

## ARB-25-20

(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: 3/13/2025





### Primary Location

106 N ARDMORE RD  
Bexley, OH 43209

### Owner

PAUL & MARIAN KNOX  
N ARDMORE RD 106 BEXLEY, OH 43209

### Applicant

 Amy Lauerhass  
 614-371-3523  
 amy@lauerhassarchitecture.com  
 753 Francis Ave.  
Bexley, Ohio 43209

## Staff Review

### ARB Mtg Date

04/10/2025

### Tabled?

—

### Staff Notes/ Conditions of approval

### Zoning Analysis

## 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 :\*

Addition of a front porch

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\*

Paul & Marian Knox

Property Owner phone

614-253-9046

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)\*

04/10/2025

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\*

25000

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

R-6

Zoning Classification [?](#)

R-6 (35% Building and 60% Overall)

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## B: Project Worksheet: Lot Info

Lot Width (ft) [?](#)

50

Lot Depth (ft) [?](#)

142

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

7100

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## B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1186

Proposed Addition (SF)

54

Removing (SF)

—

Type of Structure

Proposed New Primary Structure or Residence (SF)

—

Total Square Footage

1240

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

Existing Footprint (SF)	Proposed Addition (SF)
412	—
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)
412	1652
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
23	—

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## B: Project Worksheet: Hardscape

Existing Driveway (SF)	Existing Patio (SF)
1730	46
Existing Private Sidewalk (SF)	Proposed Additional Hardscape (SF)
380	—
Total Hardscape (SF)	
2156	

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## B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)	Total overall lot coverage (% of lot)
3808	53.4

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## C.1 Architectural Review Worksheet: Roofing

Roofing	Structure
<input checked="" type="checkbox"/>	House or Principal Structure
Existing Roof Type (Please Note: slate, clay tile or wood shake require supporting information for Board Review)	New Roof Type
Arch. Dimensional Shingles	Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

To Match Existing

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## C.1 Architectural Review Worksheet: Windows

Windows

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Structure

—

Existing Window Type

—

Existing Window Materials

—

New Window Manufacturer

New Window Style/Mat./Color

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## C.1 Architectural Review Worksheet: Doors

Doors

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Structure

—

Existing Entrance Door Type

—

Existing Garage Door Type

—

Door Finish

—

Proposed Door Type

Proposed Door Style

Proposed Door Color

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## C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

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Existing Door Trim

—

Proposed New Door Trim

Existing Window Trim

—

Proposed New Window Trim

Trim Color(s)

Do the proposed changes affect the overhangs?

—

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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.\*

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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)

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 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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 Applicant has been advised that Landscape Designer/Architect must be present at meeting

☐




Attachments

	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> 106 N.Ardmore PLAN ELEV.pdf Uploaded by Amy Lauerhass on Mar 13, 2025 at 2:36 PM	REQUIRED
	<b>Photographs (required)</b> 106 N. Ardmore PHOTO.pdf Uploaded by Amy Lauerhass on Mar 13, 2025 at 2:36 PM	REQUIRED
	<b>Site Plan</b> 106 N.Ardmore SITE.pdf Uploaded by Amy Lauerhass on Mar 13, 2025 at 2:36 PM	REQUIRED
	<b>Permission for Agent to represent owner.</b> 106 N.Ardmore OWN PERM.pdf Uploaded by Amy Lauerhass on Mar 14, 2025 at 2:00 PM	

## Record Activity

Amy Lauerhass started a draft Record	03/13/2025 at 2:30 pm
Amy Lauerhass added file 106 N.Ardmore PLAN ELEV.pdf	03/13/2025 at 2:36 pm
Amy Lauerhass added file 106 N. Ardmore PHOTO.pdf	03/13/2025 at 2:36 pm
Amy Lauerhass added file 106 N.Ardmore SITE.pdf	03/13/2025 at 2:36 pm
Amy Lauerhass submitted Record ARB-25-20	03/13/2025 at 2:36 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-20	03/13/2025 at 2:36 pm
OpenGov system completed payment step Payment on Record ARB-25-20	03/13/2025 at 2:37 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-20	03/13/2025 at 2:37 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-20	03/13/2025 at 2:37 pm
Amy Lauerhass added file 106 N.Ardmore OWN PERM.pdf to Record ARB-25-20	03/14/2025 at 2:00 pm
Matt Klingler changed form field entry ARB Mtg Date from "" to "04/10/2025" on Record ARB-25-20	03/27/2025 at 11:09 am
Matt Klingler approved approval step Application processing on Record ARB-25-20	03/27/2025 at 11:09 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-20	03/27/2025 at 11:09 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-25-20	03/27/2025 at 11:09 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-20	03/27/2025 at 11:09 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-20	03/27/2025 at 11:09 am
Matt Klingler added Record ARB-25-20 to project April ARB	03/27/2025 at 4:41 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	3/13/2025, 2:36:52 PM	3/13/2025, 2:37:38 PM	Amy Lauerhass	-	Completed
 Application processing	3/13/2025, 2:37:39 PM	3/27/2025, 11:09:30 AM	Colleen Tassone	-	Completed
 Zoning Officer	3/27/2025, 11:09:30 AM	-	Matt Klingler	-	Active
 Design Planning Consultant	3/27/2025, 11:09:30 AM	-	Karen Bokor	-	Active
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive