

Bexley Architectural Review Board

Staff Report - November 12, 2020



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 applicants requests.
- ARB does nothing - no action taken/no recommendation/application proceeds to BZAP

ARB Consent Agenda items:

The following items will be approved and conditioned on final approval by the City's Design Consultant:

1. Application No.: ARB-20-59
Applicant: Pete Foster
Owner: David Hoelzle and Hannah Cohoe
Address: 2382 Bexley Park
2. Application No.: ARB-20-61
Applicant: Pete Foster
Owner: Vince Maite
Address: 190 North Roosevelt
3. Application No.: ARB-20-64
Applicant: Brenda Parker

- Owner: Michael and Elizabeth Weinstock
Address: 190 South Drexel
4. Application No.: ARB-20-65
Applicant: Amy Lauerhass
Owner: Kathryn and James Easley
Address: 833 Vernon
5. Application No.: ARB-20-66
Applicant: Amy Lauerhass
Owner: Kelly Shearer
Address: 189 South Roosevelt
6. Application No.: ARB-20-68
Applicant: Heidi Bolyard, Simplified Living Architecture +Design.
Owner: George and Pam Janco
Address: 142 North Ardmore
7. Application No.: ARB-20-70
Applicant: Kevin Hoffman
Owner: Kimberly and James Wilson
Address: 2404 Bexley Park

The following items will be recommended to the Board of Zoning and Planning:

8. Application No.: BZAP-20-34
Applicant: Amy Lauerhass
Owner: Matt and Jessika Klingler
Address: 2471 Bryden Road
9. Application No.: BZAP-20-35
Applicant: Amy Lauerhass
Owner: Linsey Skolds & Dave Pezzolla
Address: 36 Ashbourne Road
10. Application No.: BZAP-20-36
Applicant: Amy Lauerhass
Owner: Rai
Address: 200 Ashbourne Road
11. Application No.: BZAP-20-38
Applicant: Dean A. Wenz
Owner: Jeremy and Jamie Hinesman
Address: 407 Northview
12. Application No.: BZAP-20-37
Applicant: Scott Baker
Owner: Ryan & Michelle O'Donnell
Address: 2754 Sherwood

The following cases will be heard as Regular agenda items at the November 12, 2020 ARB Meeting:

- 13. Application No.: ARB-20-60
 - Applicant: Pete Foster
 - Owner: Jack Gravelle
 - Address: 136 North Roosevelt
- 14. Application No.: ARB-20-67
 - Applicant: Nathan Allwein
 - Owner: Nathan Allwein
 - Address: 2702 Bellwood
- 15. Application No.: ARB-20-69
 - Applicant: Ralph Morrison
 - Owner: Kathy Pattison
 - Address: 970 Chelsea
- 16. Application No.: ARB-20-71
 - Applicant: Alyssa Ranieri
 - Owner: Chris Hayler
 - Address: 219 S. Columbia
- 17. Application No.: BZAP-20-29
 - Applicant: Juliet Bullock
 - Owner: Judd and Carly Depew
 - Address: 476 N. Parkview

Staff Report:

- a. Application No.: ARB-20-59
 - Applicant: Pete Foster
 - Owner: David Hoelzle and Hannah Cohoe
 - Address: 2382 Bexley Park
 - ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for the addition of a new one story three season room to the east of the existing residence and a two story addition to the north of the existing residence to replace the existing screen porch and existing deck.
 - Staff Comments:** The proposed addition and renovation to the existing home is compatible with the existing structure and is appropriate in scale, massing and details.
 - Staff Recommendation:** Staff recommends approving this application as a **Consent Agenda item.**
- b. Application No.: ARB-20-60
 - Applicant: Pete Foster
 - Owner: Jack Gravelle
 - Address: 136 North Roosevelt

ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a new covered front porch to the west side of the existing two story residence.

Staff Comments: The proposed addition of this front porch to the existing home is compatible with the existing structure and is appropriate in scale, massing and details.

Staff Recommendation: Staff recommends approving this application.

c. Application No.: ARB-20-61

Applicant: Pete Foster

Owner: Vince Maite

Address: 190 North Roosevelt

ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a new second floor addition on top of the existing one story portion on the east side of the existing two story residence and a new covered terrace to the east of the existing home.

Staff Comments: The proposed addition(s) to the existing home is compatible with the existing structure and is appropriate in scale, massing and details.

Staff Recommendation: Staff recommends approving this application as a **Consent Agenda item**

d. Application No.: ARB-20-64

Applicant: Brenda Parker

Owner: Michael and Elizabeth Weinstock

Address: 190 South Drexel

ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a new front porch.

Staff Comments: The proposed new front porch and landscape walls are compatible with the existing structure and appropriate in scale, massing and details.

Staff Recommendation: Staff recommends approving this application as a **Consent Agenda item**

e. Application No.: ARB-20-65

Applicant: Amy Lauerhass

Owner: Kathryn and James Easley

Address: 833 Vernon

ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a two story addition to the rear of the home and improvements to the front porch

Staff Comments: The proposed addition to the existing home and the improvements to the front porch are compatible with the existing structure and are appropriate in scale, massing and details.

Staff Recommendation: Staff recommends approving this application as a **Consent Agenda item.**

- f. Application No.: ARB-20-66
Applicant: Amy Lauerhass
Owner: Kelly Shearer
Address: 189 South Roosevelt
ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a two story addition to the north side of the principle structure.

Staff Comments: The proposed addition to the existing home is compatible with the existing structure and is appropriate in scale, massing and details.

Staff Recommendation: Staff recommends approving this application as a **Consent Agenda item.**

- g. Application No.: ARB-20-67
Applicant: Nathan Allwein
Owner: Nathan Allwein
Address: 2702 Bellwood
ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a new roof, windows, and dormers and demolition and replacement of the front yard landscape wall and column.
Staff Comments: The proposed addition to the existing home is compatible with the existing structure and is appropriate in details but seems awkward in the volume and shape of the addition to the front. Staff is willing to work with the applicant on a refinement of the addition and is also supportive of the roof replacement.
Staff Recommendation: Staff recommends approving this application with the condition that the applicant work with the City's Design consultant to refine the details including dormers and front facade to better compliment the existing structure.

- h. Application No.: ARB-20-68
Applicant: Heidi Bolyard, Simplified Living Architecture +Design.
Owner: George and Pam Janco
Address: 142 North Ardmore
ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness to remove and replace existing sunroom with enclosed space.
Staff Comments: The proposed addition to the existing structure is in keeping with the scale, mass and details of the existing structure. Staff does believe that

it would be very beneficial to consider windows on both the left and right elevations.

Staff Recommendation: Staff has spoken to the applicant and she has agreed to condition this approval to work with staff on the addition of windows on the side elevations. Staff recommends approving this application as a **Consent Agenda item with the above condition.**

i. Application No.: ARB-20-69

Applicant: Ralph Morrison

Owner: Kathy Pattison

Address: 970 Chelsea

ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness for a screened porch addition.

Staff Comments: The proposed screen porch addition to the existing home is compatible with the existing structure and is appropriate in scale, massing and details. Although the application is missing hard line elevations of all sides staff is confident with the design intent and willing to work with the applicant on the refinement of the design.

Staff Recommendation: Staff recommends approving this application as a with the condition that the applicant work with staff on final details.

j. Application No.: ARB-20-70

Applicant: Kevin Hoffman

Owner: Kimberly and James Wilson

Address: 2404 Bexley Park

ARB Request: The applicant is seeking architectural review and a Certificate of Appropriateness to remove and replace an existing front porch.

Staff Comments: The proposed porch addition to the existing home is compatible with the existing structure and is appropriate in scale, massing and details.

Staff Recommendation: Staff recommends approving this application as a **Consent Agenda item.**

k. Application No.: ARB-20-71

Applicant: Alyssa Ranieri

Owner: Chris Hayler

Address: 219 S. Columbia

ARB Request: The applicant is seeking architectural review and approval for a porch addition and solar installation.

Staff Comments: The proposed porch addition and solar installation to the existing home is compatible with the existing structure and is appropriate in scale, massing and details. This proposal was done as an alternate design to the installation of the solar panels on the roof facade that was denied in September and will replace the green awning and its structure.

Staff Recommendation: Staff recommends approving this application as submitted.

- i. Application No.: BZAP-20-34
Applicant: Amy Lauerhass
Owner: Matt and Jessika Klingler
Address: 2471 Bryden Road
ARB Request: The applicant is seeking architectural review and approval for an extension to rear of the existing east section of house and an addition on top of the one-story section.

Staff Comments: The proposed addition to the existing home is compatible with the existing structure and is appropriate in scale, massing and details.

Staff Recommendation: Staff supports a recommendation of this application to the BZAP as a **Consent Agenda item**.

- m. Application No.: BZAP-20-35
Applicant: Amy Lauerhass
Owner: Linsey Skolds & Dave Pezzolla
Address: 36 Ashbourne Road
ARB Request: The applicant is seeking architectural review and approval for modifications to the rear of the principal structure. The applicant is also seeking a recommendation to the Board of Zoning and Planning for a covered porch addition.

Staff Comments: The proposed additions and renovations to the existing home are compatible with the existing structure and are appropriate in scale, massing and details.

Staff Recommendation: Staff supports a recommendation of this application to the BZAP as a **Consent Agenda item**.

- n. Application No.: BZAP-20-36
Applicant: Amy Lauerhass
Owner: Rai
Address: 200 Ashbourne Road
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow a 1-story addition to the principal structure on the south side of the attached garage.

Staff Comments: The proposed additions and renovations to the existing home are compatible with the existing structure and are appropriate in scale, massing and details.

Staff Recommendation: Staff supports a recommendation of this application to the BZAP as a **Consent Agenda item**.

- o. Application No.: BZAP-20-37

Applicant: Scott Baker
Owner: Ryan & Michelle O'Donnell
Address: 2754 Sherwood

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a detached garage, a covered porch with a 2nd floor deck, and modifications to the existing attached garage.

Staff Comments: The proposed additions and renovations to the existing home and the new proposed garage are compatible with the existing structure and are appropriate in scale, massing and details.

Staff Recommendation: Staff supports a recommendation of this application to the BZAP as a **Consent Agenda item**.

p. Application No.: BZAP-20-38

Applicant: Dean A. Wenz
Owner: Jeremy and Jamie Hinesman
Address: 407 Northview

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for additions to the existing detached garage, first and 2nd floor addition to the rear of the principal structure and covered porch additions to the east (front) and north side of the principal structure.

Staff Comments: The proposed additions and renovations to the existing home and the proposed garage addition are compatible with the existing structure and are appropriate in scale, massing and details.

Staff Recommendation: Staff supports a recommendation of this application to the BZAP as a **Consent Agenda item**.

q. Application No.: BZAP-20-29

Applicant: Juliet Bullock
Owner: Judd and Carly Depew
Address: 476 N. Parkview

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new 2-story single-family dwelling. If approved, the existing single-family dwelling will be demolished.

Staff Comments: This application was before the Board at the October ARB meeting and was tabled by the applicant to explore other possibilities for positioning of the garage and design details of the structure. There are still several outstanding design issues that need to be refined. Among those are the window proportions and styles, a landscape plan, tree preservation plan and material sample board. Staff is comfortable with the floor plan and siting of the home and would support the applicant move on to BZAP to determine the

variances while continuing to work with staff of the design issues and missing materials.

Staff Recommendation: Staff supports a recommendation to the BZAP with the request that BZAP remand back to the ARB for final determination of Certificate of Appropriateness.