

## ARB-25-27

(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: 5/13/2025





## Primary Location

821 GRANDON AV  
Bexley, OH 43209

## Owner

Jerry Haas  
Grandon av 821 Bexley, OH 43209

## Applicant

 Taylor Sommer  
 937-260-7927  
 hisandhersarchitects@gmail.com  
 7422 Silverleaf Ct  
Columbus, Ohio 43235

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## Staff Review

### Staff Notes

### ARB Mtg Date

06/12/2025

### Board Decision

—

### Vote Count?

### ARB Approval date

—

### ARB Expiration date

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## Applicant / Agent Information

### Applicant Name\*

Taylor Sommer

### Applicant Address

7422 Silverleaf Ct, Columbus

### Applicant Email\*

hisandhersarchitects@gmail.com

### Applicant Phone\*

9372607927

### Property Owner Name\*

Jerry & Lisa Haas

### Property Owner phone or Email\*

lisajerryhaas@gmail.com

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 :\*

2 1/2 story addition to the rear of an existing 2 story home, raising the existing roof by 3' in order 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.

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\*

450000

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

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Lot Coverage Information

Zoning District* ?	Lot Width* ?
—	40
Lot Depth* ?	Total sq. ft. area of Lot ?
127	<div>5080</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?* ?
—	—
% of proposed building coverage	% of proposed lot coverage
<div>35.039370078740156</div>	<div>79.42913385826772</div>
Are you proposing to modify the existing principal structure or build a new one?*	
—	

B.2: PRIMARY Structure Coverage Information

PRIMARY Structure FOOTPRINT (SF)* ?	Proposed Addition FOOTPRINT (SF)* ?
615	473
Total proposed square footage of Primary Structure* ?	
1088	

Detached Garage

Are you modifying or building a new garage as a part of this project?	Distance from Primary Structure (ft)*
—	20

B.4: Hardscape Coverage Information

Existing Driveway (SF)\*

344

Existing Patio (SF)

153

Existing Private walkways (SF) ?

330

New added Hardscape (SF)

260

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## B.5: Total Area Lot Coverage Information

Total Area of all Buildings \* ?

1780

Total Area of Buildings & Hardscape\* ?

2255

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## Architectural Review Worksheet: Roofing

Roofing



Is roofing a part of this project? ?

—

To which structures? \*

House & Garage

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

Arch. Dimensional Shingles

Proposed Roofing Manufacturer\*

cambridge

Proposed Roof Type for HOUSE or PRINCIPAL STRUCTURE\*

Arch. Dimensional Shingles

Proposed Roof Style and Color\*

Harvard Slate

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## Architectural Review Worksheet: Windows

Windows



Are windows a part of this project? ?

—

On which structure?\*

House or Principal Structure

Existing Window Type\*

Double Hung

Proposed Window Manufacturer\*

Champion

Existing Window Materials\*

Vinyl Clad Wood

New Window Style/Mat./Color\*

match existing exactly


## Architectural Review Worksheet: Doors

 Doors



Are doors a part of this project?\*


—

 On which Structure(s)\*

House & Garage

 Existing Entrance Door Type\*

Fiberglass

 Proposed Entrance Door Type or Style\*


See drawings

 Proposed Entrance Door Finish\*

Painted

 Proposed Entrance Door Color\*

PPG Free Reign

 Proposed Door Style

See drawings

 Existing Garage Door Type\*

Insulated Metal

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## Architectural Review Worksheet: Exterior Trim

 Exterior Trim



Is exterior trim a part of this project?\* 

—

 Existing Door Trim Material\*

Wood Composite

Do the proposed changes affect the overhangs?

Yes

 Proposed New Door Trim\*


Hardie

 Existing Window Trim\*

Vinyl

 Proposed New Window Trim

Match existing Vinyl

 Trim Color(s)

PPG Free Reign

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## Architectural Review Worksheet: Exterior Wall Finishes

 Exterior Wall Finishes



Are exterior wall finishes a part of this project? \*

—

 Existing Finishes

Stucco

 Existing Finishes Manufacturer, Style, Color

PPG Cracked Slate

#### Proposed Finishes



Other

#### Other Proposed Finishes

Hardie

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


Hardie B&B - PPG Tin Lizzie & Hardie Shake - staggered edge - PPG Free Reign

 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





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 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> 2025.05.13.pdf Uploaded by Taylor Sommer on May 13, 2025 at 12:04 PM	REQUIRED
	<b>Photographs (required)</b> 2025.05.13 Photos.pdf Uploaded by Taylor Sommer on May 13, 2025 at 12:03 PM	REQUIRED
	<b>Site Plan</b> 2025.05.13 Site.pdf Uploaded by Taylor Sommer on May 13, 2025 at 12:03 PM	REQUIRED
	<b>2025.06.03_SITE.pdf</b> 2025.06.03_SITE.pdf Uploaded by Taylor Sommer on Jun 3, 2025 at 12:22 PM	



	<b>2025.06.03_PLANS-ELEVATIONS.pdf</b> 2025.06.03_PLANS-ELEVATIONS.pdf Uploaded by Taylor Sommer on Jun 3, 2025 at 12:23 PM
	<b>2025.06.03_ALT 3RD FLOOR.pdf</b> 2025.06.03_ALT 3RD FLOOR.pdf Uploaded by Taylor Sommer on Jun 3, 2025 at 12:25 PM
	<b>2025.06.05_ELEVATIONS.pdf</b> 2025.06.05_ELEVATIONS.pdf Uploaded by Taylor Sommer on Jun 5, 2025 at 2:00 PM
	<b>2025.06.05_plans.pdf</b> 2025.06.05_plans.pdf Uploaded by Taylor Sommer on Jun 5, 2025 at 2:02 PM

## Record Activity

Taylor Sommer started a draft Record	05/12/2025 at 2:29 pm
Taylor Sommer added file 2025.05.13.pdf	05/13/2025 at 11:51 am
Taylor Sommer removed file 2025.05.13.pdf	05/13/2025 at 12:03 pm
Taylor Sommer added file 2025.05.13 Photos.pdf	05/13/2025 at 12:03 pm
Taylor Sommer added file 2025.05.13 Site.pdf	05/13/2025 at 12:03 pm
Taylor Sommer added file 2025.05.13.pdf	05/13/2025 at 12:04 pm
Taylor Sommer submitted Record ARB-25-27	05/13/2025 at 12:07 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-27	05/13/2025 at 12:07 pm
OpenGov system completed payment step Payment on Record ARB-25-27	05/13/2025 at 12:09 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-27	05/13/2025 at 12:10 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-27	05/13/2025 at 12:10 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "06/12/2025" on Record ARB-25-27	05/14/2025 at 9:55 am
Colleen Tassone approved approval step Application processing on Record ARB-25-27	05/14/2025 at 10:01 am
OpenGov system altered approval step Zoning Officer, changed status from Inactive to Active on Record ARB-25-27	05/14/2025 at 10:01 am
OpenGov system altered approval step Design Planning Consultant, changed status from Inactive to Active on Record ARB-25-27	05/14/2025 at 10:01 am
OpenGov system assigned approval step Design Planning Consultant to Karen Bokor on Record ARB-25-27	05/14/2025 at 10:01 am
OpenGov system assigned approval step Zoning Officer to Matt Klingler on Record ARB-25-27	05/14/2025 at 10:01 am
Colleen Tassone added Record ARB-25-27 to project June ARB	05/20/2025 at 11:37 am
Taylor Sommer added file 2025.06.03_SITE.pdf to Record ARB-25-27	06/03/2025 at 12:22 pm

Taylor Sommer added file 2025.06.03_PLANS-ELEVATIONS.pdf to Record ARB-25-27	06/03/2025 at 12:23 pm
Taylor Sommer added file 2025.06.03_ALT 3RD FLOOR.pdf to Record ARB-25-27	06/03/2025 at 12:25 pm
Taylor Sommer added file 2025.06.05_ELEVATIONS.pdf to Record ARB-25-27	06/05/2025 at 2:00 pm
Taylor Sommer added file 2025.06.05_ plans.pdf to Record ARB-25-27	06/05/2025 at 2:02 pm
Karen Bokor added Record ARB-25-27 to project July ARB	07/01/2025 at 10:39 am
Karen Bokor added Record ARB-25-27 to project August ARB	07/01/2025 at 10:57 am
Karen Bokor added Record ARB-25-27 to project September ARB	07/31/2025 at 7:06 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	5/13/2025, 12:07:33 PM	5/13/2025, 12:09:59 PM	Taylor Sommer	-	Completed
✓ Application processing	5/13/2025, 12:10:00 PM	5/14/2025, 10:01:15 AM	Colleen Tassone	-	Completed
✓ Zoning Officer	5/14/2025, 10:01:15 AM	-	Matt Klingler	-	Active
✓ Design Planning Consultant	5/14/2025, 10:01:15 AM	-	Karen Bokor	-	Active
✓ Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive