

ARB-25-37

(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.

Primary Location

782 CHELSEA AV Bexley, OH 43209

Owner

Marcie Valerio Chelsea Ave. 782 Bexley, OH 43209

Applicant

Marcie Valerio

773-802-5133

mvalerio@me.com

782 Chelsea Ave
Bexley, 0H 43209

Staff Review

Submitted On: 7/12/2025

■ Staff Notes

Status: Active

08/14/2025 –

■ ARB Expiration date

Applicant / Agent Information

Applicant Name* Applicant Address

Marcie Valerio 782 Chelsea Ave,

Applicant Email* Applicant Phone*

mvalerio@me.com 7738025133

Property Owner Name* Property Owner phone or Email*

Marcie valerio 7738025133

If owner will not be present for review hearing, you must submit a permission slip to represent t	:he
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 COPIE SUBMISSIONS	S NEEDED - ONLY DIGITAL		
Brief Project Description :*			
Updating an existing (and tired) backyard deck to a	three-season room.		
Have you downloaded and reviewed the ARB application checklist?*	Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ? *	8	
Yes	Yes		
Please click all below that apply to your project			
Architecture Review	Complete Demolition/ New Build ②		
Front porch ②	Corner Lot ②		
Rear yard addition ②	Side yard addition ②		
✓			
Sign Review	Commercial Project		
Fee Worksheet			
Estimated Valuation of Project*			
90			
*Please refer to Bexley codified ordinances secti	on 244 for the fees schedule		

Lot Coverage Information

Zoning District* ②	Lot Width* ②		
R-6 (35% Building and 60% Overall)	40		
Lot Depth* ②	Total sq. ft. area of Lot ②		
136	5440	+- ×=	
If you need help find the zoning district, please ref	fer to the Bexley zoning map Click Here		
What is your proposed building coverage* ②	Max allowable building coverage is ②		
0	1904		
Max allowable lot coverage is ②	What is your proposed lot coverage?* ② O		
3264			
% of proposed building coverage	% of proposed lot coverage		
0	0	+- ×=	

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*	What is your proposed front yard setback* ②				
30	30				
Your required side yard setback is ②		Proposed left side yard setback?* Output Output Description:			
6.66666666666666	# = × =	6			
Proposed right side yard setback* ②					
8					
Your required rear yard setback is 25 ft					
Proposed rear yard setback?*					
68					
Detached Garage					
Are you modifying or building a new garage as a part oproject?	of this	Distance from Primary Structure (ft)*			
No		O			
Detached Garages located closer than 10 form needs filled out or call the Zoning Dir		ne Primary Structure need a variance. A BZAP at 614-559-4243			
Architectural Review Worksheet:	: Roof	fing			
Is roofing a part of this project? ②					
Yes					
Please provide the existing roof details (Please Note: Review)*	slate,cla <u>y</u>	y tile or wood shake require supporting information for Board ②			
Shingle roof; nothing fancy.					
Please provide the PROPOSED roof details (Please No	te: slate	clay tile or wood shake require supporting information for			

Roof on the new three-season room will match existing roof. No changes or modifications to the existing roof.

Board Review)

TBD			
Architectural Review Worksheet: Windo)WS		
Are windows a part of this project?			
Yes			
Please provide the existing window types* ②			
White vinyl windows.			
Please provide the proposed window types*			
Sunroom will have glass windows with screens on te house. The service provider is Patio Room Factory, Ir	-		
Proposed Window Manufacturer* TBD			
Architectural Review Worksheet: Doors	j		
Are doors a part of this project?* Yes			
Please describe the existing door types, material and color* ②			
Painted steel doors.			
Please describe the proposed door type, material and color* ②			
Screen door with glass. Will be the same materials a	s the frame of the sunroom.		
Architectural Review Worksheet: Exteri	or Trim		
Is exterior trim a part of this project?* ②	Do the proposed changes affect the overhangs?		
No No			

Proposed Roofing Manufacturer*

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 @ 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.* Marcie Valerio Jul 12, 2025 D: (Staff Only) Tree & Public Gardens Commission Worksheet **△** Design plan with elevations (electronic copy as specified **△** Design Specifications as required in item 3 in "Review in instructions plus 1 hard copy) Guidelines and List of Criteria" above ♠ Applicant has been advised that Landscape Designer/Architect must be present at meeting **Attachments**

Record Activity

Marcie Valerio started a draft Record	07/12/2025 at 8:04 pm
Marcie Valerio added file MValerio application for 782 Chelsea Ave - 7.12.25.pdf	07/12/2025 at 8:37 pm
Marcie Valerio added file MValerio application for 782 Chelsea Ave - 7.12.25.pdf	07/12/2025 at 8:38 pm
Marcie Valerio added file MValerio application for 782 Chelsea Ave - 7.12.25.pdf	07/12/2025 at 8:38 pm
Marcie Valerio added file MValerio application for 782 Chelsea Ave - 7.12.25.pdf	07/12/2025 at 8:38 pm
Marcie Valerio added file MValerio application for 782 Chelsea Ave - 7.12.25.pdf	07/12/2025 at 8:38 pm
Marcie Valerio added file MValerio application for 782 Chelsea Ave - 7.12.25.pdf	07/12/2025 at 8:38 pm

Marcie Valerio submitted Record ARB-25-37	07/12/2025 at 8:40 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-37	07/12/2025 at 8:40 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-37	07/12/2025 at 8:40 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-37	07/12/2025 at 8:40 pm
OpenGov system completed payment step Payment on Record ARB-25-37	07/12/2025 at 8:44 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "08/14/2025" on Record ARB-25-37	07/14/2025 at 11:23 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
\$ Payment	7/12/2025, 8:40:00 PM	7/12/2025, 8:44:17 PM	Marcie Valerio	-	Completed
✓ Application processing	7/12/2025, 8:40:00 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
Architectural Review Approval Letter	-	-	-	-	Inactive