



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 15, 2016

ART Members and Designees: Jenny Rauch, Planning Manager; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; and Tim Hosterman, Police Sergeant.

Other Staff: Logan Stang, Planner I; Claudia Husak, Senior Planner; Lori Burchett, Planner II; JM Rayburn, Planner I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Floyd Tackett, Tackett Custom Carpentry, LTD (Case 2); Pete Coratola, CBS Garvey, LLC, David Meleca, David B. Meleca Architects, LLC, and Frank Albanese (Case 3).

Jenny Rauch called the meeting to order at 2:00 pm. She asked if there were any amendments to the September 8, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD HC - Old Town Center 1- Lighting
16-072ARB-MPR**

**W. Bridge Street and S. High Street
Minor Project Review**

Jenny Rauch said this is a request for the 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. She said this is a request for a 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*.

Ms. Rauch presented graphics of the various building locations within the center and where each of the different lights would be located as well as the numbers proposed. She explained five different light fixtures were proposed to replace the old, all in a black/bronze color for consistency throughout the site. She noted the lights meet the Code requirements.

Ms. Rauch said approval is recommended to the Architectural Review Board with the following condition:

- 1) That the applicant provide a site photometric plan that meets Code prior to electrical permit submittal.

Matt Earman confirmed the light fixtures match the other buildings in the district and what was previously approved.

Ms. Rauch asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the ARB with one condition.

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

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

JM Rayburn said this is a request for the construction of a new single-family dwelling for a property at the southeast corner of South Riverview Street and Eberly Hill Lane. He said this is a request for a 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*.

Mr. Rayburn said a demolition request was reviewed by the Architectural Review Board in July and the result of the review was that the ARB approved the demolition for the detached garage on the site but denied the demolition of the house, as they determined not all criteria had been met. In August, he said the applicant proposed the Board reconsider the demolition of the house after he provided additional information and conducted a site visit for the Board Members.

Mr. Rayburn presented an aerial view of the site as well as an updated site plan and house design of a Craftsman-style bungalow. He noted that S. Riverview Street is the principal frontage and S. Blacksmith Lane and Eberly Hill Lane are the secondary frontages.

Mr. Rayburn pointed out that the new design features a more thoughtful design. He explained the applicant decreased the amount of stone and changed the gable in the front to now be larger and centered per the feedback received from the ART on September 8th.

Mr. Rayburn said approval is recommended to the Architectural Review Board with two conditions:

- 1) That the proposed color scheme is chosen from a historic palette and is appropriate for the character of the neighborhood; 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.

Floyd Tackett, Tackett Custom Carpentry, LTD., provided a material sample of the Arctic White colored composite shake siding and said he would have a full sample board ready for the ARB's review. He described the Longstone Shoreline Blue Vein split veneer as a blue-gray colored stone. He said they had to rearrange the upstairs to coordinate with the changes he had to make to the exterior and lost a few square feet in the process but that he still likes the site plan and design. He added they are keeping the tree in the front yard and in general, keeping as many trees as they can.

The ART concurred they liked the new design as it appeared more balanced.

Jennifer Rauch said the height meets Code but how it compares to the surrounding buildings may be something the ARB may inquire about as this new design is now 8 feet taller than the previous house.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the ARB with two conditions.

PRE-APPLICATION

3. BSD HC – S. High Street Mixed-Use Development

**76-82 S. High Street
Pre-Application**

Jennifer Rauch said this is a request for an informal review for a mixed-use development for a site with existing historic commercial buildings and a proposed structure located on the east side of South High

Street, south of the intersection with Eberly Hill Lane. She said this is a request for a review and non-binding feedback for a future application under the provisions of Zoning Code §153.066.

Ms. Rauch presented the revised Site Plan and noted the layout on the parcel. She explained the building was reduced to one-third of its original size and surface parking was added. She said there is additional parking underneath the building. She presented the Eberly Hill Lane elevation in relation to High Street and noted the revised building was designed on a smaller scale. She presented the Blacksmith Lane elevation and explained it contains an office and 2 residential units. She presented the High Street elevation as it would be seen standing in the backyard of (former) Biddies Coach House Restaurant.

Ms. Rauch said more scaled engineering drawings were provided by the applicant this afternoon, of which the applicant presented hard copies.

David Meleca, David B. Meleca Architects, LLC, presented the engineering drawings. He pointed out there are 13 surface parking spaces and the lower level garage contained 6 parking spaces. He noted the entrances and a step wall that was added along the edge for retainage. He indicated this would help with fire truck access but the actual turn radius had yet to be determined. He explained one would have direct access to the elevator on the lower level. He said the first floor would contain an office(s) and the residential units were designed on the top floor. He said the exterior materials would include horizontal lap siding with board and baton with a stone base, dimensional asphalt shingles, and aluminum-clad wood windows.

Jeff Tyler requested a street-level rendering as seen from High Street to provide context with adjacent buildings. He also asked for elevations along Blacksmith Lane and details of the masonry street walls. He said this will provide context for the neighbors.

Ms. Rauch encouraged the applicant to reach out to the neighbors and share their revised plans.

Frank Albanese asked what level of drawings are needed to address stormwater management. Aaron Stanford answered how stormwater management will be treated on the site needs to be demonstrated. He said water and sewer service off the street will need to be shown as well as all access points.

Mr. Albanese said they have conducted some preliminary sizing. He stated the applicant will provide a material sample board for the next review.

Ms. Rauch said composite materials would require a request for a Waiver. She encouraged the applicant to review the Code for materials permitted, number of entrances, setback dimensions, etc. She said not all the details are required at the Basic Plan Review stage but parking spaces will need to be measured off and a Parking Plan will be required that would include turning radius for emergency vehicles. Mike Altomare said businesses do not meet the requirements down there now; the roads are too narrow for fire trucks but the fire department will need to get EMS vehicles through.

Colleen Gilger inquired about the square footage for the office space proposed. Mr. Meleca answered 1,940 square feet and they anticipate just one tenant to lease the space.

Ms. Rauch said the ART will review this application further before the ARB reviews it at their October 26th meeting.

ADJOURNMENT

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:43 pm.