



ARB-25-53

(ARB) Architectural Review
Board Application

Status: Active

Submitted On: 9/10/2025




Primary Location

247 N PARKVIEW AV
Bexley, OH 43209

Owner

stelios and barbara giannopoulos
N Parkview 247 bexley, OH 43209

Applicant

 john ingwersen
 614-361-0447
 ccg.arch@gmail.com
 1050 bryden rd
Columbus, oh 43205-1863

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*

john ingwersen

Applicant Address

1050 bryden rd

Applicant Email*

ccg.arch@gmail.com

Applicant Phone*

614-361-0447

Property Owner Name*

stelios giannopoulos

Property Owner phone or Email*

614-581-7979

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 :*

120 sq.ft. addition to west side of structure to house a 3 story elevator

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 ?

Residential Addition

Estimated Valuation of Project*

175000

*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* ?

255

Lot Depth* ?

682

Total sq. ft. area of Lot ?

173910



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

Max allowable building coverage is ?

43477.5



Max allowable lot coverage is ?

69564



What is your proposed building coverage* ?

9000

What is your proposed lot coverage?* ?

5124

% of proposed building coverage

5.175090564084871



% of proposed lot coverage

2.94635156115232



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

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**

What is your required front yard setback* ?

40

What is your proposed front yard setback* ?

160

Your required side yard setback is **20 ft**

Proposed left side yard setback?* ?

40

Proposed right side yard setback* ?

110

Your required rear yard setback is **60 ft**

Proposed rear yard setback?*

157

Detached Garage

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

Distance from Primary Structure (ft)*

0

No


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 Ludovici tile and it will be ordered to match the existing for ridge, field and eave tile

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

order sheet provided

Proposed Roofing Manufacturer*

Ludovici, New Baltimore, OH

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* 

wood sash fixed single, casement and double hung

Please provide the proposed window types* 

wood sash or clad Pella architectural series window to match existing windows on the north rear gable section of the house

Proposed Window Manufacturer*

Pella

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* ?

various wood doors and wood and glass doors, leaded mullions.

Please describe the proposed door type, material and color* ?

one set of proposed wood or clad Pella architectural series french doors with mullions and glazing to match existing exterior french doors.

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. * ?

stone sills in the stucco exterior walls, window openings are stucco returns

Please describe the proposed exterior trim* ?

matchh existing window sill and opening details

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes

Please describe the existing exterior finishes* ?

stucco

Please describe the proposed exterior finishes* 

match existing stucco

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.*

 John Ingwersen
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)

☐

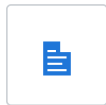
 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

☐

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

☐

Attachments



Architectural Review Board submission packet

ARB APPLICATION FILE 247 N PARKVIEW 9-10-25.pdf

Uploaded by john ingwersen on Sep 10, 2025 at 9:14 PM

REQUIRED

Record Activity

john ingwersen started a draft Record	09/10/2025 at 8:22 pm
john ingwersen added file ARB APPLICATION FILE 247 N PARKVIEW 9-10-25.pdf	09/10/2025 at 9:10 pm
john ingwersen removed file ARB APPLICATION FILE 247 N PARKVIEW 9-10-25.pdf	09/10/2025 at 9:13 pm
john ingwersen added file ARB APPLICATION FILE 247 N PARKVIEW 9-10-25.pdf	09/10/2025 at 9:14 pm
john ingwersen submitted Record ARB-25-53	09/10/2025 at 9:15 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-53	09/10/2025 at 9:15 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-53	09/10/2025 at 9:15 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-53	09/10/2025 at 9:15 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "10/09/2025" on Record ARB-25-53	09/11/2025 at 8:53 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
💰 Payment	9/10/2025, 9:15:15 PM	-	john ingwersen	-	Active
✓ Application processing	9/10/2025, 9:15:15 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Architectural Review Board	-	-	-	-	Inactive
📄 Architectural Review Approval Letter	-	-	-	-	Inactive