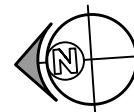


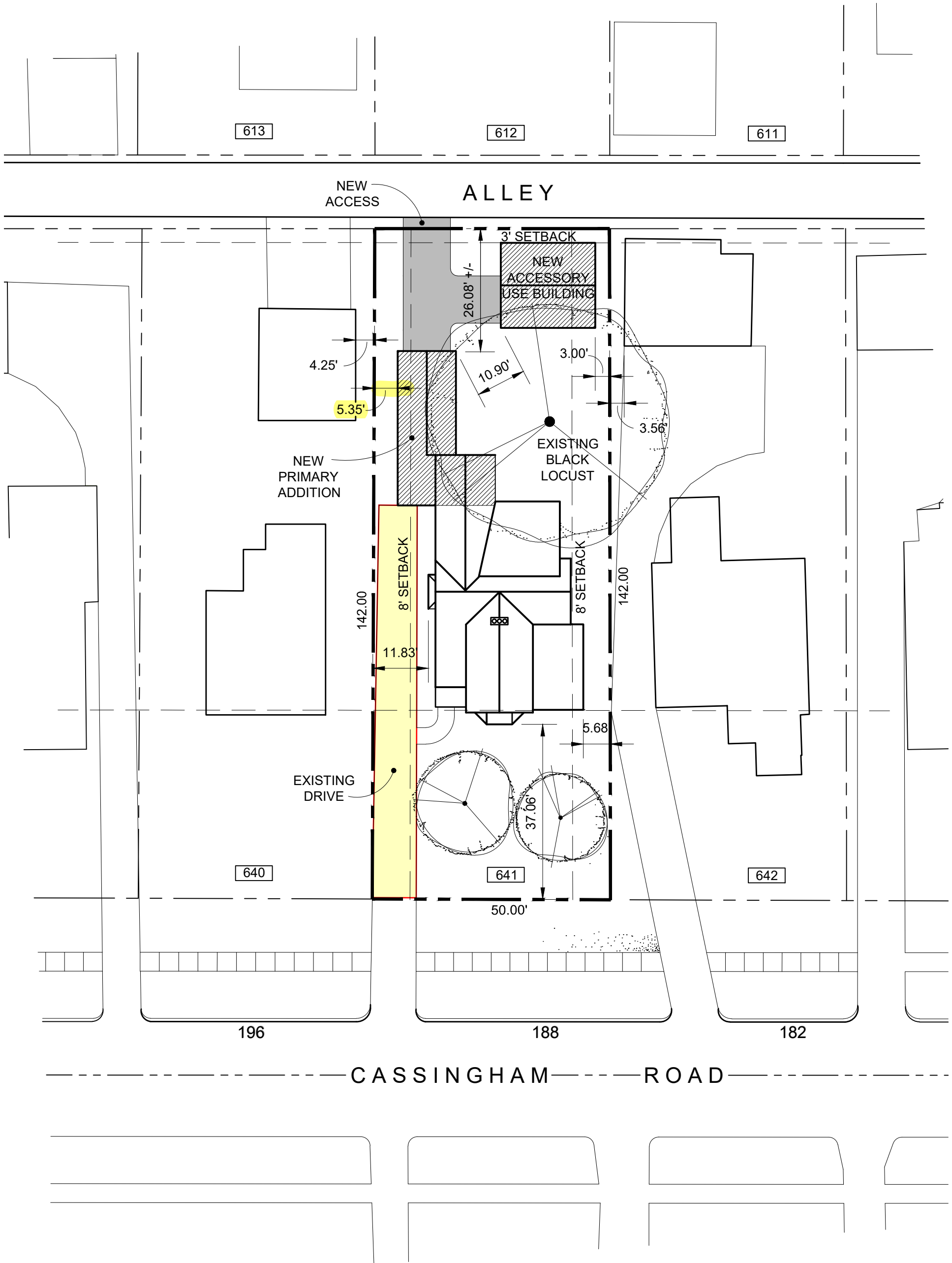
◦ EXISTING ◦ SITE ◦ PLAN ◦

SCALE : 1'-0" = 20.00'



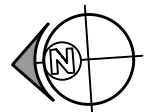
KEISER
DESIGN
GROUP

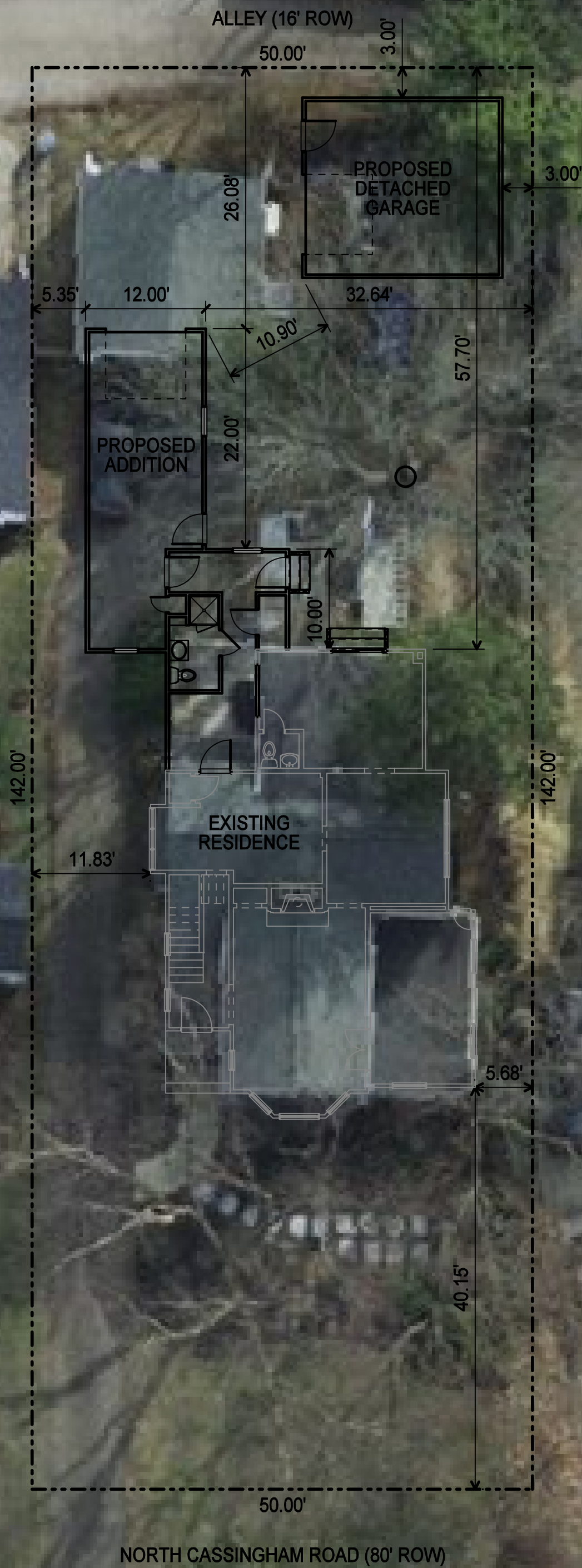
www.keiserdesigngroup.com



° PROPOSED ° SITE ° PLAN °

SCALE : 1'-0" = 20.00'

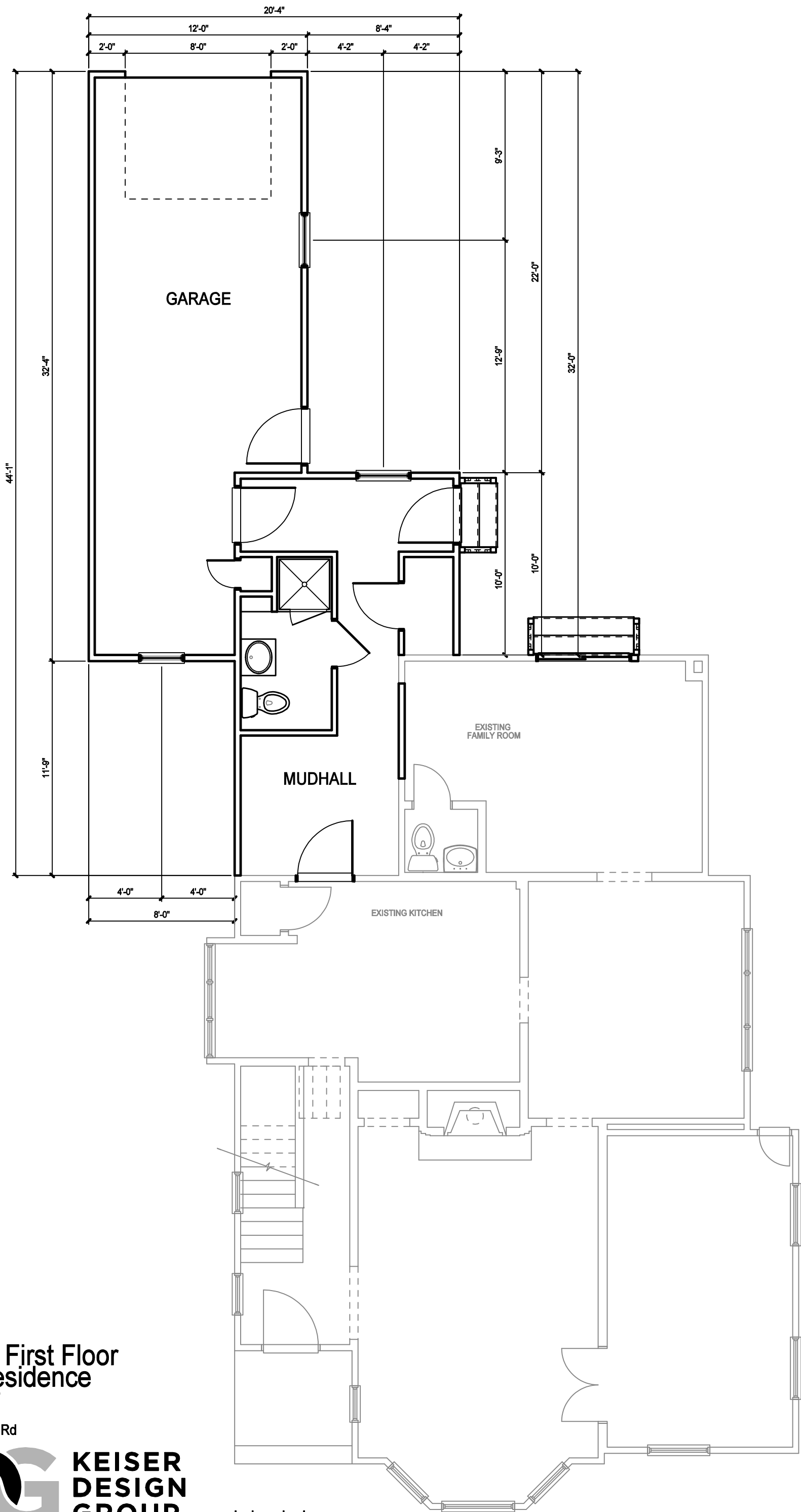




**KEISER
DESIGN
GROUP**

www.keiserdesigngroup.com

**Site Plan
Kasvin Residence**
Scale: 3/32" = 1'-0"
Date: 05/01/2025



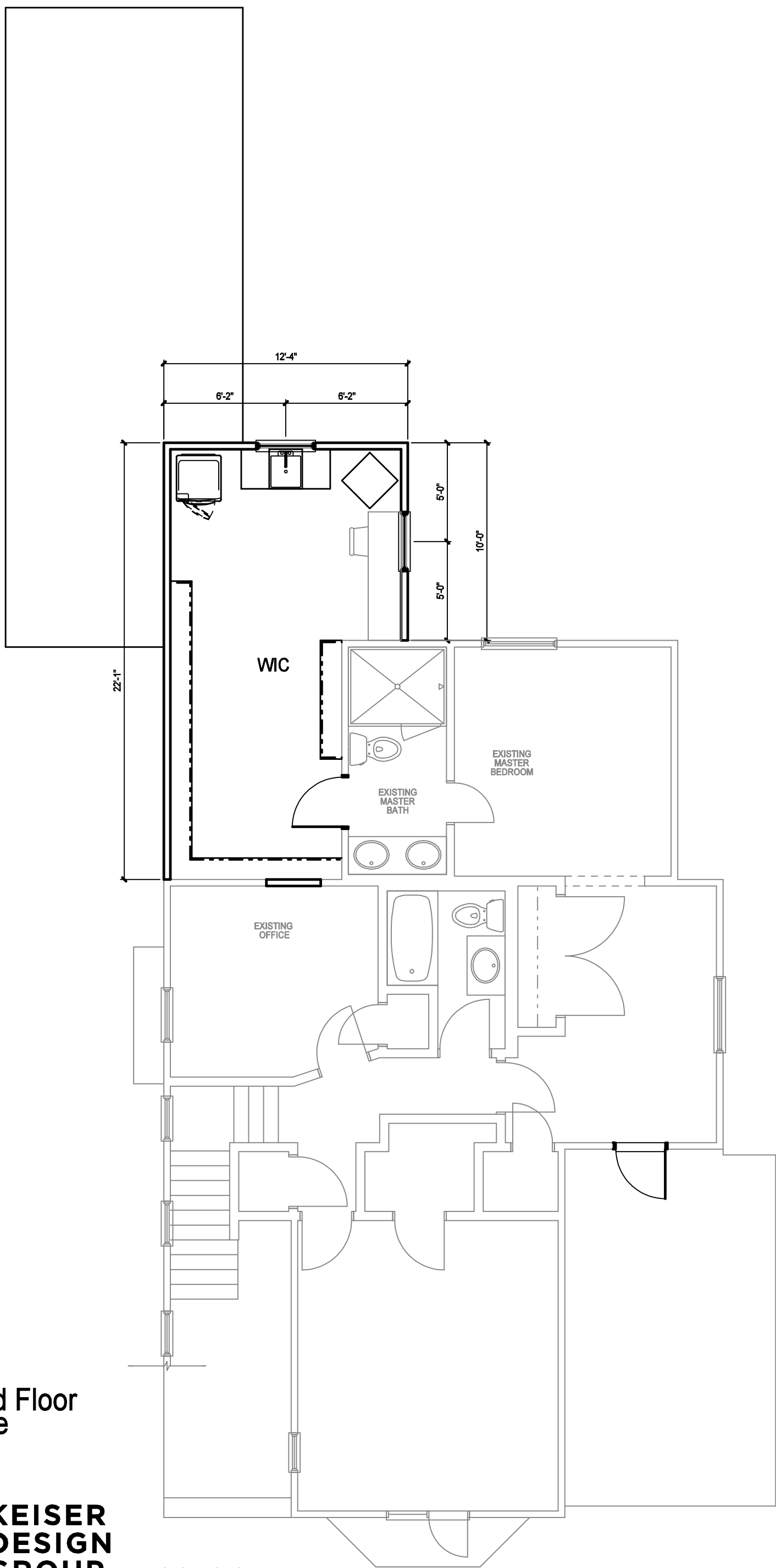
Proposed First Floor
Kasvin Residence

Scale: 3/16" = 1'-0"
Date: 05/01/2025
188 N Cassingham Rd



KEISER
DESIGN
GROUP

www.keiserdesigngroup.com



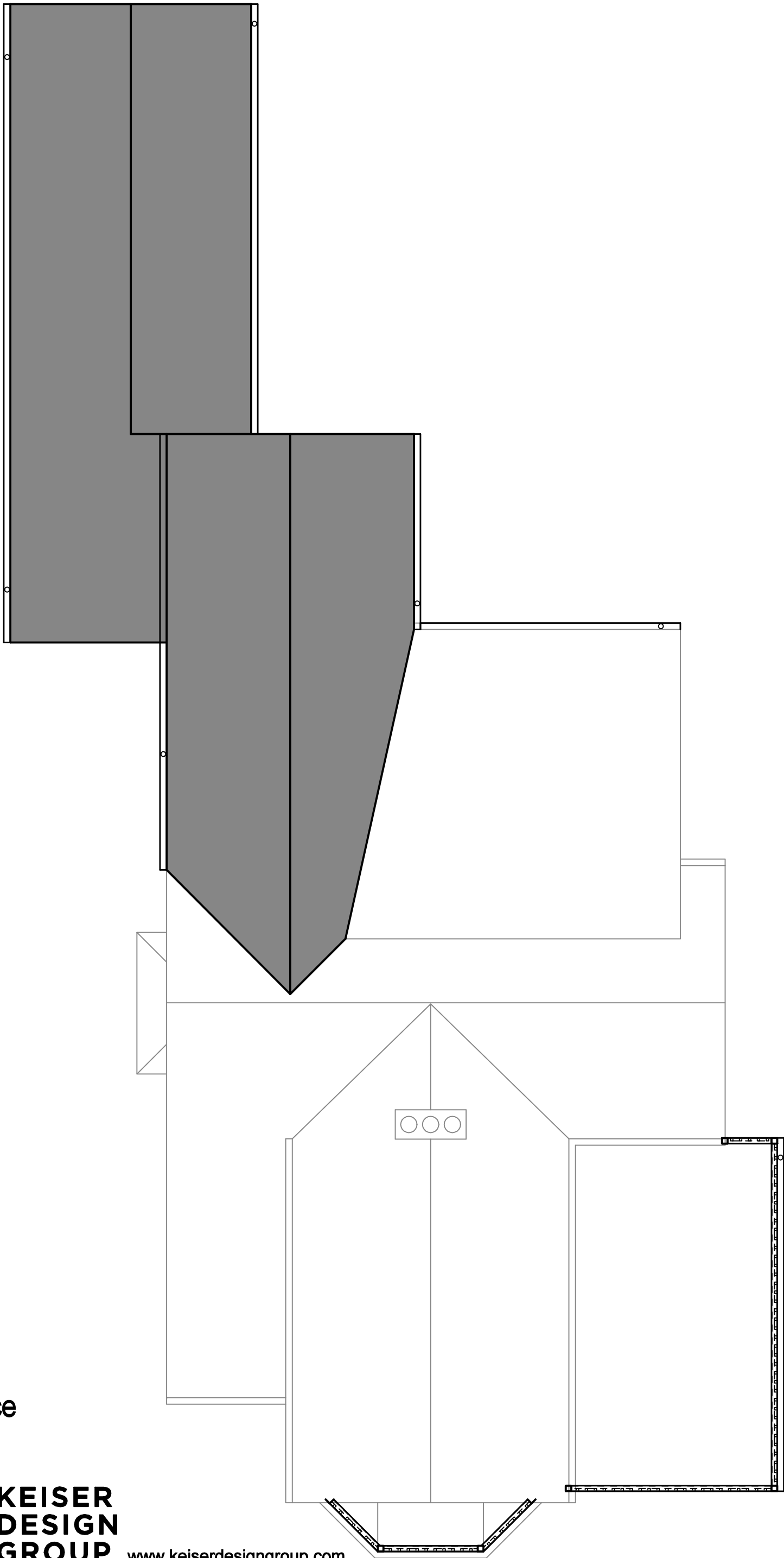
Proposed Second Floor
Kasvin Residence

Scale: 3/16" = 1'-0"
Date: 05/01/2025
188 N Cassingham Rd



KEISER
DESIGN
GROUP

www.keiserdesigngroup.com



Proposed Roof
Kasvin Residence

Scale: 3/16" = 1'-0"
Date: 05/01/2025
188 N Cassingham Rd



KEISER
DESIGN
GROUP

www.keiserdesigngroup.com



**KEISER
DESIGN
GROUP**

www.keiserdesigngroup.com

Proposed Front Elevation Kasvin Residence

Scale: 3/16" = 1'-0"

Date: 05/01/2025

188 N Cassingham Rd



KEISER
DESIGN
GROUP

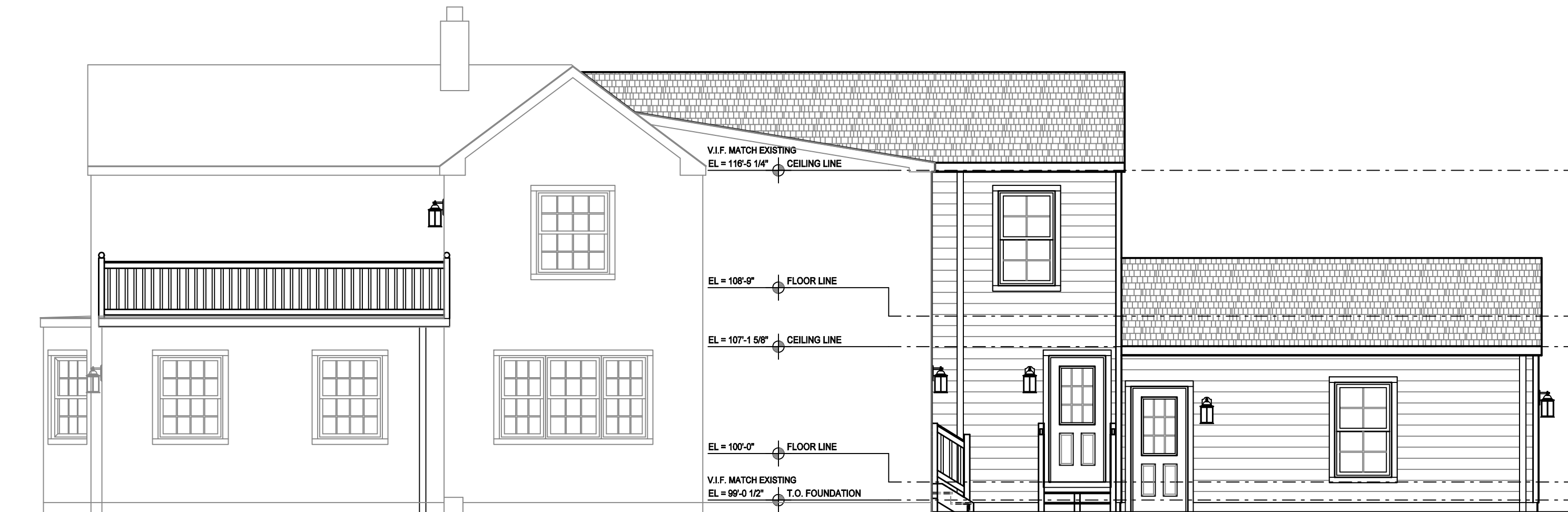
www.keiserdesigngroup.com

Proposed Rear Elevation Kasvin Residence

Scale: 3/16" = 1'-0"

Date: 05/01/2025

188 N Cassingham Rd



KEISER
DESIGN
GROUP

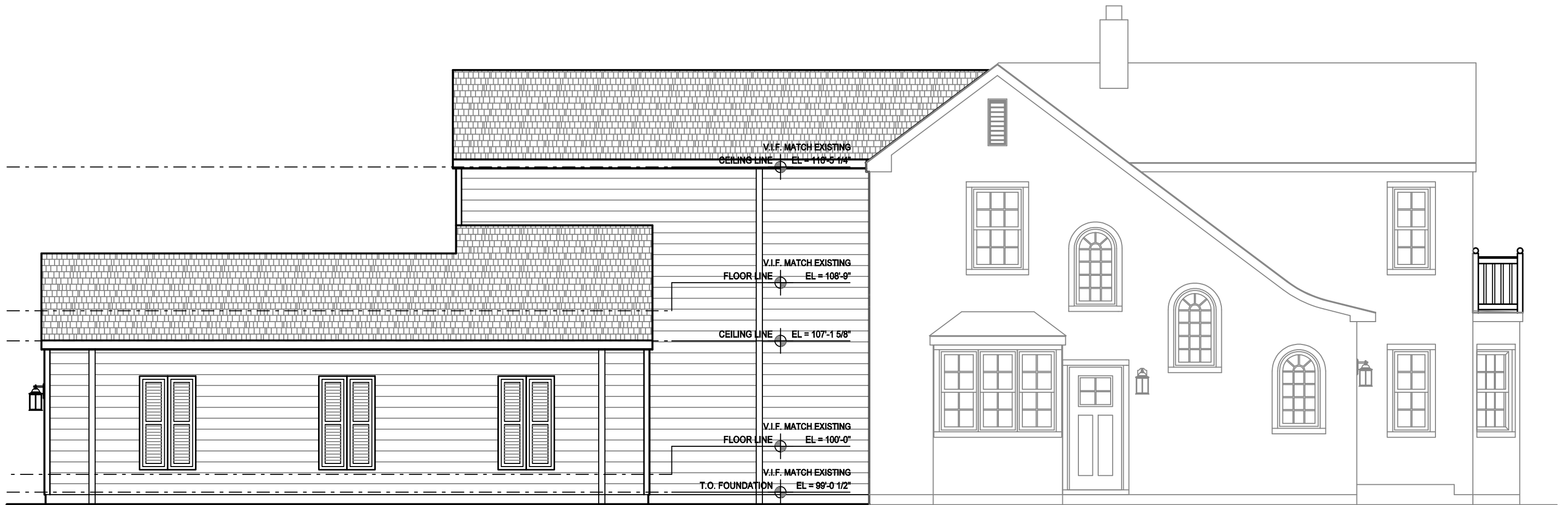
www.keiserdesigngroup.com

Proposed Right Elevation
Kasvin Residence

Scale: 3/16" = 1'-0"

Date: 05/01/2025

188 N Cassingham Rd



KEISER
DESIGN
GROUP

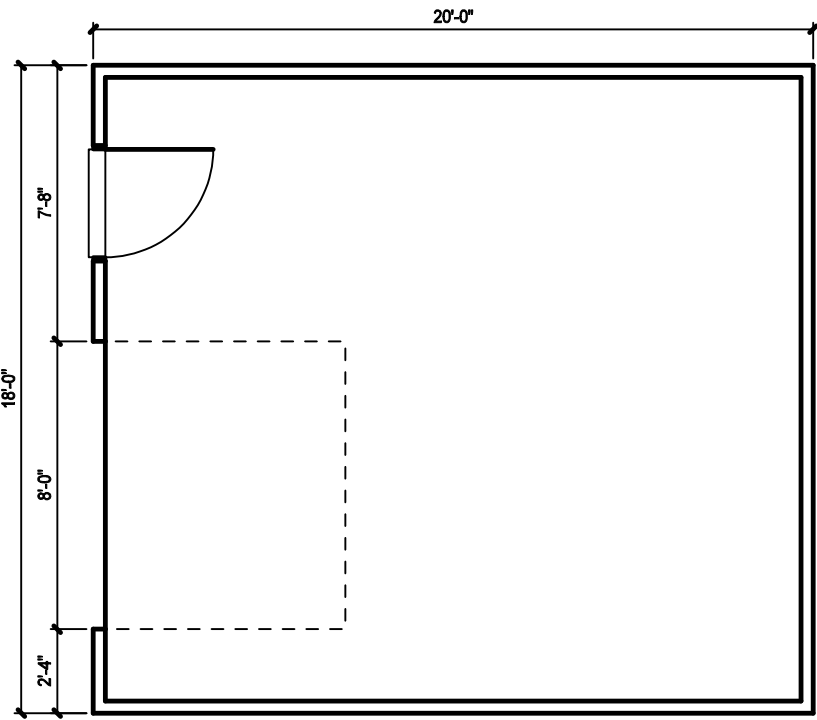
www.keiserdesigngroup.com

Proposed Left Elevation
Kasvin Residence

Scale: 3/16" = 1'-0"

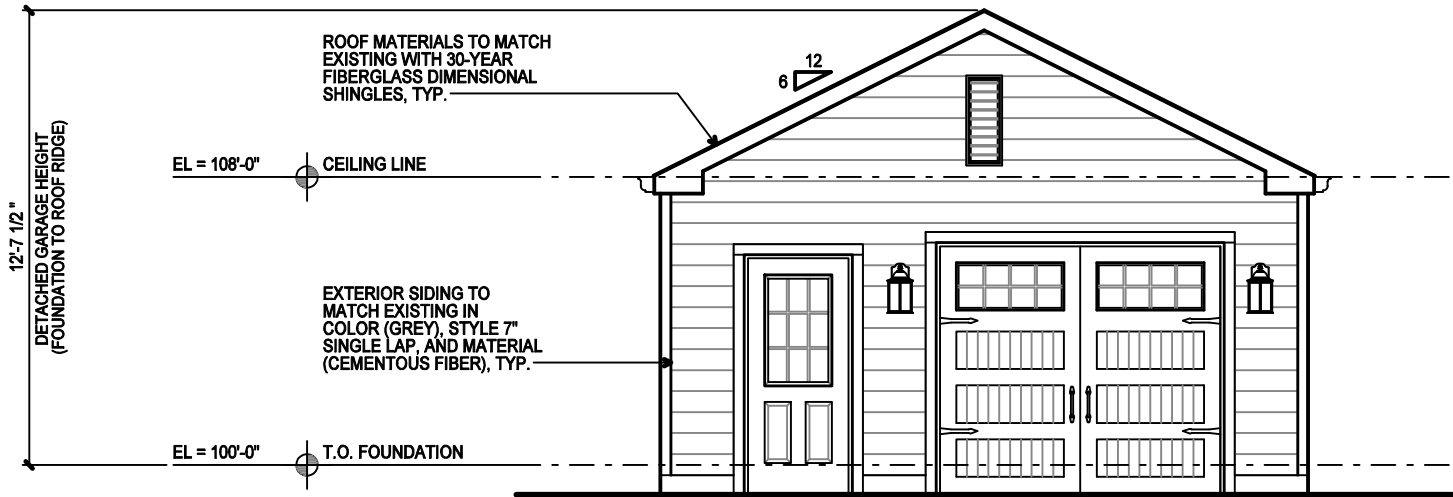
Date: 05/01/2025

188 N Cassingham Rd



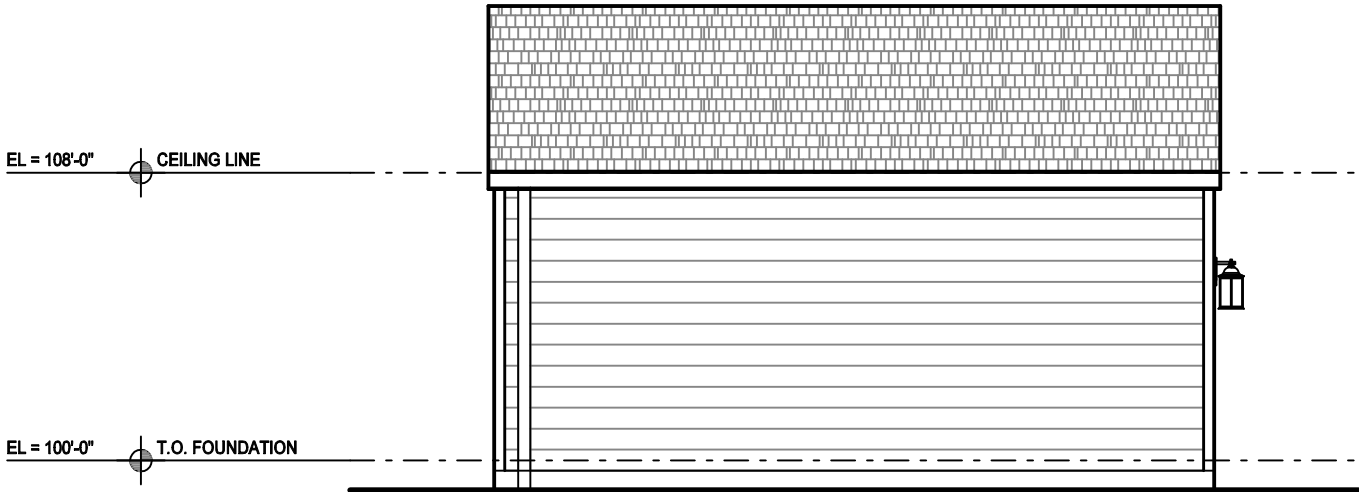
Proposed Detached Garage
Kasvin Residence

Scale: 3/16" = 1'-0"
Date: 05/01/2025
188 N Cassingham Rd



Proposed Front Elevation
Kasvin Residence

Scale: 3/16" = 1'-0"
Date: 05/01/2025
188 N Cassingham Rd



Proposed Left Elevation
Kasvin Residence

Scale: 3/16" = 1'-0"
Date: 05/01/2025
188 N Cassingham Rd







Architectural Review Board

Decision and Record of Action – June 12, 2025

App No: BZAP-25-1
Address: 188 N Cassingham
Applicant: Stephen Miller
Owner: Dmitriy & Nadia Kasvin

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for architectural review and approval of a Certificate of Appropriateness for an addition and attached garage in the side yard setback.

MOTION: The motion to move this application to the Board of Zoning and Planning without a recommendation was made by Mr. Heyer and seconded by Ms. Panovska:

The findings of facts and decisions of the Board for application number BZAP-25-1 for the property located at 188 N Cassingham as stated by Karen Bokor:

The Architectural Review Board moves this application for a one-story addition on north side of the residence to enlarge the garage to the Board of Zoning and Planning with the condition that, if approved at BZAP, the applicant will return to the ARB for final design approval and a Certificate of Appropriateness.

The applicant, Stephen Miller, agreed to the findings of fact and decision of the Board.

VOTE: All members voted in favor.

RESULT: The application was moved to the Board of Zoning and Planning.

Staff Certification: Recorded in the Official Journal this 12th day of June, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Cop

To Whom It May Concern,

My name is Paul Crane, and I am the property owner at 196 N Cassingham Rd.

I am writing to express my strong support for the zoning application currently under review by the City of Bexley Board of Zoning and Planning for Dmitriy and Nadia Kasvin at 188 N. Cassingham Road.

I've lived on North Cassingham and have been neighbors with the Kasvins for 25 years. Their proposed home improvement is thoughtful and respectful of the neighborhood. I especially appreciate their effort to preserve the mature Black Locust tree, which adds shade and beauty to our street and benefits many of us nearby. Their request to build less than 8 feet from my side property line is of no inconvenience to me.

One particular concern I want to raise is the suggestion that their driveway be removed and replaced with green space. I strongly oppose this. From personal experience, I can say that the Kasvins' driveway has served a vital function during emergencies. Last year, I suffered a serious medical event and was transported to the hospital from the Kasvins' driveway, as there is no driveway on my property. The doctor told me time was critical. If that access point had been blocked or replaced with grass, the outcome could have been different.

Beyond my own situation, the driveway is regularly used by delivery services (UPS, FedEx, Amazon) and occasionally by emergency vehicles. Its location allows these services to access multiple homes without blocking the street — a benefit not only to the Kasvins, but to all of us on this block. Their willingness to share access reflects the kind of thoughtful neighbors they are.

I respectfully urge the Architectural Review Board and the Board of Zoning and Planning to approve their application. The Kasvins have been responsible and considerate in their approach, and their plans reflect a genuine desire to improve their home while remaining sensitive to the needs of the community.

Thank you for your time and consideration.

Sincerely,
Paul Crane
196 N Cassingham Rd

