



# Architectural Review Board

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Decision and Record of Action - January 9, 2025

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The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: BZAP-24-50

Address: 420 N Cassady

Applicant: Bill Downing

Owner: 420 N Cassady Ave, LLC

**Request:** The applicant is seeking design review and a recommendation for a Certificate of Appropriateness from the Board of Zoning and Planning.

**MOTION:** The motion to recommend this application to the Board of Zoning and Planning was made by Mr. Heyer and seconded by Mr. Calhoun:

The findings of facts and decisions of the Board for application number BZAP-24-50 for the property located at 420 N Cassady as stated by Karen Bokor: That the Architectural Review Board recommends this application to the Board of Zoning and Planning with the condition that the applicant return to the Architectural Review Board for final design approval and a Certificate of Appropriateness.

The applicant, Bill Downing, agreed to the findings of fact and decision of the Board.

**VOTE:** All members voted in favor.

**RESULT:** The applicant was recommended to the Board of Zoning and Planning with the condition as stated above.

**Staff Certification:** Recorded in the Official Journal this 9th day of January, 2025.

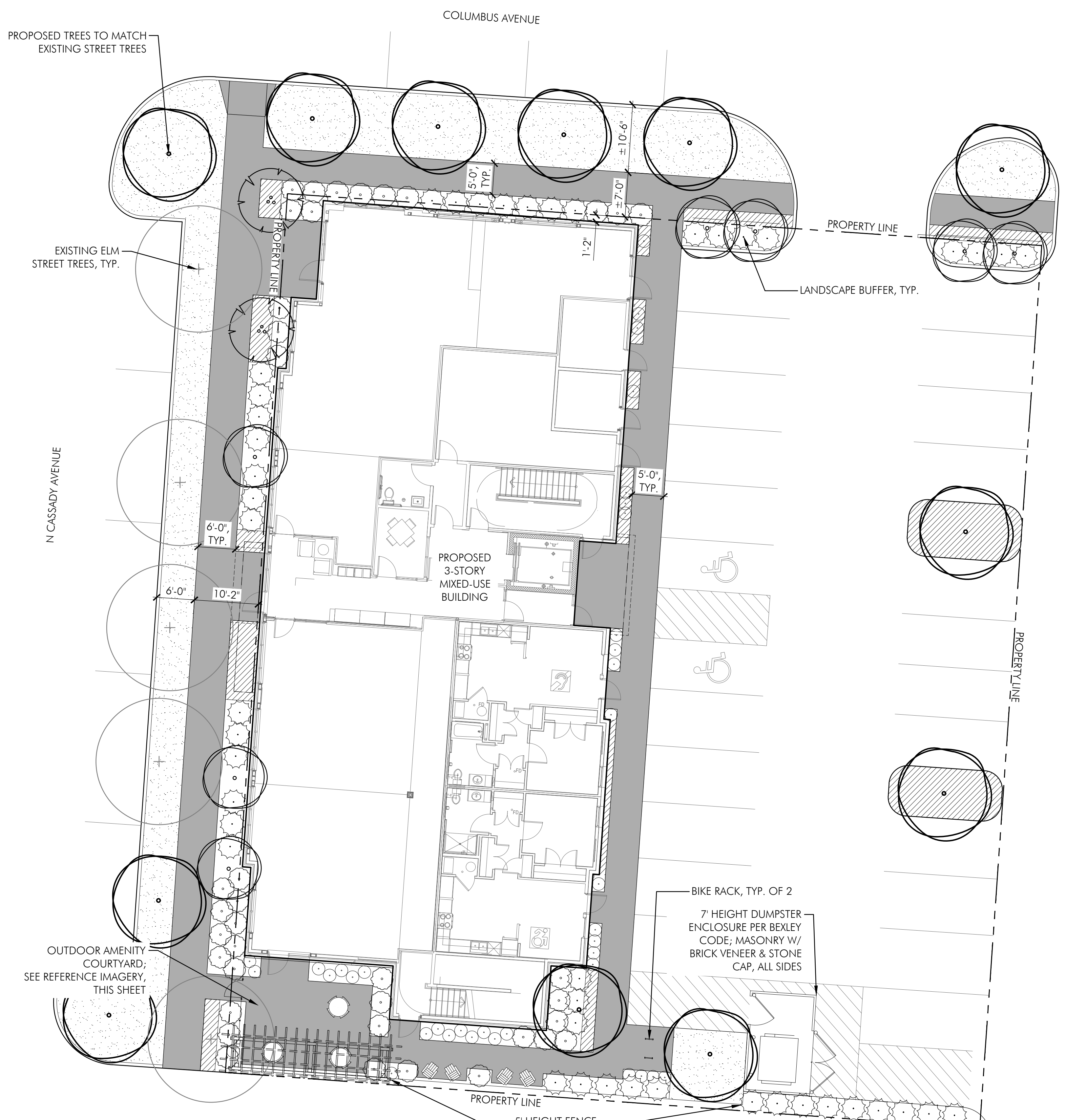
  
\_\_\_\_\_  
Matt Klingler, Zoning Officer

  
\_\_\_\_\_  
Karen Bokor, Design Consultant

cc: Applicant, File Copy

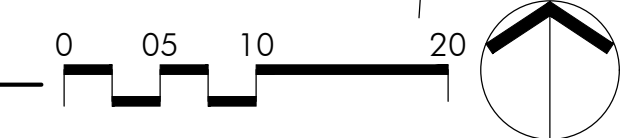
# Vicinity Map: 420 N Cassady





NOTE:  
LANDSCAPE PLANS SHOWN FOR REFERENCE ONLY.  
FINAL APPROVAL OF THESE PLANS TO BE  
OBTAINED BY TREE AND PUBLIC GARDENS COMMISSION

**1** Conceptual Landscape Plan  
SCALE: 1" = 10'-0"



**LEGEND**

- PROPERTY LINE
- BROOM FINISH CONCRETE PAVING
- PROPOSED DECIDUOUS TREE
- PROPOSED COLUMNAR TREE
- PROPOSED ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIALS, GRASSES, AND GROUND COVER
- LAWN

**NOTES:**

1. REFER TO SHEET L1.1 FOR CONCEPTUAL PLANT PALETTE
2. ALL LANDSCAPE BEDS ARE TO BE IRRIGATED

**ZONING REQUIREMENTS**

1254.11 - MIXED USE COMMERCIAL (MUC) DESIGN STANDARDS  
Landscaping and Screening

o. The front yard shall be planted with live vegetation. The minimum number of shade trees required is one tree per 30 lineal feet.

Columbus Ave: 77 linear feet of frontage = 3 shade trees required  
5 shade trees provided

N Cassidy Ave: 125 linear feet of frontage = 5 shade trees required  
5 shade trees provided

q. All street tree planting beds must have a minimum exposed space of 60 square feet.

u. Surface parking lots shall be screened from all abutting public streets with a 4 foot decorative metal tube or solid metal bar fence and a minimum 3-foot wide landscape area along the parking side of the fence.

v. Landscaping is needed for surface parking lots in order to further screen parking from the view of public rights of way.

**PARKING SUMMARY**

1262.02 - MIN. NUMBER OF PARKING SPACES (MUC)

b. Residential in district MUC shall provide 1 space per dwelling unit  
g. Retail shall provide 1 space per 300 SF of net floor area

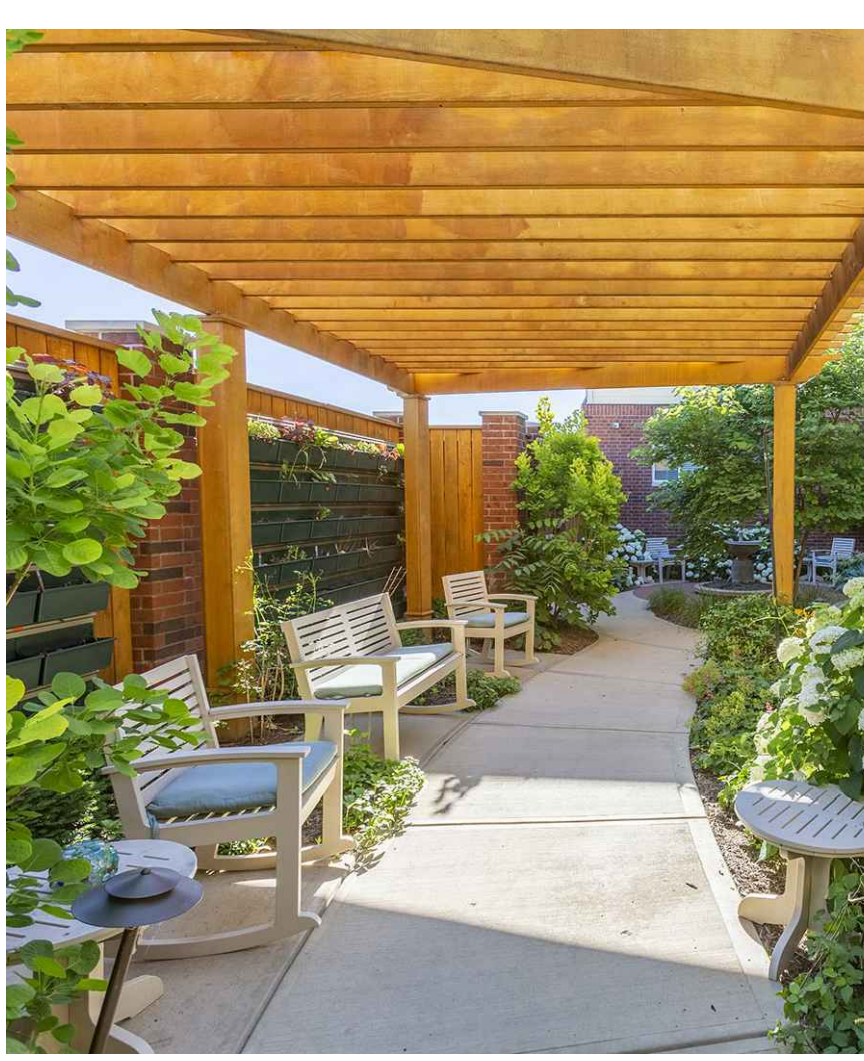
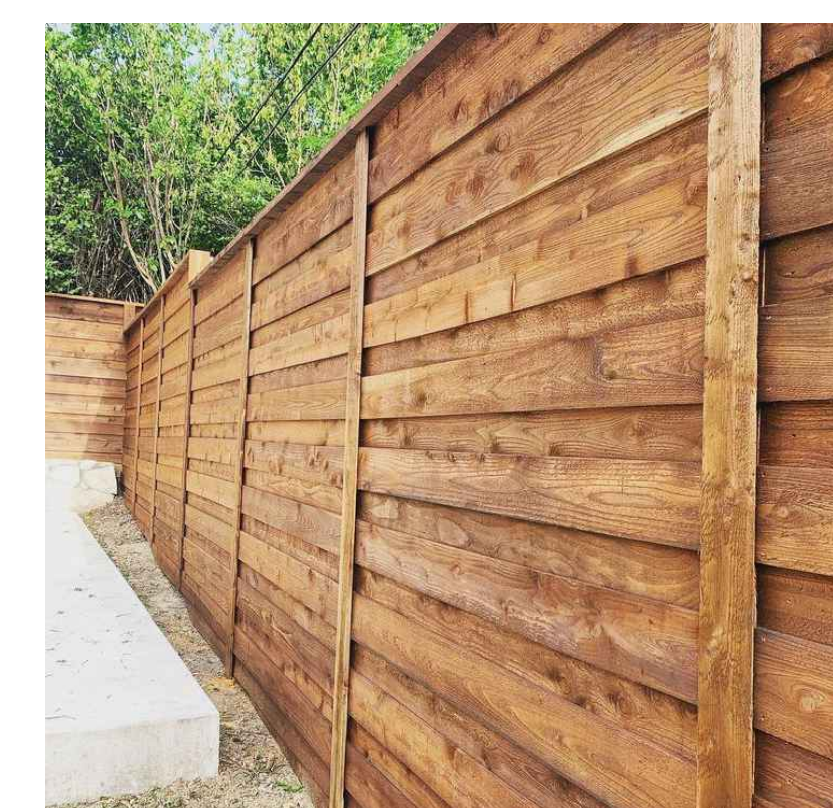
Residential Dwelling units: 16 x 1 space =	16 parking spaces required
Retail: 3,274SF / 300 x 1 space =	+ 11 parking spaces required
	<b>27 parking spaces required</b>

25% Reduction for on-street parking = 21 parking spaces required

Additional Parking On-Street Parking =	24 total parking (lot) spaces provided
	+ 7 on-street parking spaces provided
	<b>31 parking spaces provided</b>



**2** Fence Reference Imagery



**3** Outdoor Amenity Courtyard Reference Imagery



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**  
**Bexley Family Housing**  
420 N Cassidy Ave.  
Bexley, Ohio

**Prepared For**  
The Community Builders  
736 Oak Street  
Columbus, Ohio 43205

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**Project Info**

Project #	24###
Date	11/25/2024
By	GM, AC
Scale	As Shown

**Revisions**

**Sheet Title**  
**CONCEPTUAL LANDSCAPE PLAN**

**Sheet #**

**L1.0**

Deciduous Shade Trees



*Gleditsia triacanthos* var. *inermis* 'Sky Cole'  
Skyline Honeylocust



*Ulmus* 'New Horizon'  
New Horizon Elm



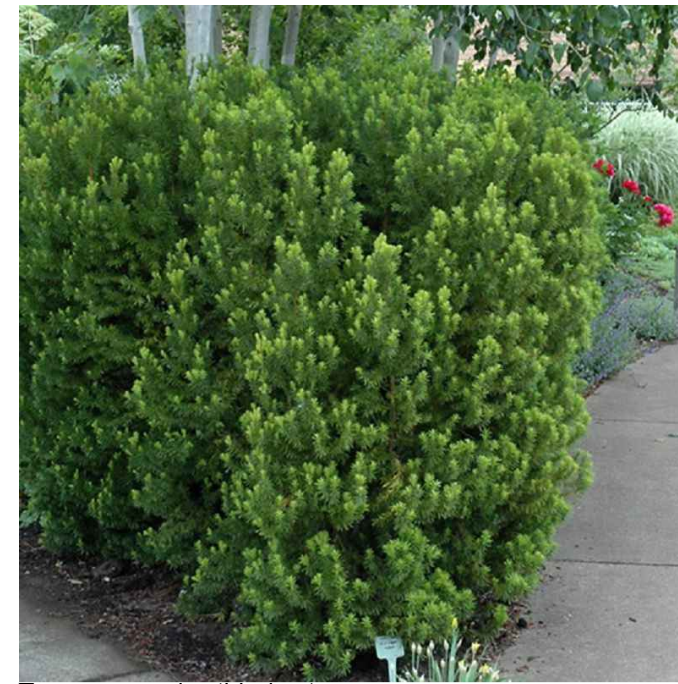
*Ginkgo biloba*  
Princeton Sentry Ginkgo



*Magnolia virginiana*  
Sweetbay Magnolia

Ornamental Trees

Evergreen Shrubs



*Taxus x media* 'Hicksii'  
Hicks Yew



*Taxus x media* 'Everlow'  
Everlow Yew

Deciduous Shrubs



*Hydrangea quercifolia*  
Munchkin Oakleaf Hydrangea



*Hydrangea quercifolia*  
Snow Queen Oakleaf Hydrangea



*Fothergilla gardenii*  
Dwarf Fothergilla

Perennials, Grasses, and Groundcover



*Carex glauca*  
Blue Sedge



*Pennisetum alopecuroides*  
Hameln Dwarf Fountain Grass



*Calamagrostis x acutiflora* 'Karl Foerster'  
Karl Foerster Reed Grass



*Parthenocissus quinquefolia*  
Virginia Creeper



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**PLANT PALETTE  
IMAGERY**

Sheet #

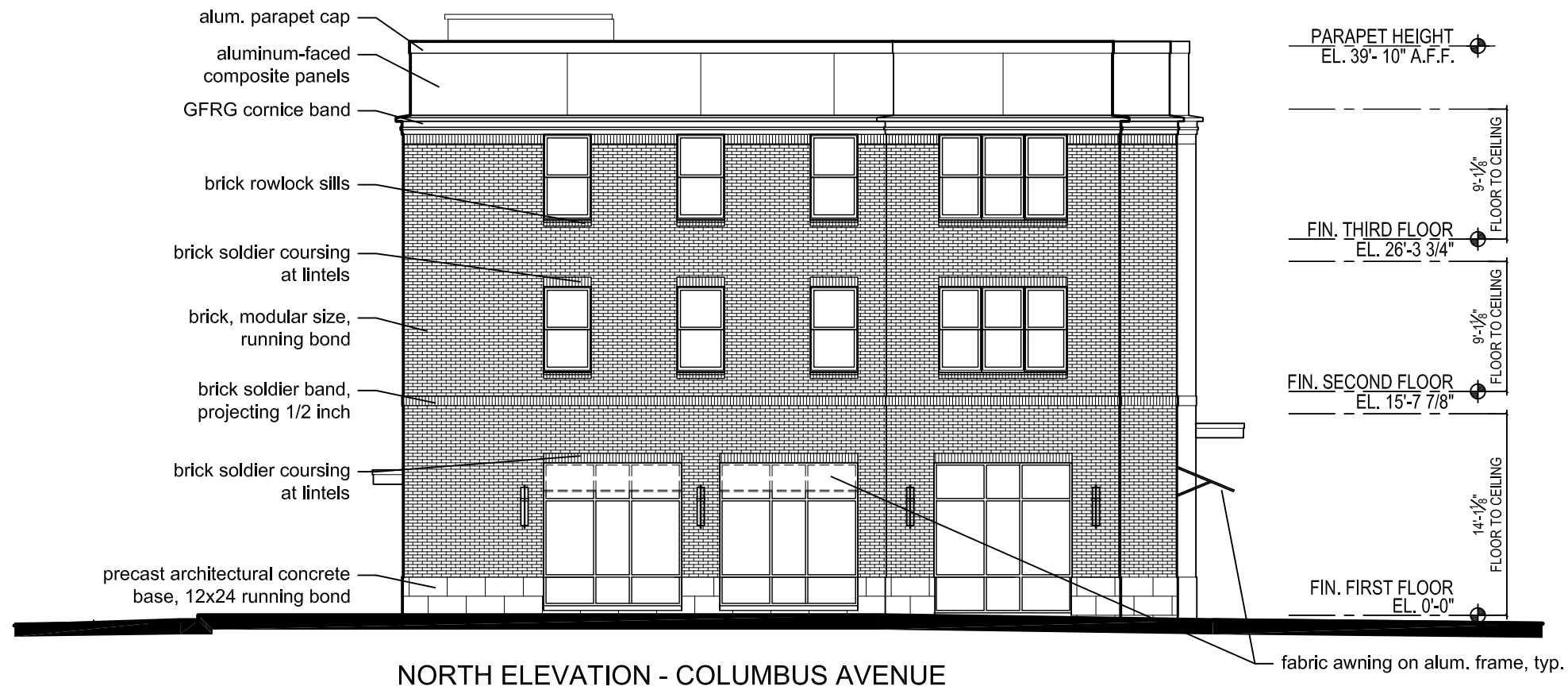
**L1.1**



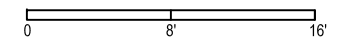
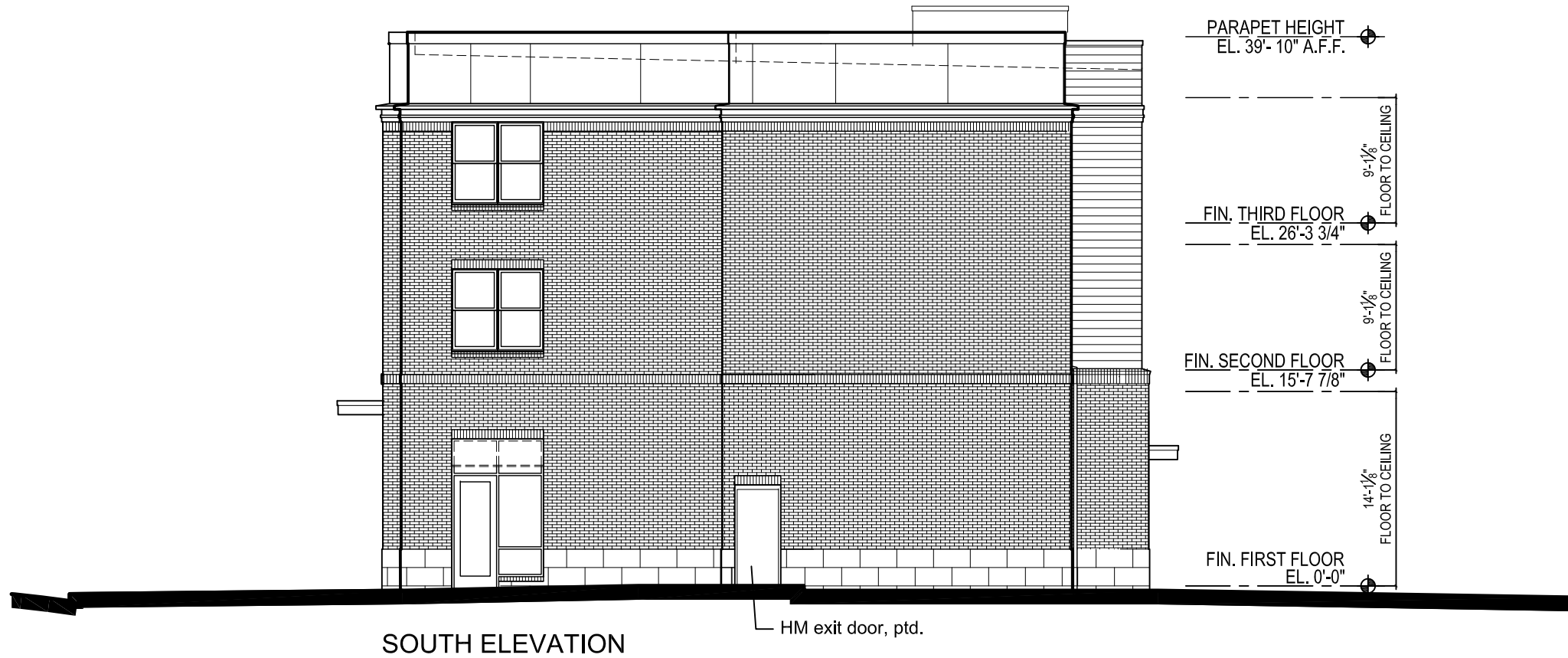
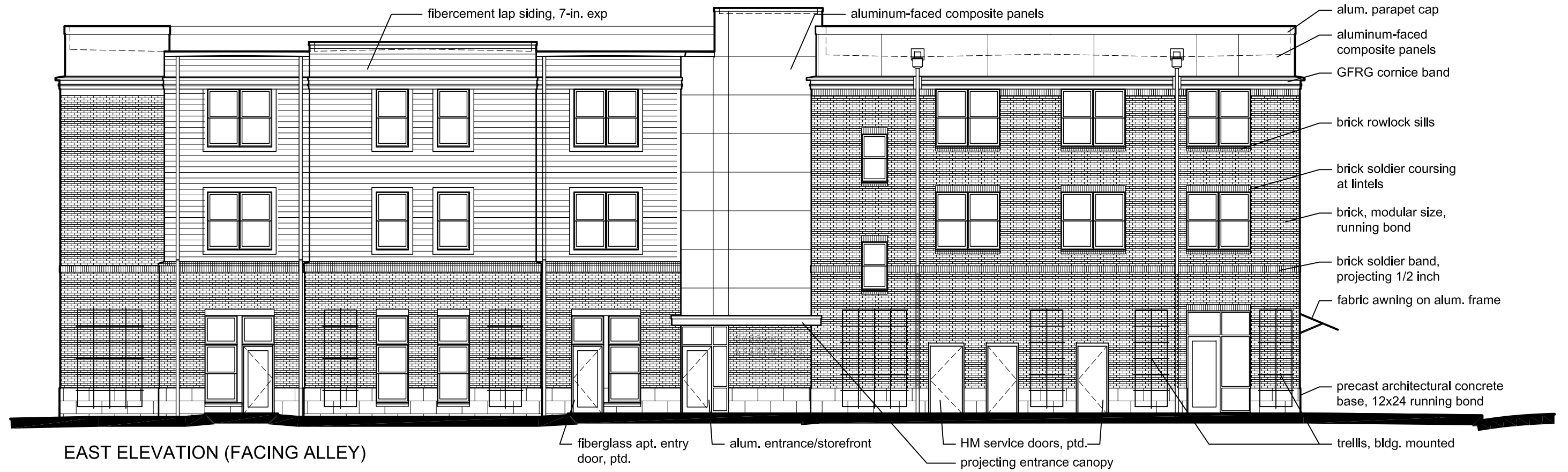
RD 1



RDL



0 8 16' rdl: #20163 COPYRIGHT © 2024



rdla: #20163 COPYRIGHT © 2024





3. WEST ELEVATION (NORTH CASSADY AVENUE)



4. NORTH ELEVATION (COLUMBUS AVENUE)

11.13.24 RDL 20163P

BEXLEY APARTMENTS, 420 N CASSADY | BEXLEY, OH | ELEVATIONS

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



3. EAST ELEVATION (FACING ALLEY)

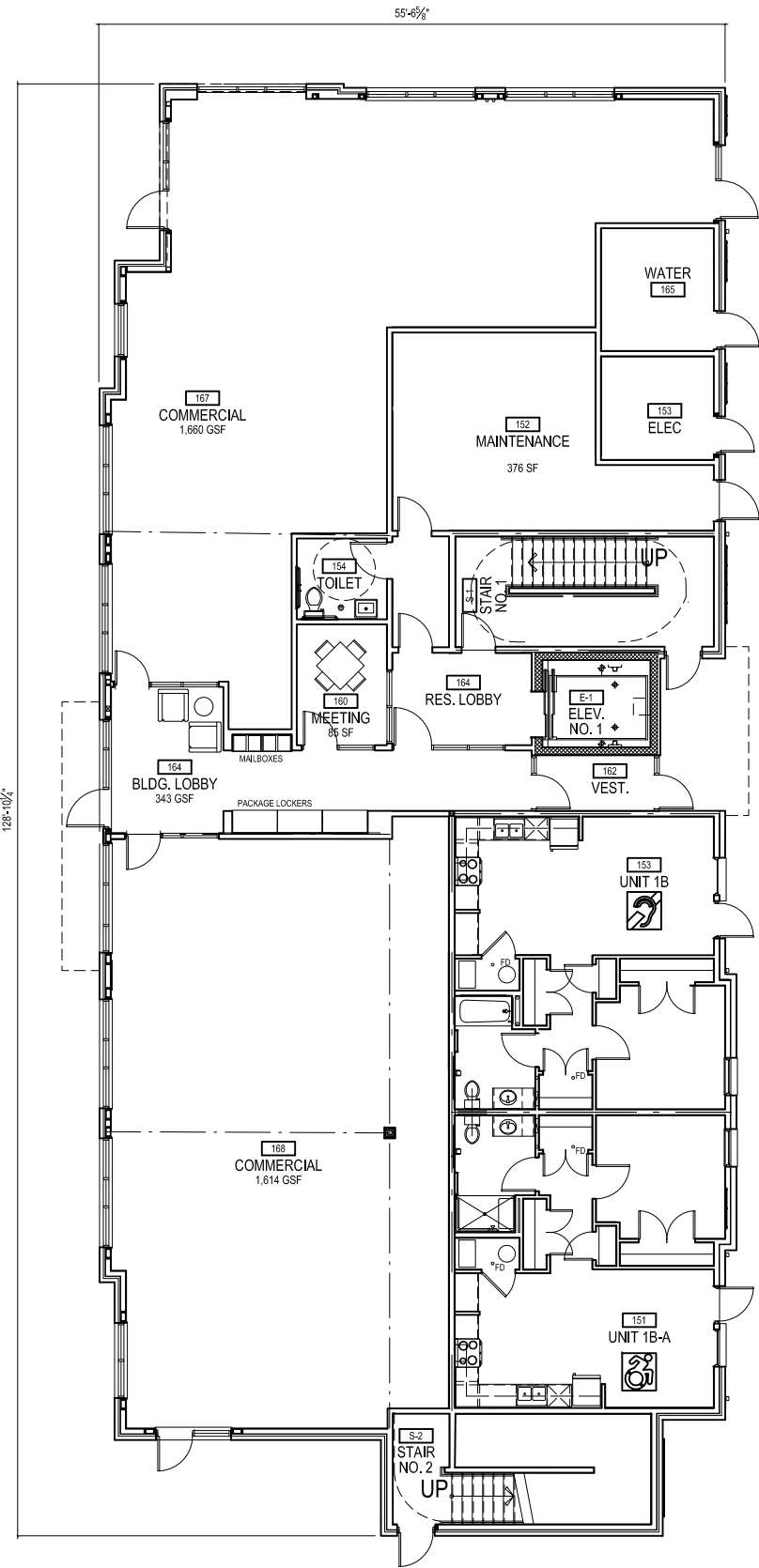


4. SOUTH ELEVATION

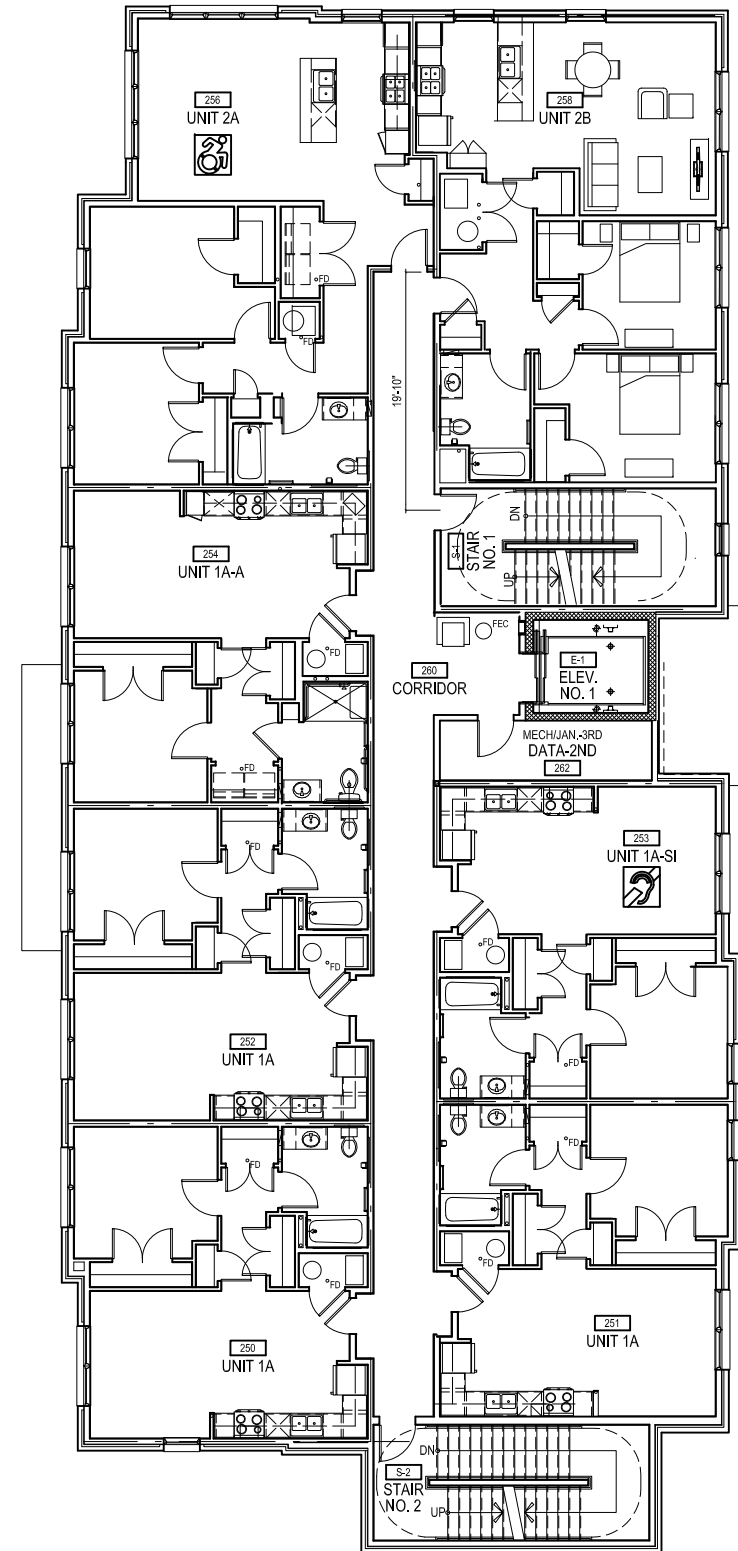
11.13.2024 RDL 20163P

BEXLEY APARTMENTS, 420 N CASSADY | BEXLEY, OH | ELEVATIONS

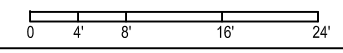
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GROUND FLOOR PLAN  
6,704 GSF FOOTPRINT



TYPICAL UPPER FLOOR PLAN

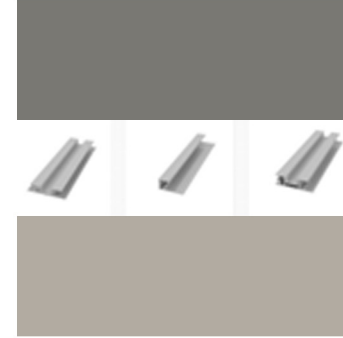


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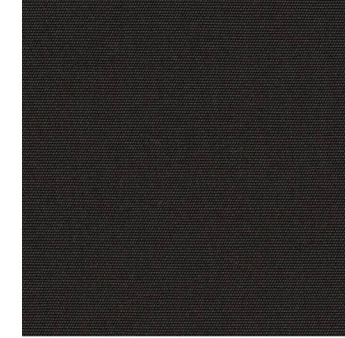




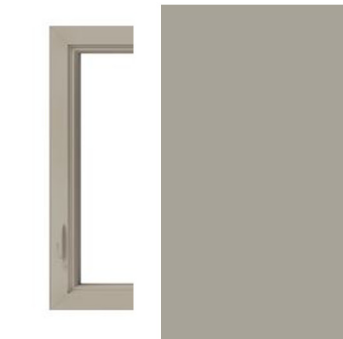
Proposed Exterior Materials – Enlarged West Elevation



**METAL PANEL SIDING AND ACCENTS**  
 LAMINATOR'S OMEGA LITE 'SLATE GREY' PANELS WITH EXTRUDED ALUMINUM REVEAL JOINTS  
 PAC CLAD PETERSEN, GRANITE TRIM AT CORNICE



**FABRIC AWNINGS**  
 SUNBRELLA SHADE FABRIC SHADE AWNINGS  
 COLOR: "BLACK"  
 SKU 4608-0000



**TYPICAL WINDOW**  
 SILVERLINE V3 SERIES HIGH PERFORMANCE WINDOWS OR SIMILAR.  
 COLOR "SANDSTONE"  
 SINGLE-HUNG CONFIGURATION.



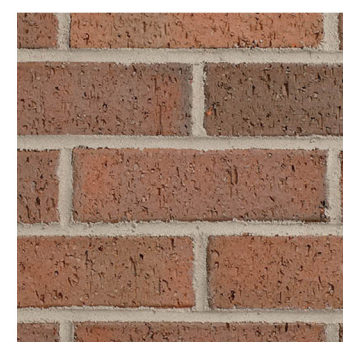
**ALUMINUM STOREFRONTS**  
 KAWNEER PERMAFLUOR ARCHITECTURAL COATING  
 COLOR: "SANDSTONE"



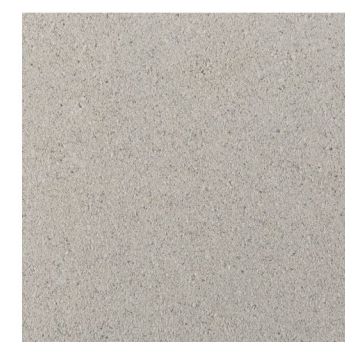
**TYPICAL FIBER CEMENT LAP SIDING**  
 JAMES HARDIE FIBER CEMENT SMOOTH LAP SIDING  
 COLOR: "AGED PEWTER"



**TYPICAL TRIM**  
 FIELD PAINTED TO MATCH PETERSEN OMEGA LITE FINISH COLOR "SLATE GREY"  
 SHERWIN WILLIAMS PAINT "STAMPED CONCRETE"  
 SW 7655



**TYPICAL BRICK**  
 GLEN-GERY EXTRUDED FACE BRICK, CITY LINE SERIES. BLADE CUT  
 "AUTUMN HARVEST BLEND"



**PRECAST ARCHITECTURAL CONCRETE WATERTABLE COURSE**  
 ROCK CAST ARCHITECTURAL CAST STONE SMOOTH FINISH "BUFFSTONE"

12.12.2024 RDL 20163P

BEXLEY APARTMENTS, 420 N. CASSADY | BEXLEY, OH | MATERIALS

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