

ARB-25-32

(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: 6/4/2025





Primary Location

237 N STANWOOD RD
Bexley, OH 43209

Owner

ALBERTO REYES
N STANWOOD RD 237 BEXLEY, OH 43209

Applicant

 Joshua Tomey
 262-689-9552
 joshtomey@sidestreetstudiollc.com
 1286 E Fulton Street
Columbus, OH 43205

Staff Review


 Staff Notes

 ARB Mtg Date

07/24/2025

 Board Decision

—

 Vote Count?

Applicant / Agent Information

Applicant Name*

Joshua Tomey

Applicant Address

Applicant Email*

joshtomey@sidestreetstudiollc.com

Applicant Phone*

2626899552

Property Owner Name*

Alberto Vargas

Property Owner phone or Email*

alberto@builtbygantt.com

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

Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :*

The Vargas family is requested permission to build a small, 390 sf addition atop an existing 1-story portion of their 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

☐

Fee Worksheet

Estimated Valuation of Project*

100000

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

Lot Coverage Information

Zoning District* ?

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

Lot Width* ?

50

Lot Depth* ?

133.96

Total sq. ft. area of Lot ?

6698

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

What is your proposed building coverage* ?

1609

Max allowable building coverage is ?

2344.3

Max allowable lot coverage is ?

4018.8

What is your proposed lot coverage?* ?

2195

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

Yes

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* ?

44

Your required side yard setback is ?

8

Proposed left side yard setback?* ?

13.5

Proposed right side yard setback* ?

9

Your required rear yard setback is 25 ft

Proposed rear yard setback?*

47

Detached Garage

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

No

Distance from Primary Structure (ft)*

19

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)* ?

asphalt shingle roof

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

asphalt shingle roof

Proposed Roofing Manufacturer*

Timbercrest

Architectural Review Worksheet: Windows

Are windows a part of this project? ?

Yes

Please provide the existing window types* ?

vinyl windows

Please provide the proposed window types* ?

vinyl windows

Proposed Window Manufacturer*


Andersen

Architectural Review Worksheet: Doors

Are doors a part of this project?*

No


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. * 

Vinyl Siding with Aluminum Trim at windows and doors

Please describe the proposed exterior trim* 

To match existing

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes


Please describe the existing exterior finishes* 


Vinyl Siding

Please describe the proposed exterior finishes* 


Vinyl Siding

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.*

 Joshua J Tomey
Jun 4, 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







	Slate or Tile Roof replacements Asphalt Shingle Roof Letter.pdf Uploaded by Joshua Tomey on Jun 4, 2025 at 1:53 PM	REQUIRED
	Architectural Plans which include Exterior Elevations and floor plans of existing and proposed 237 N Stanwood_Design Review Board Submission.pdf Uploaded by Joshua Tomey on Jun 4, 2025 at 1:51 PM	REQUIRED

	Photographs (required) 237 N Stanwood_R22 - Sheet - A202 - EXISTING EXTERIOR PHOTOS.pdf Uploaded by Joshua Tomey on Jun 4, 2025 at 1:50 PM	REQUIRED
	Site Plan 237 N Stanwood_R22 - Sheet - A001 - ARCHITECTURAL SITE PLAN.pdf Uploaded by Joshua Tomey on Jun 4, 2025 at 1:51 PM	REQUIRED

Record Activity

Joshua Tomey started a draft Record	06/04/2025 at 1:38 pm
Joshua Tomey added file 237 N Stanwood_R22 - Sheet - A202 - EXISTING EXTERIOR PHOTOS.pdf	06/04/2025 at 1:50 pm
Joshua Tomey added file 237 N Stanwood_R22 - Sheet - A001 - ARCHITECTURAL SITE PLAN.pdf	06/04/2025 at 1:51 pm
Joshua Tomey added file 237 N Stanwood_Design Review Board Submission.pdf	06/04/2025 at 1:51 pm
Joshua Tomey added file Asphalt Shingle Roof Letter.pdf	06/04/2025 at 1:53 pm
Joshua Tomey submitted Record ARB-25-32	06/04/2025 at 1:53 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-32	06/04/2025 at 1:53 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-32	06/04/2025 at 1:53 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-32	06/04/2025 at 1:53 pm
OpenGov system completed payment step Payment on Record ARB-25-32	06/04/2025 at 1:55 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "07/24/2025" on Record ARB-25-32	06/05/2025 at 12:21 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	6/4/2025, 1:53:42 PM	6/4/2025, 1:55:17 PM	Joshua Tomey	-	Completed
 Application processing	6/4/2025, 1:53:42 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive