

ARB-25-38

(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: 7/17/2025





Primary Location

783 VERNON RD
Bexley, OH 43209

Owner

Louisa Wruck
Vernon Road 783 Bexley, Ohio 43209

Applicant

 Darryl Rogers
 614-461-0243
 tshamblin@rogerskrajnak.com
 81 South 4th Street
Suite 200
Columbus, OH 43215

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*

Drew Williams

Applicant Address

81 S. 4th Street, Suite 200 Columbus, Ohio 43215

Applicant Email*

dwilliams@rogerskrajnak.com

Applicant Phone*

6144610243

Property Owner Name*

Louisa Wruck

Property Owner phone or Email*

lkwruck@mac.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)*

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 :*


This home, built in 1950, is a good example of the Minimal Traditional style, which was prevalent in the US from the mid-1930's - the 1950's. This style is characterized by simple, yet traditional forms, massing and fenestration, a lack of ornamentation, with some modern influences. The existing east and west sides of this home are somewhat chaotic architecturally, and both sides have existing non-original porches that are simplistic, have poor proportions, misalignments, and clash with the original design of the home. The existing corner window assembly at the northeast corner of the home is an interesting modern feature to the original design. The existing front porch has a low-pitched, front-facing gable roof that has an awkward relationship to the existing higher pitch front-facing main gable roof on the home. The existing front porch steps are not quite centered on the front door. The existing front porch steps have treads that are sloped forward, lack handrails, and are quite dangerous. The under scaled, simplistic existing columns, and lack of railings, give the existing front porch, and the front of the home, a very stark presence. The original brick was painted by the previous owner. The existing front door, with it's arched, multi-lite glazing, and raised panel, motif clashes with the style of the home. We are proposing a new front door with rectilinear lite glazing and flat panels.

This project involves renovations to the existing front porch, a rear entrance addition and new rear porch, and site work. The proposed front porch renovation includes the demolition and replacement of the existing front porch's front-facing gable roof with a new shed roof, new better proportioned columns, new custom steel railings, and new level steps that align with the front door.

The proposed rear addition involves the construction of a small, new rear entrance space that allows for improved functionality and safety, and a new rear porch. The existing rear elevation is marked by mis-alignments and a random layout of windows and the back door. The design of the rear addition and porch relates directly to the detailing proposed on the new front porch, to make the exterior of the home more architecturally cohesive. This addition also requires relocating an existing window, replacement and relocating an existing area well, and the relocation of the existing electric service. All of these changes bring a better balance, and order, to the rear facade. The proposed site work involves the replacement of all existing concrete sidewalks, and the construction of a new clay brick paver patio.

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*

150000

*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* ?

40

Lot Depth* ?

131.73

Total sq. ft. area of Lot ?

5269.2



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

What is your proposed building coverage* ?

1701

Max allowable building coverage is ?

1844.22



Max allowable lot coverage is ?

3161.52



What is your proposed lot coverage?* ?

2457

% of proposed building coverage

32.281940332498294



% of proposed lot coverage

46.6294693691642



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* ?

29.66

Your required side yard setback is ?

6.666666666666667



Proposed left side yard setback?* ?

7

Proposed right side yard setback* ?

5.33

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

Proposed rear yard setback?*

48.83

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)* ?

Dark gray asphalt shingle


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

PacClad 'Redi-Roof' standing seam metal roofing, 12" c/c spacing, smooth panel, 'Graphite' factory finish


Proposed Roofing Manufacturer*

Petersen Aluminum / PacClad

Architectural Review Worksheet: Windows

Are windows a part of this project? 

Yes

Please provide the existing window types* 

Black, vinyl, single-hung windows with 6 pane SDL.

Please provide the proposed window types* 

Pella 250 series vinyl, double-hung, windows. Color, size, and grilles to match existing.

Proposed Window Manufacturer*

Pella

Architectural Review Worksheet: Doors

Are doors a part of this project?*

Yes


Please describe the existing door types, material and color* 

Black solid wood front and rear entry doors

Please describe the proposed door type, material and color* 

New Simpson 6801 two panel, one lite solid wood front and rear entry doors painted to match existing color.

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. * 

white, flat 1x wood trim

Please describe the proposed exterior trim* ?

white 5/4x Hardie trim

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes

Please describe the existing exterior finishes* ?

painted brick and wood beveled horizontal lap siding

Please describe the proposed exterior finishes* ?

painted brick and beveled Hardie lap siding to match existing

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.* ?

☒ Andrew Williams
Jul 17, 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







	Architectural Plans which include Exterior Elevations and floor plans of existing and proposed REQUIRED 783 Vernon Road - ARB Drawings.pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 5:13 PM
	Photographs (required) REQUIRED 783 Vernon Road - Site Photographs.pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 5:13 PM
	Site Plan REQUIRED 783 Vernon Road - Site Plan.pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 5:13 PM
	Permission for Agent to represent owner. 783 Vernon Road - ARB Letter (signed 7.15.25).pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 10:44 AM
	Window Package REQUIRED 783 Vernon Road - Window Package.pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 10:45 AM
	Door package REQUIRED 783 Vernon Road - Door Package.pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 5:13 PM
	Roof Package REQUIRED 783 Vernon Road - Roof Package.pdf Uploaded by Darryl Rogers on Jul 17, 2025 at 10:44 AM

Record Activity

Darryl Rogers started a draft Record	07/14/2025 at 3:47 pm
Darryl Rogers added file 20250715 ARB Letter copy.pdf	07/16/2025 at 11:46 am
Darryl Rogers removed file 20250715 ARB Letter copy.pdf	07/16/2025 at 12:55 pm
Darryl Rogers added file 783 Vernon Road - Door Package.pdf	07/17/2025 at 10:44 am
Darryl Rogers added file 783 Vernon Road - Roof Package.pdf	07/17/2025 at 10:44 am
Darryl Rogers added file 783 Vernon Road - ARB Letter (signed 7.15.25).pdf	07/17/2025 at 10:44 am
Darryl Rogers added file 783 Vernon Road - Window Package.pdf	07/17/2025 at 10:45 am
Darryl Rogers added file 783 Vernon Road - Site Photographs.pdf	07/17/2025 at 11:49 am
Darryl Rogers added file 783 Vernon Road - Site Plan.pdf	07/17/2025 at 1:22 pm
Darryl Rogers added file 783 Vernon Road - ARB Drawings.pdf	07/17/2025 at 1:22 pm
Darryl Rogers removed file 783 Vernon Road - ARB Drawings.pdf	07/17/2025 at 4:10 pm
Darryl Rogers removed file 783 Vernon Road - Site Photographs.pdf	07/17/2025 at 4:10 pm
Darryl Rogers removed file 783 Vernon Road - Site Plan.pdf	07/17/2025 at 4:10 pm
Darryl Rogers removed file 783 Vernon Road - Door Package.pdf	07/17/2025 at 5:13 pm
Darryl Rogers added file 783 Vernon Road - Door Package.pdf	07/17/2025 at 5:13 pm

Darryl Rogers added file 783 Vernon Road - Site Plan.pdf	07/17/2025 at 5:13 pm
Darryl Rogers added file 783 Vernon Road - Site Photographs.pdf	07/17/2025 at 5:13 pm
Darryl Rogers added file 783 Vernon Road - ARB Drawings.pdf	07/17/2025 at 5:13 pm
Darryl Rogers submitted Record ARB-25-38	07/17/2025 at 5:15 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-38	07/17/2025 at 5:15 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-38	07/17/2025 at 5:15 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-38	07/17/2025 at 5:15 pm
OpenGov system completed payment step Payment on Record ARB-25-38	07/17/2025 at 5:17 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "08/14/2025" on Record ARB-25-38	07/21/2025 at 9:41 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	7/17/2025, 5:15:44 PM	7/17/2025, 5:17:57 PM	Darryl Rogers	-	Completed
 Application processing	7/17/2025, 5:15:44 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive