



Architectural Review Board Meeting Staff Report

August 14, 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:

1. 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.
2. App No: ARB-25-38
Address: 783 Vernon Road
Applicant: Drew Williams, RogersKranak
Owner: Louisa Wruck
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for renovations to the existing front porch, a rear entrance and a new rear porch.
3. 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.

Requests for Tabling to the September 11, 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.
3. 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.

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-25-36

Address: 811 S Roosevelt

Applicant: Eric Kramer

Owner: Beth Sells

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to rebuild a deck and add a patio cover over the deck.

6. 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-25-37

Address: 782 Chelsea Ave

Applicant: Marcie Valerio

Owner: Marcie Valerio

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to update an existing backyard deck to a three-season room.

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

Staff Comments: This project seems fine in concept. Staff has worked hard with the applicant on developing conventional drawings (elevations and plans) and the applicant has made huge progress. However, these drawings are still not conventional drawings and distort the scale. Staff feels confident that with the information provided this can be conditioned on working with staff on further development with the understanding that if we cannot get to an acceptable point of representation for both design and permitting

documentation the applicant will need to hire a drafts person and return to the Board for final approval. The following are things that staff would like to see worked out:

- How the existing roof connects to the new roof
- How does new porch connect to the house

Recommendation: Staff supports conditioning an approval on working with the Design consultant on final design and drawings.

2. App No: ARB-25-39
Address: 812 Remington Road
Applicant: Megan Hast
Owner: Julie Foster

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness remove an existing small, covered stoop and replace with a larger covered front porch.

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

Staff Comments: This project is fine conceptually. Staff would like to see some of the details and scale refer back to the existing federal style pediment. This could be easily accomplished with some small design tweaks. Staff is comfortable approving this application conditionally.

Recommendation: Staff supports approving this application with any conditions of the Board.

3. App No: ARB-25-41
Address: 766 Vernon
Applicant: Colby Ellis
Owner: Annie Booth

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to construct an 18'X12' aluminum framed patio cover on the back of the 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. It does however extend too far into the side yard and would need a variance in this form. Staff supports this application if the applicant removes one section of the patio.

Recommendation: Staff supports approving this application with any conditions of the Board.

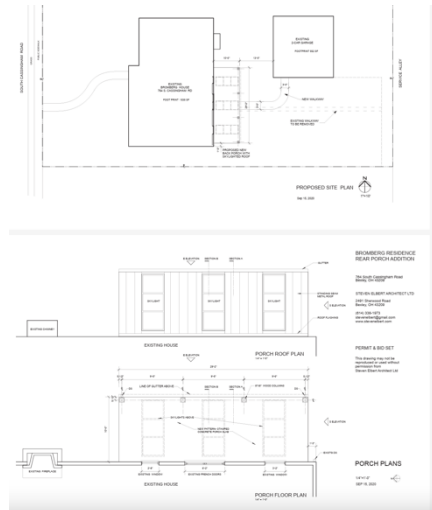
4. App No: ARB-25-42
Address: 764 S Cassingham
Applicant: Daniel Bromberg
Owner: Karen and Daniel Bromberg

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to construct a porch on the back of the home.

Background: The applicant is before the Board for the first time. A similar design was approved in 2020 but never built.

Staff Comments: This project was approved in 2020 and never built – below is the original design and drawing. The applicant has since engaged an engineer to provide a more complete drawing set.

Recommendation: Staff approving this application with any suggestions and recommendations of staff and the Board.



Old Business:

1. App No: BZAP-25-1
Address: 188 N Cassingham
Applicant: Stephen Miller
Owner: Dmitriy & Nadia Kasvin

Request: The applicant is seeking a architectural review and approval of a Certificate of Appropriateness for an addition and attached garage in the side yard setback.

Background: The applicant is before the Board for the second time and was approved by the Board for the variances with a remand back to the ARB for Design approval.

Staff Comments: The addition to the existing structure is an unusually long massing along the side yard and very close to the neighbor's property. Although the variance was granted for a sideyard setback, staff feels that the addition is too long and, especially with no windows, should be shortened to be more in character with the neighboring properties. Shortening this mass and refining the design details (ie windows) would not require returning to the BZAP.

Recommendation: Staff recommends tabling the application to refine design details with suggestions and recommendations of staff and the Board.

2. 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 was before the Board in July and was tabled. The Board asked the applicant to consider the following design changes:

- Lower the roof – can clip the roof inside to achieve this
- Drop the ridge height of the addition
- Include trellis details (brackets, Simpson ties, etc... to show the simplicity
- Lower the eave height
- Consider window on the south elevation

Staff Comments: The applicant has done most of what the Board has asked with exception of lowering the eave line. The applicant feels that this is too limiting in the head height reduction on the interior. The ridge line height, windows on the south side, and trellis details are all good improvements to this application.

Recommendation: Staff recommends approving this application with any suggestions and recommendations the Board.