



Architectural Review Board Meeting Agenda

September 11, 2025

6:00 PM

1. Call to Order
2. Roll Call of Members
3. Approval of Minutes
4. Public Comments
5. Consent agenda items:
 1. App No: ARB-25-43
Address: 197 S Cassingham
Applicant: Pete Foster
Owner: Chris and Mary Gardner
Request: The applicant is seeking architectural review and approval and a Certificate of Appropriateness to demolish an existing detached two car garage and build a new detached two car garage
 2. App No: ARB-25-44
Address: 2548 Sherwood
Applicant: Pete Foster
Owner: Jared Smith
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for the conversion of the existing attached garage into interior living space, a one story addition to the west of the existing attached garage and a two story addition to the northeast corner of the existing residence.
 3. App No: ARB-25-45
Address: 246 N Stanwood
Applicant: Shawn McNeil
Owner: Audra Comes
Request: The applicant is seeking architectural review and a Certificate of Appropriateness to build a 2 car detached garage 22x28 to match the house with

storage attic using pull down ladder.

4. App No: BZAP-25-38

Address: 246 S Dawson

Applicant: Valerie Halas

Owner: Mary Heckler

Request: The applicant is seeking a recommendation to the Board of Zoning and planning for a Certificate of Appropriateness of a new one-story addition at the East side yard of the existing principal structure. Note that we are extending the existing one-story space further North in order to enlarge the existing Kitchen and to add a home office to the first floor. The existing East side yard setback is not compliant, but the owner's principal structure is 17' from the principal structure of the neighbor to the East. We are asking for a variance that would be extending the furthest East wall instead of stepping back the wall to the West by 8" as the interior space of the Mud Room would then be tight and would create an awkward roof line due to the existing coved hip roof detail. In addition, we are proposing to remove the existing porch roof and provide a design for a new standing seam metal barrel porch roof with new columns and beams. The stairs, railing and landing of the porch will remain with new columns in the existing location.

5. App No: ARB-25-47

Address: 236 N Columbia

Applicant: John Behal

Owner: Chis Connor (Yore N Columbia LLC)

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for the demolition of the existing brick garden sheds and attached 13-foot long wing wall, restoration of the perimeter brick wall, construction of brick piers using salvaged brick, and rebuilding the original "allée" to the hidden garden, as originally conceived for this property. A new pool house, pool terrace and pool are proposed. The pool house is designed with materials matching the main house, and the design is scaled to clearly be an accessory structure to the main house.

6. 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.

7. 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.

6. Requests for Tabling to the October 9, 2025, ARB meeting:

1. 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.
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-25-37

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.

New Business:

1. App No: ARB-25-40

Address: 236 N Roosevelt

Applicant: Kiernan Smith

Owner: CJ Goins

Request: The applicant is seeking architectural review and approval and a Certificate of Appropriateness for the removal of existing small, covered stoop and replacement with a new larger porch.

2. App No: ARB-25-46

Address: 2324 Bexley Park

Applicant: Drew Williams

Owner: Bruce and Kristina Fraser

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to renovation of the north "rear" elevation of the existing house and new landscaping and hardscaping. (Note: Since this is a corner lot, the north elevation functions as the rear of the house even though it is technically the side of the house.) A 95 sq. ft. New Porch will replace an existing 19 sq. ft. porch along the north elevation, so that the New Porch covers the door

to the Kitchen at new Upper Terrace landing and the new French doors to the Family Room at the Lower Terrace. New cultured stone will be applied below the New Porch to the north elevation to match the limestone and mortar on the south "front" elevation of the house. A new outdoor stone fireplace will be constructed along the north wall of the attached garage as a focal point of the Lower Terrace. The Landscape Master Plan illustrates the extensive landscaping and hardscaping proposed for the areas surrounding the house.

- 1) Other Business
- 2) Adjourn