

ARB-25-41

(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: 7/28/2025

Primary Location

766 VERNON RD
Bexley, OH 43209

Owner

Annie Bppth
Vernon Road 766 Columbus, OH 43209

Applicant

 Colby Ellis
 440-391-3145
 permits@brightcovers.com
 3453 West 140th Street
Cleveland, OH 44111

Staff Review

Staff Notes

ARB Mtg Date

09/11/2025

Board Decision

—

Vote Count?

ARB Approval date

—

ARB Expiration date

Applicant / Agent Information

Applicant Name*

Colby Ellis

Applicant Address

3453 West 140th Street

Applicant Email*

permits@brightcovers.com

Applicant Phone*

440-391-3145

Property Owner Name*

Annie Booth

Property Owner phone or Email*

anniebooth1@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 :*

18' x 12' aluminum framed patio cover

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*

13449

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

Lot Coverage Information

Zoning District* ?

R-1 (25% Building and 40% Overall)

Lot Width* ?

49

Lot Depth* ?

136

Total sq. ft. area of Lot ?

6664



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

Max allowable building coverage is ?

1666



What is your proposed building coverage* ?

216

Max allowable lot coverage is ?

2665.6



What is your proposed lot coverage?* ?

216

% of proposed building coverage

3.241296518607443



% of proposed lot coverage

3.241296518607443



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

No

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?* 

No

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 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.*

 Colby Ellis
Jul 28, 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 BOOTH_OH.pdf Uploaded by Colby Ellis on Jul 28, 2025 at 3:08 PM
	Photographs (required) REQUIRED 526111_10.png Uploaded by Colby Ellis on Jul 28, 2025 at 3:12 PM
	Site Plan REQUIRED BOOTH_Site Plan.pdf Uploaded by Colby Ellis on Jul 28, 2025 at 3:08 PM
	526111_11.png 526111_11.png Uploaded by Colby Ellis on Jul 28, 2025 at 3:12 PM
	526111_12.png 526111_12.png Uploaded by Colby Ellis on Jul 28, 2025 at 3:12 PM
	Screenshot 2025-07-28 151022.png Screenshot 2025-07-28 151022.png Uploaded by Colby Ellis on Jul 28, 2025 at 3:13 PM
	Screenshot 2025-07-28 151109.png Screenshot 2025-07-28 151109.png Uploaded by Colby Ellis on Jul 28, 2025 at 3:13 PM

Record Activity

Colby Ellis started a draft Record	07/28/2025 at 2:58 pm
Colby Ellis added file BOOTH_Site Plan.pdf	07/28/2025 at 3:08 pm
Colby Ellis added file BOOTH_OH.pdf	07/28/2025 at 3:08 pm
Colby Ellis added file 526111_10.png	07/28/2025 at 3:12 pm
Colby Ellis added file 526111_11.png	07/28/2025 at 3:12 pm
Colby Ellis added file 526111_12.png	07/28/2025 at 3:12 pm
Colby Ellis added file Screenshot 2025-07-28 151022.png	07/28/2025 at 3:13 pm
Colby Ellis added file Screenshot 2025-07-28 151109.png	07/28/2025 at 3:13 pm
Colby Ellis submitted Record ARB-25-41	07/28/2025 at 3:13 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-41	07/28/2025 at 3:13 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-41	07/28/2025 at 3:13 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-41	07/28/2025 at 3:13 pm

OpenGov system completed payment step Payment on Record ARB-25-41	07/28/2025 at 3:17 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "09/11/2025" on Record ARB-25-41	08/04/2025 at 1:50 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	7/28/2025, 3:13:25 PM	7/28/2025, 3:17:46 PM	Colby Ellis	-	Completed
 Application processing	7/28/2025, 3:13:25 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive