

ARB-25-19

(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

671 S CASSINGHAM RD
Bexley, OH 43209

Owner

Adam Knolls
671 S Cassingham Rd Bexley, OH 43209

Applicant

 Valerie Halas
 614-400-1460
 valeriehalasdesign@yahoo.com
 325 S Dawson Ave
Columbus, OH 43209

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 :*

Removal of existing one storey addition and construction of new one storey addition and interior first floor remodel of kitchen and dining.

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*

Valerie Halas

Applicant Address

325 S Dawson Avenue

Applicant Email*

valeriehalasdesign@yahoo.com

Applicant Phone*

6144001460

Property Owner Name*

Adam Knolls

Property Owner phone

6145815847

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

ok

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month.
Application must be submitted 4 weeks prior to the upcoming hearing date)*

04/10/2025

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

A.2: Fee Worksheet

Estimated Valuation of Project*

320000

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) [?](#)

40

Lot Depth (ft) [?](#)

135

Total Area of lot (SF) [?](#)

5400

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

690

Proposed Addition (SF)

634

Removing (SF)

—

Type of Structure

Principal Structure

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

1324

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

Existing Footprint (SF)	Proposed Addition (SF)
293	—
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)
293	1617
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
30	No

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
94	—
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
282	172
Total Hardscape (SF)	
548	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
2165	40

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
<input 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
EPDM Rubber	Arch. Dimensional Shingles

New Single Manufacturer

One Storey Addition-GAF on Gables and EPDM on low slope roof

New Roof Style and Color

TIMBERLINE NS- Charcoal, EPDM- black

C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

DOUBLE HUNG/ VINYL CLAD WOOD/ WHITE

C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

House or Principal Structure

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

wood

Proposed Door Style

Wood door with glass

Proposed Door Color

Mahogany

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Pine

Proposed New Door Trim

HARDIE 5/4 3.5" SMOOTH TRIM

Existing Window Trim

Other

Other Existing Window Trim

Aluminum

Proposed New Window Trim

HARDIE 5/4 3.5" SMOOTH 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

Brick

Existing Finishes Manufacturer, Style, Color

Brick

Proposed Finishes

Other

Other Proposed Finishes

Hardie cement bd

Proposed Finishes Manufacturer, Style, Color

James Hardie Fiber Cement Board Cedarmill Lap Siding 7" exposure, painted SW 6207 Retreat, smooth cement board with cement bd trim on South Elevation painted white

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









Attachments

	Architectural Plans which include Exterior Elevations and floor plans of existing and proposed 24x36 -Valerie Halas Design-671 S Cassingham ARB complete.pdf Uploaded by Valerie Halas on Mar 11, 2025 at 7:23 PM	REQUIRED
	Photographs (required) 24x36 -Valerie Halas Design-671 S Cassingham ARB photographs.pdf Uploaded by Valerie Halas on Mar 11, 2025 at 7:25 PM	REQUIRED
	Site Plan 24x36 -Valerie Halas Design-671 S Cassingham ARB - site plan.pdf Uploaded by Valerie Halas on Mar 11, 2025 at 7:25 PM	REQUIRED
	Permission for Agent to represent owner. Valerie Halas Design Permission for Agent to represent owner letter 03.11.25 - signed (1).pdf Uploaded by Valerie Halas on Mar 11, 2025 at 6:42 PM	

Record Activity

Valerie Halas started a draft Record	03/11/2025 at 6:08 pm
Valerie Halas added file Valerie Halas Design Permission for Agent to represent owner letter 03.11.25 - signed (1).pdf	03/11/2025 at 6:42 pm
Valerie Halas added file 24x36 -Valerie Halas Design-671 S Cassingham ARB complete.pdf	03/11/2025 at 7:23 pm
Valerie Halas added file 24x36 -Valerie Halas Design-671 S Cassingham ARB photographs.pdf	03/11/2025 at 7:25 pm
Valerie Halas added file 24x36 -Valerie Halas Design-671 S Cassingham ARB - site plan.pdf	03/11/2025 at 7:25 pm
Valerie Halas submitted Record ARB-25-19	03/11/2025 at 7:26 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-19	03/11/2025 at 7:26 pm
OpenGov system completed payment step Payment on Record ARB-25-19	03/11/2025 at 7:29 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-19	03/11/2025 at 7:29 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-19	03/11/2025 at 7:29 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "04/10/2025" on Record ARB-25-19	03/25/2025 at 9:00 am
Colleen Tassone approved approval step Application processing on Record ARB-25-19	03/25/2025 at 9:00 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-19	03/25/2025 at 9:00 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-25-19	03/25/2025 at 9:00 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-19	03/25/2025 at 9:00 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-19	03/25/2025 at 9:00 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	3/11/2025, 7:26:11 PM	3/11/2025, 7:29:25 PM	Valerie Halas	-	Completed
 Application processing	3/11/2025, 7:29:25 PM	3/25/2025, 9:00:23 AM	Colleen Tassone	-	Completed
 Zoning Officer	3/25/2025, 9:00:23 AM	-	Matt Klingler	-	Active
 Design Planning Consultant	3/25/2025, 9:00:23 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive