

ARB-25-27

(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: 5/13/2025





Primary Location

821 GRANDON AV
Bexley, OH 43209

Owner

Jerry Haas
Grandon av 821 Bexley, OH 43209

Applicant

 Taylor Sommer
 937-260-7927
 hisandhersarchitects@gmail.com
 7422 Silverleaf Ct
Columbus, Ohio 43235

Staff Review

ARB Mtg Date

06/12/2025

Tabled?

—


Staff Notes/ Conditions of approval

Zoning Analysis

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

Brief Project Description :*

2 1/2 story addition to the rear of an existing 2 story home, raising the existing roof by 3' in order to make this possible, a second story deck off the rear of the addition, and replacing an existing 1 car garage with a new 2 car garage.

Have you downloaded and reviewed the ARB application checklist?* 

Yes

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



Yes

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

☐

A.2: Applicant / Agent Information

Applicant Name*

Taylor Sommer

Applicant Address

7422 Silverleaf Ct, Columbus

Applicant Email*

hisandhersarchitects@gmail.com

Applicant Phone*

9372607927

Property Owner Name*

Jerry & Lisa Haas

Property Owner phone or Email*

lisajerryhaas@gmail.com

If owner will not be present for review hearing, you must submit a permission to represent 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

A.3: Fee Worksheet

Estimated Valuation of Project*

450000

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

B.1: Lot Information

Lot Width* ?

40

Lot Depth* ?

127

Total sq. ft. area of Lot ?

5080



If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](#)

B.2: PRIMARY Structure Coverage Information

PRIMARY Structure FOOTPRINT (SF)* ?

615

Proposed Addition FOOTPRINT (SF)* ?

473

Building FOOTPRINT (sq ft) being removed

0

Total Square Footage of Primary Structure* ?

1088

B.3: ACCESSORY Structure Info (Garage, Decks, Pergolas, Etc)

Existing Footprint (SF)

595

Proposed Addition (SF)

122

New Structure Type

Replace garage & new deck

Ridge Height

17'-10 1/4"

Proposed New Structure (SF)

400

Is there a 2nd Floor

No

Total sq. ft. all accessory structures

691

New building sq. ft. lot coverage*

2255

B.4: Hardscape Coverage Information

Existing Driveway (SF)*

344

Existing Patio (SF)

153

Existing Private walkways (SF) ?

330

New added Hardscape (SF)

260

B.5: Total Area Lot Coverage Information

Total Area of all Buildings * ?

1780

Total Area of Buildings & Hardscape* ?

2255

% of building coverage

35.039370078740156



% of Total lot coverage

79.42913385826772



B.6: Primary Structure Setbacks

Font Yard * ?

32.75

Rear Yard* ?

44.25

Side yard #1 setback* ?

6.75

Side yard #2 setback* ?

8.5

Accessory Structure Setback #1

Distance from Primary Structure

20

Access. Structure Rear Yard Setback

4

Access. Structure Side Yard Setback #1

3

Access. Structure Side Yard Setback #2

17.25

Do have a second Accessory Structure on the property?

No

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

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

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

cambridge

New Roof Style and Color

Harvard Slate

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

Champion

New Window Style/Mat./Color

match existing exactly

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House & Garage

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

Insulated Metal

Door Finish

Painted

Proposed Door Type

See drawings

Proposed Door Style

See drawings

Proposed Door Color

PPG Free Reign

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Wood Composite

Proposed New Door Trim

Hardie

Existing Window Trim

Vinyl

Proposed New Window Trim

Match existing Vinyl

Trim Color(s)

PPG Free Reign

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

☒

Existing Finishes

Stucco

Existing Finishes Manufacturer, Style, Color

PPG Cracked Slate

Proposed Finishes

Other

Other Proposed Finishes

Hardie

Proposed Finishes Manufacturer, Style, Color

Hardie B&B - PPG Tin Lizzie & Hardie Shake - staggered edge - PPG Free Reign

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

☐







Attachments

	Architectural Plans which include Exterior Elevations and floor plans of existing and proposed 2025.05.13.pdf Uploaded by Taylor Sommer on May 13, 2025 at 12:04 PM	REQUIRED
	Photographs (required) 2025.05.13 Photos.pdf Uploaded by Taylor Sommer on May 13, 2025 at 12:03 PM	REQUIRED
	Site Plan 2025.05.13 Site.pdf Uploaded by Taylor Sommer on May 13, 2025 at 12:03 PM	REQUIRED

Record Activity

Taylor Sommer started a draft Record	05/12/2025 at 2:29 pm
Taylor Sommer added file 2025.05.13.pdf	05/13/2025 at 11:51 am
Taylor Sommer removed file 2025.05.13.pdf	05/13/2025 at 12:03 pm
Taylor Sommer added file 2025.05.13 Photos.pdf	05/13/2025 at 12:03 pm
Taylor Sommer added file 2025.05.13 Site.pdf	05/13/2025 at 12:03 pm
Taylor Sommer added file 2025.05.13.pdf	05/13/2025 at 12:04 pm
Taylor Sommer submitted Record ARB-25-27	05/13/2025 at 12:07 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-27	05/13/2025 at 12:07 pm
OpenGov system completed payment step Payment on Record ARB-25-27	05/13/2025 at 12:09 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-27	05/13/2025 at 12:10 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-27	05/13/2025 at 12:10 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "06/12/2025" on Record ARB-25-27	05/14/2025 at 9:55 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/13/2025, 12:07:33 PM	5/13/2025, 12:09:59 PM	Taylor Sommer	-	Completed
 Application processing	5/13/2025, 12:10:00 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive