

## ARB-25-35

(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: 6/27/2025





## Primary Location

247 N PARKVIEW AV  
Bexley, OH 43209

## Owner

Stelios & Barbara Giannopoulos  
Parkview 247 Bexley, OH 43209

## Applicant

 john ingwersen  
 614-361-0447  
 ccg.arch@gmail.com  
 1050 bryden rd  
Columbus, oh 43205-1863

## Staff Review

### Staff Notes

### ARB Mtg Date

08/14/2025

### Board Decision

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### Vote Count?

### ARB Approval date

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### ARB Expiration date

## Applicant / Agent Information

### Applicant Name\*

John Ingwersen

### Applicant Address

1050 Bryden Rd Columbus, OH 43205

### Applicant Email\*

ccg.arch@gmail.com

### Applicant Phone\*

614-361-0447

### Property Owner Name\*

Stelios Giannopolous

### Property Owner phone or Email\*

614-581-7979

If owner will not be present for review hearing, you must submit a permission slip to represent the owner 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)\*

07/17/2025


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

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## Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :\*

pre-manufactured exterior elevator shaft with hallway penetrations into the existing stairway landings

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

☐

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## Fee Worksheet

Estimated Valuation of Project\*

125000

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

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## Lot Coverage Information

Zoning District\* ?

R-1 (25% Building and 40% Overall)

Lot Width\* ?

255

Lot Depth\* ?

582

Total sq. ft. area of Lot ?

148410



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

Max allowable building coverage is ?

37102.5



What is your proposed building coverage\* ?

5004

Max allowable lot coverage is ?

59364



What is your proposed lot coverage?\* ?

9000

% of proposed building coverage

3.3717404487568223



% of proposed lot coverage

6.064281382656155



Are you proposing to modify the existing principal structure or build a new one?\*

Yes

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## Principal Structure Setbacks

Your required front yard setback is 30 ft. **OR** the average distance back from the front lot line of the adjacent three structures on each side of your property **whichever is greater**

What is your required front yard setback\* ?

160

What is your proposed front yard setback\* ?

420

Your required side yard setback is **20 ft**

Proposed left side yard setback?\* ?

40

Proposed right side yard setback\* ?

110

Your required rear yard setback is **60 ft**

Proposed rear yard setback?\*

157

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## Detached Garage

Are you modifying or building a new garage as a part of this project?

Distance from Primary Structure (ft)\*


No

1


Detached Garages located closer than 10 ft to the Primary Structure need a variance. A BZAP form needs filled out or call the Zoning Director at 614-559-4243

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## Architectural Review Worksheet: Roofing

Is roofing a part of this project? 

Yes

Please provide the existing roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)\* 

tile and standing seam

Please provide the PROPOSED roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)


standing seam to match existing

Proposed Roofing Manufacturer\*

dimensional metals

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## Architectural Review Worksheet: Windows

Are windows a part of this project? 

Yes

Please provide the existing window types\* 

double hung, casement and picture windows, leaded mullions

Please provide the proposed window types\* 

storefront & elevator manufacturer's glass panels

Proposed Window Manufacturer\*

kawneer

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## Architectural Review Worksheet: Doors

Are doors a part of this project?\*

Yes

Please describe the existing door types, material and color\* ?

various wood and glass doors

Please describe the proposed door type, material and color\* ?

one 3'x7' anodized storefront door

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## Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?\* ?

No

Do the proposed changes affect the overhangs?

No

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## Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? \*

Yes

Please describe the existing exterior finishes\* ?


stucco


Please describe the proposed exterior finishes\* ?

stucco/eifs and metal shaft enclosure panels powder coated to match stucco color


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## Understanding of Process


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.\*

 John Ingwersen  
Jun 23, 2025


## 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

	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> 247 N PARKVIEW PLANS AND ELEVATIONS.pdf Uploaded by john ingwersen on Jun 27, 2025 at 1:45 PM	REQUIRED
	<b>Photographs (required)</b> 247 N PARKVIEW EXISTING PHOTOS.pdf Uploaded by john ingwersen on Jun 27, 2025 at 1:45 PM	REQUIRED
	<b>Site Plan</b> SITE DRAWINGS 247 N PARKVIEW.pdf Uploaded by john ingwersen on Jun 27, 2025 at 1:46 PM	REQUIRED
	<b>Window Package</b> CIBES-SYMMETRY-A4A5-502.04.24.pdf Uploaded by john ingwersen on Jun 27, 2025 at 2:02 PM	REQUIRED
	<b>Door package</b> 18-2330_InsulpourEntrances.pdf Uploaded by john ingwersen on Jun 27, 2025 at 2:01 PM	REQUIRED
	<b>Roof Package</b> SS15-Cut-Sheet.pdf Uploaded by john ingwersen on Jun 27, 2025 at 2:01 PM	REQUIRED
	<b>KAWNEER 2 X 4 SYSTEM.pdf</b> KAWNEER 2 X 4 SYSTEM.pdf Uploaded by john ingwersen on Jun 27, 2025 at 2:04 PM	

## Record Activity

john ingwersen started a draft Record	06/23/2025 at 2:57 pm
john ingwersen added file 247 N PARKVIEW PLANS AND ELEVATIONS.pdf	06/27/2025 at 1:45 pm
john ingwersen added file 247 N PARKVIEW EXISTING PHOTOS.pdf	06/27/2025 at 1:45 pm
john ingwersen added file SITE DRAWINGS 247 N PARKVIEW.pdf	06/27/2025 at 1:46 pm
john ingwersen added file CIBES 5000 EXAMPLE.pdf	06/27/2025 at 1:47 pm
john ingwersen added file SS15-Cut-Sheet.pdf	06/27/2025 at 2:01 pm
john ingwersen added file 18-2330_InsulpourEntrances.pdf	06/27/2025 at 2:01 pm
john ingwersen removed file CIBES 5000 EXAMPLE.pdf	06/27/2025 at 2:02 pm
john ingwersen added file CIBES-SYMMETRY-A4A5-502.04.24.pdf	06/27/2025 at 2:02 pm
john ingwersen added file KAWNEER 2 X 4 SYSTEM.pdf	06/27/2025 at 2:04 pm
john ingwersen submitted Record ARB-25-35	06/27/2025 at 2:05 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-35	06/27/2025 at 2:05 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-35	06/27/2025 at 2:05 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-35	06/27/2025 at 2:05 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "07/17/2025" on Record ARB-25-35	06/27/2025 at 2:17 pm
Colleen Tassone changed form field entry ARB Mtg Date from "07/17/2025" to "08/14/2025" on Record ARB-25-35	06/30/2025 at 10:00 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/27/2025, 2:05:08 PM	-	john ingwersen	-	Active
 Application processing	6/27/2025, 2:05:08 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive