

ARB-25-15

(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: 2/25/2025





Primary Location

241 S CASSADY RD
Bexley, OH 43209

Owner

eli and inna goldberger
cassady ave 241 bexley, OH 43209

Applicant

 cyle crouse
 740-334-7088
 ccubed58@gmail.com
 14187 eldon dr
mount vernon, ohio 43050

Staff Review

ARB Mtg Date

04/10/2025

Tabled?

—

Staff Notes/ Conditions of approval


Zoning Analysis

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 :*

plan to add on 27ft wide x 12ft out from house, deck with covered shed roof. deck is only 22inches off ground. roof at peak is 15ft

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*

cyle crouse

Applicant Address

14187 eldon dr

Applicant Email*

ccubed58@gmail.com

Applicant Phone*

7403347088

Property Owner Name*

eli and inna goldberger

Property Owner phone

614 9666513

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)*

02/27/2025

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

A.2: Fee Worksheet

Estimated Valuation of Project*

49000

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 ?	Other Classification
Single Family Residential	
Zoning Classification ?	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Lot Width (ft) ?	Lot Depth (ft) ?
50	138
Total Area of lot (SF) ?	
6900	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
—	324
Removing (SF)	Type of Structure
—	deck with roof over
Proposed New Primary Structure or Residence (SF)	Total Square Footage
—	—

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

Existing Footprint (SF)	Proposed Addition (SF)
1200	377
New Structure Type	Ridge Height
deck with roof over	15ft
Proposed New Structure (SF)	Is there a 2nd Floor
377	No
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
377	324

Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
25	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
828	0
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
0	—
Total Hardscape (SF)	
—	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
4000	75

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
<input checked="" type="checkbox"/>	House or Principal Structure
Existing Roof Type (Please Note: slate,clay tile or wood shake require supporting information for Board Review)	New Roof Type
Arch. Dimensional Shingles	Arch. Dimensional Shingles
New Single Manufacturer	New Roof Style and Color
gaf	dark grey dimensional shingle

C.1 Architectural Review Worksheet: Windows

Windows	Structure
<input type="checkbox"/>	—
Existing Window Type	Existing Window Materials
—	—
New Window Manufacturer	New Window Style/Mat./Color

C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

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)

white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

—

Existing Finishes Manufacturer, Style, Color

Proposed Finishes


—

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.*

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D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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 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 Cassady Revised 3D1.jpg Uploaded by cyle crouse on Feb 25, 2025 at 4:25 PM	REQUIRED
	Landscape Plan for New Principal Structures Cassady Revised 3D2.jpg Uploaded by cyle crouse on Feb 25, 2025 at 4:26 PM	
	Photographs (required) Cassady Revised 3D3.jpg Uploaded by cyle crouse on Feb 25, 2025 at 4:27 PM	REQUIRED
	Site Plan 2025-02-25_054062.jpg Uploaded by cyle crouse on Feb 25, 2025 at 5:42 PM	REQUIRED

Record Activity

cyle crouse started a draft Record	02/25/2025 at 2:28 pm
cyle crouse added file Cassady Revised 3D1.jpg	02/25/2025 at 4:25 pm
cyle crouse added file Cassady Revised 3D2.jpg	02/25/2025 at 4:26 pm
cyle crouse added file Cassady Revised 3D3.jpg	02/25/2025 at 4:27 pm
cyle crouse added file 2025-02-25_054062.jpg	02/25/2025 at 5:42 pm
cyle crouse submitted Record ARB-25-15	02/25/2025 at 5:43 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-15	02/25/2025 at 5:43 pm
OpenGov system completed payment step Payment on Record ARB-25-15	02/25/2025 at 5:47 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-15	02/25/2025 at 5:47 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-15	02/25/2025 at 5:47 pm

Colleen Tassone changed form field entry ARB Mtg Date from "" to "04/10/2025" on Record ARB-25-15	02/26/2025 at 9:02 am
Colleen Tassone approved approval step Application processing on Record ARB-25-15	02/26/2025 at 9:02 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-15	02/26/2025 at 9:02 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-25-15	02/26/2025 at 9:02 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-15	02/26/2025 at 9:02 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-15	02/26/2025 at 9:02 am
Matt Klingler changed form field entry Zoning Classification from "R-2 (25% Building and 50% Overall) " to "R-6 (35% Building and 60% Overall) " on Record ARB-25-15	02/27/2025 at 3:32 pm
Matt Klingler added Record ARB-25-15 to project April ARB	03/13/2025 at 4:46 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	2/25/2025, 5:43:31 PM	2/25/2025, 5:47:43 PM	cyle crouse	-	Completed
 Application processing	2/25/2025, 5:47:44 PM	2/26/2025, 9:02:26 AM	Colleen Tassone	-	Completed
 Zoning Officer	2/26/2025, 9:02:26 AM	-	Matt Klingler	-	Active
 Design Planning Consultant	2/26/2025, 9:02:26 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive