



Architectural Review Board

Decision and Record of Action – September 11, 2025

App No: ARB-25-46
Address: 2324 Bexley Park
Applicant: Drew Williams/Peter Krajnak
Owner: Bruce and Kristina Fraser

Request: The applicant is seeking architectural review and approval of a Certificate of Appropriateness for a renovation of the north "rear" elevation of the existing house and new landscaping and hardscaping. (Note: Since this is a corner lot, the north elevation functions as the rear of the house even though it is technically the side of the house.) A 95 sq. ft. New Porch will replace an existing 19 sq. ft. porch along the north elevation, so that the New Porch covers the door to the Kitchen at new Upper Terrace landing and the new French doors to the Family Room at the Lower Terrace. New cultured stone will be applied below the New Porch to the north elevation to match the limestone and mortar on the south "front" elevation of the house. A new outdoor stone fireplace will be constructed along the north wall of the attached garage as a focal point of the Lower Terrace. The Landscape Master Plan illustrates the extensive landscaping and hardscaping proposed for the areas surrounding the house.

MOTION: The motion to approve this application with conditions was made by Mr. Heyer and seconded by Mr. Hall:

The findings of facts and decisions of the Board for application number ARB-25-46 for the property located at 2324 Bexley Park as stated by Matt Klingler:

The Architectural Review Board issues a Certificate of Appropriateness for a renovation of the north "rear" elevation of the existing house and new landscaping and hardscaping. (Note: Since this is a corner lot, the north elevation functions as the rear of the house even though it is technically the side of the house.) A 95 sq. ft. New Porch will replace an existing 19 sq. ft. porch along the north elevation, so that the New Porch covers the door to the Kitchen at new Upper Terrace landing and the new French doors to the Family Room at the Lower Terrace. New cultured stone will be applied below the New Porch to the north elevation to match the limestone and mortar on the south "front" elevation of the house, noting that the proposed outdoor fireplace was removed and with the condition that the applicant work with the City's Design consultant on the column details and that the column details be emailed to the Board

The applicant, Drew Williams/Peter Krajnak agreed to the findings of fact and decision of the Board.

VOTE: All members voted in favor.

RESULT: The applicant was granted a Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 11th day of September, 2025.



Matt Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy