



Architectural Review Board Meeting Agenda

July 17, 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-25-33
Address: 377 S Roosevelt
Applicant: Ryan Skeldon
Owner: Nathan Green
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for a porch remodel.
2. App No: BZAP-25-26
Address: 186 S Roosevelt
Applicant: Brendon Parker
Owner: Bryan Brewer
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 an existing garage and build a new detached garage.
3. App No: ARB-25-34
Address: 303 N Cassingham
Applicant: Amy Lauerhass
Owner: Emily and Scott Brown
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to convert an existing screened porch into finished space, a second-floor addition over a one-story section of the home, demolish an existing one-car detached garage, and add a 2-car detached garage.
4. 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.

Requests for Tabling to the August 14, 2025 ARB meeting:

- 1) 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.
- 2) 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.

- 3) 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.

- 4) 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.

- 5) 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.

New Business:

- 1) App No: ARB-25-32
Address: 237 N Stanwood
Applicant: Joshua Tomey
Owner: Alberto Vargas

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to build a 390sf addition atop an existing 1-story portion of the existing home.

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

Staff Comments: This project seems fine in terms of overall massing and is a simple addition to the rear of the existing structure. However, the ridge point at connection to the existing home should be lower and subservient the existing structure, the windows should be more appropriately placed and proportioned, and all details should match that of the existing house.

Recommendation: Staff recommends tabling the application to the August meeting and refining design details with suggestions and recommendations of staff and the

Board.

- 2) App No: BZAP-25-32
Address: 459 N Drexel
Applicant: Jim Wright
Owner: Adam and Stephanie Lewin
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 renovate and expand the rear terrace to add a covered porch over the living and dining areas and add a free-standing pool house on the north end of the pool in the rear yard.
Background: The applicant is before the Board for the first time.
Staff Comments: In working through the design and zoning review staff and the applicant have concluded there is no variance necessary for this project so the applicant will simply be looking for ARB approval only. The drawings as presented are very nice but staff requests that the hardline drawings be reviewed by the Board.
Recommendation: Staff recommends tabling the application to the August meeting for final design approval.
- 3) App No: BZAP-25-33
Address: 303 S Dawson
Applicant: Brian Marzich
Owner: Zonia Horn
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 add an extension and a second-floor attic space to an existing garage.
Background: The applicant is before the Board for the first time.
Staff Comments: While the design of this garage addition is very nice, staff cannot support a recommendation to BZAP. Architecturally this would put the garage too close to the property line and could impose design limitations on the neighboring property as well as difficulties with landscape maintenance.
Recommendation: Staff recommends flipping the addition to the opposite side and returning to the Board in August for final design review. Staff would also support moving the project on to BZAP for the Special Permit to allow garage dormers to face the interior with the condition that the applicant be remanded back to ARB for final design approval.
- 4) App No: ARB-25-35
Address: 247 Parkview
Applicant: John Ingwerson
Owner: Stelios Giannopolous
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to install a premanufactured exterior elevator shaft with hallway penetrations into the existing stairway landing.
Background: The applicant is before the Board for the first time.
Staff Comments: This application is an unusual application on a significant Bexley home.

The details of how the structure is attached will make all the difference in the success of this addition.

Recommendation: Staff supports approving this application with any conditions they may have.

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 with the incorporation of staff and Board conditions.

Other Business:

ARB Workshop meeting date: July 18, 2025 12pm-1pm

Adjourn