

## ARB-25-33

(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: 6/9/2025





## Primary Location

377 S ROOSEVELT AV  
Bexley, OH 43209

## Owner

Nathan Green & Heather Cunningham  
Roosevelt 377 S ROOSEVELT AV Bexley,, Ohio  
43209

## Applicant

 Megan Hast  
 614-218-0219  
 mhast@stonepillarconstruction.com  
 5005 PINE CREEK RD.  
WESTERVILLE, OH 43081

## Staff Review

### Staff Notes

### ARB Mtg Date

07/17/2025

### Board Decision

—

### Vote Count?

### ARB Approval date

—

### ARB Expiration date

## Applicant / Agent Information

### Applicant Name\*

Ryan Skeldon

### Applicant Address

5005 Pine Creek Rd Westerville OH 43081

### Applicant Email\*

rskeldon@stonepillarconstruction.com

### Applicant Phone\*

6142060025

### Property Owner Name\*

Nathan Green

### Property Owner phone or Email\*

7404971893

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)\*

07/10/2025


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 :\*

Porch remodel.

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\*

58000

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

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## Lot Coverage Information

Zoning District\* ?

R-6 (35% Building and 60% Overall)

Lot Width\* ?

65

Lot Depth\* ?

145

Total sq. ft. area of Lot ?

9425



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

What is your proposed building coverage\* ?

2649

Max allowable building coverage is ?

3298.75



Max allowable lot coverage is ?

5655



What is your proposed lot coverage?\* ?

2649

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\* ?

30

What is your proposed front yard setback\* ?

35

Your required side yard setback is ?

8



Proposed left side yard setback?\* ?

8

Proposed right side yard setback\* ?

12

Your required rear yard setback is **25 ft**

Proposed rear yard setback?\*

35

## Detached Garage

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

No


Distance from Primary Structure (ft)\*

0

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? 

No

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## Architectural Review Worksheet: Windows

Are windows a part of this project? 

Yes

Please provide the existing window types\* 

white frame, screens

Please provide the proposed window types\* 

7 white double casement windows

Proposed Window Manufacturer\*

Marvin

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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\* 


full lite fiber glass door, white frame

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

Same to replace

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## Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?\* 

Yes

Do the proposed changes affect the overhangs?

No

Please describe the existing exterior trim. \* 

wood screen with wood paneling

Please describe the proposed exterior trim\* 

Painted Hardie siding

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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\* 


Painted wood

Please describe the proposed exterior finishes\* 

Painted Hardie

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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.\*


 Megan Hast  
Jun 9, 2025

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## 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

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 Applicant has been advised that Landscape Designer/Architect must be present at meeting

☐

### Attachments







	<b>Slate or Tile Roof replacements</b> Green_Remodel_6-5-25.pdf Uploaded by Megan Hast on Jun 9, 2025 at 4:05 PM	REQUIRED
	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> Green_Remodel_6-5-25.pdf Uploaded by Megan Hast on Jun 9, 2025 at 4:05 PM	REQUIRED
	<b>Photographs (required)</b> Green_Remodel_6-5-25.pdf Uploaded by Megan Hast on Jun 9, 2025 at 4:05 PM	REQUIRED
	<b>Site Plan</b> 377 S Roosevelt Site Plan_ags_91249916-4567-11f0-9d79-00505682704e.pdf Uploaded by Megan Hast on Jun 9, 2025 at 4:04 PM	REQUIRED

### Record Activity

Megan Hast started a draft Record	06/09/2025 at 12:46 pm
Megan Hast added file 377 S Roosevelt Site Plan_ags_91249916-4567-11f0-9d79-00505682704e.pdf	06/09/2025 at 4:04 pm
Megan Hast added file Green_Remodel_6-5-25.pdf	06/09/2025 at 4:05 pm
Megan Hast added file Green_Remodel_6-5-25.pdf	06/09/2025 at 4:05 pm
Megan Hast added file Green_Remodel_6-5-25.pdf	06/09/2025 at 4:05 pm
Megan Hast submitted Record ARB-25-33	06/09/2025 at 4:06 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-33	06/09/2025 at 4:06 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-33	06/09/2025 at 4:06 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-33	06/09/2025 at 4:06 pm
OpenGov system completed payment step Payment on Record ARB-25-33	06/09/2025 at 4:07 pm

Colleen Tassone changed form field entry ARB Mtg Date from "" to "07/10/2025" on Record ARB-25-33	06/10/2025 at 9:53 am
Colleen Tassone changed form field entry ARB Mtg Date from "07/10/2025" to "07/17/2025" on Record ARB-25-33	06/10/2025 at 9:59 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/9/2025, 4:06:42 PM	6/9/2025, 4:07:13 PM	Megan Hast	-	Completed
 Application processing	6/9/2025, 4:06:42 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive