

ARB-25-24

(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: 4/30/2025



Primary Location

131 N CASSINGHAM RD
Bexley, OH 43209

Owner

MONICA & THOMAS DIEHL
North Cassingham Road 131 Bexley, OH 43209

Applicant

 Pete Foster
 614-778-4701
 petefastball@aol.com
 685 Montrose Avenue
Bexley, Ohio 43209


Staff Review

 ARB Mtg Date

06/12/2025

 Tabled?

—


 Staff Notes/ Conditions of approval

 Zoning Analysis

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

Brief Project Description :*

The addition of a new front porch to the east side of the existing two story home.

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*

Pete Foster

Applicant Address

685 Montrose Avenue

Applicant Email*

petefastball@aol.com

Applicant Phone*

614 778 4701

Property Owner Name*

Thomas Diehl

Property Owner phone or Email*

tdiehl@outlook.com

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

see attachments

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

06/12/2025

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

A.3: Fee Worksheet

Estimated Valuation of Project*

50000

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

B.1: Lot Information

Lot Width* ?

50

Lot Depth* ?

142

Total sq. ft. area of Lot ?

7100



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)* ?

1412

Proposed Addition FOOTPRINT (SF)* ?

220

Building FOOTPRINT (sq ft) being removed

0

Total Square Footage of Primary Structure* ?

2434

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

Existing Footprint (SF)

324

Proposed Addition (SF)

0

New Structure Type

NA

Ridge Height

NA

Proposed New Structure (SF)

0

Is there a 2nd Floor

No

Total sq. ft. all accessory structures

324

New building sq. ft. lot coverage*

1956

B.4: Hardscape Coverage Information

Existing Driveway (SF)*

1447.5

Existing Patio (SF)

384

Existing Private walkways (SF) ?

120

New added Hardscape (SF)

0

B.5: Total Area Lot Coverage Information

Total Area of all Buildings * ?

1956

Total Area of Buildings & Hardscape* ?

3907

% of building coverage

27.549295774647888



% of Total lot coverage

82.5774647887324



B.6: Primary Structure Setbacks

Font Yard * ?

30

Rear Yard* ?

25

Side yard #1 setback* ?

8

Side yard #2 setback* ?

8

Accessory Structure Setback #1

Distance from Primary Structure

10

Access. Structure Rear Yard Setback

5

Access. Structure Side Yard Setback #1

5

Access. Structure Side Yard Setback #2

5

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)

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

undecided

New Roof Style and Color

match existing

C.1 Architectural Review Worksheet: Windows

Windows

☐

Structure

House or Principal Structure

Existing Window Type

—

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

NA

New Window Style/Mat./Color

NA

C.1 Architectural Review Worksheet: Doors

Doors

☐

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Type

NA

Proposed Door Style

NA

Proposed Door Color

NA

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☐

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

NA

Existing Window Trim

Wood

Proposed New Window Trim

NA

Trim Color(s)

match existing

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☐

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color


stone and vinyl siding

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

siding to match existing/ trim will be James Hardie trim


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

final porch sd color scan 3_15_2025.pdf
Uploaded by Pete Foster on Apr 29, 2025 at 7:10 PM



Photographs (required) REQUIRED

east 1.jpg
Uploaded by Pete Foster on Apr 29, 2025 at 7:11 PM



Site Plan REQUIRED

final porch sd color scan 3_15_2025.pdf
Uploaded by Pete Foster on Apr 29, 2025 at 7:10 PM



Permission for Agent to represent owner.

owners permission.PNG
Uploaded by Pete Foster on Apr 29, 2025 at 8:31 PM

**south 2.jpg**

south 2.jpg

Uploaded by Pete Foster on Apr 29, 2025 at 7:11 PM

**southwest.jpg**

southwest.jpg

Uploaded by Pete Foster on Apr 29, 2025 at 7:11 PM

**west.jpg**

west.jpg

Uploaded by Pete Foster on Apr 29, 2025 at 7:12 PM

**north.jpg**

north.jpg

Uploaded by Pete Foster on Apr 29, 2025 at 7:13 PM

**northeast.jpg**

northeast.jpg

Uploaded by Pete Foster on Apr 29, 2025 at 7:13 PM

**Diehl Setback Average.pdf**







Diehl Setback Average.pdf

Uploaded by Pete Foster on Apr 30, 2025 at 8:19 AM

Record Activity

Pete Foster started a draft Record	04/29/2025 at 5:29 pm
Pete Foster added file final porch sd color scan 3_15_2025.pdf	04/29/2025 at 7:10 pm
Pete Foster added file final porch sd color scan 3_15_2025.pdf	04/29/2025 at 7:10 pm
Pete Foster added file east 1.jpg	04/29/2025 at 7:11 pm
Pete Foster added file south 2.jpg	04/29/2025 at 7:11 pm
Pete Foster added file southwest.jpg	04/29/2025 at 7:11 pm
Pete Foster added file west.jpg	04/29/2025 at 7:12 pm
Pete Foster added file north.jpg	04/29/2025 at 7:13 pm
Pete Foster added file northeast.jpg	04/29/2025 at 7:13 pm
Pete Foster added file owners permission.PNG	04/29/2025 at 8:31 pm
Pete Foster added file Diehl Setback Average.pdf	04/30/2025 at 8:19 am
Pete Foster submitted Record ARB-25-24	04/30/2025 at 8:21 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-24	04/30/2025 at 8:21 am
OpenGov system completed payment step Payment on Record ARB-25-24	04/30/2025 at 8:21 am
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-24	04/30/2025 at 8:21 am
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-24	04/30/2025 at 8:21 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/30/2025, 8:21:11 AM	4/30/2025, 8:21:54 AM	Pete Foster	-	Completed
 Application processing	4/30/2025, 8:21:55 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive