



Architectural Review Board Meeting Minutes
February 13, 2025
6:00 PM

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Mr. Heyer, Mr. Hall, Mr. Calhoun, Mr. Scott, Chairperson Toney

3) Approval of Minutes

Motion to approve minutes from the January, 2025 meeting by Mr. Heyer, seconded by Mr. Hall; roll call: Scott–Yes, Hall–Yes, Calhoun–Yes, Heyer–Yes, Toney–Abstain. MOTION PASSED.

4) Public Comment

There were no Public Comments.

5) Consent Agenda Items

1) App. No: ARB-25-2

Address: 218 N Parkview

Applicant: Chelsea Dwyer

Owner: Lori Ann & Jonathan Feibel

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for exterior alterations including replacement of the south sunroom's windows and doors within their existing openings, a small addition for a south patio entry, and modifications to the north exterior wall for the installation of a direct vent gas fireplace.

2) App No: ARB-25-3

Address: 2540 Maryland Av

Applicant: James Knox

Owner: John & Namrita Odackal

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to enclose existing porch with window walls.

3) App No: BZAP-25-3

Address: 2527-2529 E Main St

Applicant: Kyle Green

Owner: Georgia Gocken

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness make exterior improvements including new door to match tenant 2 door, new door opening, new wood storefront window frames, paint portions of existing brick, landscape to the side of the building and window sign.

4) App. No: ARB-24-53

Address: 755 Vernon

Applicant: Brenda Parker

Owner: Rachel & Nathan Laing

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a two-story addition over full basement at the rear and a new detached garage

5) App. No: ARB-24-56

Address: 2415 S Havenwood

Applicant: Austin Yoke

Owner: Cate Cheresnick

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a new addition and renovation of existing interior space and a new 2 car garage.

Motion to approve Consent Agenda items by Mr. Scott, seconded by Mr. Calhoun; roll call: Heyer–Abstain, Hall–Yes, Calhoun–Yes, Scott–Yes, Toney–Yes. MOTION PASSED.

6) Tabled Applications

1) App. No: BZAP-24-37

Address: 2775 Powell

Applicant: Brian Shepard

Owner: Brian & Katie Shepard

Request: The applicant is seeking recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to add a new garage constructed 3 ft off the property line.

2) App. No: ARB-24-51

Address: 653 Euclaire

Applicant: David Lipp

Owner: David Lipp

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build an attached patio covering.

Motion to Table App. No: BZAP-24-37 and App. No: ARB-24-51 to the March, 2025 ARB meeting by Mr. Heyer, seconded by Mr. Hall; roll call: Scott–Yes, Calhoun–Yes, Heyer–Yes, Hall–Yes, Toney–Yes. MOTION PASSED.

7) New Business:

1) App No: BZAP-25-4

Address: 811 S Roosevelt

Applicant: Eric Kramer

Owner: Katie Sells

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to demolish the existing deck and rebuild. Replace the walkway with concrete and build a gabled covered roof from the garage to the home.

The applicant was sworn in.

Ms. Bokor gave a Staff Report which explained the applicant's desire for a covered walkway. Ms. Bokor explained why she cannot recommend the desired concept but stated she could be supportive of a roof over the deck along with a more tenuous structure.

Chairperson Toney, staff, and the applicant spoke about the origins and goal of this design as well as other options to modify the design; the review process was also discussed.

Mr. Scott asked about the deck and heard an explanation from the applicant. He stated he would like to see more details regarding the columns; this was discussed.

Mr. Heyer suggested creating a covered porch off the garage along with a porch over the new deck, with these structures ten feet apart.

Ms. Bokor and Mr. Heyer explained the process of going to the BZAP.

Mr. Hall agreed with the preceding comments and stated the need for an accurate site plan and discussed roof design.

Mr. Calhoun had no additional comments but said that more precise drawings may reveal alignment details not otherwise noticed.

Chairperson Toney requested an accurate site plan at the next meeting.

**Motion to Table to the March, 13, 2025 ARB meeting by Mr. Heyer, seconded by Mr. Scott; roll call: Hall–Yes, Calhoun–Yes, Scott–Yes, Heyer–Yes, Toney–Yes.
MOTION PASSED.**

2) App. No: BZAP-25-2

Address: 405 N Cassingham

Applicant: Blake Floyd

Owner: Tobi Fliegel & Sally Robert Fitch

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to build a front porch addition. (If variance is approved at BZAP, this application will move to Council for approval to build in Right of Way)

Blake Floyd was sworn in.

Ms. Bokor explained that this home requires a recommendation to BZAP and then a recommendation to City Council. She explained the history of this application and showed photos of the home in context.

Mr. Floyd detailed changes to the sidewalk.

Ms. Bokor mentioned materials, eaves, and plan treatment.

Mr. Floyd discussed upgrades to the design regarding the aspects of the design in relation to the right of way.

Ms. Bokor shared her concerns about the design.

Mr. Heyer mentioned that the addition should mirror the details of the home's character. He encouraged the applicant and architect to refer to the Design Guidelines.

There was discussion about the right of way and a hold harmless agreement.

Mr. Heyer encouraged the applicant to familiarize himself with the Bexley environment.

Mr. Hall suggested involving a structural engineer.

The possibility of building in the right of way was discussed.

Mr. Hall said the cantilever needs to be addressed, as well as the details.

Mr. Calhoun echoed Mr. Heyer's feeling that the design does not feel like a front porch but is screaming for something that feels like a front porch and shared design opportunities to make it feel like a front porch.

The applicant explained the homeowner's desires.

It was determined that the project couldn't be rolled over onto Columbus Ave.

Mr. Scott suggested not building the right of way and said he doesn't support the design in its current iteration. He discussed the columns and Design Guidelines.

Chairperson Toney did not have additional comments.

Other options were discussed.

Motion to Table this application to the March 13, 2025 meeting by Mr. Scott, seconded by Mr. Calhoun; roll call: Hall-Yes, Calhoun-Yes, Scott-Yes, Heyer-No, Toney-Yes. MOTION PASSED.

7) Old Business

1) App No: BZAP 24-49

Address: 2300 Livingston

Applicant: Bill Downing

Owner: Bexley Apartments LLC

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to demolish the existing structure and build a new 3 story residential multi family structure.

George Tabit and Kevin Dreyfuss-Wells were sworn in.

Mr. Klingler discussed notice to residents with standing and recommended that after giving feedback to the applicant, the application be Tabled to the March 13, 2025 meeting.

Ms. Bokor stated her Staff Report includes a side-by-side comparison of the changes in the application.

The applicant discussed the most recent BZAP meeting and how this project is in line with the Livingston Avenue Plan; maps and public parks were discussed.

Mr. Dreyfuss-Wells mentioned the Livingston Avenue Plan, landscaping considerations, changes to the corner unit, building entry, and more.

Stephanie Bosco, 67 N Cassingham, was sworn in and explained she is secretary of the Bexley Community Improvement Corporation and spoke of the CIC's support of this project and history of the project.

Leah Turner, 953 Francis, was sworn in and stated her belief that the design is Improved. She also expressed safety concerns due to the grade and lack of fence.

It was determined that there is an 8' fence in the plan and it was stated that an existing retaining wall will be maintained.

Ms. Turner explained the nature of her safety concerns.

Mr. Hall stated he likes the improvements and noted safety concerns.

Mr. Calhoun also explained he appreciated the design upgrades and stated safety concerns should be addressed.

Mr. Heyer appreciated the design changes but mentioned his belief of some things to be changed, such as the roof. He stated there will need to be work on the details and suggested a gable. He encouraged the windows to be doubled from the southwest view. Mr. Heyer also mentioned the building materials and details and stated he would like to see this applicant again.

Mr. Scott said he was excited to see the changes and complimented the level of details and qualities. He discussed the roof connector piece, dormer, and more. He stated there should be additional refinement.

Mr. Calhoun had no additional comments.

Mr. Scott discussed safety concerns and encouraged the applicant to look at options.

Chairperson Toney stated the drawings have improved but also that she wants the connector to be changed. With the applicant, she discussed the height of the street in relation to the building and the addition of windows and detailing.

Motion to Table this application to the March 13, 2025 meeting by Mr. Heyer, seconded by Mr. Hall; roll call: Hall–Yes, Calhoun–Yes, Heyer–Yes, Scott–Yes, Toney–Yes. MOTION PASSED.

2) App No: BZAP 24-50

Address: 420 N Cassady

Applicant: Bill Downing

Owner: 420 N Cassady Ave. LLC

Request: The applicant is seeking architectural review approval and a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to demolish the existing structure and build a new 3 story mixed use multi-family residential structure.

The applicant stated suggestions from the previous meetings have been incorporated as they had been interpreted. There was detail about the pergola, soldier course, trellis, and awning.

Mr. Scott shared that he is in support of the project.

Mr. Heyer stated he appreciated the additional detail and requested brick detailing be flush and changes to the concrete base.

Mr. Hall had no additional comments.

Mr. Calhoun and Ms. Toney echoed previous comments.

Motion to Table this application to the March 13, 2025 meeting by Mr. Heyer, seconded by Mr. Calhoun; roll call: Hall–Yes, Calhoun–Yes, Scott–Yes, Heyer–Yes, Toney–Yes. MOTION PASSED.

8) Other Business

9) Adjourn

The meeting was adjourned.