

October 5, 2025

ARB-25-58

(ARB) Architectural **Review Board** Application Status: Active

Submitted On: 9/25/2025

Primary Location

691 S CASSINGHAM RD Bexley, OH 43209

Owner

JASON SULLIVAN & SARAH SCHOPPE-SULLIVAN S CASSINGHAM RD 691 BEXLEY, OH 43209

Applicant

Jason Sullivan **3** 614-668-8521

@ jason.m.sullivan@gmail.com

n 691 S Cassingham Rd Bexley, OH 43209-2403

Staff Review

ARB Mtg Date

Board Decision

10/09/2025

■ Vote Count?

△ ARB Expiration date

Applicant / Agent Information

Applicant Name*

Applicant Address

Jason Sullivan

691 S. Cassingham Rd.

Applicant Email* Applicant Phone*

jason.m.sullivan@gmail.com 614-668-8521

Property Owner Name* Property Owner phone or Email*

Jason Sullivan jason.m.sullivan@gmail.com

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:*

Demolition of existing garage and construction of replacement

Have you downloaded and reviewed the ARB application checklist?*

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application checklist?

Yes

Yes

Have you reviewed and implemented the Bexley

Residential Design Guidelines for this project ? *

Please click all below that apply to your project

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Architecture Review	Complete Demolition/ New Build ②			
Front porch ②	Corner Lot ②			
Rear yard addition ②	Side yard addition ②			
Sign Review	Commercial Project			
Fee Worksheet				
Zoning Permit Type ②	Estimated Valuation of Project*			
Residential accessory structure(s)	40000			
*Please refer to Bexley codified ordinances	section 244 for the fees schedule			
Lot Coverage Information				
J				
Zoning District* ②	Lot Width* ②			
R-6 (35% Building and 60% Overall)	40			
Lot Depth* ②	Total sq. ft. area of Lot ②			
135	5400	#=		
	J-00	+= ×≡		

If you need help find the zoning district, please refer to the Bexley zoning map Click Here

Max allowable building coverage is ②		Max allowable lot coverage is ②				
1890	+ - × =	3240	+ - × =			
What is your proposed building coverage* ②		What is your proposed lot coverage?* ②				
1318		2094				
% of proposed building coverage		% of proposed lot coverage				
24.40740740741	+-	38.7777777777778	+- ×=			
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 gara a part of this project?	ige as	Distance from Primary Structure (ft)*				
Yes						

Proposed Detached Garage Info

Maximum building footprint is 624 sq. ft.

Maximum building height is 18 ft

Maximum eave height is 9 ft

Maximum finished attic floor area is 50% of base floorplate

Special permit from BZAP for functional dormer is required

Garage must be setback 3 ft minimum from rear and side property lines

Proposed Garage Footprint (SF)	Proposed ridge Height
484	
Proposed right side setback distance* ②	Proposed left side setback distance* ②
13	4
Proposed rear setback distance* ②	Is there a 2nd Floor?
9	No
How many parking spaces?	Are you proposing another accessory structure?
2	No
Total sq. ft. all accessory structures	
484	

Architectural Review Worksheet: Roofing

Is roofing a part of this project? ②

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)*

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asphalt shingles, matching house

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

asphalt shingles, matching house

Proposed Roofing Manufacturer*

asphalt shingles, matching house (I have tried to get this information, but this is the only answer that has been suggested to me, odd as it seems)

Architectural Review Worksheet: Windows

Are windows a part of this project? ②

No

Architectural Review Worksheet: Doors

Are doors a part of this project?*

Yes

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

PΙ	ease	descrik	e the	existing	door	types,	materia	and	col	or*	7
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garage door, wood, white swing door, aluminum?, white.

Please describe the proposed door type, material and color* ②

sectional garage door, 9' x 7', White swing door, 36" x 80", six panel, White Material: TBD?

Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?*

Do the proposed changes affect the overhangs?

Yes Yes

Please describe the existing exterior trim. * ②

decaying wood, intermittent patches of white paint.

Please describe the proposed exterior trim* ②

Corner trim: Vinyl
Aluminum casing wrapped to match house
5" aluminum gutter, 3" downspouts, 1x6 fascia
1x8 aluminum wrapped fascia gable
aluminum soffit system

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *
Yes
Please describe the existing exterior finishes* ②
painted wood, yellow
Please describe the proposed exterior finishes* ②
vinyl siding to match house

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?	Do you have elevations of ALL sides of your proposed project?
Yes	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.*
	JASON MICHAEL SULLIVAN Sep 25, 2025
D: (Staff Only) Tree & Public Garde	ens 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 combinepdf (2).pdf

REQUIRED

Uploaded by Jason Sullivan on Sep 25, 2025 at 10:11 AM

Record Activity

Jason Sullivan started a draft Record	09/09/2025 at 4:53 pm
Jason Sullivan added file combinepdf (2).pdf	09/25/2025 at 10:11 am
Jason Sullivan submitted Record ARB-25-58	09/25/2025 at 10:12 am
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-58	09/25/2025 at 10:12 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-58	09/25/2025 at 10:12 am
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-58	09/25/2025 at 10:12 am
OpenGov system completed payment step Payment on Record ARB-25-58	09/25/2025 at 10:13 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "10/09/2025" on Record ARB-25-58	09/25/2025 at 10:36 am
Colleen Tassone approved approval step Application processing on Record ARB-25-58	09/25/2025 at 10:52 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-58	09/25/2025 at 10:52 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB- 25-58	09/25/2025 at 10:52 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-58	09/25/2025 at 10:52 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-58	09/25/2025 at 10:52 am
OpenGov system changed the deadline to Sep 30, 2025 on approval step Zoning Officer on Record ARB-25-58	09/25/2025 at 10:52 am
Karen Bokor added Record ARB-25-58 to project October ARB	09/25/2025 at 2:17 pm

Karen Bokor approved approval step Design Planning Consultant on Record ARB-25-58	09/25/2025 at 2:17 pm
Karen Bokor assigned approval step Architectural Review Board to Karen Bokor on Record ARB-25-58	09/25/2025 at 2:17 pm
Karen Bokor altered approval step Architectural Review Board, changed status from Inactive to Active on Record ARB-25-58	09/25/2025 at 2:17 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
\$ Payment	9/25/2025, 10:12:15 AM	9/25/2025, 10:13:25 AM	Jason Sullivan	-	Completed
✓ Application processing	9/25/2025, 10:12:15 AM	9/25/2025, 10:52:50 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	9/25/2025, 10:52:52 AM	-	Matt Klingler	9/30/2025	Active
✓ DesignPlanningConsultant	9/25/2025, 10:52:52 AM	9/25/2025, 2:17:18 PM	Karen Bokor	-	Completed
✓ Architectural Review Board	9/25/2025, 2:17:49 PM	-	Karen Bokor	-	Active
Architectural Review Approval Letter	-	-	-	-	Inactive