

(ARB) Architectural Review Board
Application

ARB-25-66

Submitted On: Oct 16, 2025

Applicant

 Steve Miller
 614-864-9999 ext. 204
 @ smiller@keiserdesigngroup.com

Primary Location

791 S ROOSEVELT AV
Bexley, OH 43209

Applicant / Agent Information

Applicant Name

Steve Miller

Applicant Address

800 Cross Pointe

Applicant Email

smiller@keiserdesigngroup.com

Applicant Phone

614-414-3387

Property Owner Name

JorDon Grinter

Property Owner phone or Email

614-779-1814

If owner will not be present for review hearing, you must submit a permission slip to represent the owner signed by the current owner. **Please include the permission slip in your combined PDF submission packet.**

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

11/13/2025

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 :

The primary project scope is for a two-story addition to the rear of the home to include a new Family Room, Pantry, and rear yard access on the first floor, and a new Master Bed Room, Bathroom, and Laundry Room on the second floor. Secondarily, restoration and repairs are needed to the front Porch that include restoring a column at the mid span, and relocating the steps from the side to the front. The existing rail and spindles will be modified accordingly.

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

true

Complete Demolition/ New Build

Front porch

false

Corner Lot

Rear yard addition

true

Side yard addition

Sign Review

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Commercial Project

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Fee Worksheet

Zoning Permit Type	Estimated Valuation of Project
Residential Addition	140000

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

Lot Coverage Information

Zoning District	Lot Width
R-6 (35% Building and 60% Overall)	40
Lot Depth	Total sq. ft. area of Lot
134	5360
If you need help find the zoning district, please refer to the Bexley zoning map Click Here (https://www.arcgis.com/apps/mapviewer/index.html?webmap=a8bd59c261d0434e916d9ed3609e241d&extent=-82.9473,39.9488,-82.9249,39.9575)	Max allowable building coverage is 1876
What is your proposed building coverage	Max allowable lot coverage is 3216
1691	What is your proposed building coverage
2710	% of proposed building coverage
% of proposed lot coverage	31.54850746268657
50.559701492537314	Are you proposing to either modify an existing principal structure or build a new one?
null	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

Your required side yard setback is
6.6666666666666667

Proposed right side yard setback
10.25

What is your required front yard setback

30

What is your proposed front yard setback

30

Proposed left side yard setback?

7.7858

Your required rear yard setback is 25 ft

Proposed rear yard setback?
51.41

Detached Garage

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

No

Distance from Primary Structure (ft)

20.09

Architectural Review Worksheet: Roofing

Is roofing a part of this project?

Yes

You must include the roof specifications as well as photos of existing roof in your submission packet.

Please provide the existing roof details (Please Note: slate, clay tile or wood shake require supporting information for Board Review)
The existing roof is fiberglass dimensional shingles, in a medium brown color.

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

The new roof will match the existing.

Proposed Roofing Manufacturer

CertainTeed

Architectural Review Worksheet: Windows

Are windows a part of this project?

Yes

Please provide the window package (cutsheets/ specs) for the new proposed windows in your submission packet

Please provide the existing window types

The existing windows are single hung, white vinyl frame without grids.

Please provide the proposed window types

The new windows are located predominately on the rear of the addition, with additional windows on each side. Due to the need to preserve wall space for furniture, artwork, televisions, and proximity to the neighboring properties on each side, fewer windows are located on the sides.

Proposed Window Manufacturer

Andersen, 200 Series.

Architectural Review Worksheet: Doors

Are doors a part of this project?

Yes

Please provide the door package (cutsheets/ specs) for the new proposed doors in your submission packet.

Please describe the existing door types, material and color

The existing exterior doors have partial lites and are of tradition styling in the period or the 1920's-1940's. The front door is painted brown, and the single side and single rear doors are white. The existing rear door location is being moved to the new addition and will match the existing styling with partial lite and panels.

Please describe the proposed door type, material and color

The new rear door will match the existing color (white) and styling with partial lite and panels.

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.

The existing window and door trim is 4" flat and painted white.

Please describe the proposed exterior trim

The new door and window trim will match the existing.

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project?

Yes

Please describe the existing exterior finishes

The existing exterior siding is a combination of 7" lap aluminum, and 4" vinyl siding. The vinyl siding is limited to the first floor exterior wall at front porch. All other exterior siding is 7" aluminum.

Please describe the proposed exterior finishes

The new siding will match the existing 7" exposure.

Architectural Review Worksheet: Columns

Are exterior columns being modified or installed as a part of this project?

Yes

ENLARGED column details must be provided in the submission packet. Have you provided these details?

No

By not providing these enlarged column details, this could delay the approval of your application

Understanding of Process & Submission Checklist

Have you included photos of the existing structures in PDF format in your submission packet?

Yes

Do you have elevations of ALL sides of your proposed project?

Yes

Have included all of the applicable required information into one combined PDF?

Yes

By signing here, you 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.*

true