



ARB-25-39

(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: 7/21/2025





Primary Location

812 REMINGTON RD
Bexley, OH 43209

Owner

Julie Foster
S Remington 812 Bexley, OH 43209

Applicant

 Megan Hast
 614-218-0219
 mhast@stonepillarconstruction.com
 5005 PINE CREEK RD.
WESTERVILLE, OH 43081

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*

Megan Hast

Applicant Address

Applicant Email*

mhast@stonepillarconstruction.com

Applicant Phone*

614-218-0219

Property Owner Name*

Julie Foster

Property Owner phone or Email*

juliemfoster12@gmail.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 :*

Front porch added, 15 windows replacement, exterior siding replacement.

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*

72000

*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* ?

134

Total sq. ft. area of Lot ?

6700



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


What is your proposed building coverage* 

2144

Max allowable building coverage is 


2345



Max allowable lot coverage is 

4020



What is your proposed lot coverage?* 

2940

% of proposed building coverage

32



% of proposed lot coverage

43.88059701492537



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* 

20

Your required side yard setback is 

8



Proposed left side yard setback?* 

8

Proposed right side yard setback* 

8

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

Proposed rear yard setback?*

25

Detached Garage


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

No


Distance from Primary Structure (ft)*

25

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)* 

Slate (to remain on existing house)

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

Rubber membrane with dimensional shingles at center gable

Proposed Roofing Manufacturer*

Atlas

Architectural Review Worksheet: Windows

Are windows a part of this project? 

Yes

Please provide the existing window types* 

white vinyl double hung with grids

Please provide the proposed window types* 

white vinyl double hung with grids

Proposed Window Manufacturer*

Edison

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. * 

White vinyl siding at entire house. Gutter, fascia, and siding to remain.

Please describe the proposed exterior trim* 

White vinyl siding at entire house. Gutter, fascia, and siding to remain.

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes


Please describe the existing exterior finishes* 


white vinyl siding

Please describe the proposed exterior finishes* 


white vinyl siding (new)

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.*

 Megan Hast
Jul 21, 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



Record Activity



Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	7/21/2025, 4:11:47 PM	7/21/2025, 4:13:49 PM	Megan Hast	-	Completed
✓ Application processing	7/21/2025, 4:11:47 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive