

## ARB-25-42

(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: 7/29/2025





## Primary Location

764 S CASSINGHAM RD  
Bexley, OH 43209

## Owner

Daniel Bromberg  
Cassingham 764 Bexley, OH 43209

## Applicant

 Daniel Bromberg  
 614-395-8395  
 dbrom09@gmail.com  
 764 S Cassingham Rd  
BEXLEY, OH 43209

## Staff Review

### Staff Notes

### ARB Mtg Date

08/14/2025

### Board Decision

—

### Vote Count?

### ARB Approval date

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### ARB Expiration date

## Applicant / Agent Information

### Applicant Name\*

Daniel Bromberg

### Applicant Address

764 S Cassingham Rd

### Applicant Email\*

dbrom09@gmail.com

### Applicant Phone\*

614-395-8395

### Property Owner Name\*

Karen and Daniel Bromberg

### Property Owner phone or Email\*

614-395-8395

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

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## Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :\*

Porch on back of house.

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

☐

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## Fee Worksheet

Estimated Valuation of Project\*

20000

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

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## Lot Coverage Information

Zoning District\* ?

R-6 (35% Building and 60% Overall)

Lot Width\* ?

65

Lot Depth\* ?

135

Total sq. ft. area of Lot ?

8775



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

What is your proposed building coverage\* ?

2076

Max allowable building coverage is ?

3071.25



Max allowable lot coverage is ?

5265



What is your proposed lot coverage?\* ?

2826

% of proposed building coverage

23.65811965811966



% of proposed lot coverage

32.205128205128204



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

No

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## 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

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## 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)\* ?

Shingles

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


Shingles

Proposed Roofing Manufacturer\*

Not sure

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## Architectural Review Worksheet: Windows

Are windows a part of this project? 

No

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## Architectural Review Worksheet: Doors

Are doors a part of this project?\*

No

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## Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?\* 

No

Do the proposed changes affect the overhangs?

No

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## Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? \*

No

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## 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.\*


 Daniel Bromberg  
Jul 29, 2025

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## 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





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

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### Attachments

	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> REQUIRED 250719 Cassingham Porch Drawings.pdf Uploaded by Daniel Bromberg on Jul 29, 2025 at 4:59 PM
	<b>Photographs (required)</b> REQUIRED 250719 Cassingham Porch Rendering.pdf Uploaded by Daniel Bromberg on Jul 29, 2025 at 4:59 PM
	<b>Site Plan</b> REQUIRED 250719 Cassingham Porch Drawings.pdf Uploaded by Daniel Bromberg on Jul 29, 2025 at 5:00 PM
	<b>Roof Package</b> REQUIRED 250719 Cassingham Porch Rendering.pdf Uploaded by Daniel Bromberg on Jul 29, 2025 at 5:01 PM



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### Record Activity

dbrom09@gmail.com started a draft Record	07/29/2025 at 11:17 am
Daniel Bromberg added file 250719 Cassingham Porch Drawings.pdf	07/29/2025 at 4:58 pm
Daniel Bromberg removed file 250719 Cassingham Porch Drawings.pdf	07/29/2025 at 4:58 pm
Daniel Bromberg added file 250719 Cassingham Porch Drawings.pdf	07/29/2025 at 4:59 pm
Daniel Bromberg added file 250719 Cassingham Porch Rendering.pdf	07/29/2025 at 4:59 pm
Daniel Bromberg added file 250719 Cassingham Porch Drawings.pdf	07/29/2025 at 5:00 pm
Daniel Bromberg added file 250719 Cassingham Porch Rendering.pdf	07/29/2025 at 5:01 pm
Daniel Bromberg submitted Record ARB-25-42	07/29/2025 at 5:01 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-42	07/29/2025 at 5:01 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-42	07/29/2025 at 5:01 pm

OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-42	07/29/2025 at 5:01 pm
OpenGov system completed payment step Payment on Record ARB-25-42	07/29/2025 at 5:03 pm
Matt Klingler changed form field entry ARB Mtg Date from "" to "08/14/2025" on Record ARB-25-42	08/01/2025 at 2:42 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	7/29/2025, 5:01:30 PM	7/29/2025, 5:03:47 PM	Daniel Bromberg	-	Completed
 Application processing	7/29/2025, 5:01:30 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive