



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
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www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 21, 2016

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

**1. BSD HR
16-073ARB-MPR**

**73 S. Riverview Street
Minor Project Review**

Proposal: Construction of a new single-family dwelling for a property at the southeast corner of South Riverview Street and Eberly Hill Lane.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Floyd Tackett, Tackett Custom Carpentry, LTD.

Planning Contact: JM Rayburn, Planner I; (614) 410-4653, jrayburn@dublin.oh.us

MOTION: Mr. Munhall moved Mr. Musser seconded, to approve a Minor Project Review with two conditions:

- 1) That the proposed color scheme as presented is used; and
- 2) That the landscape design of the site is consistent with the overall architectural and historic character of the structures on and adjacent to the site.

VOTE: 4 - 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION



JM Rayburn, Planner I



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BOARD ORDER

SEPTEMBER 21, 2016

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

2. BSD HC - Town Center 1- Lighting 16-072ARB-MPR W. Bridge Street and S. High Street Minor Project Review

Proposal: Replacement of existing exterior light fixtures on the retail center building located on the southwest corner of the intersection of W. Bridge Street and S. High Street.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Julie Godfrey, Old Dublin Town Center, LLC.

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

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

VOTE: 4 – 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 21, 2016

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

- 3. Holder Wright Earthworks** **4729 Bright Road**
16-054ARB **Building and Site Modifications**
- Proposal: Building and site modifications for the Holder Wright Earthworks site located between Bright Road and Emerald Parkway, east of Riverside Drive.
- Request: Review and approval of an Architectural Review Board application for a designated property located outside of the Historic District and under the provisions of Zoning Code §153.170, Appendix G and the *Historic Dublin Design Guidelines*.
- Applicant: Matt Earman, Director of Parks and Recreation; represented by David Parkinson, CT Consultants
- Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

MOTION: Mr. Munhall moved, Mr. Musser seconded, to table a request for Building and Site Modifications with eight conditions:

- 1) That the applicant incorporate a different mix of materials for the restroom facility to soften the design and blend with the surrounding natural and historic areas;
- 2) That the applicant use a high-quality stained wood paneling, or equivalent material in place of the proposed concrete masonry units shown along the entrance wall to the restroom facilities;
- 3) That the roof design and surrounding mounding be reviewed to discourage opportunities for visitors to climb up the grade and stand on top of the roof;
- 4) That the building entrance be relocated to face the parking area for security reasons;
- 5) That the plans be revised to incorporate lighting on or around the proposed building for safety purposes;
- 6) That a softer material choice be incorporated for the retaining wall and the design be a stepped design;
- 7) That the applicant continue to work with Engineering on the coordination of any required improvements related to the Emerald Parkway and the park entrance drive; and
- 8) That the applicant provide a tree removal, preservation and replacement plan, and a landscape plan with the building permit that meets Code.

**3. Holder Wright Earthworks
16-054ARB**

**4729 Bright Road
Building and Site Modifications**

VOTE: 4 – 0

RESULT: This request for Building and Site Modifications was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Planning Manager



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ARCHITECTURAL REVIEW BOARD

RECORD OF DISCUSSION

SEPTEMBER 21, 2016

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

**4. Public Nuisance Regulations – Code Amendment
16-036ADM**

Administrative Request

Proposal: An amendment to the Zoning Code to amend the International Property Maintenance Code and relocating the Nuisance and Health/Safety Related Sections of the Code to §153.076, Public Nuisance Regulations.

Request: Review and recommendation of approval to City Council for proposed amendments to the Codified Ordinances under the provisions of Zoning Code §153.232 and §153.234.

Applicant: City of Dublin, Dana L. McDaniel, City Manager.

Planning Contact: Logan Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

RESULT: The Board reviewed the proposed changes to the Zoning Code regarding the screening of trash receptacles within the Historic District. The Board was supportive of the use of fencing as an optional screening material given the limitations of the lot size and setbacks within the District. They requested the Code clearly apply to properties within the Historic District and not those listed on Appendix G. They would support this alternative screening to the rear and side yard only, and not within the front yard. They wanted to ensure the intent was clear this permission to build the enclosure would be for trash receptacles only and not allow for larger fenced in areas, outside of what the Code permits. They also wanted to ensure the Code is clear the required screening is for trash, recycling, and yard waste receptacles.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Planning Manager