



ARB-25-51

(ARB)

Architectural

Review Board

Application

Status: Active

Submitted On:

8/28/2025

Primary Location

2716 ALLEGHENY AV
Bexley, OH 43209

Owner

AANB LLC, Elaine
Ireland Manager
ALLEGHENY AV 2716
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.

Applicant Email*

amy@lauerhassarchitecture.com

Applicant Phone*

614-371-3523

Property Owner Name*

AANB LLC

Property Owner phone or Email*

415-518-6686

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 :*

New 2 car detached garage

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*

60000

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

Lot Coverage Information

Zoning District* ?

R-6 (35% Building and 60% Overall)

Lot Width* ?

40

Lot Depth* ?

120

Total sq. ft. area of Lot ?

4800



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

Max allowable building coverage is ?

1680



Max allowable lot coverage is ?

2880



What is your proposed building coverage* ?

1344

What is your proposed lot coverage?* ?

1973

% of proposed building coverage

28



% of proposed lot coverage

41.104166666666664



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

No

Detached Garage

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

Yes

Distance from Primary Structure (ft)*

38

Proposed Detached Garage Info

Maximum building footprint is 624 sq. ft.

Maximum building height is 18 ft

Maximum eave height is 9 ft

Maximum finished attic floor area is 50% of base floorplate

Special permit from BZAP for functional dormer is required

Garage must be setback 3 ft minimum from rear and side property lines

Proposed Garage Footprint (SF)

624

Proposed ridge Height

18

Proposed right side setback distance* ?

3

Proposed left side setback distance* ?

11

Proposed rear setback distance* ?

3

Is there a 2nd Floor?

No

How many parking spaces?

2

Are you proposing another accessory structure?

No

Total sq. ft. all accessory structures


624

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)

asphalt shingle to match existing

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* ?

White vinyl, double hung, no grids

Please provide the proposed window types* ?

White vinyl, double hung, no grids

Proposed Window Manufacturer*

TBD

Architectural Review Worksheet: Doors

Are doors a part of this project?*

Yes

Please provide the door package (cutsheets/ specs) for the new proposed doors in your submission packet.

Please describe the existing door types, material and color* ?

House entry doors are fiberglass painted

Please describe the proposed door type, material and color* ?

Fiberglass or metal; painted

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. * ?

Aluminum-wrapped

Please describe the proposed exterior trim* ?

Aluminum-wrapped 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* ?

Beige vinyl

Please describe the proposed exterior finishes* ?

Beige vinyl

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)

☐

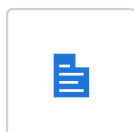
🔒 Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

☐

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

☐

Attachments



Architectural Review Board submission packet

REQUIRED

2716 Allegheny ARB.pdf

Uploaded by Amy Lauerhass on Aug 28, 2025 at 7:50 PM



2716 Allegheny OWN PERM.pdf


2716 Allegheny OWN PERM.pdf






Uploaded by Amy Lauerhass on Aug 28, 2025 at 7:50 PM

Record Activity

Amy Lauerhass started a draft Record	08/28/2025 at 7:41 pm
Amy Lauerhass added file 2716 Allegheny ARB.pdf	08/28/2025 at 7:50 pm
Amy Lauerhass added file 2716 Allegheny OWN PERM.pdf	08/28/2025 at 7:50 pm
Amy Lauerhass submitted Record ARB-25-51	08/28/2025 at 7:50 pm
OpenGov system altered approval step Application processing, changed status from Inactive to Active on Record ARB-25-51	08/28/2025 at 7:50 pm
OpenGov system altered payment step Payment, changed status from Inactive to Active on Record ARB-25-51	08/28/2025 at 7:50 pm
OpenGov system assigned approval step Application processing to Colleen Tassone on Record ARB-25-51	08/28/2025 at 7:50 pm
OpenGov system completed payment step Payment on Record ARB-25-51	08/28/2025 at 7:51 pm
Colleen Tassone changed form field entry ARB Mtg Date from "" to "10/09/2025" on Record ARB-25-51	08/29/2025 at 9:47 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Payment	8/28/2025, 7:50:46 PM	8/28/2025, 7:51:31 PM	Amy Lauerhass	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
 Application processing	8/28/2025, 7:50:46 PM	-	Colleen Tassone	-	Active
 Zoning Officer	-	-	-	-	Inactive
 Design Planning Consultant	-	-	-	-	Inactive
 Architectural Review Board	-	-	-	-	Inactive
 Architectural Review Approval Letter	-	-	-	-	Inactive