



ARB-25-11

(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: 2/13/2025

Primary Location

225 COLUMBIA AV
Bexley, OH 43209

Owner

Holly Kastan
N Columbia Ave 225 Columbus, OH 43209

Staff Review

ARB Mtg Date

—

Tabled?

Staff Notes/ Conditions of approval

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 :*

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*

Dan Morgan

Applicant Address

Applicant Email*

dmorgan@bsdarchitects.com

Applicant Phone*

6144641933

Property Owner Name*

Holly Kastan

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)*

03/13/2025

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

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

B: Project Worksheet: Property Information

Zoning type ?

Single Family Residential

Other Classification

Zoning Classification ?

R-2 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Lot Width (ft) ?

187

Lot Depth (ft) ?

287

Total Area of lot (SF) ?

53844

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

5950

Proposed Addition (SF)

48

Removing (SF)

0

Type of Structure

Single Family Residence

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

5998

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

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type

Ridge Height

Proposed New Structure (SF)

—

Is there a 2nd Floor

—

Total of all garage and accessory structures (SF)

—

Total building lot coverage (SF)

—

Total building lot coverage (% of lot)

—

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

—

B: Project Worksheet: Hardscape

Existing Driveway (SF)

8300

Existing Patio (SF)

4544

Existing Private Sidewalk (SF)

867

Proposed Additional Hardscape (SF)

–

Total Hardscape (SF)

13710

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

19629

Total overall lot coverage (% of lot)

36.5

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)

Wood Shake

New Roof Type

EPDM Rubber

New Single Manufacturer

New Roof Style and Color

Low slope

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Reserve Series/Clad/Wood/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

Reuse existing door

Proposed Door Style

Reuse existing door

Proposed Door Color

Reuse existing door

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

–

Proposed New Door Trim

N/A

Existing Window Trim

Wood

Proposed New Window Trim

Wood or Boral

Trim Color(s)

Paint to match existing

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Stucco


Proposed Finishes Manufacturer, 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