



Architectural Review Board

Decision and Record of Action –January 12, 2023

The City of Bexley's Architectural Review Board took the following action at this meeting:

Application No.: BZAP-20-52

Applicant: The Community Builders

Owner: 420 N. Cassady Ave. LLC

Location: 420 N. Cassady Ave.

Request: The applicant is seeking architectural review and approval for a 3- story structure with commercial on the first floor and residential on the 2nd and 3rd floors. This application was remanded to ARB final final design approval as a condition of the BZAP approval.

MOTION: The motion to approve this application as a consent agenda item was made by Ms. Krosky and seconded by Mr. Scott:

The findings and decisions of the Board for application number ARB- 20-52 for the property located at 420 N. Cassady Ave. as stated by Kathy Rose: That the Architectural Review Board issues a Certificate of Appropriateness for a 3- story structure with commercial on the first floor and residential on the 2nd and 3rd floors with the following conditions:

- Demolition cannot occur until a building plan approval is obtained in conjunction with any needed environmental remediation.
- Landscape plan to be review and approval by the Tree and Public Garden Commission.
- No trees should be removed without an approved landscape plan.
- Material samples of brick and the mortar during construction at the site should be made available to the Architectural Review Board for review and comments.
- The brick lintels/brick course over the windows should not project.
- One soldier course should be removed from the 3rd floor.
- Applicant must return to the Architectural Review Board for review and approval of final details in the elevations, specifically the brickwork, window details and metal work.

The applicant, The Community Builders, agreed to the findings of fact.

VOTE: All members voted in favor.

RESULT: The applicant was granted a Certificate of Appropriateness with the above stated conditions.

Staff Certification: Recorded in the Official Journal this 12th day of January, 2023.

Kathy Rose, Zoning Officer

Karen Bokor, Design Consultant

cc: Applicant, File Copy