

ARB-25-26

(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.

Primary Location

973 MONTROSE AV Bexley, OH 43209

Owner

CHARLES O LEINBACH MONTROSE AV 973 BEXLEY, OH 43209

Applicant

Oliver Leinbach 614-486-8833

@ cleinbach@gmail.com

973 Montrose Ave
 2890 Asbury Dr 43221
 Bexley, Ohio 43209

Applicant / Agent Information

Applicant Name*

Status: Active

Submitted On: 5/12/2025

Charles Leinbach

Applicant Email*

cleinbach@gmail.com

Property Owner Name*

Oliver Charles Leinbach

Applicant Address

973 Montrose Av

Applicant Phone*

614 486 8833

Property Owner phone or Email*

cleinbach@gmail.com

If owner will not be present for review hearing, you must submit a permission s	slip to
represent the owner 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)*

06/12/2025

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

Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description:*

garage replacement

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 ? *

No

Please click all below that apply to your project

Architecture Review	Complete Demolition/ New Build		
	✓		
Front porch ②	Corner Lot ②		
Rear yard addition ②	Side yard addition ②		
Sign Review	Commercial Project		
Fac Markala a ak			
Fee Worksheet			
Estimated Valuation of Project*			
25000			
23000			
*Places refer to Paylov andified ordinances	coation 244 for the feet cohodule		
*Please refer to Bexley codified ordinances section 244 for the fees schedule			
Lot Coverage Information			
Zoning District* ②	Lot Width* ②		
_	50		
Lot Depth* ②	Total sq. ft. area of Lot ②		
131	6550	+= ×=	

Here	
What is your proposed building coverage* ② —	What is your proposed lot coverage?* ② —
Are you proposing to modify the existing principal structure or build a new one?*	
B.2: PRIMARY Structure Coverage	e Information
☐ PRIMARY Structure FOOTPRINT (SF)* ②	⊞ Building FOOTPRINT (sq ft) being removed
1284	450
Total proposed square footage of Primary Structure* 1284	
Detached Garage	
Are you modifying or building a new garage as a part of this project?	Distance from Primary Structure (ft)* 25

B.4: Hardscape Coverage Information

If you need help find the zoning district, please refer to the Bexley zoning map Click

B.5: Total Area Lot Coverage Information

© Total Area of all Buildings * ②

1834

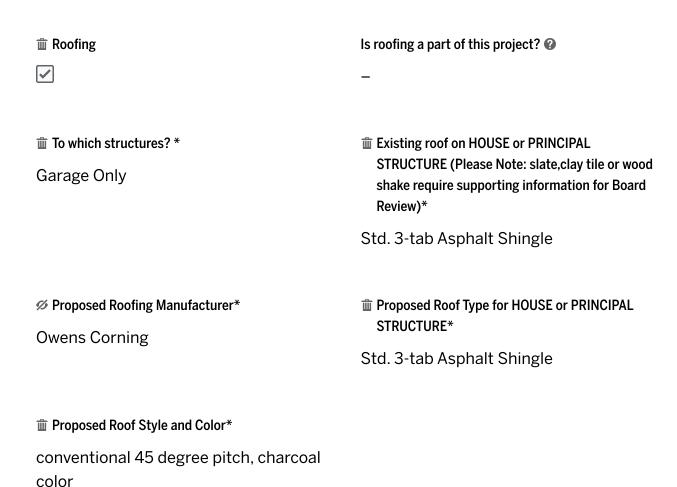
2834

% of proposed building coverage

28

71.26717557251908

Architectural Review Worksheet: Roofing



Architectural Review Worksheet: Windows

Windows	Are windows a part of this project? ②			
	_			
∰ On which structure?*	Ⅲ Existing Window Materials*			
Garage Only	Wood			
Ⅲ New Window Style/Mat./Color*				
6 pane				
Architectural Review Worksheet: Doors				
Doors	Are doors a part of this project?*			
	_			
iii On which Structure(s)*	Ⅲ Existing Entrance Door Type*			
Garage Only	Wood			
m Proposed Entrance Door Type or Style*	m Proposed Entrance Door Finish*			
standard	Painted			
Dropood Entrance Door Color*	Transpard Deer Stude			
	m Proposed Door Style			
white	solid, no glass			
☆ Existing Garage Door Type*				
Wood				

Architectural Review Worksheet: Exterior Trim

m Exterior Trim	Is exterior trim a part of this project?* ②
	-
Do the proposed changes affect the overhangs?	□ Proposed New Door Trim*
No	white paint
Troposed New Window Trim white paint	

Architectural Review Worksheet: Exterior Wall Finishes

m Exterior Wall Finishes

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Are exterior wall finishes a part of this project? *

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m Proposed Finishes

Aluminum Siding

What are proposed finishes Manufacturer, Style & Color*

colonial blue, factory 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.*



Understanding of Process

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.*

No signature