



## Bexley Architectural Review Board Staff Report - May 14, 2020

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### *Consent Agenda items:*

Application No.: ARB-20-18  
Applicant: Brad Schoch  
Owner: Andy & Rachel Abeles  
Location: Drexel Ave

**ARB Request:** The applicant is seeking architectural review and approval of revised elevations and final materials for a new single-family structure previously approved by the ARB.

**Staff comments:** This application was approved by the Board at the April ARB meeting with the condition that the applicant return to the Board for final review of elevations. The following issues were raised by the Board for the applicant to reevaluate and/or redesign:

- 1) Proportion of windows at the second and upper story of the front elevation
- 2) Additional consideration to the detailing of the front elevation, to better distinguish the upper story from the second floor
- 3) Resolve the front porch roof as it engages the curved wall at the double windows serving the bedroom 1
- 4) Clean up eaves (i.e. align) at south side elevation
- 5) Review the relationship of the bay window roof to the sill of the windows above to give adequate clearance.

**Staff Recommendation:** The application has addressed the above issue. Staff recommends approving this application with the condition that staff review final material and color choices.

### *Recommendation for Consent Agenda item.*

Application No.: ARB-20-22  
Applicant: Jeremy Clifton  
Owner: Christopher and Jenny Dersom  
Location: 175 S ROOSEVELT AV

**ARB Request:** The applicant is seeking architectural review and approval, to allow a 2-story addition to the rear of the principal structure and window

replacement.

**Staff comments:** This addition is a simply, clear and nicely done replacement to what is currently a really bad addition. The applicant is going to use slate on the new roof to match the existing home and will match all other materials to the original home.

**Staff Recommendation:** Staff recommends approving this application noting that it is compatible with the existing home.

*Recommendation for Consent Agenda item.*

Application No.: ARB-20-27  
Applicant: Amy Lauerhass  
Owner: Isaac & Jenna Klopfenstein  
Location: 851 REMINGTON RD

**ARB Request:** The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the principal structure.

**Staff comments:** This proposal is in keeping with the character of the original home.

**Staff Recommendation:** Staff recommends approving this application as submitted.

*Recommendation for Consent Agenda item.*

Application No.: ARB-20-28  
Applicant: Amy Lauerhass  
Owner: David & Amy Lauerhass  
Location: 753 FRANCIS AV

**ARB Request:** The applicant is seeking architectural review and approval, to allow a new open front porch addition.

**Staff comments:** This front porch is a great addition to this home and is architecturally compatible with the existing home.

**Staff Recommendation:** Staff recommends approving this application as submitted.

*Recommendation for Consent Agenda item.*

Application No.: ARB-20-24  
Applicant: Architectural Gardens, Inc.  
Owner: Clinton Stahler  
Location: 44 MEADOW PARK AV

**ARB Request:** The applicant is seeking architectural review and approval, to allow a pergola addition to the rear (east side) of the principal structure on the raised terrace.

**Staff comments:** This proposal is a beautiful addition to the existing home and is in keeping with the architecture of the home.

**Staff Recommendation:** Staff recommends approving this application with the condition that the columns all be the same height and the pedestal under the ones at the lower level be taller to accommodate the smaller column.

*Recommendation for Consent Agenda item.*

Application No.: MA-19-274  
 Applicant: Johnathan Gioffre  
 Owner: Summit Shailesh Shah  
 Location: 424 S COLUMBIA AV

**ARB Request:** The applicant is seeking architectural review and approval, to allow a solar panel installation at this location.

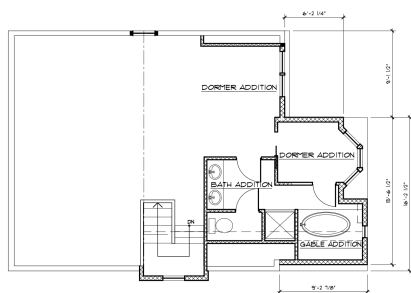
**Staff comments:** Staff is unclear what the drawings represent and has a call in to the applicant - due to the solar panels being located on flat surfaces and interior and unseen from any point they may be approved internally

**Staff Recommendation:** TBD

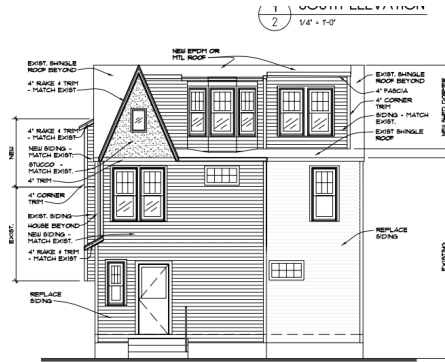
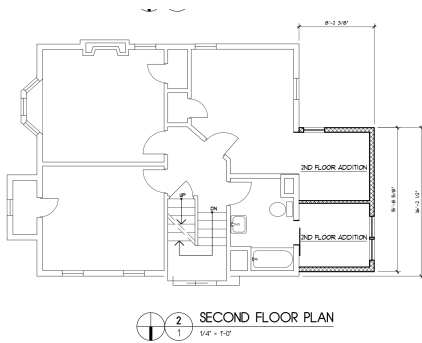
Application No.: ARB-20-11  
 Applicant: David Jamison  
 Owner: Theodore Pennington  
 Location: 1015 MONTROSE

**ARB Request:** The applicant is seeking architectural review and approval, to allow a second and third floor addition at the rear of the principal structure, above the existing 1-story portion of the building.

**Staff comments:** This application came before the Board for preliminary review at the April meeting. Staff and the Board were not in support of the proposed addition at the time noting that it appeared to be very apartment like in the rear of the structure and not in keeping with the architecture of the existing home. Staff has worked with the applicant and owner to reach a solution that would both satisfy the desire of the homeowner and adhere to the architectural guidelines of the City of Bexley. There have been many iterations of the design (7 options). The option that is on the agenda tonight was chosen by the applicant. The drawings are a little difficult to read so staff has put plans and elevations side by side below to better understand the massing of the addition.

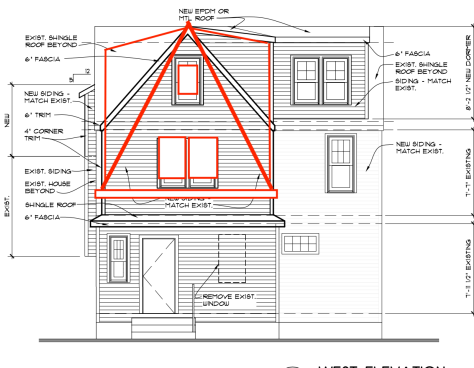


3 THIRD FLOOR PLAN  
 1/4" = 1'-0"



There are still

many details that need to be worked out both aesthetically and technically. The suggestion of staff was to increase the size of the gable (see sketch below) to better match the design of the front of the home - something based on the massing below.



**Staff Recommendation:** Staff recommends that the application be tabled for further development.

Application No.: BZAP-20-11  
 Applicant: Pete Foster  
 Owner: Thomas & Sarah Fusonie  
 Location: 2590 SHERWOOD RD

**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 33.6' x 15.3'

detached garage/pavilion in the rear yard.

**Staff comments:** This proposed detached structure will be compatible to the existing home and in keeping with the scale of the neighboring properties detached structure. It is also one story which clearly allows it to appear (and is) secondary to the primary structure.

**Staff Recommendation:** Staff supports recommending a certificate of appropriateness to the BZAP if the zoning is approved.

Application No.: BZAP-20-12

Applicant: Pete Foster

Owner: Jason Lessard & Anne Brown

Location: 69 S CASSINGHAM RD

**ARB Request:** In the event that a variance is required, the applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, for a 587sq' detached garage with 2<sup>nd</sup> floor shed dormers.

**Staff comments:** This application is before this Board for a recommendation to BZAP should a variance need be determined. Staff is seeking the guidance of BZAP for this determination. The ARB is simply reviewing this design should a variance be necessary. Staff has worked with the applicant on a revision to the original design to mitigate the height of the garage by increasing the slope of the dormers slightly and lowering the ridge height.

**Staff Recommendation:** Staff supports recommending a certificate of appropriateness for this application if the zoning is approved noting that the architecture is compatible with and detailed to match the existing home.

Application No.: ARB-20-26

Applicant: 3 Pillar Homes

Owner: Joe Chay

Location: 2730 E. BROAD STREET

**ARB Request:** The applicant is seeking architectural review and approval, to allow a new 2-story single family dwelling in the vacant lot on the North side of Broad Street between 2720 E. Broad Street and 2738 E. Broad Street.

**Staff comments:** This applicant was before the Board with a proposal for this site in July of 2018 and was tabled. The application presented here is a new application with a different designer. While an improvement in detail from the previous application the application is still lacking in content and the design in detail. Staff has requested elevations showing the new home with the elevations on either side of the property, material samples, and a landscape plan.

Additionally, staff would like to see more detail on all sides of the structure - not just the front. Other elements to further development and to submit include

window proportions, grids, etc... the Board will definitely need to see material samples such as the stone color, siding color, window manufacturer brochures and styles (especially with vinyl windows which are not typical for the Broad street corridor). Staff is allowing this application to be presented to the Board for preliminary review as it is important for the next stage of its development.

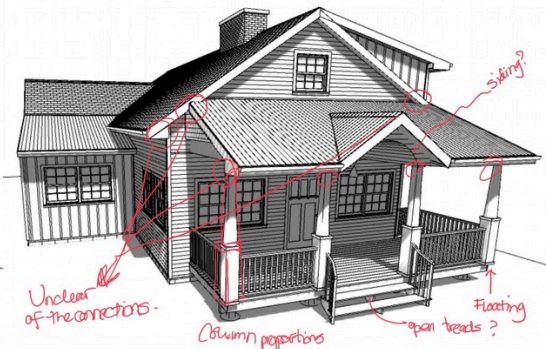
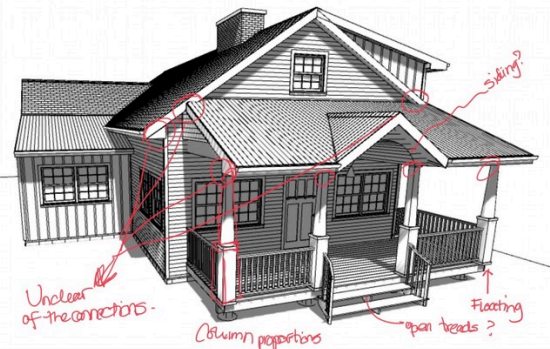
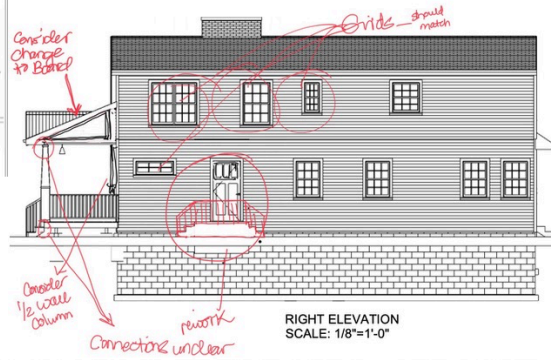
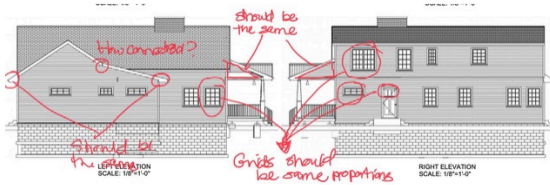
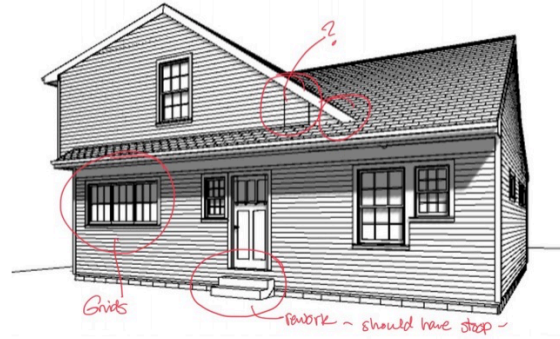
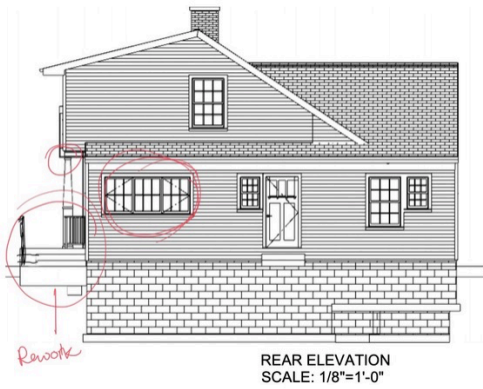
**Staff Recommendation:** Staff recommends tabling this application for further development.

Application No.: ARB-20-9  
Applicant: Katie Shepard  
Owner: Shekay LLC  
Location: 137 S ROOSEVELT AV

**ARB Request:** The applicant is seeking architectural review and approval, to allow a new open front porch addition, and modifications to the soffits, windows and doors.

**Staff comments:** This application is before the Board to approve exterior changes to the existing home. Staff has worked very closely with the applicant to development a good idea into workable drawings. The drawings provided to date of this report are still not adequate and do not show many details, connections, and constructibility of the proposed structure. The following sketches were the suggestions of staff:

As of this report the drawings received do not show the detail that staff was hoping for but it is important that the applicant be allowed to come before the Board to confirm (or negate) staff concerns.



**Staff Recommendation:** Staff recommends tabling this application so that the drawings can be revised to address concerns that staff has highlighted in red.