

## ARB-25-29

(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: 5/14/2025





## Primary Location

2431 ELM AV  
Bexley, OH 43209

## Owner

Adrienne & Kevin Jett  
Elm Ave. 2431 Bexley, OH 43209

## Applicant

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

## Staff Review

### ARB Mtg Date

06/12/2025

### Tabled?

—

### Staff Notes/ Conditions of approval

### Zoning Analysis

## 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\*

Kevin & Adrienne Jett

### Property Owner phone or Email\*

kevin\_jett@yahoo.com

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

Attached.



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

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## Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

**Brief Project Description :\***

Addition of second story over existing one-story section of house; addition of side entry porch

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

☐

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## Fee Worksheet

**Estimated Valuation of Project\***

150000

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

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## Lot Coverage Information

Zoning District\* ?

—

Lot Width\* ?

50

Lot Depth\* ?

135

Total sq. ft. area of Lot ?

6750



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

What is your proposed building coverage\* ?

—

What is your proposed lot coverage?\* ?

—

Are you proposing to modify or build a new primary structure?\*

—

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## B.2: PRIMARY Structure Coverage Information

PRIMARY Structure FOOTPRINT (SF)\* ?

1510

Proposed Addition FOOTPRINT (SF)\* ?

85

Total proposed square footage of Primary Structure\* ?

1595

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## Detached Garage

Are you modifying or building a new garage as a part of this project?

—

Distance from Primary Structure (ft)\*

—

Detached Garages located closer than 10 ft to the Primary Structure need a variance. A BZAP form needs filled out or call the Zoning Director at 614-559-4243

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## B.4: Hardscape Coverage Information

Existing Driveway (SF)\*

1340

Existing Patio (SF)



261

Existing Private walkways (SF) ?


70



B.5: Total Area Lot Coverage Information

 Total Area of all Buildings \* 

1930

 Total Area of Buildings & Hardscape\* 

1671

% of proposed building coverage

28.59259259259259



% of proposed lot coverage

53.34814814814815




Architectural Review Worksheet: Roofing

 Roofing




Are you proposing to replace or modify the roofing?

—

 To which structures? \*

House or Principal Structure

 Existing roof on HOUSE or PRINCIPAL STRUCTURE (Please Note: slate,clay tile or wood shake require supporting information for Board Review)\*


Std. 3-tab Asphalt Shingle

 Proposed Roof Type for HOUSE or PRINCIPAL STRUCTURE\*

Wood Shake

 Proposed Shingle Manufacturer\*

To Match Existing

 Proposed Roof Style and Color\*

To Match Existing


Architectural Review Worksheet: Windows

 Windows



Replacing Windows?

—

 On which structure?\*

House or Principal Structure

 Existing Window Type\*

Double Hung

 Existing Window Materials\*

Aluminum Clad Wood

 Proposed Window Manufacturer\*

To Match Existing

 New Window Style/Mat./Color\*

To Match Existing



# Architectural Review Worksheet: Doors

🗑 Doors



Replacing doors?\*

—

✂ On which Structure(s)\*

House or Principal Structure

✂ Existing Entrance Door Type\*

Fiberglass

✂ Proposed Entrance Door Type or Style\*

Entry

✂ Proposed Entrance Door Finish\*

Painted

✂ Proposed Entrance Door Color\*

White to Match Existing

🗑 Proposed Door Style

Patio

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# Architectural Review Worksheet: Exterior Trim

🗑 Exterior Trim



Modifying and/or replacing exterior door trim?\*

—

✂ Proposed New Door Trim\*

Aluminum-Wrapped Wood

Modifying and/or changing window trim?\*

—

✂ Proposed New Window Trim

Aluminum-Wrapped Wood

✂ Trim Color(s)

Beige to match existing

Do the proposed changes affect the overhangs?

No

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# Architectural Review Worksheet: Exterior Wall Finishes

🗑 Exterior Wall Finishes



Modifying existing and/or installing new exterior finishes?\*

—

🗑 Existing Finishes

Other

🗑 Other Existing Finishes

Brick & Vinyl



🗑 Proposed Finishes

Vinyl Siding

✂ What are proposed finishes Manufacturer, Style & Color\*

To Match Existing




 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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## 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

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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





☐

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

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## Attachments

	<b>Architectural Plans which include Exterior Elevations and floor plans of existing and proposed</b> <b>REQUIRED</b> 2431 Elm PLAN ELEV.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 2:19 PM
	<b>Photographs (required)</b> <b>REQUIRED</b> 2431 Elm PHOTO.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 2:20 PM
	<b>Site Plan</b> <b>REQUIRED</b> 2431 Elm SITE.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 2:20 PM
	<b>Permission for Agent to represent owner.</b> 2431 Elm OWN PERM.pdf Uploaded by Amy Lauerhass on May 14, 2025 at 2:20 PM







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## Record Activity

Amy Lauerhass started a draft Record	05/14/2025 at 2:04 pm
Amy Lauerhass added file 2431 Elm PLAN ELEV.pdf	05/14/2025 at 2:19 pm
Amy Lauerhass added file 2431 Elm PHOTO.pdf	05/14/2025 at 2:20 pm
Amy Lauerhass added file 2431 Elm SITE.pdf	05/14/2025 at 2:20 pm
Amy Lauerhass added file 2431 Elm OWN PERM.pdf	05/14/2025 at 2:20 pm
Amy Lauerhass submitted Record ARB-25-29	05/14/2025 at 2:20 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-29	05/14/2025 at 2:20 pm
OpenGov system completed payment step Payment on Record ARB-25-29	05/14/2025 at 2:21 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-29	05/14/2025 at 2:21 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-29	05/14/2025 at 2:21 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "06/12/2025" on Record ARB-25-29	05/15/2025 at 8:59 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/14/2025, 2:20:39 PM	5/14/2025, 2:21:29 PM	Amy Lauerhass	-	Completed
 Application processing	5/14/2025, 2:21:29 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive