

ARB-25-23

(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: 4/10/2025





Primary Location

181 STANBERY AV
Bexley, OH 43209

Owner

Debora Kane

Applicant

 Hunter Milroy
 614-464-1933
 hmilroy@bsdarchitects.com
 990 W Third Ave
Columbus, OH 43212

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 :*

Proposed is a west-facing addition to an existing sunroom at the rear of the house.

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*

Dan Morgan

Applicant Address

990 W Third Ave, Columbus, OH 43212

Applicant Email*

dmorgan@bsdarchitects.com

Applicant Phone*

6144641933

Property Owner Name*

Debora Kane

Property Owner phone or Email*

debbyrkane@gmail.com

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*

50000

Architectural Review*

☒

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

B: Project Worksheet: Property Information

Zoning Permit Type 

Single Family Residential

Zoning District* 

R-3 (25% Building and 50% Overall)


B.1: Lot Information

Lot Width* 

100

Lot Depth* 

170

Total sq. ft. area of Lot 

17000



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)* 


2862

Proposed Addition FOOTPRINT (SF)* 

131

Building FOOTPRINT (sq ft) being removed

—

Total Square Footage of Primary Structure* 

2993

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

Existing Footprint (SF)

—

Proposed Addition (SF)

—

New Structure Type

Ridge Height

Proposed New Structure (SF)

—

Is there a 2nd Floor

—

Total sq. ft. all accessory structures

—

New building sq. ft. lot coverage*

0

B.4: Hardscape Coverage Information

Existing Driveway (SF)*

4147

Existing Patio (SF)

912

Existing Private walkways (SF) ?

106

New added Hardscape (SF)

0

B.5: Total Area Lot Coverage Information

Total Area of all Buildings * ?

2993

Total Area of Buildings & Hardscape* ?

8158

% of building coverage

17.605882352941176



% of Total lot coverage

65.59411764705882



B.6: Primary Structure Setbacks

Font Yard * ?

50

Rear Yard* ?

40

Side yard #1 setback* ?

10

Side yard #2 setback* ?

10

Accessory Structure Setback #1

Distance from Primary Structure

—

Access. Structure Rear Yard Setback

—

Access. Structure Side Yard Setback #1

—

Access. Structure Side Yard Setback #2

—

Stop: a variance is needed for Accessory Structures located closer than 10 ft to the Primary Structure. A BZAP form needs filled out or call the Zoning Director at 614-559-4243

Do have a second Accessory Structure on the property?

No

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

Existing Roof Type (Please Note: slate,clay tile or wood shake require supporting information for Board Review)

Std. 3-tab Asphalt Shingle

New Roof Type

Metal

New Single Manufacturer

New Roof Style and Color

Modified mansard

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Fixed

Existing Window Materials

Wood

New Window Manufacturer

Reuse Existing

New Window Style/Mat./Color

Reuse Existing

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

—

Door Finish

Painted

Proposed Door Type

Reuse Existing

Proposed Door Style

Reuse Existing

Proposed Door Color

Reuse Existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Cedar

Proposed New Door Trim

Match Existing

Existing Window Trim

Wood

Proposed New Window Trim

Trim Color(s)

Match Existing

Match Existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Wood Shingle

Proposed Finishes Manufacturer, Style, Color

Match Existing

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 250410_Kane_BexleyARB_Plan and Elev.pdf Uploaded by Hunter Milroy on Apr 10, 2025 at 2:03 PM	REQUIRED
	Photographs (required) 250410_Kane_BexleyARB_Exterior Photos.pdf Uploaded by Hunter Milroy on Apr 10, 2025 at 2:03 PM	REQUIRED
	Site Plan 250410_Kane_BexleyARB_Site Plan.pdf Uploaded by Hunter Milroy on Apr 10, 2025 at 2:03 PM	REQUIRED

Record Activity

Hunter Milroy started a draft Record	03/24/2025 at 10:13 am
Hunter Milroy added file 250410_Kane_BexleyARB_Plan and Elev.pdf	04/10/2025 at 2:03 pm
Hunter Milroy added file 250410_Kane_BexleyARB_Exterior Photos.pdf	04/10/2025 at 2:03 pm
Hunter Milroy added file 250410_Kane_BexleyARB_Site Plan.pdf	04/10/2025 at 2:03 pm
Hunter Milroy submitted Record ARB-25-23	04/10/2025 at 2:04 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-23	04/10/2025 at 2:04 pm
OpenGov system completed payment step Payment on Record ARB-25-23	04/10/2025 at 2:05 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-23	04/10/2025 at 2:06 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-23	04/10/2025 at 2:06 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "05/08/2025" on Record ARB-25-23	04/11/2025 at 9:28 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/10/2025, 2:04:24 PM	4/10/2025, 2:05:58 PM	Hunter Milroy	-	Completed
 Application processing	4/10/2025, 2:05:59 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive