



ARB-25-52

(ARB) Architectural
Review Board Application

Status: Active

Submitted On: 9/10/2025





Primary Location

480 N COLUMBIA AV
Bexley, OH 43209

Owner

LYNN BARNO
N COLUMBIA 480 BEXLEY,,
OH 43209

Applicant

 james douglas
 614-843-6921
 jim@assuredroof.com
 5960 aqua bay dr
columbus, OH 43235

Staff Review

Staff Notes

ARB Mtg Date

10/09/2025

Board Decision

—

Vote Count?

ARB Approval date

—

ARB Expiration date

Applicant / Agent Information

Applicant Name*

jim douglas

Applicant Address

5960 aqua bay dr columbus ohio

Applicant Email*

jjim@assuredroof.com

Applicant Phone*

614-843-6921

Property Owner Name*

lynn barno

Property Owner phone or Email*

614-353-7940

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)*

10/09/2025

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 :*

existing cedar shake roof to be changed to dimensional asphalt shingles

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

Zoning Permit Type ?

—

Estimated Valuation of Project*

38000

*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* ?

90

Lot Depth* ?

240

Total sq. ft. area of Lot ?

21600



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

Max allowable building coverage is ?

5400



Max allowable lot coverage is ?

8640



What is your proposed building coverage* ?

3000

What is your proposed lot coverage?* ?

3000

% of proposed building coverage

13.88888888888889



% of proposed lot coverage

13.88888888888889



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

No

Detached Garage

Are you either 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? ?

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)*



Existing roof is wood shake

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

Proposed new roof is asphalt dimensional (weathered wood)

Proposed Roofing Manufacturer*

Certainteed Pro

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?

Yes

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

No

Architectural Review Worksheet: Columns

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

No

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.*

 james douglas
Sep 10, 2025


D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

☐

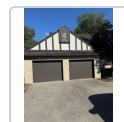
 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

☐

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

☐

Attachments

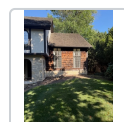


Architectural Review Board submission packet

REQUIRED

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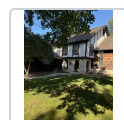
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IMG_1236.jpg

Uploaded by james douglas on Sep 10, 2025 at 8:09 AM



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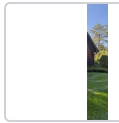
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**IMG_1240 (1).jpg**

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**IMG_1241 (1).jpg**

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Uploaded by james douglas on Sep 10, 2025 at 8:14 AM

Record Activity

james douglas started a draft Record	09/09/2025 at 8:27 am
james douglas added file IMG_1235.jpg	09/10/2025 at 8:09 am
james douglas added file IMG_1236.jpg	09/10/2025 at 8:09 am
james douglas added file IMG_1237 (1).jpg	09/10/2025 at 8:11 am
james douglas added file IMG_1238.jpg	09/10/2025 at 8:11 am
james douglas added file IMG_1239 (1).jpg	09/10/2025 at 8:12 am
james douglas added file IMG_1240 (1).jpg	09/10/2025 at 8:12 am
james douglas added file IMG_1241 (1).jpg	09/10/2025 at 8:14 am
james douglas added file IMG_1243.jpg	09/10/2025 at 8:14 am
james douglas submitted Record ARB-25-52	09/10/2025 at 8:19 am

OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-52	09/10/2025 at 8:19 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-52	09/10/2025 at 8:19 am
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-52	09/10/2025 at 8:19 am
OpenGov system completed payment step Payment on Record ARB-25-52	09/10/2025 at 8:20 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "10/09/2025" on Record ARB-25-52	09/10/2025 at 9:13 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	9/10/2025, 8:19:43 AM	9/10/2025, 8:20:18 AM	james douglas	-	Completed
 Application processing	9/10/2025, 8:19:43 AM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive