

ARB-25-22

(ARB) Architectural Review Board
Application - Major Review (for
Additions to Principal structures
(including porches) , Additions to
Accessory structures, and New
Principal Structures that DO NOT
REQUIRE A VARIANCE. (You must
proceed to the BZAP application if
you wish to request a variance from
the Zoning Code) ARB meets on the
2nd Thursday of the month (except
December) applications are due 4
weeks prior.

Status: Active
Submitted On: 4/10/2025

Primary Location

950 GRANDON AV
Bexley, OH 43209
Owner
ALLEN REYNOLDS & MITCHEL SHAPIRO
GRANDON AV 950 BEXLEY, OH 43209

Applicant

Allen A Reynolds
614-558-6900
allenpvt@att.net
950 Grandon AV
Bexley, Ohio 43209

Staff Review**ARB Mtg Date**

05/08/2025

Tabled?

-

Staff Notes/ Conditions of approval**Zoning Analysis****A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS****Brief Project Description :***

Front porch rotten post replacement with new post that will be a different style Single post on each side then wrapped with 1x PVC , the front porch will be leveled and capped with Paver's to match the paver patio and step that is being installed where the Flower bed is.

Have you downloaded and reviewed the ARB application checklist?* 

no

Please review the Bexley Residential Design Guidelines and ARB application checklist which can be found be clicking here

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

A.2: Applicant / Agent Information

Applicant Name*

Allen Reynolds

Applicant Address

950 Grandon Ave

Applicant Email*

allenpvt@att.net

Applicant Phone*

6145586900

Property Owner Name*

Allen Reynolds & Mitchel Shapiro

Property Owner phone or Email*

allenpvt@att.net

If owner will not be present for review hearing, you must submit a permission to represent signed by the current owner.

Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)*

05/08/2025

Applicant (or representative of the project) must be present at the appropriate hearings

A.3: Fee Worksheet

Estimated Valuation of Project*

10000

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

B.1: Lot Information

Lot Width* 	Lot Depth* 
40	127

Total sq. ft. area of Lot 

5080	
------	---

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

B.2: PRIMARY Structure Coverage Information

PRIMARY Structure FOOTPRINT (SF)* 	Proposed Addition FOOTPRINT (SF)* 
950	0

Building FOOTPRINT (sq ft) being removed	Total Square Footage of Primary Structure* 
0	1340

B.3: ACCESSORY Structure Info (Garage, Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
240	0

New Structure Type	Ridge Height
--------------------	--------------

Proposed New Structure (SF)	Is there a 2nd Floor
0	—

Total sq. ft. all accessory structures	New building sq. ft. lot coverage*
0	0

B.4: Hardscape Coverage Information

Existing Driveway (SF)*	Existing Patio (SF)
48	100

Existing Private walkways (SF) 	New added Hardscape (SF)
—	80

B.5: Total Area Lot Coverage Information

Total Area of all Buildings * 	Total Area of Buildings & Hardscape* 
1190	180

% of building coverage	% of Total lot coverage
23.4251968503937	26.968503937007874

B.6: Primary Structure Setbacks

Front Yard * 	Rear Yard* 
30.5	59

Side yard #1 setback* 	Side yard #2 setback* 
7.5	10.5

Accessory Structure Setback #1

Distance from Primary Structure	Access. Structure Rear Yard Setback
30.5	59

Access. Structure Side Yard Setback #1	Access. Structure Side Yard Setback #2
7.5	10.5

Do have a second Accessory Structure on the property?

Yes

Accessory Structure Setback #2

Distance #2 from Primary Structure	Access. Structure #2 Rear Yard Setback
33	6

Access. Struct. #2 Side Yard Setback 1	Access. Struct. #2 Side Yard Setback 2
24	4

Do have a third Accessory Structure on the property?

No

C.1 Architectural Review Worksheet: Roofing

Roofing **Structure**
 —

Existing Roof Type (Please Note: slate, clay tile or wood shake require supporting information for Board Review) **New Roof Type**
—
—

New Single Manufacturer **New Roof Style and Color**

C.1 Architectural Review Worksheet: Windows

Windows **Structure**
 —

Existing Window Type **Existing Window Materials**
—
—

New Window Manufacturer **New Window Style/Mat./Color**

C.1 Architectural Review Worksheet: Doors

Doors **Structure**
 —

Existing Entrance Door Type **Existing Garage Door Type**
—
—

Door Finish **Proposed Door Type**

Proposed Door Style **Proposed Door Color**

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim

Proposed New Door Trim

Existing Window Trim

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Existing Finishes Manufacturer, Style, Color

Proposed Finishes

Proposed Finishes Manufacturer, Style, Color

By checking the following box I 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.*

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 Plans which include Exterior Elevations and floor plans of existing and proposed REQUIRED

auto policy.pdf

Uploaded by Allen A Reynolds on Apr 10, 2025 at 11:27 AM

2 Versions

Landscape Plan for New Principal Structures

4673_001.pdf

Uploaded by Allen A Reynolds on Apr 10, 2025 at 11:27 AM

Photographs (required)

20250410_111127.jpg

REQUIRED

Uploaded by Allen A Reynolds on Apr 10, 2025 at 11:33 AM

Site Plan

4672_001.pdf

REQUIRED

Uploaded by Allen A Reynolds on Apr 10, 2025 at 11:27 AM

Record Activity

allenpvt@att.net started a draft Record	04/09/2025 at 7:57 pm
Allen A Reynolds added file 4672_001.pdf	04/10/2025 at 11:26 am
Allen A Reynolds added file auto policy.pdf	04/10/2025 at 11:27 am
Allen A Reynolds added file 4673_001.pdf	04/10/2025 at 11:27 am
Allen A Reynolds added file 4672_001.pdf	04/10/2025 at 11:27 am
Allen A Reynolds added file 20250410_111127.jpg	04/10/2025 at 11:33 am
Allen A Reynolds submitted Record ARB-25-22	04/10/2025 at 11:36 am
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-22	04/10/2025 at 11:36 am
OpenGov system completed payment step Payment on Record ARB-25-22	04/10/2025 at 11:41 am
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-22	04/10/2025 at 11:41 am
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-22	04/10/2025 at 11:41 am
Colleen Tassone changed form field entry ARB Mtg Date from "" to "05/08/2025" on Record ARB-25-22	04/10/2025 at 11:58 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
\$ Payment	4/10/2025, 11:36:16 AM	4/10/2025, 11:41:43 AM	Allen A Reynolds	-	Completed
✓ Application processing	4/10/2025, 11:41:44 AM	-	Colleen Tassone	-	Active
✓ Zoning Officer	-	-	-	-	Inactive

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