



ARB-25-54

(ARB) Architectural Review
Board Application

Status: Active

Submitted On: 9/11/2025

Primary Location

353 S PARKVIEW AV
Bexley, OH 43209

Owner

Luis & Cheryl Stauffer
Parkview 353 bexley, Ohio 43209

Applicant

 Thomas Popoff
 614-464-9800
 thomasp@sbarch.com
 8 South Grant Avenue
Sullivan Bruck Architects
Columbus, Ohio 43215

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*

Thomas Popoff

Applicant Address

8 S Grant Ave

Applicant Email*

thomasp@sbarch.com

Applicant Phone*

614-464-9800 x 219

Property Owner Name*

Luis & Cheryl Stauffer

Property Owner phone or Email*

6142709057

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 :*

Addition to an existing home, in the same style on the front, but with a modern porch on the west (back side) of the property. Materials are matching those on the original home. A front porch rebuild and expansion in the same style as the existing porch.

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*

500000

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

Lot Coverage Information

Zoning District* 


R-3 (25% Building and 50% Overall)

Lot Width* 

133

Lot Depth* 

250

Total sq. ft. area of Lot 

33250




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

Max allowable building coverage is 

8312.5



Max allowable lot coverage is 

16625



What is your proposed building coverage* 

5204

What is your proposed lot coverage?* 

13339

% of proposed building coverage

15.651127819548872



% of proposed lot coverage

40.117293233082705



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* ?

30

What is your proposed front yard setback* ?

46

Your required side yard setback is **12 ft**

Proposed left side yard setback?* ?

20

Proposed right side yard setback* ?

10

Your required rear yard setback is **40 ft**

Proposed rear yard setback?*

54

Detached Garage

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


No

Distance from Primary Structure (ft)*

8


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)* 

dimensional asphalt shingle, membrane, metal

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

match as closely as possible dimensional asphalt shingle, membrane & metal.

Proposed Roofing Manufacturer*

TBD

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 & clad double hung & casement, french doors

Please provide the proposed window types* ?

clad wood double hung, casement & french doors

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* ?

wood front door & french doors

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

custom wood front door, pella clad wood french doors

Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?*

Yes

Do the proposed changes affect the overhangs?

Yes

Please describe the existing exterior trim. * ?

wood, and metal clad exterior trim

Please describe the proposed exterior trim* ?

cementitious, wood clad (Pella components) and wood trim

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes

Please describe the existing exterior finishes* ?

painted brick, painted white stucco

Please describe the proposed exterior finishes* ?

Painted brick infill, and painted white stucco

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.*

 Thomas Popoff
Sep 11, 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 2025-09-11 353 S Parkview ARB Submission compressed.pdf Uploaded by Thomas Popoff on Sep 11, 2025 at 4:41 PM	REQUIRED
	2025-09-11 353 S Parkview ARB Submission compressed.pdf 2025-09-11 353 S Parkview ARB Submission compressed.pdf Uploaded by Thomas Popoff on Sep 11, 2025 at 4:40 PM	

Record Activity



Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	9/11/2025, 4:42:10 PM	-	Thomas Popoff	-	Active
✓ Application processing	9/11/2025, 4:42:10 PM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive
✓ Design Planning Consultant	-	-	-	-	Inactive
✓ Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive