



**Land Use and Long
Range Planning**

5800 Shier Rings Road
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 17, 2015

The Architectural Review Board took the following action at this meeting:

**1. BSD HC – Dublin Barbershop - Windows 24 South High Street
15-105ARB-MPR Minor Project Review**

Proposal: Architectural modifications to the windows and shutters of an existing commercial building on the east side of S. High Street, between Bridge Street and Spring Hill.

Request: Review and approval for a Minor Project Review under the provisions of Zoning Code Sections 153.062(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Jack & Eula Price.

Planning Contacts: Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690, jrauch@dublin.oh.us and Katie Dodaro, Planning Assistant; (614) 410-4663, kdodaro@dublin.oh.us

MOTION: Mr. Munhall moved, Ms. Stenberg seconded, to approve a request for a Minor Project Review with no conditions.

VOTE: 5 - 0

RESULT: This request for a Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager



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The Architectural Review Board took the following action at this meeting:

**2. BSD HTN – Bridge Park West 15-102ARB-MPR 94-100 North High Street
Minor Project Review/ Waivers**

Proposal: Modifications and Waiver requests to the approved Bridge Park West development on the east side of North High Street approximately 280 feet north of the intersection with North Street.
Request: Review and approval for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.
Applicant: Michael Burmeister, OHM Advisors.
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690, jrauch@dublin.oh.us

MOTION#1: Mr. Munhall moved, Mr. Musser seconded, to approve a request for a Minor Project Review with one condition:

- 1) That the applicant provides additional wrapping of the parapet wall to ensure an integrated design, as shown in the meeting.

VOTE: 5 - 0

RESULT: This request for a Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

MOTION#2: Mr. Munhall moved, Mr. Musser seconded, to approve a request for seven Waivers:

- 1. Blank Wall Limitation - 30% maximum permitted, no greater than 15 feet of horizontal distance. The request is for the interior courtyards of the Apartment Building on the 5th story and the Historic Mixed-Use Building on the 4th and 5th story to exceed this requirement.

**2. BSD HTN – Bridge Park West
15-102ARB-MPR**

**94-100 North High Street
Minor Project Review/ Waivers**

2. Primary Building Materials – Historic Mixed Use Building – 80% maximum permitted. The request is for the north and south elevations and the interior courtyard areas for the Historic Mixed-Use buildings to exceed this requirement. The overall design is not significantly impacted.
3. Primary Building Materials – Accessory Structure – 80% maximum permitted. The request is to permit the original brick and stone enclosure to be composite materials with stone columns.
4. Façade Material Transitions – Occur at inside corner required – The request is to permit the change in materials to occur on the balconies and along the north elevation of the Historic Mixed-Use Building to vary from this requirement.
5. Balcony Dimensions – 6-foot depth and 5-foot width required – The request is to permit additional smaller balcony areas.
6. Parapet Height – 6-foot maximum permitted – The request is to permit an increased parapet height to 8 feet on a portion of the Historic Mixed-Use building to screen exhaust equipment.
7. Street Wall Height – 3-foot maximum permitted – The request is to permit a varied street wall height to accommodate grade changes and ADA compliance.

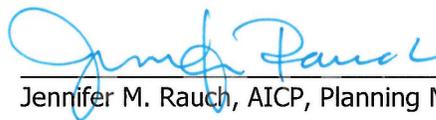
VOTE: 5 - 0

RESULT: This request for seven Waivers was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager