



Architectural Review Board Meeting Minutes

June 12, 2025

6:00 PM

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Mr. Hall, Ms. Panovska, Mr. Heyer, Mr. Scott, Chairperson Toney

3) Approval of Minutes

Motion to approve Minutes from the May, 2025 meeting by Mr. Scott, seconded by Mr. Heyer; roll call: Scott–Yes, Panovska–Yes, Hall–Yes, Heyer–Yes, Toney–Abstention. MOTION PASSED.

4) Public Comment

There were no public comments.

5) Consent Agenda Items

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 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.

Ms. Bokor indicated Board members requested minor changes, suggestions, and conditions to some of the applications, all of which were accepted.

Motion to approve Consent Agenda items (ARB-25-24, ARB-25-29, ARB-25-30, BZAP-25-23) by Mr. Heyer, seconded by Mr. Hall; roll call: Panovska–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes. MOTION PASSED.

6) 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.

Motion to Table applications BZAP-25-16 and No: BZAP-25-18 to the July 17, 2025 ARB meeting by Mr. Hall, seconded by Mr. Heyer; roll call: Scott–Yes, Hall–Yes, Panovska–Yes, Heyer–Yes, Toney–Yes. MOTION PASSED.

7) 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.

Oliver Leinbach was sworn in.

Mr. Klingler gave a Staff Report, indicating that this project was brought to the attention of the City's Code Enforcement Officer, as the garage had been demolished without a plan for replacement. Mr. Klingler stated that after reaching out to the applicant, Mr. Leinbach submitted an application for replacement.

Ms. Bokor explained that she has spoken with Mr. Leinbach regarding professional drawings, and that there is a request for Mr. Leinbach to go ahead with fulfilling all of the requirements for Code Enforcement and having the garage remanded back to the Staff Consultant or Tabled. She stated there are no proposed difficulties and explained the proposed design. She indicated that she would like the garage to match the house.

Mr. Klingler noted that the garage shown in the picture is no longer present and that the proposed garage is a two-car garage.

Mr. Hall stated his belief that Ms. Bokor can work with the applicant on details.

Ms. Panovksa expressed that to her, this project is conceptually fine so long that it meets code; she also mentioned additional considerations.

Mr. Klingler indicated that he is working with the applicant on a site plan and offsets to the alley.

Mr. Heyer stated this is a matter of meeting the ARB garage requirements and shared he would like this application to come back before the ARB.

Mr. Scott mentioned various aspects of the proposed design and noted he would like to see this application come back before the Board.

Chairperson Toney reiterated that the Board will be looking for a full plan set and that Ms. Bokor will walk him through the submission process, and shared the next steps.

Mr. Leinbach requested the application be Tabled.

Motion to Table this application to the July 17, 2025 meeting by Mr. Scott, seconded by Mr. Heyer; roll call: Heyer–Yes, Hall–Yes, Scott–Yes, Panovska–Yes, Toney–Yes. MOTION PASSED.

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.

Taylor Sommer was sworn in.

Ms. Bokor explained this application is an addition to height and floorplan for a house the Board has seen previously. Ms. Bokor shared that there have been some challenges through this project and she recommended it receive architectural critique.

Ms. Sommer mentioned the changes to the application, such as color, material, and additional information. She expressed the colors of the addition would match the existing home and new material would be board and batten. She mentioned shake above the eave and also shared information about the trim.

Mr. Scott stated he feels the approach to the massing is appropriate but the balance of the massing will be out of unbalance due to the size of the addition on the side and back of the house. He shared the blank wall and back porch seem somewhat plain but overall it is fairly well balanced.

Ms. Sommer stated the windows on the existing home differ, and explained the way she tried to match them.

Ms. Sommer asked the Board for their opinion on shutters; Mr. Scott stated he is not opposed.

Mr. Heyer shared his opinion that these types of projects tend to be unsuccessful in South Bexley because they are out of character for the neighborhood. He said he wished there was a way to look at the roof differently so it wasn't so dominant. He expressed he is not in favor of this proposal as it currently stands.

Ms. Sommer explained her belief that some other ways of raising the roof would be more out of character than what is proposed. She asked about the slopes of the roofs that Mr. Heyer feel are out of character; he explained that it is not about the view from the front, more so the gable sides that take it out of character.

Ms. Panovska complimented the scale of the back rear elevation but expressed a desire that the extrusion from the roof be softer. Ms. Sommer shared she has begun exploring changes to the dormers. Ms. Panovska asked about the elevator; Ms. Sommer explained the reason that the elevator is as it is.

Mr. Hall said he thinks this is a nice approach but mentioned the blank wall and size of the dormers. He suggested adding windows and exploring dormers.

Chairperson Toney explained what she likes about the project but expressed concern about the overall height. She requested additional drawings to help the Board better understand the project.

Chairperson Toney and Ms. Sommer discussed neighboring homes and houses that have undergone similar projects.

Next steps were discussed.

Mr. Heyer asked how the chimney was going to be extended; Ms. Sommer and Mr. Scott discussed this.

Motion to Table this application to the July 17, 2025 meeting by Mr. Heyer, seconded by Mr. Hall; roll call: Panovska–Yes, Scott–Yes, Heyer–Yes, Hall–Yes, Toney–Yes. MOTION PASSED.

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.

Catherine Williamson was sworn in.

Ms. Bokor gave a Staff Report and indicated this application may need to be moved to BZAP. She noted there was previously an application that now must be reaffirmed as this plan is more voluminous than the current structure, and indicated concern about the details.

Ms. Williamson explained that the homeowners want additional square footage for their family and have a desire to attach the garage. Ms. Williamson discussed working within the setback and integration with the existing roof. She stated there may be a desire to change the material and windows, and mentioned a potential change for additional windows, as the window placement is currently fluid.

Ms. Bokor suggested moving this to BZAP for a variance.

Alan Radnor, 400 S. Columbia, was sworn in. He shared his support for this application and thanked the ARB for putting in a green space at the property. He did indicate a desire to preserve the existing trees on the property.

Ms. Panovska indicated that it would be hard to speak on this knowing it may go to BZAP. She stated that conceptually, she wished the windows would match, at least those that are going to be replaced. She said the addition is large to be kept at this height and wished it was subservient to the original home. The facade and detailing were discussed. Ms. Panovska suggested bringing the application back with more details.

Mr. Hall explained he doesn't have an issue with the siding because it already exists on the dormers. He said he feels it is important that the windows match but indicated he does struggle a bit with the massing; he explained his belief that downsizing it a little will be important and discussed the dormers. The eaveline and hips were talked about; he mentioned scaling back the structure to let it be subservient to the existing house.

Mr. Heyer said he is in full support of the project and indicated that if the addition is an economic stucco material, the project will feel like it is all of the original house. He said he would be in favor of a third floor to help compliment the horizontality.

Mr. Scott discussed the materials and the subservient nature of this and the previous addition. He suggested a modern siding but then indicated the roof may need to be looked at. He spoke to the dormers and eave details and made suggestions about the materials. Mr. Scott asked about the patio and how the building will engage, and mentioned the windows. Mr. Scott indicated that he does not believe there needs to be shutters on all of the windows; Mr. Heyer and Mr. Hall agreed.

Chairperson Toney suggested adding interest with a different paint color.

Mr. Klingler clarified that a third story can only be added with a variance.

Ms. Bokor clarified that a move to BZAP could have a positive recommendation with a remand back to the ARB.

The zoning considerations were discussed.

The findings of facts and decisions of the Board for application number BZAP-25-27 for the property located at 410 S Columbia: The Architectural Review Board recommends approval to the Board of Zoning and Planning to replace the existing open-air breezeway, incorporate a mudroom and additional living space with the condition that the application be remanded back to the

Architectural Review Board for final design review and a Certificate of Appropriateness.

Recommendations for design changes included, but are not limited to:

1. The addition should be stucco to match the original
2. The massing should step back and be subservient to the original structure.
3. Windows should match existing
4. All existing details should be accurately represented and new details should match original home.

Motion to recommend approval to the Board of Zoning and Planning with a remand back to the Architectural Review Board for a Certificate of Appropriateness by Mr. Heyer, seconded by Mr. Scott; roll call: Panovska–Yes, Hall–Yes, Heyer–Yes, Scott–Yes, Toney–Yes.

Old Business

4) 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.

The applicant was not present. It was determined that this project will be noticed again.

5) 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.

Stephen Miller was sworn in.

Ms. Bokor shared some history with this case and explained that it is an addition to the back of the house and will give a new garage. She stated it will need to go to the BZAP because it is fairly close to the property line and explained the request about the driveway is a BZAP issue.

The lot coverage percentage was discussed and it was mentioned that the lot coverage will be 56%.

Ms. Bokor mentioned the eaves and stated she has spoken with the applicant about matching details. She indicated the proximity to the neighbor's lot and suggested some details be worked on.

The applicant described the goals for this project as well as challenges.

Mr. Miller explained the neighbor to the north is in favor of this project and he described how the project relates to the neighbor's property.

Dmitriy Kasvin was sworn in; he spoke to the tree in the backyard and the need for this project.

Ms. Penovksa complimented the lengths the homeowners have gone through to accommodate the tree and explained she would be in favor of this project so long as details are matching to the existing home. She asked about a deck instead of two sets of stairs; it was explained that a deck or patio is part of a plan but would be a separate application and materials were mentioned.

Mr. Miller stated that the home is a Sears home from the 1920s. Mr. Hall asked about reorientation, and the applicant explained the needs of a family member and how this relates to the design. He also explained modifications to the driveway and curb cut.

Mr. Heyer expressed concern about losing character and suggested that the addition be offset and asked about a window on the second floor. He also mentioned details, complimented the shutters, and described the tree at his home.

Mr. Scott discussed Bexley being a "back yard community." He discussed the length of the proposed addition and spoke to the visual connection through the backyard. Mr. Scott agreed with the aesthetics of the application but explained he could not support this addition because of the length of this addition in relation to the lot.

Chairperson Toney indicated she agreed with Mr. Heyer with the need to step back and add windows to the facade. She stated she shares Mr. Scott's concern about the length but does not know that there is a better design solution. She asked about other options; and Mr. Miller explained why this option was selected and explained that the garage could be shortened.

Mr. Heyer and Mr. Miller discussed storage space in the garage and shifting a wall.

Mr. Scott further explained his position.

Ms. Bokor discussed moving this to the Board of Zoning and Planning.

Chairperson Toney said she'd like to see the garage moved back.

Mr. Heyer mentioned the length of the garage bay.

Ms. Bokor mentioned the various options for moving forward and these were discussed.

The findings of facts and decisions of the Board for application number BZAP-25-1 for the property located at 188 N Cassingham: The Architectural Review Board moves this application for a one-story addition on north side of the residence to enlarge the garage to the Board of Zoning and Planning with the condition that, if approved at BZAP, the applicant will return to the ARB for final design approval and a Certificate of Appropriateness.

Motion to approve the findings of facts by Mr. Heyer, seconded by Ms. Panovska; roll call: Scott–Yes, Hall–Yes, Penovaska–Yes, Heyer–Yes, Toney–Yes. MOTION PASSED.

6) 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 16x7 garage door to alley side of existing garage and install concrete apron from garage to alley.

Shawn McNeil was sworn in.

Ms. Bokor gave a history of this case and shared the revised drawing she received.

Mr. McNeil explained the submission.

Mr. Scott indicated he appreciated the drawing and photo and shared his opinion about the carport. They discussed the ways the posts will be mounted and elements of the design were discussed, including that the project would match the porch.

Mr. Heyer indicated that not all details need to match and made other suggestions. Materials were discussed.

Ms. Panovska suggested an additional light and discussed the columns.

Mr. Hall said he was embracing the idea that this will look like a porch and he said he felt very confident with this.

Chairperson Toney stated she had nothing to add.

The findings of facts and decisions of the Board for application number ARB-25-21 for the property located at 800 S Cassingham: The Architectural Review Board grants 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 16x7 garage door to

alley side of existing garage and install concrete apron from garage to alley with the condition that the applicant work on the eave details with the residential design consultant.

The applicant understood the findings of fact.

Motion to approve the finding of facts by Mr. Hall, seconded by Mr. Scott; roll call: Panovska–Yes, Heyer–Yes, Scott–Yes, Hall–Yes, Toney–Yes. MOTION PASSED.

1) Other Business

ARB Workshop

July ARB meeting – July 17th, 2025

Ms. Bokor explained the workshop will take place on July 18 and that the next ARB meeting will be on July 17. The Commercial Design Guidelines community workshop will take place on July 10.

Mr. Klingler reiterated the 2021 Code change requiring the demolition and replacement of a garage going before the ARB; public perception of this was discussed.

Staff and Board members discussed mortar and windows.

2) Adjourn

The meeting was adjourned.