

ARB-25-25

(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

188 N CASSINGHAM RD
Bexley, OH 43209

Owner

DMITRIY & NADIA KASVIN
N CASSINGHAM RD 188 BEXLEY, OH 43209

Applicant

 Steve Miller
 614-864-9999 ext. 204
 smiller@keiserdesigngroup.com
 800 Cross Pointe
Suite M
Gahanna, OH 43230

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 :*

We are adding a mudroom, full bath, and one-car garage to the first floor, and a closet and laundry area on the second floor. We also intend to raze and re-build the existing detached garage/accessory use building on the opposite side of the lot. The current garage/accessory use building was construction in approximately 1942.

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*

Steve Miller

Applicant Address

800 Cross Pointe Rd, Suite M, Gahanna, OH 43230

Applicant Email*

smiller@keiserdesigngroup.com

Applicant Phone*

614-864-9999, Ext. 204

Property Owner Name*

Dmitriy & Nadia Kasvin

Property Owner phone or Email*

614-580-2040

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

Both the Homeowner and Agent will be present.

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*

150000

*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)* ?

1259

Proposed Addition FOOTPRINT (SF)* ?

470

Building FOOTPRINT (sq ft) being removed

0

Total Square Footage of Primary Structure* ?

2880

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

Existing Footprint (SF)

360

Proposed Addition (SF)

0

New Structure Type

Post and Beam, wood frame

Ridge Height

13'-2" from grade

Proposed New Structure (SF)

360

Is there a 2nd Floor

No

Total sq. ft. all accessory structures

360

New building sq. ft. lot coverage*

5.07

B.4: Hardscape Coverage Information

Existing Driveway (SF)*

1007.5

Existing Patio (SF)

0

Existing Private walkways (SF) ?

64.8

New added Hardscape (SF)

278

B.5: Total Area Lot Coverage Information

Total Area of all Buildings * ?

2089

Total Area of Buildings & Hardscape* ?

3439

% of building coverage

29.422535211267604



% of Total lot coverage

77.85915492957747



B.6: Primary Structure Setbacks

Font Yard * ?

37

Rear Yard* ?

26

Side yard #1 setback* ?

5.35

Side yard #2 setback* ?

5.68

Accessory Structure Setback #1

Distance from Primary Structure

10

Access. Structure Rear Yard Setback

3

Access. Structure Side Yard Setback #1

27

Access. Structure Side Yard Setback #2

3

Do have a second Accessory Structure on the property?

Yes

Accessory Structure Setback #2

Distance #2 from Primary Structure

—

Access. Structure #2 Rear Yard Setback

—

Access. Struct. #2 Side Yard Setback 1

—

Access. Struct. #2 Side Yard Setback 2

—

Do have a third Accessory Structure on the property?

No

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

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

Certanteed

New Roof Style and Color

To match existing

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

—

New Window Manufacturer

Andersen 400 Series

New Window Style/Mat./Color

To match existing - wood clad, white.

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Type

Wood

Proposed Door Style

To match existing

Proposed Door Color

To match existing - white

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

☒

Existing Door Trim

Aluminum Clad

Proposed New Door Trim

To match existing

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

To match existing

Trim Color(s)

To match existing - white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☒

Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

To match existing

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

To 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.*

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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

☐

🔒 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 188 N Cassingham.pdf Uploaded by Steve Miller on Apr 30, 2025 at 4:03 PM
	Photographs (required) REQUIRED 188 N Cassingham Photo.pdf Uploaded by Steve Miller on Apr 30, 2025 at 4:23 PM
	Site Plan REQUIRED Site_Plan.pdf Uploaded by Steve Miller on Apr 30, 2025 at 4:23 PM

Record Activity

Steve Miller started a draft Record	04/30/2025 at 2:03 pm
Steve Miller added file Site_Plan.pdf	04/30/2025 at 3:55 pm
Steve Miller removed file Site_Plan.pdf	04/30/2025 at 3:56 pm
Steve Miller added file 188 N Cassingham.pdf	04/30/2025 at 4:03 pm
Steve Miller added file Site_Plan.pdf	04/30/2025 at 4:23 pm
Steve Miller added file 188 N Cassingham Photo.pdf	04/30/2025 at 4:23 pm
Steve Miller submitted Record ARB-25-25	04/30/2025 at 4:23 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-25	04/30/2025 at 4:23 pm
OpenGov system completed payment step Payment on Record ARB-25-25	04/30/2025 at 4:27 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-25	04/30/2025 at 4:27 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-25	04/30/2025 at 4:27 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "06/12/2025" on Record ARB-25-25	05/01/2025 at 9:21 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	4/30/2025, 4:23:25 PM	4/30/2025, 4:27:18 PM	Steve Miller	-	Completed
 Application processing	4/30/2025, 4:27:18 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Architectural Review Board	-	-	-	-	Inactive
📄 Architectural Review Approval Letter	-	-	-	-	Inactive