

ARB-25-30

(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

111 S ROOSEVELT AV
Bexley, OH 43209

Owner

Erin Kopp & Margaret Rosencrans
South Roosevelt Ave. 111 Bexley, Ohio 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*

Erin Kopp & Margaret Rosencrans

Property Owner phone or Email*

614-551-2370

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

Will be 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


Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :*

Second story addition over existing one-story section of house

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

☐

Fee Worksheet

Estimated Valuation of Project*

250000

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

Lot Coverage Information

Zoning District* ?	Lot Width* ?
—	50
Lot Depth* ?	Total sq. ft. area of Lot ?
140.98	<div>7049<div></div></div>

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?*	
—	

B.2: PRIMARY Structure Coverage Information

<div>PRIMARY Structure FOOTPRINT (SF)* ?</div>	<div>Total proposed square footage of Primary Structure* ?</div>
1191	1191

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



B.4: Hardscape Coverage Information

<div>Existing Driveway (SF)*</div>	<div>Existing Patio (SF)</div>
1085	588
<div>Existing Private walkways (SF) ?</div>	
142	

B.5: Total Area Lot Coverage Information

 Total Area of all Buildings * 

1550

 Total Area of Buildings & Hardscape* 

1815

% of proposed building coverage

21.988934600652573



% of proposed lot coverage

47.737267697545754




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*

Std. 3-tab Asphalt Shingle

 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*

Marvin

 New Window Style/Mat./Color*

Match existing Marvin windows

Architectural Review Worksheet: Doors

Doors



Replacing doors?*

—

On which Structure(s)*

House or Principal Structure

Existing Entrance Door Type*

Wood

Proposed Entrance Door Type or Style*

Entry

Proposed Entrance Door Finish*

Painted

Proposed Entrance Door Color*

White

Proposed Door Style

Glass

Architectural Review Worksheet: Exterior Trim

Exterior Trim



Modifying and/or replacing exterior door trim?*

—

Existing Door Trim Material*

Std. Lumber Profile

Modifying and/or changing window trim?*

—

Existing Window Trim*

Other

Other Existing Window Trim*

Aluminum-wrapped wood (orig.) + fiber cement (addition)

Proposed New Window Trim

fiber cement

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Modifying existing and/or installing new exterior finishes?*

—

Existing Finishes


Other

Other Existing Finishes

Stone & Fiber cement

 Existing Finishes Manufacturer, Style, Color

Lap Siding/ Beige

 Proposed Finishes



Other

 Other Proposed Finishes

Fiber Cement


 What are proposed finishes Manufacturer, Style & Color*

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.*

☒

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

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 REQUIRED
111 S.Roosevelt PLAN ELEV.pdf	
Uploaded by Amy Lauerhass on May 14, 2025 at 3:20 PM	

	Photographs (required) REQUIRED
111 S.Roosevelt PHOTO.pdf	
Uploaded by Amy Lauerhass on May 14, 2025 at 3:20 PM	



Record Activity

Amy Lauerhass started a draft Record	05/14/2025 at 2:53 pm
Amy Lauerhass added file 111 S.Roosevelt PLAN ELEV.pdf	05/14/2025 at 3:16 pm
Amy Lauerhass removed file 111 S.Roosevelt PLAN ELEV.pdf	05/14/2025 at 3:17 pm
Amy Lauerhass added file 111 S.Roosevelt PLAN ELEV.pdf	05/14/2025 at 3:20 pm
Amy Lauerhass added file 111 S.Roosevelt PHOTO.pdf	05/14/2025 at 3:20 pm
Amy Lauerhass added file 111 S. Roosevelt SITE.pdf	05/14/2025 at 3:21 pm
Amy Lauerhass submitted Record ARB-25-30	05/14/2025 at 3:22 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-30	05/14/2025 at 3:22 pm
OpenGov system completed payment step Payment on Record ARB-25-30	05/14/2025 at 3:22 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-30	05/14/2025 at 3:22 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-30	05/14/2025 at 3:22 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "06/12/2025" on Record ARB-25-30	05/15/2025 at 9:12 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
Payment	5/14/2025, 3:22:11 PM	5/14/2025, 3:22:54 PM	Amy Lauerhass	-	Completed
Application processing	5/14/2025, 3:22:54 PM	-	Colleen Tassone	-	Active
Zoning Officer	-	-	-	-	Inactive
Design Planning Consultant	-	-	-	-	Inactive
Architectural Review Board	-	-	-	-	Inactive
Architectural Review Approval Letter	-	-	-	-	Inactive