



Architectural Review Board Meeting Minutes

Thursday, July 14, 2022

6:00 PM

1) Call to Order

The meeting was Called to Order by Chairperson Toney.

2) Roll Call of Members

Members present: Strasser, Scott, Heyer, Chairperson Toney

3) Public Comments

There were no Public Comments.

4) Approval of Minutes

A) June 2022 ARB Minutes

It was determined that the Minutes will be reviewed at the next week's meeting.

5) Staff Report

6) Old Business

7) New Business

Joyce Edelman (2414 Fair Ave.) -- was sworn in and asked for more information about the application for 2404 Fair (ARB-22-37). This application was removed from the Consent Agenda.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

A) Application Number: ARB-22-32

Address: 2170 Bryden

Applicant: Pete Foster

Owner: Mary Connor

Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a new first floor sunroom expansion to the west of

the existing home, a new two-story addition to the east of the existing residence, a new one-story entry porch addition to the north of the existing home.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- B) Application Number: ARB-22-34
Address: 348 S Cassingham
Applicant: Bexley School District Board of Education
Owner: Bexley School District Board of Education
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness windscreens and plaques at our Shiff Family Tennis Complex behind Bexley High School.

Ms. Rose clarified the Boards' jurisdiction and indicated the Board will be reviewing the color and location of the windscreens.

Ms. Bokor gave a brief Staff Report.

John Eikenberry was sworn in, apologized, and discussed the rationale for the color of the windscreens.

Mr. Heyer asked about judging transparency; Mr. Eikenberry indicated this screen was chosen based on its use in other local schools. Ms. Bokor shared her research and Ms. Rose answered questions; there was clarification of the orientation of the screen and what can be seen from various locations.

Mr. Eikenberry answered Ms. Strasser's question about the purpose of the screens.

Mr. Williams was sworn in and shared the rationale for purchasing these particular screens. He indicated a desire to compromise with the Board. He stated there were previously only screens between the courts and shared timelines for the fall and spring seasons.

Nelson Genshaft was sworn in to represent Howard Shnitz and Sam Nutis -- Mr. Genshaft explained the neighbors are rejecting the proposal, stated the square footage of the screens, and indicated these are not replacements. He clarified the neighbors are objecting to Code section 1223.04 -- height and building mass are incompatible with the existing structures, and the issues the screen may cause.

Howard Shnitz (330 S. Stanwood) was sworn in -- He shared a variety of comments including speaking to historic preservation and his enjoyment of his property.

Samuel Nutis (350 S. Stanwood) was sworn in -- He indicated a concern about aesthetics due to the lack of transparency and shared the perspective of an amateur tennis player who recently visited his home.

Fredrick Nelson (310 S. Stanwood) was sworn in -- He gave information on his relationship to the school. He stated he is not opposed to the windscreens running perpendicular to the street and

would not oppose reasonable signage. Furthermore, he spoke to the transformation of the neighborhood due to these signs.

Katrina Grossman (366 S. Stanwood) was sworn in -- She shared her experience seeing the windscreens and spoke to property values.

There was discussion about how to proceed.

Eli Goldberger was sworn in to answer Chairperson Toney's question about the reason for choosing screens of this height, opacity, and the times when the screens would be up.

There was further discussion about how to proceed, an explanation of the tennis court, discussion of displayed pictures, and what would have been required had this been brought to the Board before the installation of a windscreen.

Ms. Strasser shared her opinion, Ms. Bokor clarified that the Applicant can ask for a Table, and other Board members gave their opinions and spoke to unknowns, aesthetics, compromise, and how this differs from the location on Clifton Ave.

Ms. Toney shared a letter from Matt Wolf (273 S. Roosevelt), opposing this project.

Mr. Eikenberry indicated a desire to Table the application.

Motion to Table by Mr. Heyer, second by Mr. Scott; Ms. Strasser -- no, Mr. Heyer -- yes, Mr. Scott -- yes, and Ms. Toney -- yes. Ms. Rose clarified that the next meeting is August 11th.

There was discussion about collaboration.

C) Application Number: ARB-22-35
Address: 2456 Sherwood
Applicant: Shawn Snyder
Owner: Bill Litfin

Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to remove slate shingles and replace with "slate like" - Certainteed Belmont - Stonegate Grey shingles.

Ms. Bokor gave a Staff Report explaining the application and the removal of slate shingles. Further, she described the attached documents.

Bill Litfin was sworn in and described the active repair work on the roof, as well as the desire to find a balance between the home's aesthetic and maintaining the home.

Ms. Bokor stated options.

Mr. Heyer spoke to Belmont and the issue with the roof, not the slate itself.

Mr. Litfin shared the conversation with The Durable Slate company.

Ms. Strasser discussed her convictions about repairs.

Ms. Rose reiterated The Durable Slate's recommendation of replacement.

Mr. Litfin discussed his history with a slate roof; he and Mr. Heyer discussed the knowledge required for maintaining a slate roof prior to purchasing.

There was discussion about alternative opinions and character preservation.

Mr. Scott discussed the replacement material, curb appeal, a report about the condition of the existing slate, and balancing costs.

Ms. Toney asked that the applicant let the City try to help by finding someone who can solve the issue and Table this.

The applicant indicated he would be willing to Table the application.

Motion to Table to August 11 by Mr. Heyer, second by Ms. Strasser.

D) Application Number: ARB-22-36
Address: 929 Francis
Applicant: James Knox
Owner: Anne and Don Skaggs

Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to add a 20'x10' screen porch to the rear of the house.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

E) Application Number: ARB-22-37
Address: 2404 Fair
Applicant: Bryce Jacob
Owner: Tyler Chamblin

Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a mudroom addition off the back of the house.

Ms. Rose gave background information on this case; Ms. Bokor stated this is a different project than what was initially proposed, shared information about the roof material, and reviewed drawings.

Bryce Jacob was sworn in and gave a brief description about the project.

Joyce Edelman stated she does not have an objection.

Mr. Heyer discussed the windows.

Findings of Fact and Decision of the Board for Application No. ARB-22-37 for property located at 2404 Fair: The Architecture Review Board finds the proposed one-story addition is architecturally compatible with the existing structure and further moves to approve a Certificate of Appropriateness as submitted.

Motion to approve by Ms. Strasser, second by Mr. Scott; all in favor.

- F) Application Number: ARB-22-38
Address: 44 S Parkview
Applicant: Amy Lauerhass
Owner: Emily and Jeff Janis
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for the addition of a breakfast room & covered porch to the rear of the house. Addition of two dormers to the south side of the existing garage. Replacement of all windows.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- G) Application Number: ARB-22-39
Address: 145 S Ardmore
Applicant: Amy Lauerhass
Owner: Abby and Dustin Braun
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to remove the existing addition and build a new addition to the rear of the house.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- H) Application Number: ARB-22-41
Address: 2767 Sherwood
Applicant: Katherine Bline
Owner: Katherine Bline
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a pergola extension.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- I) Application Number: BZAP-22-25
Address: 2401 Fair
Applicant: Dave Johnson
Owner: Pinkerton
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 rear garage extension/addition to the rear of an existing garage.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- J) Application Number: BZAP-22-26

Address: 377 S Roosevelt
Applicant: Dean Berlon
Owner: Nathan Green

Request: The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval of a Certificate of Appropriateness for a garage with eave height exceeding 9 feet.

Ms. Bokor stated this project is looking for a recommendation to BZAP due to the new garage ordinance limiting height.

Steve Hurt was sworn in and discussed the applicant's desires, heights, and the home's materials.

Mr. Scott spoke to the eclectic mix of garages in Bexley, scale, materials, and details.

Ms. Strasser gave her opinions on the design as it relates to the home.

Mr. Heyer indicated he has no issues with this design.

There was discussion about the ordinance.

Findings of Fact and Decision of the Board for Application No. BZAP-22-26 for property located at 377 S Roosevelt: The Architecture Review Board finds the proposed garage carport is architecturally compatible with the neighborhood structures and further moves to recommend to the Board of Zoning and Planning for a Certificate of Appropriateness.

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

- K) Application Number: BZAP-22-28
Address: 2595 Bryden
Applicant: Great Lakes Garages LLC
Owner: Edward Foley and Miranda Cox
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 demolish an existing storm-damaged detached garage and rebuild a new garage in the same location.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- L) Application Number: BZAP-22-29
Address: 944 Euclaire
Applicant: Amy Lauerhass
Owner: Chris and Kendy Stembridge
Request: The applicant is requesting a recommendation to the Board of Zoning and Planning Architectural review and approval and a Certificate of Appropriateness for the conversion of a one-story home to a 1-1/2 story home.

Ms. Bokor gave a short Staff Report.

Ms. Lauerhass discussed the drawings, elevations, and dormers.

Mr. Heyer stated he appreciated the project and gave one suggestion.

Mr. Scott complimented the project.

Ms. Toney said she understands the project.

Findings of Fact and Decision of the Board for Application No. BZAP-22-29 for property located at 944 Euclaire: The Architecture Review Board finds that the conversion of one-story to one and a 1-1/2 story home is architecturally compatible with the existing structure and moves to recommend to the Board of Zoning and Planning for approval of a Certificate of Appropriateness.

The applicant understood the Findings of Fact.

Motion to approve the Findings of Fact by Mr. Heyer, second by Ms. Strasser; all in favor.

- M) Application Number: BZAP-22-30
Address: 2681 Bexley Park
Applicant: Amy Lauerhass
Owner: Molly Williams and Quinn Jones
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 conversion of an existing attached garage to finished space. Addition of a new two-car attached garage with master suite above.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- N) Application Number: BZAP-22-31
Address: 2240 Bryden
Applicant: Amy Lauerhass
Owner: Angela and Ben Izzie
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 an addition to the northeast corner of the existing house.

Motion to approve the Consent Agenda consisting of the following applications: ARB-22-32 (2170 Bryden Road), ARB-22-36 (929 Francis), ARB-22-38 (44 S. Parkview), ARB-22-39 (145 S. Ardmore), ARB-22-41 (2767 Sherwood), BZAP-22-25 (2401 Fair), BZAP-22-28 (2595 Bryden), BZAP-22-30 (2681 Bexley Park), BZAP-22-31 (2240 Bryden) by Ms. Strasser, second by Mr. Heyer; all in favor.

- O) Application Number: BZAP-22-32
Address: 199 N Cassingham
Applicant: Brian Marzich
Owner: Judson Dunham
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 one-story garage with attached office and covered porch.

Ms. Bokor gave a Staff Report.

Brian Marzich was sworn in and gave background information, including the slopes and how the space will be used.

Ms. Bokor suggested drawings be sent to the BZAP.

Ms. Strasser asked about other considerations and Mr. Heyer discussed a window.

Judson Dunham was sworn in and spoke to the fence; there was discussion about windows, eave height, and vinyl siding.

Findings of Fact and Decision of the Board for Application No. BZAP-22-32 for property located at 199 N Cassingham: The Architecture Review Board finds the proposed garage is architecturally compatible with the existing principle structure and further moves to recommend the Board of Zoning and Planning for a Certificate of Appropriateness with the condition that a window be added to the north elevation.

The applicant understood the Findings of Fact.

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

- P) Application Number: ARB-22-40
Address: 386 Northview
Applicant: Peter Krajnak
Owner: Kristin Chertoff
Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a new addition to the rear for pantry/mudroom. New addition in front of covered front porch. Miscellaneous site renovations.

Ms. Bokor stated that the applicant asked to be placed at the end of the agenda and discussed the proportion of the columns.

Peter Krajnak was sworn in and discussed the columns.

Mr. Heyer asked questions about the columns which Mr. Krajnak answered and stated information about drainage.

Mr. Scott spoke to the beams.

The applicant understood what the Board was asking.

Findings of Fact and Decision of the Board for Application No. BZAP-22-40 for property located at 386 Northview: The Architecture Review Board finds that the pantry/mudroom addition at the rear of the house and the covered front porch are architecturally compatible with the existing structure and recommend for a Certificate of Appropriateness with the condition that there are modifications to the front entry piers, tablatore and eaves, further subject to review and approval by the Design Consultant.

The applicant understood.

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

8) Other Business

A) Application Number: MA-22-151
Address: 250 S Parkview
Applicant: Nate Sampson
Owner: Negrón

Request: The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a proposed new covered entry addition to front facade, new 3/4 lite front door. Replace side entry door off of driveway and finish entry with new trim surround- mirror door style, and column trim style, of proposed front entry detailing.

Ms. Bokor stated the reason for asking the Board to remand this case to her.

Mr. Heyer indicated the neck molding is forgotten in the side elevation and there was discussion about the project.

The Board finds it appropriate that the front entry modifications remanded to Staff for review and approval for 250 S Parkview under the Minor Architectural Review Application.

Motion to approve by Ms. Strasser, second by Ms. Heyer; all in favor.

9) Adjourn

The meeting was adjourned.