

ARB-25-21

(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: 4/9/2025

Primary Location

800 S CASSINGHAM RD
Bexley, OH 43209

Owner

Spencer Cahoon
South Cassingham rd. 800 Bexley, Ohio 43209

Applicant

 Great Lakes Garages L.L.C. mcneil
 614-267-9530
 justgarages@hotmail.com
 331 Charleston ave
Columbus, ohio 43214

Staff Review

ARB Mtg Date

05/08/2025

Tabled?

—


Staff Notes/ Conditions of approval

Zoning Analysis

A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :*

Add a 10'x18' carport to existing garage and driveway with access to alley and driveway (leave garage door on house side for access to both sides). Also add 16.x7 garage door to alley side of existing garage and install concrete apron from garage to alley.

Have you downloaded and reviewed the ARB application checklist?* 

Yes

Have you reviewed and implemented the Bexley Residential Design
Guidelines for this project ? *



Yes

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.2: Applicant / Agent Information

Applicant Name*

shawn McNeil

Applicant Address

331 Charleston ave Columbus Ohio 43214

Applicant Email*

justgarages@hotmail.com

Applicant Phone*

6142679530

Property Owner Name*

Spencer Cahoon

Property Owner phone or Email*

202 549 5562

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)*

05/08/2025

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

A.3: Fee Worksheet

Estimated Valuation of Project*

30000

*Please refer to Bexley codified ordinances section 244 for the fees schedule


B.1: Lot Information

Lot Width* ?

60

Lot Depth* ?

135

Total sq. ft. area of Lot 

8100



If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

B.2: PRIMARY Structure Coverage Information

PRIMARY Structure FOOTPRINT (SF)* 


1878

Proposed Addition FOOTPRINT (SF)* 

0

Building FOOTPRINT (sq ft) being removed

0

Total Square Footage of Primary Structure* 

2638

B.3: ACCESSORY Structure Info (Garage, Decks, Pergolas, Etc)

Existing Footprint (SF)

360

Proposed Addition (SF)

180

New Structure Type

carport

Ridge Height

12'

Proposed New Structure (SF)

0

Is there a 2nd Floor

No

Total sq. ft. all accessory structures

540

New building sq. ft. lot coverage*

180


B.4: Hardscape Coverage Information

Existing Driveway (SF)*

1300

Existing Patio (SF)

0

Existing Private walkways (SF) 

48

New added Hardscape (SF)

0

B.5: Total Area Lot Coverage Information

Total Area of all Buildings * ?	Total Area of Buildings & Hardscape* ?
2418	1348
% of building coverage	% of Total lot coverage
<div>29.85185185185185<div></div></div>	<div>46.49382716049383<div></div></div>

B.6: Primary Structure Setbacks

Font Yard * ?	Rear Yard* ?
113	4
Side yard #1 setback* ?	Side yard #2 setback* ?
10	22

Accessory Structure Setback #1

Distance from Primary Structure	Access. Structure Rear Yard Setback
18	4
Access. Structure Side Yard Setback #1	Access. Structure Side Yard Setback #2
10	22
Do have a second Accessory Structure on the property?	
No	

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
<div><input type="checkbox"/></div>	—
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
<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
<input checked="" type="checkbox"/>	—
Existing Entrance Door Type	Existing Garage Door Type
—	Insulated Metal
Door Finish	Proposed Door Type
—	Metal
Proposed Door Style	Proposed Door Color
match existing garage door	white

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
<input type="checkbox"/>	—
Proposed New Door Trim	Existing Window Trim
	—
Proposed New Window Trim	Trim Color(s)
Do the proposed changes affect the overhangs?	
—	

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

existing garage has 4" strait lap vinyl siding

Proposed Finishes

Vinyl Siding


Proposed Finishes Manufacturer, Style, Color

4" white strait lap vinyl siding to match existing 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.*




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 REQUIRED img20250409_06111994.pdf Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:12 AM
	Photographs (required) REQUIRED 800 s cassingham 1.jpeg Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:12 AM
	Site Plan REQUIRED img20250409_06142057.pdf Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:14 AM
	800 s cassingham 2.jpeg 800 s cassingham 2.jpeg Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:12 AM
	800 s cassingham 3.jpeg 800 s cassingham 3.jpeg Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:13 AM



800 s cassingham 4.jpeg
800 s cassingham 4.jpeg
Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:13 AM



800 s cassigham clopay brochure.pdf
800 s cassigham clopay brochure.pdf
Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:24 AM



800 s cassingham CertainTeed Siding Restoration Classic Brochure.pdf
800 s cassingham CertainTeed Siding Restoration Classic Brochure.pdf
Uploaded by Great Lakes Garages L.L.C. mcneil on Apr 9, 2025 at 6:25 AM

Record Activity

Great Lakes Garages L.L.C. mcneil started a draft Record	04/09/2025 at 4:58 am
Great Lakes Garages L.L.C. mcneil added file img20250409_06111994.pdf	04/09/2025 at 6:12 am
Great Lakes Garages L.L.C. mcneil added file 800 s cassingham 1.jpeg	04/09/2025 at 6:12 am
Great Lakes Garages L.L.C. mcneil added file 800 s cassingham 2.jpeg	04/09/2025 at 6:12 am
Great Lakes Garages L.L.C. mcneil added file 800 s cassingham 3.jpeg	04/09/2025 at 6:13 am
Great Lakes Garages L.L.C. mcneil added file 800 s cassingham 4.jpeg	04/09/2025 at 6:13 am
Great Lakes Garages L.L.C. mcneil added file img20250409_06142057.pdf	04/09/2025 at 6:14 am
Great Lakes Garages L.L.C. mcneil submitted Record ARB-25-21	04/09/2025 at 6:15 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-21	04/09/2025 at 6:15 am
Great Lakes Garages L.L.C. mcneil added file 800 s cassigham clopay brochure.pdf to Record ARB-25-21	04/09/2025 at 6:24 am
Great Lakes Garages L.L.C. mcneil added file 800 s cassingham CertainTeed Siding Restoration Classic Brochure.pdf to Record ARB-25-21	04/09/2025 at 6:25 am
OpenGov system completed payment step Payment on Record ARB-25-21	04/10/2025 at 4:38 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-21	04/10/2025 at 4:38 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-21	04/10/2025 at 4:38 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "05/08/2025" on Record ARB-25-21	04/11/2025 at 10:53 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Payment	4/9/2025, 6:15:09 AM	4/10/2025, 4:38:36 PM	Great Lakes Garages L.L.C. mcneil	-	Completed
Application processing	4/10/2025, 4:38:37 PM	-	Colleen Tassone	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
📄 Architectural Review Approval Letter	-	-	-	-	Inactive