

ARB-24-56

(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: 12/12/2024





Primary Location

2415 S HAVENWOOD DR
Bexley, OH 43209

Owner

Kate Cheresnick
S Havenwood Dr 2415 Bexley, OH 43209

Applicant

 Austin Yoke
 614-439-3450
 austinyoke@gmail.com
 2649 Sonata Dr.
Columbus, Ohio 43209

Staff Review

 ARB Mtg Date

02/13/2025

 Tabled?

☐


 Staff Notes/ Conditions of approval

A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Have you reviewed and implemented the Bexley Residential Design
Guidelines for this project ? *

—



Have you downloaded and reviewed the ARB application checklist?* 

—

Brief Project Description :

New addition and renovation of existing building interior space. New 2 car garage.


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

☐

A.1: Applicant / Agent Information

Applicant Name*

Austin Yoke

Applicant Address

2649 Sonata Dr. Columbus, OH 43209

Applicant Email*

austinyoke@gmail.com

Applicant Phone*

614-439-3450

Property Owner Name*

Kate Cheresnick

Property Owner phone

954-729-6106

If owner will not be present for review hearing, you must submit a permission to represent signed by the current owner.

Permission to represent submitted.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)*

01/09/2025

Applicant (or representative of the project) must be present at the appropriate hearings

A.2: Fee Worksheet

Estimated Valuation of Project*

350000

Architectural Review*

☒

Variance Review - Fill out a BZAP Application instead. 

☐

Appeal of ARB decision to BZAP

☐

Appeal of BZAP decision to City Council

☐

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

B: Project Worksheet: Property Information

Zoning type ?

Single Family Residential

Other Classification

Zoning Classification ?

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

B: Project Worksheet: Lot Info

Lot Width (ft) ?

40

Lot Depth (ft) ?

141

Total Area of lot (SF) ?

5640

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

899

Proposed Addition (SF)

505

Removing (SF)

—

Type of Structure

Single Family Home

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

1404

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

360

Proposed Addition (SF)

—

New Structure Type

2 Car Garage

Ridge Height

14' - 5 1/4"

Proposed New Structure (SF)

528

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

1

Total building lot coverage (SF)

1932

Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
34	Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
152	—
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
250	—
Total Hardscape (SF)	
402	

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
2334	41

C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
<input checked="" type="checkbox"/>	House & Garage
Existing Roof Type (Please Note: slate,clay tile or wood shake require supporting information for Board Review)	New Roof Type
Arch. Dimensional Shingles	Arch. Dimensional Shingles
New Single Manufacturer	New Roof Style and Color
TBD	To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows**Existing Window Type**

Double Hung

New Window Manufacturer

TBD

Structure

House & Garage

Existing Window Materials

Vinyl Clad Wood

New Window Style/Mat./Color

To match existing

C.1 Architectural Review Worksheet: Doors

Doors**Existing Entrance Door Type**

Fiberglass

Door Finish

Painted

Proposed Door Style

Traditional paneled and glass

Structure

House & Garage

Existing Garage Door Type

Wood

Proposed Door Type

Fiberglass

Proposed Door Color

TBD

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim**Proposed New Door Trim**

Aluminum clad lumber

Proposed New Window Trim

Aluminum clad lumber

Existing Door Trim

Std. Lumber Profile

Existing Window Trim

Std. Lumber Profile

Trim Color(s)

TBD

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Wood lap and shake siding

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

Vinyl lap and shake siding, manufacturer and color TBD. To match existing as close as possible.

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.*



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 (3) 2024.12.10_2415 Havenwood Dr_SS Final.pdf Uploaded by Austin Yoke on Dec 12, 2024 at 1:54 AM
	Photographs (required) REQUIRED Havenwood Exterior Photos.pdf Uploaded by Austin Yoke on Dec 12, 2024 at 2:16 AM
	Site Plan REQUIRED Havenwood Site Plan.pdf Uploaded by Austin Yoke on Dec 12, 2024 at 1:59 AM
	Permission for Agent to represent owner. Authorization Letter (1).pdf Uploaded by Austin Yoke on Dec 12, 2024 at 7:50 AM
	2415 S Havenswood ARB ROA 2025-01-09 .pdf 2415 S Havenswood ARB ROA 2025-01-09 .pdf Uploaded by Karen Bokor on Jan 14, 2025 at 2:57 PM

Record Activity

Austin Yoke started a draft Record	12/12/2024 at 12:53 am
Austin Yoke added file (3) 2024.12.10_2415 Havenwood Dr_SS Final.pdf	12/12/2024 at 1:54 am
Austin Yoke added file Havenwood Site Plan.pdf	12/12/2024 at 1:59 am
Austin Yoke added file Havenwood Exterior Photos.pdf	12/12/2024 at 2:16 am
Austin Yoke added file Authorization Letter (1).pdf	12/12/2024 at 7:50 am
Austin Yoke submitted Record ARB-24-56	12/12/2024 at 7:52 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-24-56	12/12/2024 at 7:52 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-24-56	12/12/2024 at 7:52 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-24-56	12/12/2024 at 7:52 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-24-56	12/12/2024 at 7:52 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-24-56	12/12/2024 at 7:52 am
OpenGov system completed payment step Payment on Record ARB-24-56	12/12/2024 at 7:55 am
Karen Bokor added Record ARB-24-56 to project January ARB	12/12/2024 at 9:55 am
Matt Klingler added ARB Mtg Date to Record ARB-24-56	12/13/2024 at 2:15 pm
Matt Klingler approved approval step Zoning Officer on Record ARB-24-56	01/10/2025 at 8:53 am
Karen Bokor approved approval step Design Planning Consultant on Record ARB-24-56	01/14/2025 at 2:56 pm
OpenGov system altered approval step Architectural Review Board, changed status from Inactive to Active on Record ARB-24-56	01/14/2025 at 2:56 pm
Karen Bokor added file 2415 S Havenswood ARB ROA 2025-01-09 .pdf to Record ARB-24-56	01/14/2025 at 2:57 pm
Matt Klingler changed form field entry ARB Mtg Date from "01/09/2025" to "02/13/2025" on Record ARB-24-56	01/22/2025 at 8:42 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	12/12/2024, 7:52:12 AM	12/12/2024, 7:55:05 AM	Austin Yoke	-	Completed
 Zoning Officer	12/12/2024, 7:52:12 AM	1/10/2025, 8:53:53 AM	Matt Klingler	-	Completed
 Design Planning Consultant	12/12/2024, 7:52:12 AM	1/14/2025, 2:56:21 PM	Karen Bokor	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
✓ Architectural Review Board	1/14/2025, 2:56:22 PM	-	-	-	Active
📄 Architectural Review Approval Letter	-	-	-	-	Inactive