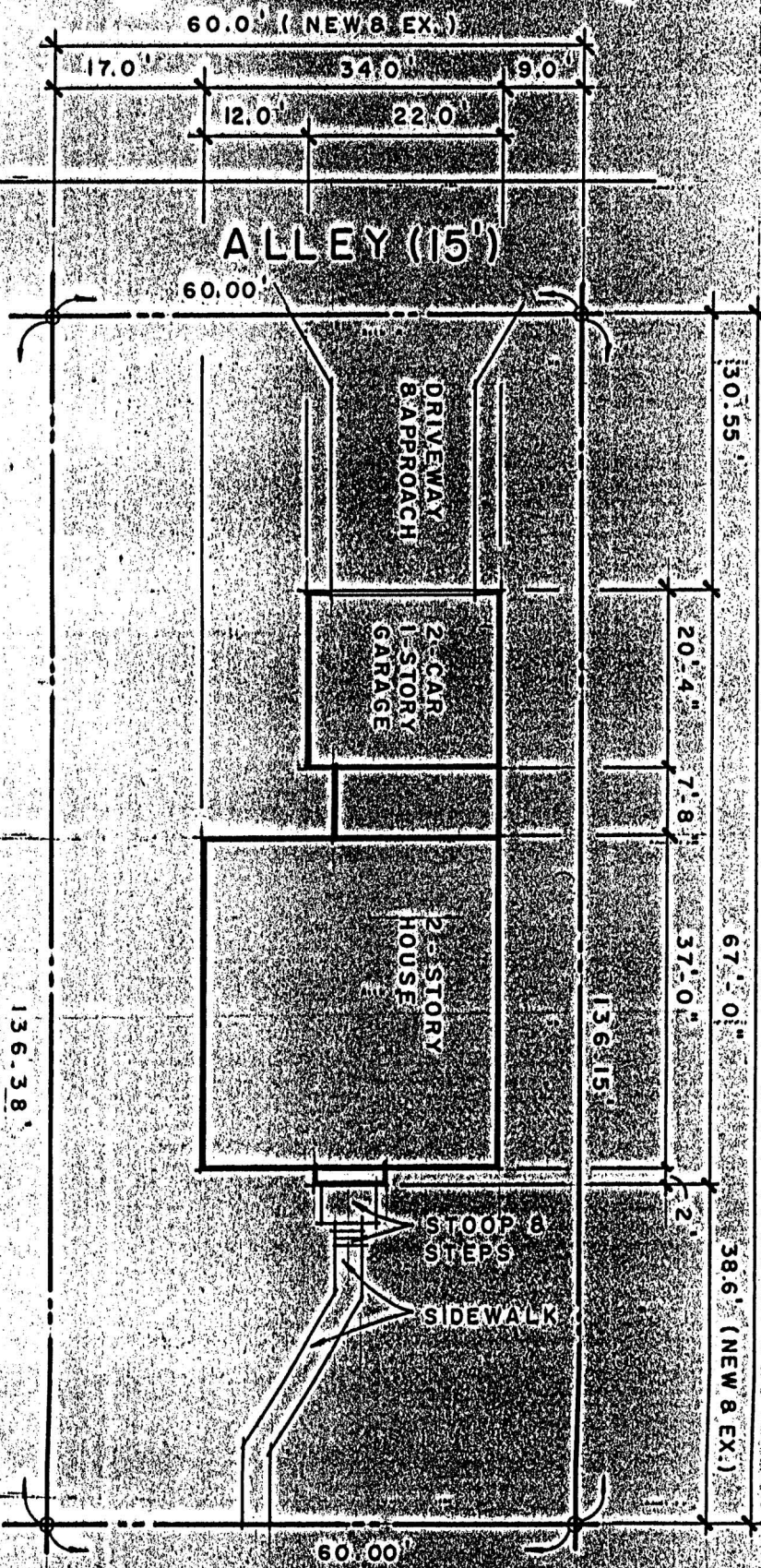
DO NOT BACKFILL OPENING UNTIL SEWER LINES HAVE BEEN PROPERLY  
SEALED AND INSPECTED.

  
\_\_\_\_\_  
Applicant's Signature

Permit No.                     

Date: 11/1/99

\_\_\_\_\_  
Building Official Approval



60.0' (NEW & EX.)

17.0'

34.0'

9.0'

ALLEY (15')

60.00'

DRIVEWAY  
& APPROACH

2-CAR  
1-STORY  
GARAGE

2-STORY  
HOUSE

STOOP &  
STEPS

SIDEWALK

30.55'

20.4'

7.8'

37.0'

2'

136.15' (NEW & EX.)

38.6' (NEW & EX.)



PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

136.38'

60.00'

BRYDEN ROAD (80')

11/02/1999



# SERVICES GALORE INC

PAINTING: INTERIOR AND EXTERIOR • WALLCOVERINGS • COMMERCIAL AND RESIDENTIAL RENOVATION

November 4, 1999

Re: Demolition and Construction of 2544 Bryden Rd

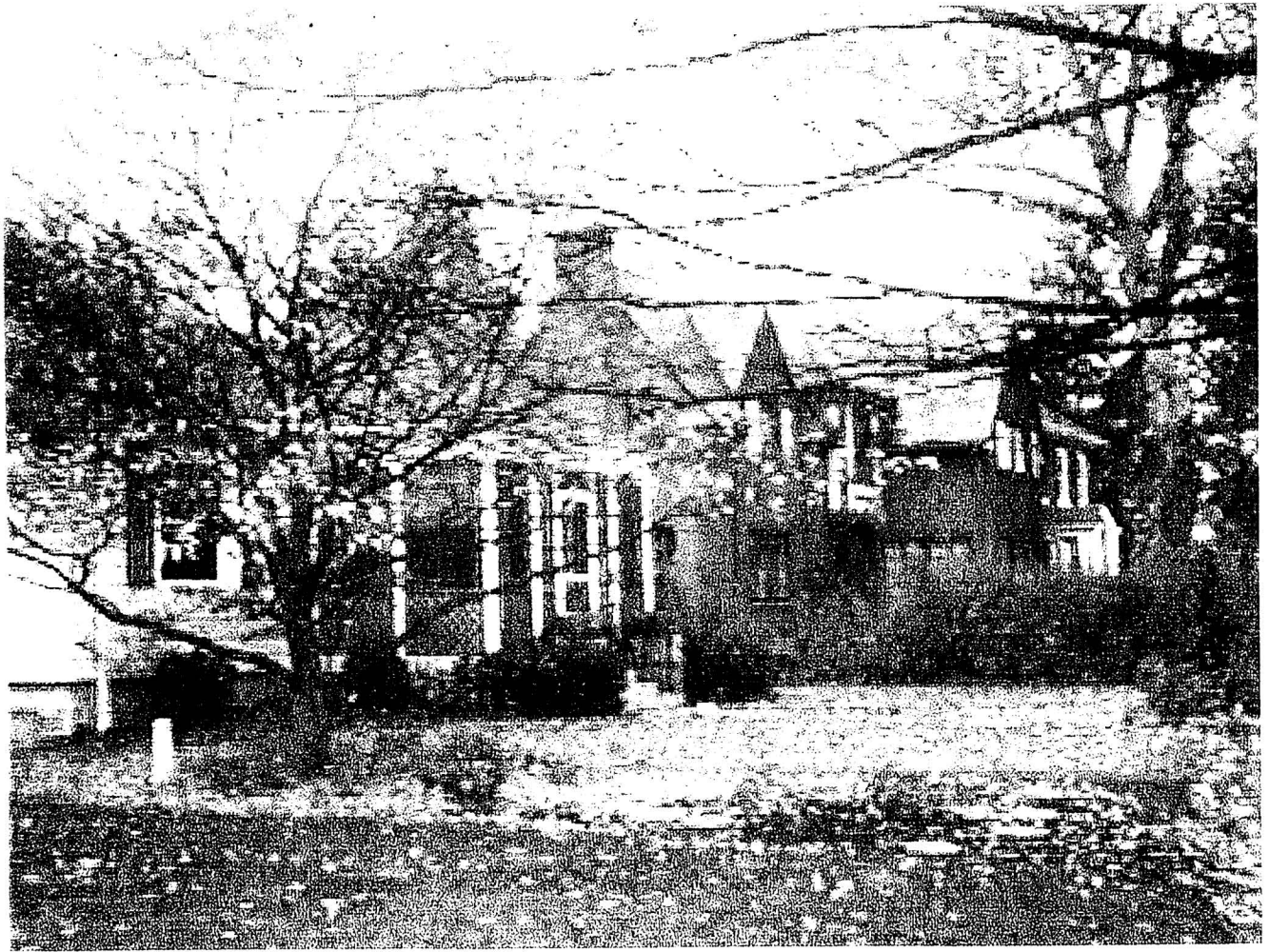
The house at 2544 Bryden Road will be demolished within one to two weeks after the permits are issued. The beginning of the demolition will be determined by : 1) the utility companies disconnecting the house, 2) the availability of the demolition contractor, and 3) the weather.

As in the past, we will keep orange security fence around the site, make sure that there is no debris around the neighborhood, and keep the streets clean.





















**North Side**

**2530 Bryden Road**



**2530 Bryden Road**

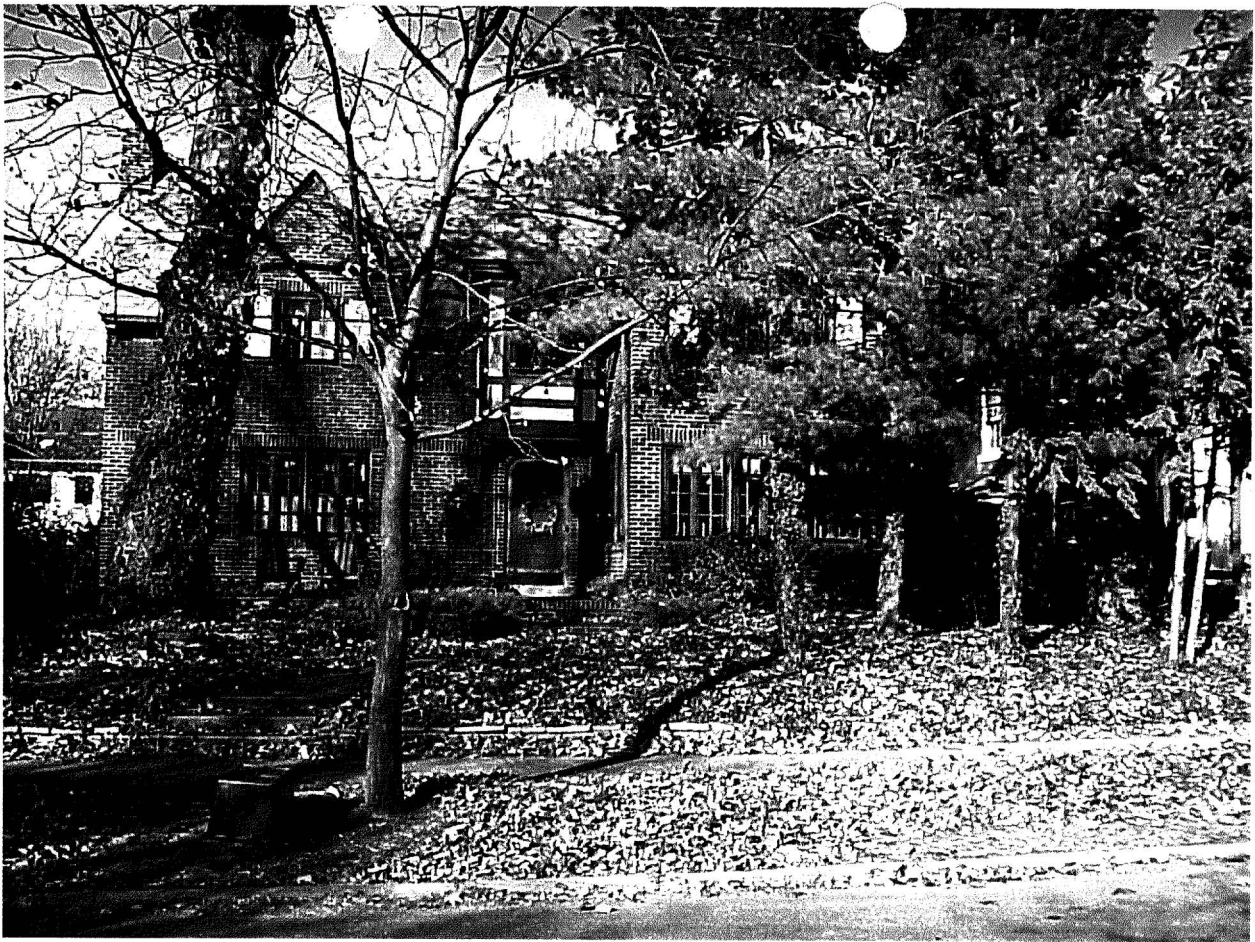


**Looking east from 2530 Bryden Rd (including 2544 Bryden Rd)**



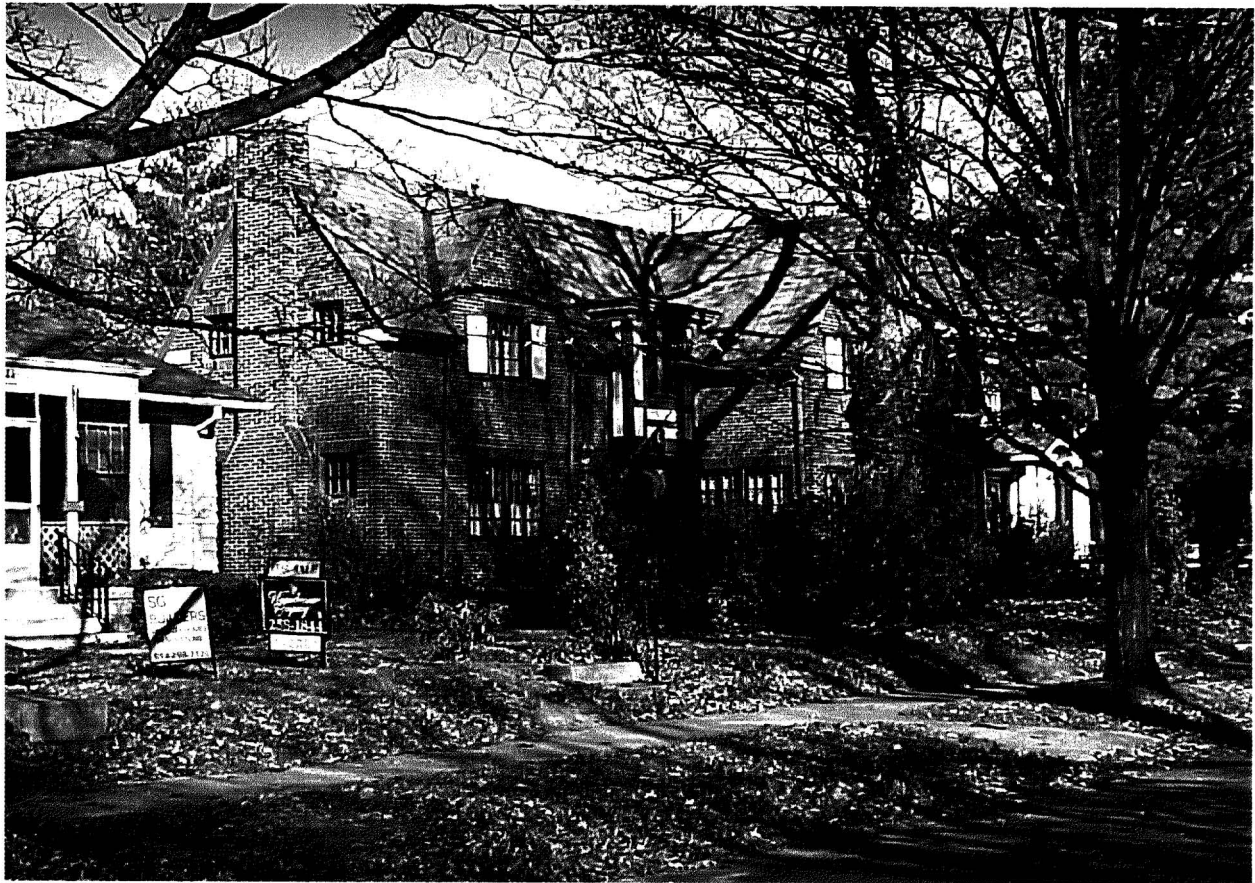
**2544 Bryden Road**



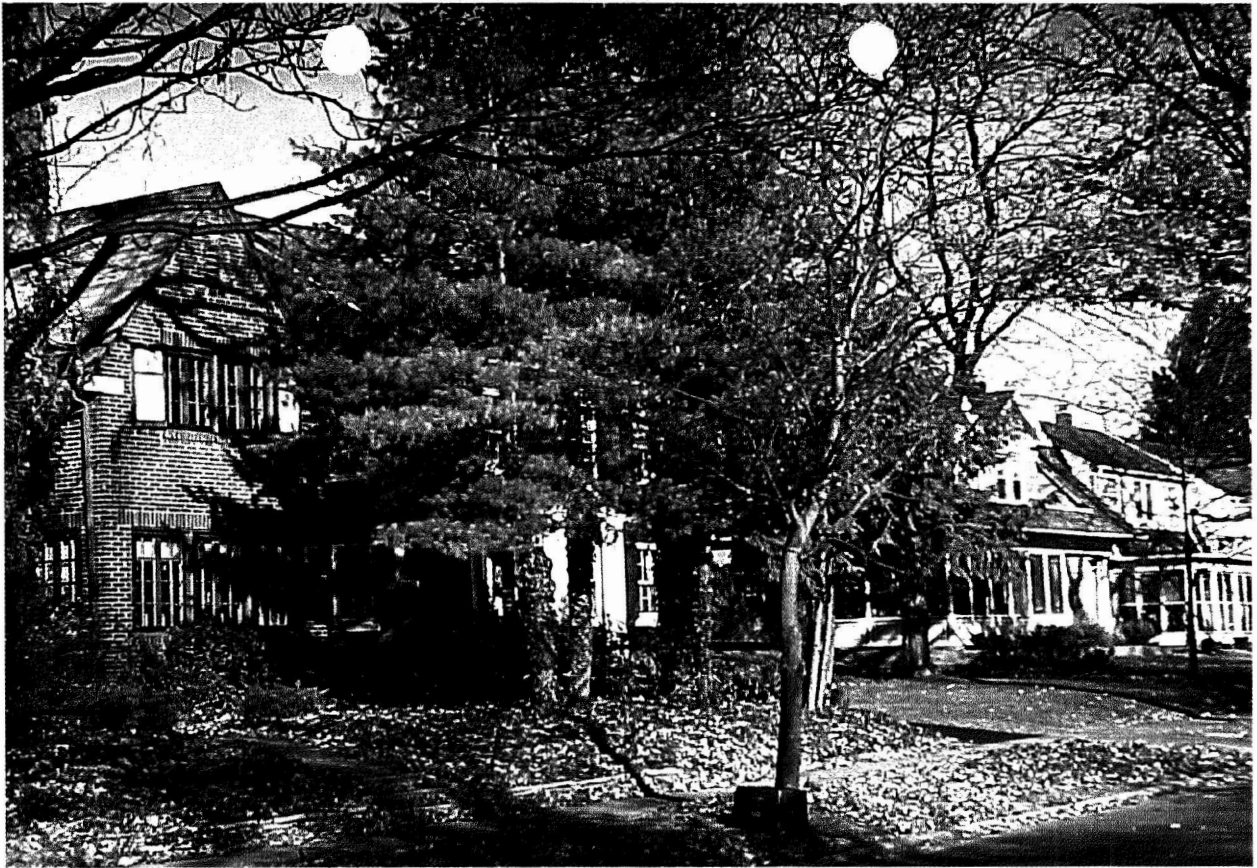


**North Side**

**2550 Bryden Road**



**Looking east from 2544 Bryden**



**North Side**

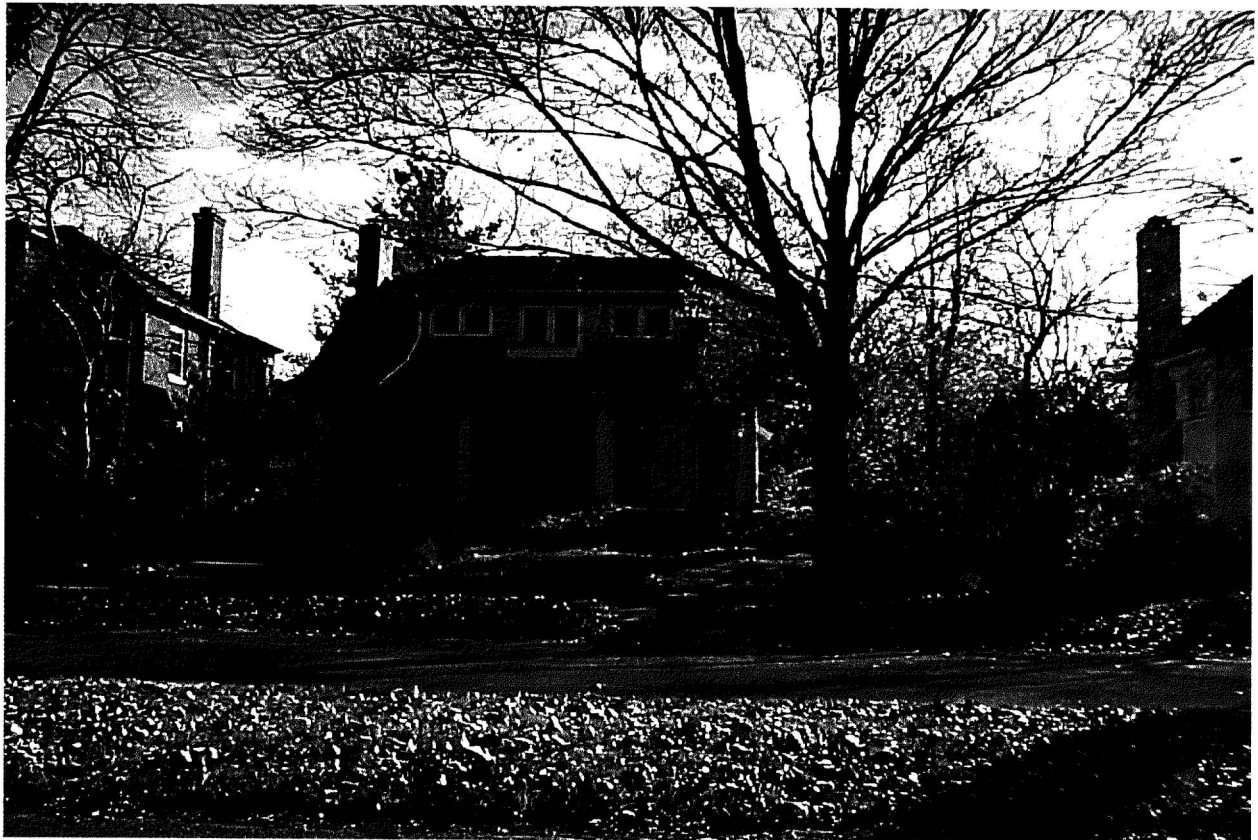
**Looking east from 2550 Bryden Road**



**Looking east from 2530 Bryden Rd (including 2544 Bryden Rd)**

**South Side**

**2533 Bryden Road**



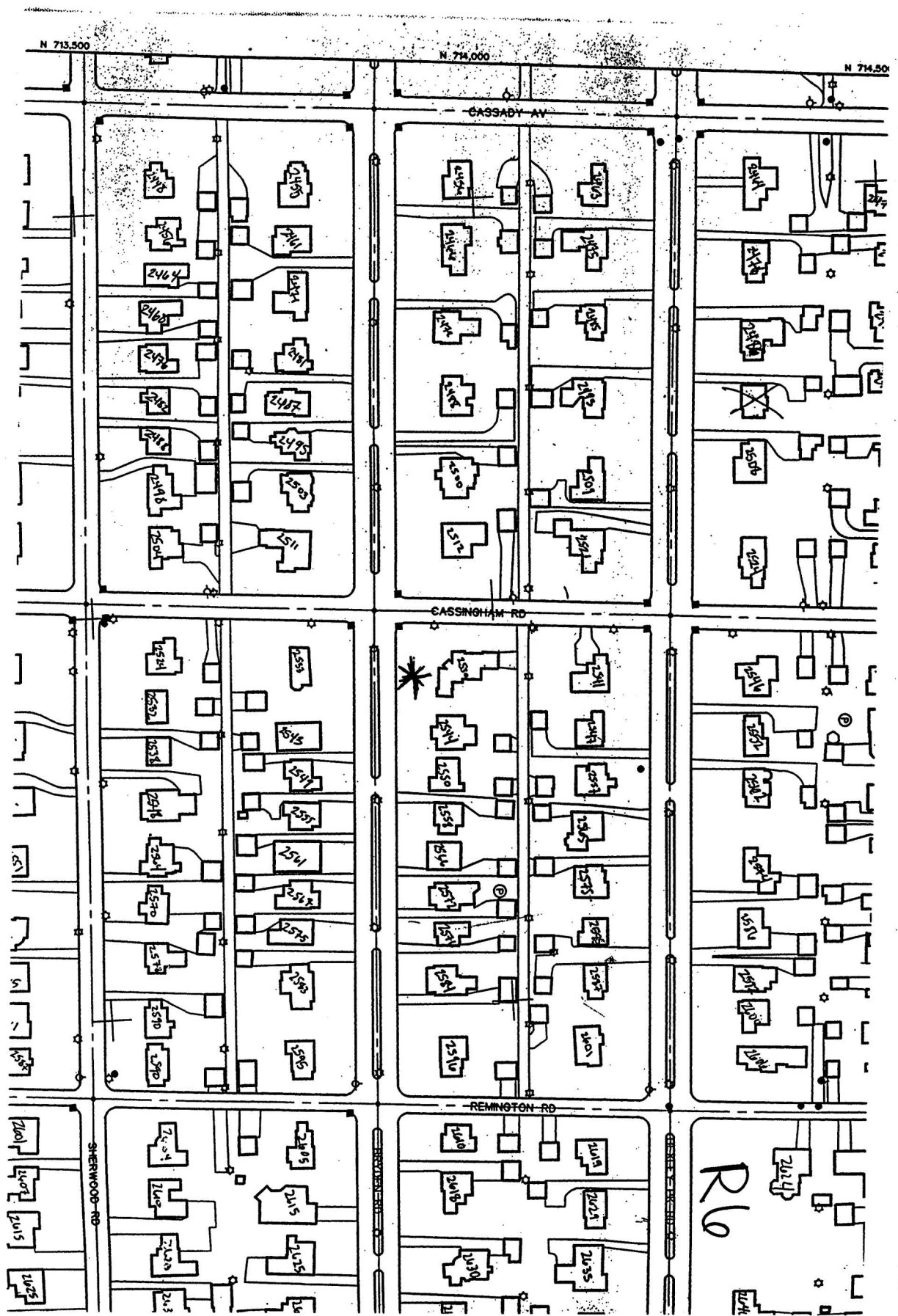
**2443 Bryden Road**

**South Side**

**2549 Bryden Road**



\* 2530 Bryden Road



### THE CITY OF BEXLEY PLANNERS REPORT

#### 1. 2544 Bryden Road, Demolition

The Planning consultant has reviewed this demolition proposal and has the following comments:

- a. We believe maintaining the alley for vehicular access is critical. A new curb cut onto Bryden Road should be discouraged at all costs.
- b. Any new redevelopment of residential lots shall not have garages fronting on the public right-of-way.
- c. A built-to line has been established along Bryden by the houses located on either side of 2544. In no case should redevelopment of this property extend beyond the building lines created on either side of this property. We believe any redevelopment of this property should respect this build to line.
- d. The porch element along the front of structures is a predominate element in existing Bexley homes, particularly along Bryden Road. We believe any residential redevelopment should acknowledge this feature.

|                   |           |      |         |            |
|-------------------|-----------|------|---------|------------|
| Post-It® Fax Note |           | 7671 | Date    | # of pages |
| To                | Dorothy P |      | From    | tan R      |
| Co./Dept.         |           |      | Co.     |            |
| Phone #           |           |      | Phone # |            |
| Fax #             |           |      | Fax #   |            |