



## Architectural Review Board Meeting Agenda

March 13, 2025, 6:00 PM

Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued. (Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:

- To table the applicant only upon the applicant’s request.
- No action taken (no recommendation) - application proceeds to BZAP

| From the City of Bexley’s codified ordinance 1223.04 (Changes To Existing Structures Not Involving Demolition: Ord. 29-16. Passed 11-15-16.) |   |
|--|---|
| <b>(a)</b>   | The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the District in which the subject property is located. |
| <b>(b)</b>   | The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.                     |
| <b>(c)</b>   | In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:  |
|  | i. Architectural design, new or existing  |
|  | ii. Exterior materials, texture and color   |
|  | iii. Exterior details   |
|  | iv. Height and building mass  |
|  | v. Preservation of existing trees and significant landscape features.   |

Consent Agenda Items:

- 1) App No: ARB-25-8  
Address: 79 S Dawson  
Applicant: Amy Lauerhass  
Owner: Natalie White & Zach Rosen  
**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a one-story addition to the rear of the home.  
**Background:** The applicant is before the Board for the first time.  
**Staff Comments:** This proposed renovation/addition is in keeping with the existing architecture and is appropriate and will be an improvement to this space.  
**Recommendation:** Staff supports approving this application as a consent agenda item with any conditions of the Board.
  
- 2) App No: ARB-25-9  
Address: 28 Meadow Park  
Applicant: Amy Lauerhass  
Owner: Will & Shannon Woodfin  
**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a one-story addition to the south side of the existing home.  
**Background:** The applicant is before the Board for the first time.  
**Staff Comments:** This proposed renovation/addition is in keeping with the existing architecture.  
**Recommendation:** Staff supports approving this application as a consent agenda item with any conditions of the Board.
  
- 3) App No: ARB-25-10  
Address: 331 S Parkview  
Applicant: Amy Lauerhass  
Owner: Tom & Caitlin Vetter  
**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for the removal of old additions at the rear of the existing home and the addition of a one and two-story additions to the rear and a new detached garage.  
**Background:** The applicant is before the Board for the first time.  
**Staff Comments:** This proposed renovation/addition is in keeping with the existing architecture and is appropriate and will be an improvement to this space.  
**Recommendation:** Staff supports approving this application as a consent agenda item with any conditions of the Board.
  
- 4) App No: ARB-25-11  
Address: 225 N Columbia

Applicant: Dan Morgan

Owner: Holly Kastan

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition to the existing home.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This purposed renovation/addition is in keeping with the existing architecture.

**Recommendation:** Staff supports approving this application as a consent agenda item with any conditions of the Board.

5) App No: ARB-25-13

Address: 56 N Stanwood

Applicant: Seth Trance

Owner: Randy and Anna Sokol

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a three-season room addition to the rear and side yard.

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This purposed renovation/addition is in keeping with the existing architecture and is appropriate and will be an improvement to this space.

**Recommendation:** Staff supports approving this application as a consent agenda item with any conditions the Board may have.

6) App No: BZAP-25-7

Address: 2463 E Main Street

Applicant: Andrew Rosenthal

Owner: 2463 E Main Street Holdings LLC

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness to remove failed brick lintel at storefront openings, replace storefront below and masonry above and paint entry front and make miscellaneous repairs and updates at rear of building (reclad awnings, paint, replace lights).

**Background:** The applicant is before the Board for the first time.

**Staff Comments:** This purposed renovation/addition is in keeping with the existing architecture and is appropriate and will be an improvement to this space.

**Recommendation:** Staff supports approving this application as a consent agenda item with any conditions the Board may have.

#### Tabled Items:

1) App No: BZAP-25-1

Address: 188 N Cassingham

Applicant: Stephen Miller

Owner: Dmitriy & Nadia Kasvin

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition and attached garage in the side yard setback.

- 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.

- 3) 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.

- 4) 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.

- 5) App No: ARB-25-12  
Address: 791 S Roosevelt  
Applicant: Stefany Risner  
Owner: Paul Hunt

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition to the rear of the existing home.

**Background:** The applicant is before the Board for the first time.

#### New Business:

- 1) App. No: ARB-25-4  
Address: 680 Grandon  
Applicant: JD Bagley  
Owner: Kenneth Slenkovich

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for a new spa with paver patio and a pergola.

**Background:** The applicant is before the Board for the first time.

**Considerations:**

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

**Staff Comments:** Staffs only concern for this project was the chain link fence that would be transparent and was going to recommend screening. However, in visiting the site observed a new fence that has been constructed on the south property line. As a recommendation staff would still like to see arborvitae planted as well along the fence line but this would only be a recommendation not a condition.

**Recommendation:** Staff recommends approving this project noting that the south property line has a new, opaque fence currently and not a chain link fence.

2) App. No: ARB-25-5  
Address: 86 S Cassady  
Applicant: Coleman Fitch  
Owner: Coleman Fitch

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness to demolish the previous addition and existing detached garage and replace with a new addition to the existing home and a new attached garage.

**Background:** The applicant is before the Board for the first time.

**Considerations:**

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

**Staff Comments:** Requested traditional elevations from the architect which have been posted to the website.

**Recommendation:** Staff supports approving this application with clarification of the heights/materials, etc...

3) App. No: ARB-25-6  
Address: 2557 East Broad  
Applicant: Stephanie Hayward  
Owner: Kelly and Jacquelin Gebert

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness to enclose a front porch and add a mud room to the rear of the

existing home.

**Background:** The applicant is before the Board for the first time.

**Considerations:**

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

**Staff Comments:** This proposed renovation/addition is in keeping with the existing architecture and is appropriate and will be an improvement to this space.

**Recommendation:** Staff supports approving this application with any conditions of the Board.

4) App No: ARB-25-7

Address: 125 N Cassingham

Applicant: Daniel Albeit

Owner: Dan & Katie McDonough

**Request:** The applicant is seeking architectural review and approval for a Certificate of Appropriateness for an addition, new front doors and an interior remodel.

**Background:** The applicant is before the Board for the first time.

**Considerations:**

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

**Staff Comments:** This proposed renovation/addition is in keeping with the existing architecture as it is filling in already existing structure. Given that the form of the space already exists staff feels it extremely important that the windows (shape, size, grids, trim, etc...) be the element that ties this structure architecturally to the rest of the home. The applicant has been working with staff on this and will likely bring window details/window package to the hearing.

**Recommendation:** Staff supports approving this application with any condition of the Board and the condition that the applicant continue to work with staff on details.

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.

**Background:** The applicant is before the Board for the first time.

**Considerations:**

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

**Staff Comments:** The applicant has taken the critique of the Board at the February meeting and incorporated the changes into the plan. The applicant has provided details of last month's proposal, Board critique and the newest proposal in a presentation available on the website and will be show at the Board meeting.

**Recommendation:** Staff supports recommending this to the Board of Zoning and Planning for final design approval and a Certificate of Appropriateness.

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.

**Background:** The applicant is before the Board for the first time.

**Considerations:**

- Siting: The siting of this renovation/addition is appropriate in relation to the existing homes on the street and the lot.
- Massing: The massing of this building is in scale with the neighboring structures and the homes surrounding this home.
- Compatibility: All material, elements, windows, etc... of the new structure are compatible with the existing structure.
- Adheres to Criteria of Architectural Appropriateness.

**Staff Comments:** All changes requested by the ARB have been done.

**Recommendation** Staff supports recommending this to the Board of Zoning and Planning for final design approval and a Certificate of Appropriateness.