



### ARB-25-9

(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: 2/13/2025

### Primary Location

28 MEADOW PARK AV  
Bexley, OH 43209

### Owner

Will & Shannon Woodfin  
Meadow Park 28 Bexley, Ohio 43209

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## Staff Review

ARB Mtg Date

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Tabled?

Staff Notes/ Conditions of approval

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## A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ? \*

Yes

Have you downloaded and reviewed the ARB application checklist?\*

Yes

**Brief Project Description :\***

One story addition to the south side of the existing house.

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

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## A.1: Applicant / Agent Information

Applicant Name\*

Amy Lauerhass

Applicant Address

753 Francis Ave. Bexley, Ohio 43209

Applicant Email\*

amy@lauerhassarchitecture.com

Applicant Phone\*

614-371-3523

Property Owner Name\*

Will & Shannon Woodfin

Property Owner phone

614-378-6811

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

Attached

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

03/13/2025

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

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## A.2: Fee Worksheet

Estimated Valuation of Project\*

250000

Architectural Review\*

Variance Review - Fill out a BZAP Application instead.



Appeal of ARB decision to BZAP

Appeal of BZAP decision to City Council

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

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## B: Project Worksheet: Property Information

Zoning type [?](#)

Single Family Residential

Other Classification

Zoning Classification [?](#)

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

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## B: Project Worksheet: Lot Info

Lot Width (ft) [?](#)

90

Lot Depth (ft) [?](#)

141

Total Area of lot (SF) [?](#)

12704

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2320

Proposed Addition (SF)

565

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

2885

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## B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

–

Proposed Addition (SF)

–

New Structure Type

Ridge Height

Proposed New Structure (SF)

–

Is there a 2nd Floor

–

Total of all garage and accessory structures (SF)

–

Total building lot coverage (SF)

2885

Total building lot coverage (% of lot)

22.7

Is this replacing an existing garage and/or accessory structure?

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)

1862

Existing Patio (SF)

250

Existing Private Sidewalk (SF)

380

Proposed Additional Hardscape (SF)

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Total Hardscape (SF)

2492

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

5377

Total overall lot coverage (% of lot)

42.3

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## C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House or Principal Structure

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

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New Roof Type

Metal

New Single Manufacturer

TBD

New Roof Style and Color

Standing Seam; Color TBD

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## C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Casement

Existing Window Materials

Aluminum Clad Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Casement/ Clad Wood/ Color TBD

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## C.1 Architectural Review Worksheet: Doors

Doors



Structure

—

Existing Entrance Door Type

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Existing Garage Door Type

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Door Finish

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Proposed Door Type

Proposed Door Style

Proposed Door Color

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## C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

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Proposed New Door Trim

Existing Window Trim

Other

Other Existing Window Trim

Proposed New Window Trim

Aluminum Wrapped

Fiber Cement or Aluminum-Wrapped

Trim Color(s)

Do the proposed changes affect the overhangs?

TBD

No

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## C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes



Other

Other Existing Finishes

Existing Finishes Manufacturer, Style, Color

Brick & Shake Siding

Proposed Finishes

Other Proposed Finishes

Other

Shake Siding




Proposed Finishes Manufacturer, Style, Color  
Style to match existing; color TBD


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.\*




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## 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