



ARB-25-50

(ARB)

Architectural

Review Board

Application

Status: Active

Submitted On:

8/28/2025





Primary Location

231 DREXEL AV
Bexley, OH 43209

Owner

ABIGAIL &
MATTHEW
GROSSMAN
N DREXEL AV 231
BEXLEY, OH 43209

Applicant

 Amy Lauerhass
 614-371-3523
 amy@lauerhassarchitecture.com
 753 Francis Ave.
Bexley, Ohio 43209

Staff Review

Staff Notes

ARB Mtg Date

10/09/2025

Board Decision

—

Vote Count?

ARB Approval date

—

ARB Expiration date

Applicant / Agent Information

Applicant Name*

Amy Lauerhass

Applicant Address

753 Francis Ave. Bexley, Ohio 43209

Applicant Email*

amy@lauerhassarchitecture.com

Applicant Phone*

614-371-3523

Property Owner Name*

Abigail & Matthew Grossman

Property Owner phone or Email*

614-214-8448

If owner will not be present for review hearing, you must submit a permission slip to represent the owner signed by the current owner. **Please include the permission slip in your combined PDF submission packet.**

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

10/09/2025

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

Project Information - NO HARD COPIES NEEDED - ONLY DIGITAL SUBMISSIONS

Brief Project Description :*

Addition of second story over existing one-story section of home.

Have you downloaded and reviewed the ARB application checklist?*

Yes

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

Yes

Please click all below that apply to your project

Architecture Review

☒

Complete Demolition/ New Build ?

☐

Front porch ?

☐

Corner Lot ?

☐

Rear yard addition ?

☐

Side yard addition ?

☒

Sign Review

☐

Commercial Project

☐

Fee Worksheet

Estimated Valuation of Project*

75000

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

Lot Coverage Information

Zoning District* ?

R-2 (25% Building and 50% Overall)

Lot Width* ?

91.75

Lot Depth* ?

250.25

Total sq. ft. area of Lot ?

22960.4375



If you need help find the zoning district, please refer to the Bexley zoning map
[Click Here](#)

Max allowable building coverage is ?

5740.109375



Max allowable lot coverage is ?

11480.21875



What is your proposed building coverage* ?

3280

What is your proposed lot coverage?* ?

9408

% of proposed building coverage

14.28544207835761



% of proposed lot coverage

40.974828985728166



Are you proposing to either modify an existing principal structure or build a new one?*

Yes

Principal Structure Setbacks

Your required front yard setback is 30 ft. **OR** the average distance back from the front lot line of the adjacent three structures on each side of your property **whichever is greater**

What is your required front yard setback* ?

70.4

What is your proposed front yard setback* ?

81.4

Your required side yard setback is **15 ft**

Proposed left side yard setback?* ?

29.7

Proposed right side yard setback* ?

0

Your required rear yard setback is **50 ft**

Proposed rear yard setback?*

0

Detached Garage

Are you either modifying or building a new garage as a part of this project?

No

Distance from Primary Structure (ft)*

0

Detached Garages located closer than 10 ft to the Primary Structure need a variance. A BZAP form needs filled out or call the Zoning Director at 614-559-4243

Architectural Review Worksheet: Roofing

Is roofing a part of this project? ?

Yes

You must include the roof specifications as well as photos of existing roof in your submission packet.

Please provide the existing roof details (Please Note: slate,clay tile or wood shake require supporting ? information for Board Review)*

Standard asphalt shingle

Please provide the PROPOSED roof details (Please Note: slate,clay tile or wood shake require supporting information for Board Review)

EPDM membrane roofing

Proposed Roofing Manufacturer*

TBD

Architectural Review Worksheet: Windows

Are windows a part of this project? ?

Yes

Please provide the window package (cutsheets/ specs) for the new proposed windows in your submission packet

Please provide the existing window types* ?

Double hung, white, simulated divided lites

Please provide the proposed window types* ?

Aluminum-clad, wood interior, double hung, white, simulated divided lites

Proposed Window Manufacturer*

Pella Lifestyle Series

Architectural Review Worksheet: Doors

Are doors a part of this project?*

No

Architectural Review Worksheet: Exterior Trim

Is exterior trim a part of this project?* ?

Yes

Do the proposed changes affect the overhangs?

No

Please describe the existing exterior trim. * ?

Wood, standard trim profiles

Please describe the proposed exterior trim* ?

Fiber cement, white, with profiles to match existing

Architectural Review Worksheet: Exterior Wall Finishes

Are exterior wall finishes a part of this project? *

Yes

Please describe the existing exterior finishes* ?

Stucco, off white

Please describe the proposed exterior finishes* ?

Stucco, color & texture to match existing

Understanding of Process & Submission Checklist

Have you included photos of the existing structures in PDF format in your submission packet?

Yes

Do you have elevations of ALL sides of your proposed project?

Yes

Have included all of the applicable required information into one combined PDF?

Yes


By signing here, you 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.*




Amy M Lauerhass

Aug 28, 2025


D: (Staff Only) Tree & Public Gardens Commission Worksheet

 Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

☐



 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

☐

 Applicant has been advised that Landscape Designer/Architect must be present at meeting

☐


Attachments

| | | |
|---|---|-----------------|
|  | Architectural Review Board submission packet 231 N.Drexel ARB.pdf Uploaded by Amy Lauerhass on Aug 28, 2025 at 1:37 PM | REQUIRED |
|  | 231 N.Drexel OWN PERM.pdf 231 N.Drexel OWN PERM.pdf Uploaded by Amy Lauerhass on Aug 28, 2025 at 1:37 PM | |

Record Activity

| | |
|---|-----------------------|
| Amy Lauerhass started a draft Record | 08/28/2025 at 1:07 pm |
| Amy Lauerhass added file 231 N.Drexel ARB.pdf | 08/28/2025 at 1:37 pm |
| Amy Lauerhass added file 231 N.Drexel OWN PERM.pdf | 08/28/2025 at 1:37 pm |
| Amy Lauerhass submitted Record ARB-25-50 | 08/28/2025 at 1:37 pm |
| OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-50 | 08/28/2025 at 1:37 pm |
| OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-50 | 08/28/2025 at 1:37 pm |
| OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-50 | 08/28/2025 at 1:37 pm |
| OpenGov system completed payment step Payment on Record ARB-25-50 | 08/28/2025 at 1:39 pm |

Timeline

| Label | Activated | Completed | Assignee | Due Date | Status |
|--|--------------------------|--------------------------|--------------------|----------|-----------|
|  Payment | 8/28/2025, 1:37:58 PM | 8/28/2025, 1:39:26 PM | Amy Lauerhass | - | Completed |
|  Application processing | 8/28/2025, 1:37:58 PM | - | Colleen Tassone | - | Active |
|  Zoning Officer | - | - | - | - | Inactive |
|  Design Planning Consultant | - | - | - | - | Inactive |
|  Architectural Review Board | - | - | - | - | Inactive |
|  Architectural Review Approval Letter | - | - | - | - | Inactive |