




(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. ( You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.

#### Applicant

 Oliver Leinbach  
 614 486 8833  
 cleinbach@gmail.com

#### Primary Location

973 MONTROSE AV  
Bexley, OH 43209

## ARB-25-26

Submitted On: May 12, 2025

### A.1: Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

#### Brief Project Description :

garage replacement

#### Have you downloaded and reviewed the ARB application checklist?

no

Please review the Bexley Residential Design Guidelines and ARB application checklist which can be found by clicking here (<https://bexley.org/arb/>)

#### Have you reviewed and implemented the Bexley Residential Design Guidelines for this project ?

No

Please click all below that apply to your project

#### Architecture Review

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#### Complete Demolition/ New Build

true

#### Front porch

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#### Corner Lot

--

#### Rear yard addition

--

#### Side yard addition

--

#### Sign Review

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#### Commercial Project

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### A.2: Applicant / Agent Information

#### Applicant Name

Charles Leinbach

#### Applicant Address

973 Montrose Av

#### Applicant Email

cleinbach@gmail.com

#### Applicant Phone

614 486 8833

#### Property Owner Name

Oliver Charles Leinbach

#### Property Owner phone or Email

cleinbach@gmail.com

If owner will not be present for review hearing, you must submit a permission to represent signed by the current owner.

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**Upcoming ARB Hearing Date ---(Hearings held the 2nd Thursday of the month. Application must be submitted 4 weeks prior to the upcoming hearing date)**

06/12/2025

Applicant (or representative of the project) must be present at the appropriate hearings

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### A.3: Fee Worksheet

**Estimated Valuation of Project**

25000

\*Please refer to Bexley codified ordinances section 244 for the fees schedule

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### B.1: Lot Information

**Lot Width**

50

**Lot Depth**

131

**Total sq. ft. area of Lot**

6550

If you need help find the zoning district, please refer to the Bexley zoning map [Click Here](https://www.arcgis.com/apps/mapviewer/index.html?webmap=a8bd59c261d0434e916d9ed3609e241d&extent=-82.9473,39.9488,-82.9249,39.9575)  
(<https://www.arcgis.com/apps/mapviewer/index.html?webmap=a8bd59c261d0434e916d9ed3609e241d&extent=-82.9473,39.9488,-82.9249,39.9575>)

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### B.2: PRIMARY Structure Coverage Information

**PRIMARY Structure FOOTPRINT (SF)**

1284

**Proposed Addition FOOTPRINT (SF)**

0

**Building FOOTPRINT (sq ft) being removed**

450

**Total Square Footage of Primary Structure**

1284

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### B.3: ACCESSORY Structure Info (Garage, Decks, Pergolas, Etc)

**Existing Footprint (SF)**

450

**Proposed Addition (SF)**

--

**New Structure Type**

frame

**Ridge Height**

--

**Proposed New Structure (SF)**

500

**Is there a 2nd Floor**

--

**Total sq. ft. all accessory structures**

500

**New building sq. ft. lot coverage**

500

null

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### B.4: Hardscape Coverage Information

**Existing Driveway (SF)**

1000

**Existing Patio (SF)**

0

**Existing Private walkways (SF)**

0

**New added Hardscape (SF)**

0

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**B.5: Total Area Lot Coverage Information****Total Area of all Buildings**

1834

**Total Area of Buildings & Hardscape**

2834

**% of building coverage**

28

**% of Total lot coverage**

71.26717557251908

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**B.6: Primary Structure Setbacks****Font Yard**

50

**Rear Yard**

3

**Side yard #1 setback**

26

**Side yard #2 setback**

3

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**Accessory Structure Setback #1****Distance from Primary Structure**

25

**Access. Structure Rear Yard Setback**

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**Access. Structure Side Yard Setback #1**

25

**Access. Structure Side Yard Setback #2**

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**Do have a second Accessory Structure on the property?**

No

null

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**C.1 Architectural Review Worksheet: Roofing****Roofing**

true

**Structure**

Garage Only

**Existing Roof Type (Please Note: slate,clay tile or wood shake require supporting information for Board Review)**

Std. 3-tab Asphalt Shingle

**New Roof Type**

Std. 3-tab Asphalt Shingle

**New Single Manufacturer**

Owens Corning

**New Roof Style and Color**

conventional 45 degree pitch, charcoal color

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**C.1 Architectural Review Worksheet: Windows**

**Windows**

true

**Existing Window Type**

--

**New Window Manufacturer**

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**Structure**

Garage Only

**Existing Window Materials**

Wood

**New Window Style/Mat./Color**

6 pane

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**C.1 Architectural Review Worksheet: Doors****Doors**

true

**Existing Entrance Door Type**

Wood

**Door Finish**

Painted

**Proposed Door Style**

solid, no glass

**Structure**

Garage Only

**Existing Garage Door Type**

Wood

**Proposed Door Type**

standard

**Proposed Door Color**

white

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**C.1 Architectural Review Worksheet: Exterior Trim****Exterior Trim**

true

**Proposed New Door Trim**

white paint

**Proposed New Window Trim**

white paint

**Existing Door Trim**

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**Existing Window Trim**

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**Trim Color(s)**

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**Do the proposed changes affect the overhangs?**

No

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**C.2 Architectural Review Worksheet: Exterior Wall Finishes****Exterior Wall Finishes**

true

**Existing Finishes Manufacturer, Style, Color**

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**Proposed Finishes Manufacturer, Style, Color**

colonial blue, factory color

**Existing Finishes**

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**Proposed Finishes**

Aluminum Siding

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

true