

ARB-25-3

(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: 1/17/2025

Primary Location

2540 MARYLAND AV
Bexley, OH 43209

Owner

Odackal, John/Namrita
Maryland Avenue 2540 Bexley, Ohio 43209

Applicant


 James Knox
 614-475-0000
 jim@suncraftdesignbuild.com
 122 W. Johnstown Road
Gahanna, OH 43230

Staff Review

 ARB Mtg Date

02/13/2025

 Tabled?

 Staff Notes/ Conditions of approval

Enclosing existing porch

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

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

Yes

 Have you downloaded and reviewed the ARB application checklist? * 

Yes


Brief Project Description :

enclose existing porch with window walls


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

A.1: Applicant / Agent Information

Applicant Name*

Suncraft Corporation, Inc. - James Knox

Applicant Address

122 W. Johnstown Road Columbus, OH 43230

Applicant Email*

jim@suncraftdesignbuild.com

Applicant Phone*

6144750000

Property Owner Name*

Odackal, John/Namrita

Property Owner phone

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)*

02/13/2025


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

A.2: Fee Worksheet

Estimated Valuation of Project*

35000

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

B: Project Worksheet: Property Information

Zoning type ⓘ

Single Family Residential

Other Classification

Zoning Classification ⓘ

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Lot Width (ft) ⓘ

110

Lot Depth (ft) ⓘ

170

Total Area of lot (SF) ⓘ

18715

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1520

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

window walls

Proposed New Primary Structure or Residence (SF)

0

Total Square Footage

1520

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

Existing Footprint (SF)

400

Proposed Addition (SF)

0

New Structure Type

Ridge Height

Proposed New Structure (SF)

0

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

400

Total building lot coverage (SF)

1920

Total building lot coverage (% of lot)

10

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

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

2550

Existing Patio (SF)

720

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

3270

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

5190

Total overall lot coverage (% of lot)

28

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

—

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

—

New Roof Type

—

New Single Manufacturer

New Roof Style and Color

C.1 Architectural Review Worksheet: Windows

Windows

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

—

New Window Manufacturer

MI

New Window Style/Mat./Color

fixed - vinyl - white

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

-

Existing Garage Door Type

-

Door Finish

-

Proposed Door Type

insulated metal

Proposed Door Style

full-view glass

Proposed Door Color

to be painted white by homeowner

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

-

Proposed New Door Trim

Existing Window Trim

-

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Other

Other Proposed Finishes

1x smart trim

Proposed Finishes Manufacturer, Style, Color

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

Attachments

 **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed** REQUIRED
2540 Maryland Avenue - Building Plan.pdf
Uploaded by James Knox on Jan 17, 2025 at 9:21 AM


 **Photographs (required)** REQUIRED
2540 Maryland Avenue Photos.pdf
Uploaded by James Knox on Jan 17, 2025 at 9:21 AM

 **Site Plan** REQUIRED
2540 Maryland Avenue - Site Plan.pdf
Uploaded by James Knox on Jan 17, 2025 at 9:21 AM

Record Activity



Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	1/17/2025, 9:21:44 AM	1/17/2025, 9:22:41 AM	James Knox	-	Completed
<input checked="" type="checkbox"/> Application processing	1/17/2025, 9:22:41 AM	1/17/2025, 9:46:05 AM	Colleen Tassone	-	Completed
<input checked="" type="checkbox"/> Zoning Officer	1/17/2025, 9:46:06 AM	-	Matt Klingler	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Design Planning Consultant	1/17/2025, 9:46:06 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
📄 Architectural Review Approval Letter	-	-	-	-	Inactive