

ARCHITECTURAL REVIEW BOARD

BOARD DISCUSSION

OCTOBER 26, 2016

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

**1. BSD HTN – Bridge Street, Building Z2 88 North High Street
16-088ARB-BPR Basic Plan Review**

Proposal: Construction of a mixed-use building with associated site improvements along the east side of N. High Street, 180 feet north of the intersection with North Street.

Request: Informal review and feedback of a Basic Plan Review prior to a review by City Council under the provisions of Zoning Code §153.066 and §153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Teri Umbarger, Moody Nolan.

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

RESULT: The Board informally reviewed the proposed development for the construction of a new mixed-use building within the Bridge Park West development. The Board expressed concerns regarding the proposed three-story height along N. High Street and four-story height along N. Riverview Street where 2.5 stories is permitted. The members expressed their interest in seeing the proposed building in context with the 2.5 story Building Z to the north and the 1-1.5 story commercial building to the south. The Board encouraged the applicant to evaluate how the proposed building height and mass is integrated with the Historic District, as it is located on the edge of the Historic Core. They requested the applicant review the proposed architecture and design of the building toward a more unique design character that is not such a stark division between traditional and contemporary. The Board agreed there was an opportunity to tie this building and site more successfully to the Historic Core and the existing development to the south.

MEMBERS PRESENT:

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

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 26, 2016

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

**2. BSD HR – Rigsby Residence
16-065ARB-MPR**

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

Proposal: A proposed driveway and walkway replacement with updates to the existing porch, and adding a picket fence with associated landscaping for an existing single-family residence on the east side of South Riverview Street at the northeast corner of the intersection with Eberly Hill.

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

Applicant: Mark and Judy Rigsby, Owners.

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

MOTION: Mr. Musser moved, Ms. Stenberg seconded, to approve a request for a Minor Project Review with the following condition:

- 1) That should the City need to perform construction in the right-of-way, the City would not be required to restore the area with the proposed materials but would instead use standard materials for driveways, landscaping, and the related approaches.

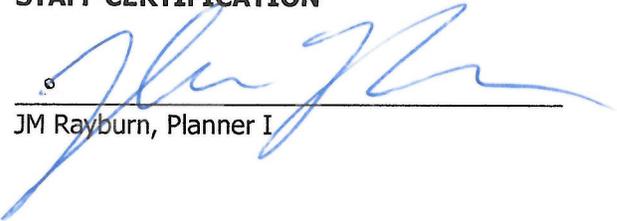
VOTE: 5 – 0

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



JM Rayburn, Planner I



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 26, 2016

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

**3. BSD HC – Mesh Fitness
16-081ARB-MPR**

**12 E. Bridge Street
Minor Project Review**

Proposal: Installation of a new wall sign for an existing tenant space on the north side of E. Bridge Street at the northeast corner of the intersection with N. High St.

Request: Review and approve a Minor Project Review under the provisions of Zoning Code §153.066(G) and §153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kipp Edgington, Mesh Fitness.

Planning Contact: Lori J. Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

MOTION: Ms. Stenberg moved, Ms. Fox seconded, to approve a request for a Minor Project Review with two conditions:

- 1) That the applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to Staff approval; and
- 2) That the applicant remove their sign upon occupancy of their permanent tenant space.

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

Lori J. Burchett, AICP, Planner II



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 26, 2016

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

**4. R-2 St. John Lutheran Church 6135 Rings Road
16-083ARB Building and Site Modifications**

Proposal: A building and parking addition to St. John Lutheran Church on the south side of Rings Road, at the southeast corner of the intersection with Avery Road.
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: Rolando Matias, Beradi & Partners, Inc.
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

MOTION: Ms. Fox moved, Mr. Musser seconded, to approve a request for Building and Site Modifications with two conditions:

- 1) That the mechanical equipment located west of the new addition will need to be screened to meet Code, subject to Planning approval; and
- 2) That the applicant should work with Engineering to ensure the proposed development meets the stormwater management requirements and any floodplain management requirements are satisfied.

VOTE: 5 – 0

RESULT: This request for Building and Site Modifications 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

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 26, 2016

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

**5. 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: Dana L. McDaniel, City Manager, City of Dublin; represented by Matt Earman, Director of Parks and Recreation

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

MOTION: Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for Building and Site Modifications with two conditions:

- 1) That the applicant continue to work with Engineering on the coordination of any required improvements related to Emerald Parkway and the park entrance drive; and
- 2) That the applicant provide additional detail regarding the required tree replacements, which can be handled with the building permit.

VOTE: 5 – 0

RESULT: This request for Building and Site Modifications 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