



## Architectural Review Board Meeting Minutes

Thursday, April 14, 2022

6:00 PM

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**1) Call to Order**

The meeting was Called to Order.

Ms. Bokor indicated the ARB-22-7 and ARB-22-14 applicants have asked for their projects to be tabled to May 12, 2022.

Moved by Ms. Krosky, second Mr. Heyer; all in favor.

**2) Roll Call of Members**

Members present: Mr. Heyer, Mr. Hall, Ms. Krosky, Ms. Toney

**3) Public Comments**

There were no Public Comments.

**4) Approval of Minutes**

A) ARB Minutes 3/10/2022

**5) Staff Report**

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, and ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

Mike Green and Maryellen Forester were sworn in to discuss 2455 E Main.

Motion to forward to the BZAP applications BZAP-22-11, BZAP-22-12, BZAP-22-13 by Mr. Hall, second by Mr. Heyer; all in favor.

Ms. Bokor gave an overview of the project at 2455 E Main.

Chris Vollet, architect, was sworn in and discussed that the applicant would like to enclose the patio area in glass.

Mr. Green indicated he and his wife own the duplex behind the apartment building; he described the parking limitations and sanitary line.

Ms. Rose discussed the sanitary line issue; there was conversation between Ms. Rose, Mr. Green, and Ms. Forester.

Ms. Toney, Ms. Rose, and Ms. Bokor suggested Mr. Green and Ms. Forester contact Ms. Rose and also go before the BZAP.

Motion to recommend application BZAP-22-9 to the BZAP made moved by Mr. Hall, second by Ms. Krosky; all in favor.

**6) Old Business**

- A) Application Number: ARB-22-1  
Address: 501 N Parkview  
Applicant: Jonathan Inyamah  
Owner: Jonathan Inyamah  
**Request:** The applicant is requesting for Architectural review and approval and a Certificate of Appropriateness for a sunroom addition.

Ms. Bokor shared details about this project.

Mr. Inyamah and Ms. Egboh were sworn in.

The applicants shared that drawings have been updated; there was discussion with the applicants, Ms. Toney, and Ms. Bokor.

Board members shared opinions and there was discussion with the applicant and Ms. Bokor, and Ms. Rose, and Board members.

Motion to Table to the May 12 meeting by Mr. Heyer, second by Ms. Krosky; all in favor.

- B) Application Number: ARB-22-2  
Address: 2785 Elm  
Applicant: Valerie Halas  
Owner: David Chay  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a front porch addition.

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

- C) Application Number: ARB-22-3  
Address: 235 S Drexel  
Applicant: Pete Foster  
Owner: Matthew Streeter  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a 2-story addition to the rear of the existing house.

Site modifications also include updated landscaping, a new rear yard patio and an in-ground pool.

Ms. Bokor gave background information on this case.

Mr. Foster was sworn in and explained the drawings.

A letter was discussed.

Board members, the applicants, and staff shared thoughts and discussed.

Ms. Rose shared that a letter had been sent.

The Findings of Fact and Decision of the Board for Application No. ARB-23-3 for property located at 235 S. Drexel: The Board finds that a Certificate of Appropriateness should be issued for the 2-story addition with the condition that the second floor canopy be extended around the southeast corner and all changes are further subject to review by the Design Consultant.

Motion to approve by Mr. Hall, second by Mr. Heyer; all in favor.

- D) *Tabled by the Applicant to May 12, 2022 ARB Meeting*  
Application Number: ARB-22-7  
Address: 933 Vernon  
Applicant: Benjamin Babeaux  
Owner: Benjamin Babeaux  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a front porch addition.

Motion to Table by Ms. Krosky, second Mr. Heyer; all in favor.

- E) Application Number: BZAP-22-8  
Address: 415 Northview  
Applicant: Amy Lauerhass  
Owner: Brian and Bridget Marsh  
**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for a new home.

Ms. Bokor shared a staff report which included information regarding the garage, and also shared updates to the design.

Ms. Lauerhass was sworn in and shared additional details.

Mr. Hall discussed auto courts.

Mr. Heyer discussed the neighborhood, the Bexley aesthetic, and materials, and more, and he talked about these with Ms. Lauerhass.

Ms. Krosky asked Ms. Lauerhass about the stone base and stucco.

Ms. Toney talked about screening, and perspectives.

Ms. Bokor discussed what a recommendation would entail.

Mr. Heyer shared an additional element.

Motion to recommend to BZAP with a return to ARB for final review and to the Tree and Public Gardens Committee for review by Mr. Heyer, second by Ms. Stravsky; all in favor.

**7) New Business**

- A) Application Number: ARB-22-8  
Address: 789 Vernon  
Applicant: Erik Maxwell  
Owner: Kevin and Mary Malphurs  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a one story addition to the rear of an existing one and one half story home.

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, and ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

- B) Application Number: ARB-22-9  
Address: 736 Vernon  
Applicant: Jim Sorrell  
Owner: Gavin Gould  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for the addition of a dormer to the rear of the house to add (2) bedrooms & a bath.

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, and ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

- C) Application Number: ARB-22-10  
Address: 387 N Drexel  
Applicant: Pete Foster  
Owner: Alex Gardner  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for the modification of the interior and exterior of an existing breezeway that connects the existing garage to the existing home and an addition of a new second floor shed dormer to the west elevation of the existing home.

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, and ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

- D) Application Number: ARB-22-11  
Address: 250 S Parkview  
Applicant: Dean Berlon  
Owner: Ron + Michael Negron  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to convert the attached garage into living space, a new

small bay and porch at the back of house.

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, and ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

E) Application Number: ARB-22-12/BZAP-22-14

Address: 227 N Ardmore

Applicant: Lee Marxen

Owner: Lee Marxen

**Request:** The applicant is requesting a recommendation to BZAP for Architectural review and approval and a Certificate of Appropriateness for exterior stair case and a 2nd story deck on existing 400 sqft garage.

Ms. Bokor gave an overview of the project.

Mr. Marxen was sworn in and described his reasoning for the project.

Mr. Heyer described Bexley's character and the upcoming aesthetic guidelines and discussed the scale of this project, the privacy fence, and the stair with the applicant.

Mr. Hall described a potential rotation of the project and the screening, as well as the wall material and the connection to the backyard.

Ms. Kravsky discussed other options.

The applicant talked about the garage door.

Ms. Toney shared how the project makes the garage look like a stage and gave additional suggestions.

Motion to table by Mr. Heyer, second by Ms. Krasky; all in favor.

F) Application Number: ARB-22-14

Address: 908 Grandon

Applicant: Jillian Dyer

Owner: Cathy Levine

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a roof-mounted solar electric system installation.

G) Application Number: ARB-22-15

Address: 499 N Drexel

Applicant: Brenda Parker

Owner: Mark & Cat Rhoades

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a second floor addition above existing attached garage for new rec room. Single-story addition at front of house to expand master suite & create new portico.

Ms. Bokor gave an overview of the project.

Ms. Parker was sworn in and gave an overview of the project.

Ms. Kravsky discussed the dissymetry.

Mr. Heyer talked about the scale.

Mr. Hall and Mr. Heyer gave suggestions.

Motion to Table to May 12 made by Ms. Kravsky, second by Mr. Hall; all in favor.

- H) Application Number: ARB-22-16  
Address: 216 N Roosevelt  
Applicant: Amy Lauerhass  
Owner: Alida Smith & Greg Conant  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for an addition of a new front porch.

Motion to Approve the following cases on the Consent Agenda: ARB-22-2, ARB-22-8, ARB-22-9, ARB-22-10, ARB-22-11, and ARB-22-16.

Motion to approve by Mr. Hall, second by Ms. Krosky; all in favor.

- I) Application Number: ARB-22-17/BZAP-22-15  
Address: 694 S Cassingham  
Applicant: Michael Lange  
Owner: Michael Lange  
**Request:** The applicant is requesting a recommendation to BZAP for Architectural review and approval and a Certificate of Appropriateness for an addition to the rear of the 2nd floor over the existing 1st floor footprint and kitchen remodel.

Ms. Bokor gave an overview of this case.

Mr. Lange was sworn in and discussed the project.

Mr. Lange and Ms. Rose talked about measurements.

Mr. Hall discussed the back porch and roof with the applicant.

Ms. Krasky spoke to the pergola.

Mr. Heyer asked about brick options and stud walls, and more.

The Findings of Fact and Decision of the Board for Application No. ARB-22-17/BZAP-22-15 for property located at 694 S. Cassingham: The Board recommends design approval for the Board of Zoning and Planning with the condition that the addition be offset from the North and South sides of the original plan, that the roof be stepped down, and a window on the second floor addition on the South side.

Motion to approve by Mr. Hall with recommended conditions, second by Ms. Kravsky; all in favor.

There was discussion about setback.

- J) Application Number: BZAP-22-9  
Address: 2455 E Main  
Applicant: Chris Vallette  
Owner: Mattlin Holdings llc  
**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness to place glass panels on existing patio awning area.

Motion to recommend application BZAP-22-9 to the BZAP made moved by Mr. Hall, second by Ms. Krosky; all in favor.

- K) Application Number: BZAP-22-11  
Address: 783 Francis  
Applicant: Amy Lauerhass  
Owner: Mark Hathaway  
**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for the demolition of the existing detached garage and construction of new detached garage & patio.

Motion to forward to the BZAP applications BZAP-22-11, BZAP-22-12, BZAP-22-13 by Mr. Hall, second by Mr. Heyer; all in favor.

- L) Application Number: BZAP-22-12  
Address: 844 Chelsea  
Applicant: Amy Lauerhass  
Owner: Ahdra Young  
**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for a new two-car detached garage with office above.

Motion to forward to the BZAP applications BZAP-22-11, BZAP-22-12, BZAP-22-13 by Mr. Hall, second by Mr. Heyer; all in favor.

- M) Application Number: BZAP-22-13  
Address: 2220 E Livingston  
Applicant: Dan Cline  
Owner: Shear Family LLC  
**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for new paint and an interior build out for a Laundromat.

Motion to forward to the BZAP applications BZAP-22-11, BZAP-22-12, BZAP-22-13 by Mr. Hall, second by Mr. Heyer; all in favor.

**8) Other Business**

**9) Adjourn**

Meeting was adjourned.