



## Architectural Review Board Meeting Minutes

Thursday, May 12, 2022

6:00 PM

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**1) Call to Order**

The meeting was Called to Order by Chairperson Toney.

**2) Roll Call of Members**

Members present: Strasser, Heyer, Helman, Scott, and Chairperson Toney.

**3) Public Comments**

Bill Riat -- 19 Sessions Dr., shared his opinion regarding outdoor blue and warm white lighting; Ms. Rose and Board members discussed.

**4) Approval of Minutes**

A) April 2022 ARB Minutes

Motion to approve by Mr. Helman, second by Mr. Heyer; all in favor.

**5) Staff Report**

Motion to Table the following applications subsequent meetings: ARB-22-7 (7-14-22), ARB-22-12/BZAP-22-14 (6-9-22), ARB-22-1 (6-9-22), ARB-22-22 (6-9-22) made by Ms. Strasser, second by Mr. Helman; all in favor.

Motion to approve the Consent Agenda (Applications ARB-22-23, ARB-22-24, BZAP-22-19, MA-22-106).

Mr. Heyer and Mr. Helman discussed the drawings for 318 South Columbia.

Motion made by Mr. Scott, second by Mr. Helman; all in favor.

**6) Old Business**

A) *Applicant requests tabling to the June 9, 2022 ARB Meeting*

Application Number: ARB-22-1

Address: 501 N Parkview

Applicant: Jonathan Inyamah

Owner: Jonathan Inyamah

**Request:** The applicant is requesting a Architectural review and approval and a Certificate of Appropriateness for a sunroom addition.

Motion to Table the following applications subsequent meetings: ARB-22-7 (7-14-22), ARB-22-12/BZAP-22-14 (6-9-22), ARB-22-1 (6-9-22), ARB-22-22 (6-9-22) made by Ms. Strasser, second by Mr. Helman; all in favor.

B) *Applicant requests tabling to the July 14, 2022 ARB Meeting*

Application Number: ARB-22-7

Address: 933 Vernon

Applicant: Benjamin Babeaux

Owner: Benjamin Babeaux

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a front porch addition.

Motion to Table the following applications subsequent meetings: ARB-22-7 (7-14-22), ARB-22-12/BZAP-22-14 (6-9-22), ARB-22-1 (6-9-22), ARB-22-22 (6-9-22) made by Ms. Strasser, second by Mr. Helman; all in favor.

C) Application Number: BZAP-22-8

Address: 415 Northview

Applicant: Amy Lauerhass

Owner: Brian and Bridget Marsh

**Request:** The applicant is requesting a recommendation to the Board of Zoning and Planning for Architectural review and approval and a Certificate of Appropriateness for a new home.

Ms. Bokor gave a Staff Report and indicated the applicant is asking for final design approval.

Ms. Lauerhass was sworn in. She said she is in the process of working with the Tree & Public Gardens Commission, described landscape plans, and answered Mr. Heyer's questions regarding roof material, stone, and stucco.

Mr. Scott complimented the design.

Ms. Helman discussed materials.

Ms. Toney had nothing new to add.

The Findings of Fact and Decision of the Board for Application No. BZAP-22-8 for property located at 415 Northview: The Board finds that a Certificate of Appropriateness should be issued, noting that the design of the new house is architecturally compatible with the neighborhood as submitted, and in accordance with the conditions of the Board of Zoning and Planning approval from the April 28, 2022 meeting.

Motion to approve by Mr. Heyer, second by Mr. Helman; all in favor.

D) *Applicant requests tabling to the June 9, 2022 ARB Meeting*

Application Number: ARB-22-12/BZAP-22-14

Address: 227 N Ardmore

Applicant: Lee Marxen

Owner: Lee Marxen

**Request:** The applicant is requesting a recommendation to BZAP for Architectural review and approval and a Certificate of Appropriateness for the exterior stair case and

a 2nd story deck on an existing 400 sqft garage.

Motion to Table the following applications subsequent meetings: ARB-22-7 (7-14-22), ARB-22-12/BZAP-22-14 (6-9-22), ARB-22-1 (6-9-22), ARB-22-22 (6-9-22) made by Ms. Strasser, second by Mr. Helman; all in favor.

- E) Application Number: ARB-22-14  
Address: 908 Grandon  
Applicant: Jillian Dyer  
Owner: Cathy Levine

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a roof-mounted solar electric system installation with front facing panels.

Ms. Bokor discussed front-facing solar panels.

Ms. Dyer and Ms. Levine were sworn in.

Per Ms. Bokor's request, Ms. Dyer discussed the aspects that this board is responsible for using the drawings from April 8, 2022. Board members and Staff shared their thoughts and Ms. Dyer answered Board members' questions. Topics of discussion included vents, colors, and a rigorous standard.

Findings of Fact and Decision of the Board for Application No. ARB-22-14 for property located at 908 Grandon: The Board finds that a Certificate of Appropriateness should be issued for the proposed solar panel installation which meets the criteria established in Bexley Code Section 1266.14, with the condition that the solar panel installation be centered as best as possible in line with the windows on the front facing roof, and that final design subject to the Design Consultant Approval.

There was discussion about color.

Mr. Bailey was sworn in and shared additional information, as did Board members.

Motion to approve Findings of Fact by Mr. Scott, second by Mr. Helman; all in favor.

The applicant understood the Findings of Fact.

- F) Application Number: ARB-22-15  
Address: 499 N Drexel  
Applicant: Brenda Parker  
Owner: Mark & Cat Rhoades

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a second floor addition above existing attached garage for new rec room. Single-story addition at front of house to expand master suite & create new portico.

Ms. Bokor gave a Staff Report.

Ms. Parker was sworn in and presented the proposed project.

Mr. Heyer discussed a cricket, downspout, and other details.

Mr. Helman spoke to the roof intersection and stucco.

Ms. Parker answered Ms. Strasser's questions about what is already existing on the structure.

Mr. Scott suggested ideas for the front door and front porch area.

The Findings of Fact and Decision of the Board for Application No. ARB-22-15 for property located at 499 N. Drexel: The Board finds that the Certificate of Appropriateness should be issued for the two-story addition at the front and single-story addition in the rear, as submitted at the May 12, 2022 meeting of the Architecture Review Board with the condition to add a box gutter above the front door.

The applicant understood the Findings of Fact.

Motion to approve by Ms. Strasser, second by Mr. Scott; all in favor.

## 7) **New Business**

A) Application Number: ARB-22-20

Address: 855 S Cassingham

Applicant: BRS Permitting

Owner: Nancy Smith

**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a roof-mounted solar electric system installation with front facing panels.

Ms. Smith and Mr. Harris were sworn in.

Ms. Bokor shared photos and discussed the color of the roof.

Ms. Smith and Mr. Harris explained why they would like to place solar panels in the proposed locations.

Ms. Strasser discussed the proposed location.

Mr. Helman discussed space requirements and Ms. Rose gave some background information.

Mr. Heyer expressed his opinion that this design did not meet the design criteria and there was discussion among members about panel placement for an esthetic design.

The Findings of Fact and Decision of the Board for Application No. ARB-22-20 for property located at 855 S. Cassingham: The Board find that a Certificate of Appropriateness should be issued noting that the solar panels meet the criteria in Bexley Code section 1266.14, subject to final review and approval by the Residential Design Consultant.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Helman, second by Ms. Strasser; all in favor.

- B) Application Number: ARB-22-21  
Address: 871 Francis  
Applicant: Greg Pace  
Owner: Adam Dooley  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a roof-mounted solar electric system installation with front facing panels.

Mr. Dooley was sworn in.

Images were displayed and discussed.

Ms. Strasser shared her opinion about the roof line; Mr. Dooley explained the ramifications of removing panels near the roof line and there was discussion about panel location.

Mr. Helman spoke to potential fire code issues.

There was discussion about what constitutes a front roof, whether or not this would need to come back before the Board, revised drawings, and panel placement.

The Findings of Fact and Decision of the Board for Application No. ARB-22-21 for property located at 871 Francis: The Board find that a Certificate of Appropriateness should be issued noting that the solar installation proposed meet the criteria in Bexley Code section 1266.14, and should be approved with the following condition: that the final design and specs subject to final review and approval by the Residential Design Consultant.

The applicant understood the Findings of Fact.

Motion to approve by Mr. Heyer, second by Mr. Scott. Vote: Strasser - Yes, Helman - No due to fire code and size, Scott - Yes, Heyer - Yes, - Chairperson Toney.

- C) Application Number: ARB-22-22  
Address: 789 S Remington  
Applicant: Adam Wilcox  
Owner: Nichole Watts  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to replace the front door portico, the posts and railings.

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- D) Application Number: ARB-22-23  
Address: 318 S Columbia  
Applicant: John Riat and William Riat  
Owner: 318 S Columbia LLC  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness to remove the existing two-story porch. Remove the existing double front door and surround it. Remove existing shutters. New single story porch with four columns to be installed on the original 15'x9' foundation. New single 6 panel front door to be installed with sidelights and new transom. Shutter replacement with proper panel shutters and eyebrows that match the window arch detail to be installed. Including appropriate hardware. Re-paint existing house

E) Application Number: ARB-22-24  
Address: 229 N Roosevelt  
Applicant: Pete Foster  
Owner: Alissa Kline  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a two story expansion to the west of the existing two story residence.

F) Application Number: BZAP-22-19  
Address: 292 N Cassady  
Applicant: Hristina Panovska  
Owner: Hristina Panovska  
**Request:** The applicant is requesting Architectural review and approval and a Certificate of Appropriateness for a back addition to principal structure.

**8) Other Business**

A) Roof replacement 2756 Dale Avenue: Applicant would like to replace a clay tile roof with a Davinci composite shake profile roof.

**9) Adjourn**

The meeting was adjourned.