

ARB-25-17

(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: 3/11/2025





Primary Location

2785 POWELL AV
Bexley, OH 43209

Owner

No owner information

Applicant

 Ross Cameron
 614-753-1698 ext. 00000
 rcameron@bsnconstruct.com
 1491 Polaris Parkway
Suite 240
Columbus , Ohio 43240

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 :*

Replace slate roof with asphalt shingles. Replace siding to match siding on newly constructed 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*

Ross Cameron

Applicant Address

Applicant Email*

rcameron@bsnconstruct.com

Applicant Phone*

6147531698

Property Owner Name*

Barry

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)*

02/27/2025

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

A.2: Fee Worksheet

Estimated Valuation of Project*

20000

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
—	
Zoning Classification ?	
—	

B: Project Worksheet: Lot Info

Lot Width (ft) ?	Lot Depth (ft) ?
—	—
Total Area of lot (SF) ?	
—	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
—	—
Removing (SF)	Type of Structure
—	
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)
—	—
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)	Total overall lot coverage (% of lot)
—	—

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
Slate	Std. 3-tab Asphalt Shingle
New Single Manufacturer	New Roof Style and Color
Owens Corning	Duration - Dark Grey

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

Wood Composite

Proposed New Door Trim

Vinyl

Existing Window Trim

Wood

Proposed New Window Trim

Vinyl

Trim Color(s)

To match new garage

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

Proposed Finishes

Vinyl Siding


Proposed Finishes Manufacturer, Style, Color


Match new garage


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)

☐
-  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

☐

Attachments







	Slate or Tile Roof replacements 10024200-TruDefinition-Duration-Data-Sheet---SUM-BRK-MED-MIN.pdf Uploaded by Ross Cameron on Mar 11, 2025 at 9:32 AM	REQUIRED
	Architectural Plans which include Exterior Elevations and floor plans of existing and proposed 10024200-TruDefinition-Duration-Data-Sheet---SUM-BRK-MED-MIN.pdf Uploaded by Ross Cameron on Mar 11, 2025 at 9:35 AM	REQUIRED
	Photographs (required) big-Media 1-041B31F1-87EB-4A5C-B34D-A704EFF1936B.jpg Uploaded by Ross Cameron on Mar 11, 2025 at 9:33 AM	REQUIRED
	Site Plan SURVEY - 2785 POWELL AVENUE - REVISED.pdf Uploaded by Ross Cameron on Mar 11, 2025 at 9:35 AM	REQUIRED
	big-Media 2-571C63AA-786F-4999-AFC7-1E90AA77A139.jpg big-Media 2-571C63AA-786F-4999-AFC7-1E90AA77A139.jpg Uploaded by Ross Cameron on Mar 11, 2025 at 9:33 AM	
	big-Media 3-EDB9F3F1-D5DE-465D-AFA3-58B93FF88918.jpg big-Media 3-EDB9F3F1-D5DE-465D-AFA3-58B93FF88918.jpg Uploaded by Ross Cameron on Mar 11, 2025 at 9:33 AM	
	big-Media 4-E7D1CCE9-9A80-4E26-8C08-184E8CADD FDC.jpg big-Media 4-E7D1CCE9-9A80-4E26-8C08-184E8CADD FDC.jpg Uploaded by Ross Cameron on Mar 11, 2025 at 9:34 AM	

Record Activity

Ross Cameron started a draft Record	02/26/2025 at 9:56 am
Ross Cameron added file 10024200-TruDefinition-Duration-Data-Sheet---SUM-BRK-MED-MIN.pdf	03/11/2025 at 9:32 am
Ross Cameron added file big-Media 1-041B31F1-87EB-4A5C-B34D-A704EFF1936B.jpg	03/11/2025 at 9:33 am
Ross Cameron added file big-Media 2-571C63AA-786F-4999-AFC7-1E90AA77A139.jpg	03/11/2025 at 9:33 am

Ross Cameron added file big-Media 3-EDB9F3F1-D5DE-465D-AFA3-58B93FF88918.jpg	03/11/2025 at 9:33 am
Ross Cameron added file big-Media 4-E7D1CCE9-9A80-4E26-8C08-184E8CADDFOC.jpg	03/11/2025 at 9:34 am
Ross Cameron added file SURVEY - 2785 POWELL AVENUE - REVISED.pdf	03/11/2025 at 9:34 am
Ross Cameron removed file SURVEY - 2785 POWELL AVENUE - REVISED.pdf	03/11/2025 at 9:35 am
Ross Cameron added file SURVEY - 2785 POWELL AVENUE - REVISED.pdf	03/11/2025 at 9:35 am
Ross Cameron added file 10024200-TruDefinition-Duration-Data-Sheet---SUM-BRK-MED-MIN.pdf	03/11/2025 at 9:35 am
Ross Cameron submitted Record ARB-25-17	03/11/2025 at 9:35 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-17	03/11/2025 at 9:35 am
OpenGov system completed payment step Payment on Record ARB-25-17	03/11/2025 at 9:38 am
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-17	03/11/2025 at 9:38 am
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-17	03/11/2025 at 9:38 am
Colleen Tassone approved approval step Application processing on Record ARB-25-17	03/11/2025 at 9:48 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-17	03/11/2025 at 9:48 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-25-17	03/11/2025 at 9:48 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-17	03/11/2025 at 9:48 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-17	03/11/2025 at 9:48 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "04/10/2025" on Record ARB-25-17	03/11/2025 at 9:52 am
Colleen Tassone added Record ARB-25-17 to project April ARB	03/13/2025 at 4:33 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	3/11/2025, 9:35:55 AM	3/11/2025, 9:38:27 AM	Ross Cameron	-	Completed
 Application processing	3/11/2025, 9:38:28 AM	3/11/2025, 9:48:46 AM	Colleen Tassone	-	Completed
 Zoning Officer	3/11/2025, 9:48:46 AM	-	Matt Klingler	-	Active
 Design Planning Consultant	3/11/2025, 9:48:46 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive