

### ARB-24-55

(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. ( You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

Status: Active

Submitted On: 12/11/2024

### Primary Location

795 S CASSINGHAM RD  
Bexley, OH 43209

### Owner

Max Vohsing & Kristina Vohsing  
S. Cassingham Rd. 795 Bexley, OH 43209

### Applicant

 Daniel Mayer  
 614-425-9503  
 dmayer@dev-archoh.com  
 1250 Chambers Rd  
Ste 250  
Columbus, OH 43212

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## A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

### Brief Project Description :

One story addition in place of existing deck at two story residence.

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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## A.1: Applicant / Agent Information

### Applicant Name\*

Andrew Johnson

### Applicant Address

### Applicant Email\*

ajohnson@dev-archoh.com

### Applicant Phone\*

614-270-8604

Property Owner Name\*

Property Owner phone

Max Vohsing & Kristina Vohsing

If owner will not be present for review hearing, you must submit a permission to represent signed by the current owner.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)\*

01/09/2025

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

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

100000

Architectural Review\*



Variance Review - Fill out a BZAP Application instead. ?



Appeal of ARB decision to BZAP



Appeal of BZAP decision to City Council



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

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## B: Project Worksheet: Property Information

Zoning type ?

Single Family Residential

Other Classification

Zoning Classification ?

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

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## B: Project Worksheet: Lot Info

Lot Width (ft) ?

40

Lot Depth (ft) ?

135

Total Area of lot (SF) ⓘ

5400

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### B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1634

Proposed Addition (SF)

160

Removing (SF)

0

Type of Structure

Single-Family Residential

Proposed New Primary Structure or Residence (SF)

0

Total Square Footage

1794

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### B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

200

Proposed Addition (SF)

0

New Structure Type

Ridge Height

Proposed New Structure (SF)

0

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

200

Total building lot coverage (SF)

200

Total building lot coverage (% of lot)

4

Is this replacing an existing garage and/or accessory structure?

—

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### B: Project Worksheet: Hardscape

Existing Driveway (SF)

0

Existing Patio (SF)

124

Existing Private Sidewalk (SF)

268

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

392

## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

1568

Total overall lot coverage (% of lot)

29

## C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type (Please Note: slate, clay tile or wood shake require supporting information for Board Review)

Std. 3-tab Asphalt Shingle

New Roof Type

Std. 3-tab Asphalt Shingle

New Single Manufacturer

TBD

New Roof Style and Color

Match Existing

## C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

-

Existing Window Materials

Wood

New Window Manufacturer

TBD

New Window Style/Mat./Color

Match Existing

## C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Match Existing

Proposed Door Style

Match Existing

Proposed Door Color

Match Existing

### C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

—

Proposed New Door Trim

Match Existing

Existing Window Trim

Wood

Proposed New Window Trim

Match Existing

Trim Color(s)

Match Existing

Do the proposed changes affect the overhangs?

Yes

### C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

Manufacturer TBD, Style/Color Match Existing


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.\*



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




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

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

 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 795 S CASSINGHAM - ARB SET - DAC - 12-11-24 - SIGNED.pdf Uploaded by Daniel Mayer on Dec 11, 2024 at 3:37 PM
	<b>Photographs (required)</b> REQUIRED 795 S CASSINGHAM - SITE IMAGES.pdf Uploaded by Daniel Mayer on Dec 11, 2024 at 3:36 PM
	<b>Site Plan</b> REQUIRED 795 S CASSINGHAM - SITE PLAN.dwg Uploaded by Daniel Mayer on Dec 11, 2024 at 3:48 PM

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### Record Activity

Daniel Mayer started a draft Record	12/11/2024 at 11:24 am
Daniel Mayer added file 795 S CASSINGHAM - ARB SET - DAC - 12-11-24 - SIGNED.pdf	12/11/2024 at 2:32 pm
Daniel Mayer added file 795 S CASSINGHAM - SITE IMAGES.pdf	12/11/2024 at 3:36 pm
Daniel Mayer removed file 795 S CASSINGHAM - ARB SET - DAC - 12-11-24 - SIGNED.pdf	12/11/2024 at 3:36 pm
Daniel Mayer added file 795 S CASSINGHAM - ARB SET - DAC - 12-11-24 - SIGNED.pdf	12/11/2024 at 3:37 pm
Daniel Mayer added file 12 11 2024_CASSINGHAM SITE PLAN.pdf	12/11/2024 at 3:44 pm
Daniel Mayer removed file 12 11 2024_CASSINGHAM SITE PLAN.pdf	12/11/2024 at 3:45 pm
Daniel Mayer added file 795 S CASSINGHAM - SITE PLAN.dwg	12/11/2024 at 3:48 pm
Daniel Mayer submitted Record ARB-24-55	12/11/2024 at 6:02 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-24-55	12/11/2024 at 6:02 pm
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-24-55	12/11/2024 at 6:02 pm

OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-24-55	12/11/2024 at 6:02 pm
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-24-55	12/11/2024 at 6:02 pm
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-24-55	12/11/2024 at 6:02 pm
OpenGov system completed payment step Payment on Record ARB-24-55	12/11/2024 at 6:04 pm
Karen Bokor added Record ARB-24-55 to project January ARB	12/12/2024 at 9:55 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	12/11/2024, 6:02:02 PM	12/11/2024, 6:04:56 PM	Daniel Mayer	-	Completed
✓ Zoning Officer	12/11/2024, 6:02:02 PM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	12/11/2024, 6:02:02 PM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
📄 Architectural Review Approval Letter	-	-	-	-	Inactive