

ARB-25-36

(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: 7/10/2025





Primary Location

811 S ROOSEVELT AV
Bexley, OH 43209

Owner

Beth Sells
S Roosevelt 811 Columbus, OH 43209

Applicant

 Eric Kramer
 614-316-7755
 eric@classicexteriorsohio.com
 5900 Roche Drive
Suite 310 A
Columbus, Ohio 43229

Staff Review

 Staff Notes

 ARB Mtg Date

08/14/2025

 Board Decision

—

 Vote Count?

 ARB Approval date

—

 ARB Expiration date

Applicant / Agent Information

Applicant Name*

Eric Kramer

Applicant Address

5900 Roche Drive Suite 310-A Columbus Ohio 43229

Applicant Email*

eric@classicexteriorsohio.com

Applicant Phone*

6143167755

Property Owner Name*

Beth Sells

Property Owner phone or Email*

(614) 668-6741

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)*

08/14/2025

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 :*

Customer has an existing deck on back of house. We got a permit to rebuild deck, currently in progress. Customer now wants to add a patio cover over the deck. This is a 14x14 patio cover manufactured by TEMO

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*

20000

*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* 

48

Lot Depth* 


134

Total sq. ft. area of Lot 

6432



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

What is your proposed building coverage* 

1457

Max allowable building coverage is 


2251.2



Max allowable lot coverage is 

3859.2



What is your proposed lot coverage?* 

22.6

% of proposed building coverage

22.6523631840796



% of proposed lot coverage

0.3513681592039801



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* ?

85

Your required side yard setback is ?

8



Proposed left side yard setback?* ?

15

Proposed right side yard setback* ?

9

Your required rear yard setback is 25 ft

Proposed rear yard setback?*

40

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

Architectural Review Worksheet: Roofing

Is roofing a part of this project? ?

No

Architectural Review Worksheet: Windows

Are windows a part of this project? ?

No

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?* 	Do the proposed changes affect the overhangs?
No	—


Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *



No


Understanding of Process

By checking the following box I agree (as the applicant of ) 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.*

 Eric Kramer
Jul 10, 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
<input type="checkbox"/>	<input type="checkbox"/>

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

☐







Attachments



Record Activity



Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	7/10/2025, 8:39:13 AM	7/10/2025, 8:39:38 AM	Eric Kramer	-	Completed
 Application processing	7/10/2025, 8:39:13 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive