

ARB-25-5

(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: 2/12/2025

Primary Location

86 S CASSADY AV
Bexley, OH 43209

Owner

Coleman Fitch
South Cassady Ave 86 Bexley, 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 :

Project to include the demolition of the previous addition and existing detached garage and replace with new addition to existing home + connected garage

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*

Coleman Fitch

Applicant Address

86 S Cassady Ave

Applicant Email*

loganfitch4@gmail.com

Applicant Phone*

6149052679

Property Owner Name*

Coleman Fitch

Property Owner phone

6149052679

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

Owner will be present as well as his Consultant, Logan Fitch

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*

200000

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-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Lot Width (ft)

50

Lot Depth (ft)

142

Total Area of lot (SF)

7100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1836	625
Removing (SF)	Type of Structure
800	Addition
Proposed New Primary Structure or Residence (SF)	Total Square Footage
1	1661

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

Existing Footprint (SF)	Proposed Addition (SF)
528	624
New Structure Type	Ridge Height
Connected Garage	typ of house - Connected
Proposed New Structure (SF)	Is there a 2nd Floor
656	Yes
2nd Floor SF and gross volume	Total of all garage and accessory structures (SF)
100	624
Total building lot coverage (SF)	Total building lot coverage (% of lot)
7100	32

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

–

Existing Patio (SF)

400

Existing Private Sidewalk (SF)

–

Proposed Additional Hardscape (SF)

–

Total Hardscape (SF)

–

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

7100

Total overall lot coverage (% of lot)

32

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

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

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer
Bexley Approved List

New Roof Style and Color
Bexley approved List

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Lindsay Windows

New Window Style/Mat./Color

Casement/Vinyl/Black

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House & Garage

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

Fiberglass

Door Finish

Painted

Proposed Door Type

Fiberglass

Proposed Door Style

Fiberglass 3/4 lite

Proposed Door Color

Painted Black

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Wood Composite

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Wood

Proposed New Window Trim

Fiber Cement

Trim Color(s)

TBD

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Other

Other Existing Finishes

Asbestos Insulated

Existing Finishes Manufacturer, Style, Color

Unknown Mfg. - shake - Grey

Proposed Finishes

Other

Other Proposed Finishes

Fiber cement Siding


Proposed Finishes Manufacturer, Style, Color


James hardi or typ - Lap Siding + Board
+ Batten


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