

**(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 be 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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#### Front porch

--

#### Rear yard addition

--

#### Sign Review

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#### Complete Demolition/ New Build

true

#### Corner Lot

--

#### Side yard addition

--

#### 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

### **A.3: Fee Worksheet**

#### **Estimated Valuation of Project**

25000

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

### **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>)

### **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

### **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

### **B.4: Hardscape Coverage Information**

<b>Existing Driveway (SF)</b>	<b>Existing Patio (SF)</b>
1000	0
<b>Existing Private walkways (SF)</b>	<b>New added Hardscape (SF)</b>
0	0

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### B.5: Total Area Lot Coverage Information

<b>Total Area of all Buildings</b>	<b>Total Area of Buildings &amp; Hardscape</b>
1834	2834
<b>% of building coverage</b>	<b>% of Total lot coverage</b>
28	71.26717557251908

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### B.6: Primary Structure Setbacks

<b>Front Yard</b>	<b>Rear Yard</b>
50	3
<b>Side yard #1 setback</b>	<b>Side yard #2 setback</b>
26	3

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### Accessory Structure Setback #1

<b>Distance from Primary Structure</b>	<b>Access. Structure Rear Yard Setback</b>
25	--
<b>Access. Structure Side Yard Setback #1</b>	<b>Access. Structure Side Yard Setback #2</b>
25	--
<b>Do have a second Accessory Structure on the property?</b>	null
No	

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### C.1 Architectural Review Worksheet: Roofing

<b>Roofing</b>	<b>Structure</b>
true	Garage Only
<b>Existing Roof Type (Please Note: slate,clay tile or wood shake require supporting information for Board Review)</b>	<b>New Roof Type</b>
Std. 3-tab Asphalt Shingle	Std. 3-tab Asphalt Shingle
	<b>New Single Manufacturer</b>
	Owens Corning
<b>New Roof Style and Color</b>	
conventional 45 degree pitch, charcoal color	

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### C.1 Architectural Review Worksheet: Windows

<b>Windows</b>	<b>Structure</b>
true	Garage Only
<b>Existing Window Type</b>	<b>Existing Window Materials</b>
--	Wood
<b>New Window Manufacturer</b>	<b>New Window Style/Mat./Color</b>
--	6 pane

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### C.1 Architectural Review Worksheet: Doors

<b>Doors</b>	<b>Structure</b>
true	Garage Only
<b>Existing Entrance Door Type</b>	<b>Existing Garage Door Type</b>
Wood	Wood
<b>Door Finish</b>	<b>Proposed Door Type</b>
Painted	standard
<b>Proposed Door Style</b>	<b>Proposed Door Color</b>
solid, no glass	white

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

<b>Exterior Trim</b>	<b>Existing Door Trim</b>
true	--
<b>Proposed New Door Trim</b>	<b>Existing Window Trim</b>
white paint	--
<b>Proposed New Window Trim</b>	<b>Trim Color(s)</b>
white paint	--

#### Do the proposed changes affect the overhangs?

No

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

<b>Exterior Wall Finishes</b>	<b>Existing Finishes</b>
true	--
<b>Existing Finishes Manufacturer, Style, Color</b>	<b>Proposed Finishes</b>
--	Aluminum Siding
<b>Proposed Finishes Manufacturer, Style, Color</b>	
colonial blue, factory color	

**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