

ARB-25-7

(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

125 N CASSINGHAM RD
Bexley, OH 43209

Owner

KATIE & DANIEL MCDONOUGH
N. CASSINGHAM RD 125 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 :*

Squaring off a small bump out, as a result of and updated interior program, converting a mud entry space into a 1/2 bathroom, additionally, turning a back screened in porch into a main rear entry/mud room with built-ins and a new large exterior french door onto a future exterior living space(not to be reviewed at this time.)

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*

Daniel Albeit

Applicant Address

2495 Bexford Pl

Applicant Email*

daniel@riganelhomes.com

Applicant Phone*

614-506-8460

Property Owner Name*

Dan & Katie McDonough

Property Owner phone

8169860891

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

Copy

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*

50000

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)

2380

Proposed Addition (SF)

12

Removing (SF)

0

Type of Structure

First floor Wood Frame, Square off and
Close in Open post back Porch

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

2392

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)

—

Existing Patio (SF)

—

Existing Private Sidewalk (SF)

—

Proposed Additional Hardscape (SF)

—

Total Hardscape (SF)

—

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2096

Total overall lot coverage (% of lot)

29.5

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

Fixed

Existing Window Materials

Wood

New Window Manufacturer

Marvin

New Window Style/Mat./Color

Elevate/Fiberglass-Ext. - Wood-
Int./White

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

Fiberglass

Door Finish

Painted

Proposed Door Type

French Door With SDL Grids

Proposed Door Style

Exterior Fiberglass French Door with
SDL Grids

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Molding

Proposed New Door Trim

LP SmartSiding wood Birch Molding

Existing Window Trim

Wood

Proposed New Window Trim

LP SmartSiding wood Brick Molding

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Brick/Bark/Red, Wood Lap
Siding/Hardy Plank Lap/Tan

Proposed Finishes

Wood Siding


Proposed Finishes Manufacturer, Style, Color


LP SmartSiding/Smooth Wood Lap
Siding/Tan


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