



Architectural Review Board Meeting Agenda

June 12, 2025, 6:00 PM

Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued. (Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:

- To table the applicant only upon the applicant's request.
- No action taken (no recommendation) - application proceeds to BZAP

	From the City of Bexley's codified ordinance 1223.04 (Changes to Existing Structures Not Involving Demolition: Ord. 29-16. Passed 11-15-16.)
(a)	The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the district in which the subject property is located.
(b)	The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.
(c)	In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:
	i. Architectural design, new or existing
	ii. Exterior materials, texture and color
	iii. Exterior details
	iv. Height and building mass
	v. Preservation of existing trees and significant landscape features.

Consent agenda items: (All conditions have been accepted by the applicants)

- 1) App No: ARB-25-24
Address: 131 N Cassingham
Applicant: Pete Foster
Owner: Thomas Diehl
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to for an addition of a new front porch to the east side of the existing two-story home.
- 2) App No: ARB-25-29
Address: 2431 Elm
Applicant: Amy Lauerhass
Owner: Kevin and Adrienne Jett
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for an addition of a second story over existing one-story and an addition of a side entry porch.
- 3) App No: ARB-25-30
Address: 111 S Roosevelt
Applicant: Amy Lauerhass
Owner: Erin Kopp and Margaret Rosencrans
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for a second story addition over an existing one-story structure.
- 4) App No: BZAP-25-23
Address: 112 N Parkview
Applicant: Amy Lauerhass
Owner: Dave Hannallah and Kristin Foley
Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness for a one-story addition on north side of the residence to enlarge garage.

Requests for Tabling to the July 17,2025 ARB meeting:

- 1) App No: BZAP-25-16
Address: 103 S Cassingham
Applicant: Amy Lauerhass
Owner: Chris and Rachel Kappas
Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to demolish a current garage and build a new garage.

- 2) App. No: BZAP-25-18
Address: 653 Euclaire
Applicant: David Lipp
Owner: David Lipp

Request: The applicant is seeking architectural review and approval for a Certificate of Appropriateness to build an attached patio covering.

New Business:

- 1) App No: ARB-25-26
Address: 973 Montrose
Applicant: Charles Leinbach
Owner: Oliver Charles Leinbach

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to replace the existing garage.

Background: The applicant is before the Board for the first time.

Staff Comments: The proposed garage design is very conceptual at this point and does not include important information about heights, details, elevations, etc... Staff can work with the applicant to complete the design proposal to the level of detail for the Board. Pictures are included in the packet – the new design should match the home in detail as well as color and materials.

Recommendation: Staff is comfortable with an approval conditioned on working with staff on the design and details or with a table to return to Board next month.

- 2) App No: ARB-25-27
Address: 821 Grandon
Applicant: Taylor Sommer
Owner: Jerry Haas

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to add a 2 ½ story addition to the rear of an existing 2 story home, raising the existing roof by 3' 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.

Background: The applicant is before the Board for the first time.

Staff Comments: While there is some concern and confusion about the need for a variance for this proposed addition/renovation staff would like to have ARB critique the design which may in turn influence the need for a variance. In reviewing this proposal there are a few items that concern staff – the “porkchop” eaves, the second story balcony in the rear, the column details, and the color choices should be studied and refined to match and compliment the existing structure.

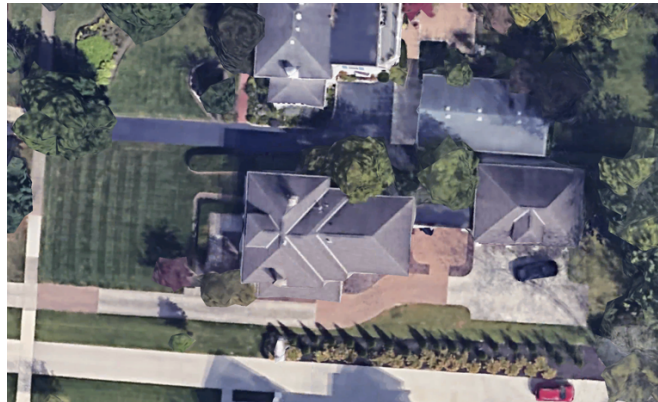
Recommendation: Staff would recommend an approval with conditions or a recommendation (depending on the zoning determination) with any conditions the Board may have.

- 3) App No: BZAP-25-27
Address: 410 S Columbia
Applicant: Catherine Williamson
Owner: Rebecca and Mark Dausen

Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to replace the existing open-air breezeway, incorporate a mudroom and additional living space.

Background: The applicant is before the Board for the first time.

Staff Comments: This application was completed before the deadline for new materials but was uploaded under the ARB application and not the BZAP application (the need for a variance necessitated and refiling under a BZAP number). Because of the late posting of this application staff has discussed the possibility that the Board and neighbors may not have had the time to thoroughly review the materials. This new addition will replace an existing attached breezeway that received a variance. (Below)



This new infill will create a wall on the north side of the home that is much

different in scale than what currently exists. The new addition is taller than the existing masses abutting it and changes the scale of this home. Details such as materials, color, dimensions...are missing but there is enough here to send it to BZAP to determine zoning before moving ahead with design development.

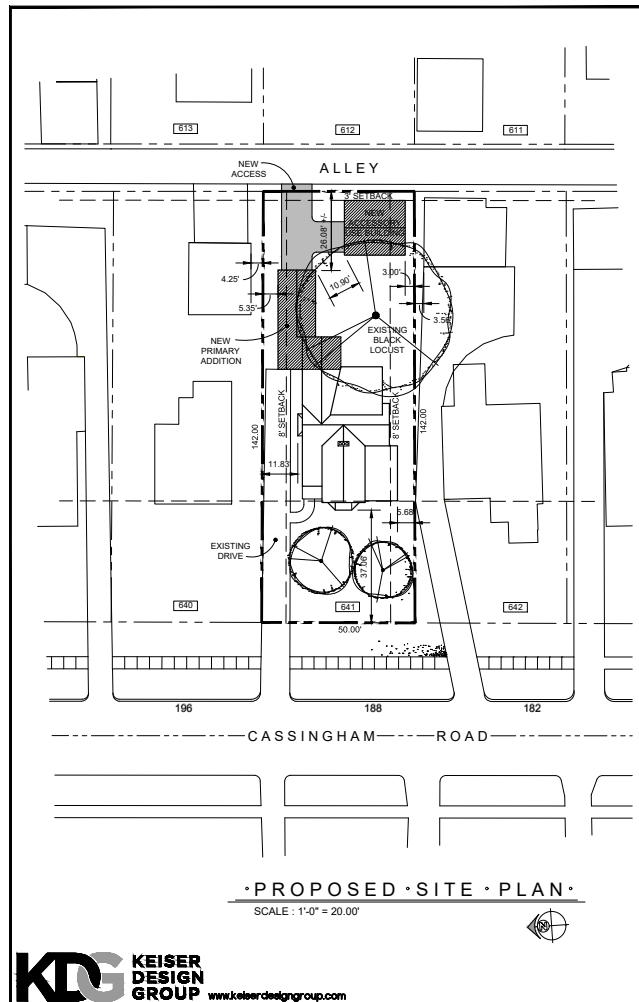
Recommendation: Staff would like to move ahead with a preliminary review and move this application to BZAP. If zoning is approved a remand back to ARB for final design approval is recommended.

Old Business

- 1) App No: BZAP-24-37
Address: 2775 Powell
Applicant: Brian and Katie Shepard
Owner: Brian and Katie Shepard
Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for the approval of a Certificate of Appropriateness to build a new garage at the rear of the property.
Background: This application was before the Board in the fall of 2024 with a much larger project that was not acceptable to the Board.
Staff Comments: The applicant has worked to reduce the heights, area, footprint... for a more appropriate design. The drawings are still lacking notes about materials and colors. Details should be refined to more appropriately match the primary structure. For example, the eaves should be designed to match the eaves on the house, the dormers should be smaller and not built to the ridge line, the cover over the entry should attach below the roof.
Recommendation: Staff supports moving this to BZAP with the condition that the design be remanded back to ARB or staff for final design approval.

- 2) App No: BZAP-25-1
Address: 188 N Cassingham
Applicant: Stephen Miller
Owner: Dmitriy & Nadia Kasvin
Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for architectural review and approval of a Certificate of Appropriateness for an addition and attached garage in the side yard setback.
Background: This application was tabled by the applicant and not yet heard. It is the first time it will be seen by the Board.
Staff Comments: This applicant has worked hard with staff to revise an initial proposal that staff felt would not be supported. This current design does require a variance and therefore recommendation to BZAP as it sits very close to the side yard property line. The portion that would sit near the neighbor is one story and is half blocked by the neighbor's garage. A new site plan has been added (see below) that better shows the proximity to the neighboring property. Architecturally this is a very tight space and staff worries about the imposition on the neighbor's yard. Some of the details on the original home are incorrect (lamp

chop eaves for example) – the applicant is correcting this and will match the details on the original house.



Recommendation: Staff supports a recommendation (positive, negative or just moving it) to BZAP with a remand back to the Board or staff for design approval.

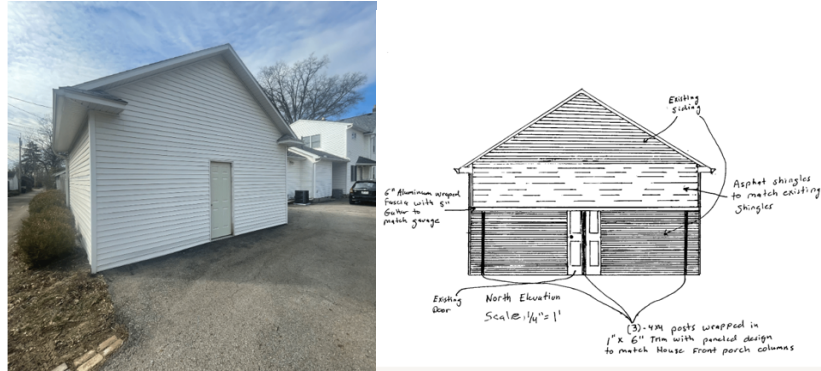
- 3) App No: ARB-25-21
Address: 800 S Cassingham
Applicant: Shawn McNeil
Owner: Spencer Cahoon

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to add a 10'x18' carport to existing garage and driveway with access to alley and driveway (leave garage door on house side for access to both sides). Also add 16.x7 garage door to alley side of existing garage and install concrete apron from garage to alley.

Background: This application was before the Board at the May meeting and was tabled for the applicant to revise the drawings and refine the design. The original drawings did not have correct existing details and therefore the proposed design could not properly be assessed. The new packet has a revised side elevation that

includes corrected existing conditions.

Staff Comments: This purposed addition to the existing garage seems reasonable and appropriate given the space is already existing and the owner would just like to create a cover. The columns on the shed addition will be designed to match those on the front of the home per Board discussion in May and staff recommendation. Other than the design has remained the same. Below is a side by side of the proposed addition and the existing garage.



Recommendation: Staff is comfortable with an approval conditioned on working with staff on details or with a table to return to Board with details next month.

Other Business:

ARB Workshop

July ARB meeting date: July 17, 2025

Adjourn