



Architectural Review Board Meeting Staff Report

September 11, 2025. 6:00 PM

Summary of Actions that can be taken on applications:

The following are the possibilities for a motion for Design Approval and issuance of a Certificate of Appropriateness by the Architectural Review Board (all motions to be made in the positive):

1. To approve as submitted
2. To approve with conditions
3. To table the application
4. To continue the application to a date certain

The following are the possibilities for a recommendation to the Board of Zoning and Planning from ARB (1223.07 (c)). A Board member should make one of the following motions and there is no need for findings of fact.

1. To recommend to the BZAP for the approval of a Certificate of Appropriateness
2. To recommend to the BZAP for the approval Certificate of Appropriateness with conditions or modifications identified by the Board.
3. To recommend to the BZAP that a Certificate of Appropriateness not be issued. (Recommendations do not need to be in the positive)
4. To recommend to the BZAP a remand back to the ARB for final determination of Certificate of Appropriateness. (No approval or disapproval)

Other possibilities: Recommended that these should be avoided and that either scenario can be accommodated in one of the above 4 motions:

- To table the applicant only upon the applicant's request.
- No action taken (no recommendation) - application proceeds to BZAP

	From the City of Bexley's codified ordinance 1223.04 (Changes to Existing Structures Not Involving Demolition: Ord. 29-16. Passed 11-15-16.)
(a)	The Board, in deciding whether to issue a certificate of appropriateness, shall determine that the proposed structure or modification would be compatible with existing structures within the portion of the district in which the subject property is located.
(b)	The Board may, as a condition of the certificate of appropriateness for the project, require a plan for the preservation (and replacement in the case of damage or destruction) of existing trees and other significant landscape features.
(c)	In conducting its review, the Board shall examine and consider, but not necessarily be limited to, the following elements:
	i. Architectural design, new or existing
	ii. Exterior materials, texture and color
	iii. Exterior details
	iv. Height and building mass
	v. Preservation of existing trees and significant landscape features.

Consent Agenda Items:

Requests for Tabling to the November 13, 2025 ARB meeting:

1. 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.
2. 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.
3. 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.
- 4) New Business:
 1. App No: ARB-25-48
Address: 342 N Remington
Applicant: D'Andrea Builders
Owner: Jane F Peden
Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to enlarge the back of the house to enlarge the dining room, kitchen and bathroom and add a porch.
Background: The applicant is before the Board for the first time.
Staff Comments: This proposed addition is appropriate in massing and placement. However, there are several details that are concerning. The porch with no windows and the eaves that do not match the primary structure are among staff concerns. The applicant is aware of these concerns and will address these prior to or at the meeting.
Recommendation: Staff supports tabling this application to the November meeting unless a solution that is acceptable to the Board is provided prior to the meeting.
 2. App No: ARB-25-50 (Possible Consent)

Address: 231 Drexel Ave

Applicant: Amy Lauerhass

Owner: Abigail and Matthew Grossman

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to add a second story to an existing one-story portion of existing structure.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed addition is appropriate in massing, style and detailing and will be a seamless addition to the existing structure.

Recommendation: Staff supports approving this as a consent agenda item.

3. App No: ARB-25-51 (Possible Consent)

Address: 2716 Allegheny

Applicant: Amy Lauerhass

Owner: AANB LLC

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for a new 2 car detached garage.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed detached garage is appropriate in style, massing and placement.

Recommendation: Staff supports approving this as a consent agenda item.

4. App No: ARB-25-52

Address: 480 N Columbia Ave

Applicant: Jim Douglas

Owner: Lynn Barno

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to replace the existing cedar shake roof to dimensional asphalt shingles.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed roof replacement packet contains some of the necessary information that we have requested. Staff has asked the applicant to bring a cost comparison of asphalt to cedar shake replacement. The maintenance history is unavailable to the applicant as they purchased the home in August 2025. There is no roof history on the city's building portal either. Staff has not been able to find a professional that would support keeping or repairing this roof as it is in bad shape and the Board will need to decide whether or not to approve an asphalt replacement.

Recommendation: Staff supports the proposed CertainTeed Landmark PRO Weathered wood shingle as a replacement shingle if the Board determines that the roof can be replaced with asphalt.

5. App No: ARB-25-54

Address: 353 S Parkview

Applicant: Tom Popoff

Owner: Luis and Cheryl Stauffer

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for an addition to an existing home, a porch on the west of the property, and a front porch renovation and expansion.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed addition is appropriate in style and will match the existing home. The addition will also be a nice improvement to the rear façade. Staff concern is the increased frontage to the street. Elongating the front façade is inconsistent with the neighboring properties. The setback and maintaining the existing wall may decrease the impact enough to not be an issue but it is difficult to tell from the drawings. A site plan that includes neighboring properties and landscape would be helpful for such a large addition, doubling the size of this home.

Recommendation: Staff would like more information and supports tabling this application to the November ARB meeting.

6. App No: ARB-25-56

Address: 2682 Bellwood

Applicant: Nathan Morris

Owner: Nathan Morris

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to build a new garage on an existing concrete slab.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed detached garage was brought to staff attention and had a site visit early in the year/late last year. The applicant expressed the desire to use a metal product and while staff was skeptical, given the location of the property, was opened to consideration if provided with pictures, drawings, etc.... The application has now been submitted many months later. Staff would still like to see better drawings and pictures of this atypical construction for residential properties. What has been provided is generic and not specific to the property or to the code. Additionally, there are some building code issues that need to be addressed. The application is before the Board despite the lack of information to get the Board's opinion of the concept and unique material choice.

Recommendation: Staff supports tabling this application to November for more information.

7. App No: ARB-25-58 (Possible Consent)

Address: 691 S Cassingham

Applicant: Jason Sullivan

Owner: Jason Sullivan

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness to demolish an existing garage and replace with a new one.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed detached garage is appropriate in style, massing and placement and will be a nice replacement to the existing garage.

Recommendation: Staff supports approving this as a consent agenda item.

8. App No: ARB-25-53 (Possible Consent)

Address: 247 N Parkview

Applicant: John Ingwersen

Owner: Stelios Giannopoulos

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for a 120 sq ft addition to west side of structure to house an elevator.

Background: The applicant is before the Board for the first time.

Staff Comments: This proposed addition is an alternate solution to the glass elevator project that the Board had previously approved. This addition is appropriate in style and massing and will be a good solution to the clients need and is in keeping with the architecture of the home.

Recommendation: Staff supports approving this as a consent agenda item.

Old Business:

1. App No: ARB-25-27/BZAP-25-40 (Possible Consent)

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.

Background: The applicant was before the Board in July with this project for the first time. The Board had asked the applicant to study the dormers and model the addition.

Staff Comments: This proposed addition is appropriate in style, massing and placement and will be a nice addition to the home. The applicant has provided 2 solutions to the dormers based on the Boards request to study them and would like to go with the larger shed dormer – staff agrees with this solution and finds it to be cleaner and less chaotic. This application has also been assigned a BZAP number as there is still some question as to whether or not it needs a variance.

Recommendation: Staff supports approving this as a consent agenda item as both an ARB approval or a BZAP recommendation pending the decision of the Building and Planning Director.

2. 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.

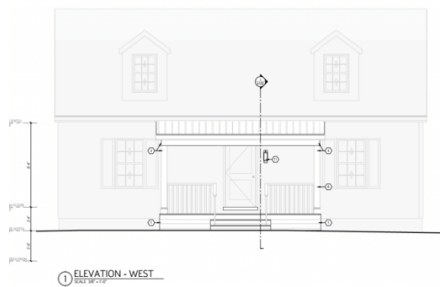
Background: The applicant is before the Board for the second time.

Staff Comments: The applicant was asked to explore other design solutions that are more appropriate in massing and detail to the home. The proposed (new) solution is

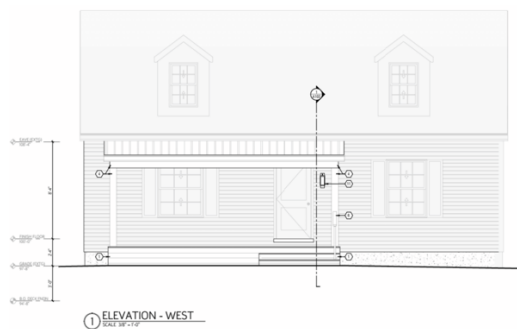
more in keeping with the existing home (below). Staff would still like to see a more tradition column design but defers to the Board.



New Submittal:



Original Submittal:



Recommendation: Staff supports approving this application with any conditions of the Board.