



BOARD ORDER

Architectural Review Board

Wednesday, November 16, 2022 | 6:30 pm

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

MOTION: Mr. Jewell moved, Ms. Damaser seconded, to accept the documents into the record and approve the minutes from the meeting held on October 26, 2022.

VOTE: 4 – 0

RESULT: The documents were accepted and the minutes approved from the meeting held on October 26, 2022.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





BOARD DISCUSSION

Architectural Review Board

Wednesday, November 16, 2022 | 6:30 pm

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

**1. 83 S. High Street
22-149INF**

Informal Review


Proposal: Addition and remodel of a two-story building on a 0.15-acre site zoned Historic District, Historic South.
Location: Southwest of the intersection of Eberly Hill Lane with S. High Street.
Request: Informal review and non-binding feedback for a future Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicant: Richard Taylor, RTA Architects
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/22-149

RESULT: The Board provided further, non-binding feedback on a building addition for a contributing structure that was first considered in September of 2022. The applicant provided refinement of massing, maximum building size, and materials. The Board was in favor of the revised attached garage form, noted that a Waiver could still be supported at the maximum 20% amount, and discussed the use of slightly different materials than the existing house to differentiate addition from the historic structure.

MEMBERS PRESENT:

Gary Alexander Yes
Sean Cotter Yes
Martha Cooper Absent
Michael Jewell Yes
Hilary Damaser Yes

STAFF CERTIFICATION

DocuSigned by:

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, November 16, 2022 | 6:30 pm

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

2. Development at 36 - 38 N. High Street 22-132FDP

Final Development Plan

Proposal: Construction of a two-story, mixed-use building and a two-story, residential building on a 0.25-acre site zoned Historic District, Historic Core.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-132

MOTION 1: Mr. Jewell moved and Mr. Cotter seconded, to approve the Parking Plan, whereas 44 vehicle spaces are required for these uses:

Nine spaces were provided on site. The other 35 spaces required will be provided off-site from a total number of spaces that could be available (193) within the 600-foot radius of this site in either the Library Garage (50% available) or the Darby Lot.

VOTE: 4 – 0

RESULT: The Parking Plan was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 2: Ms. Damaser moved and Mr. Cotter seconded, to approve the following Waiver:

- §153.173(H)(3)(a) Street Trees. Required: Street trees are required along all street frontages when a property is developed,
Requested: That there be no street trees on Wing Hill or N. Blacksmith Lanes.

VOTE: 4 – 0



**2. Development at 36 - 38 N. High Street
22-132FDP**

Final Development Plan

RESULT: The Waiver was approved; there will be no street trees on Wing Hill or N. Blacksmith Lanes.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 3: Ms. Damaser moved and Mr. Jewell seconded, to table the Final Development Plan.

VOTE: 4 – 0

RESULT: The Final Development Plan was tabled.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, November 16, 2022 | 6:30 pm

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

3. 114 S. High Street, 22-156MPR

Minor Project Review

Proposal: Deck modifications and window replacements to a building on a 0.20-acre site zoned Historic District, Historic South.

Location: ±85 feet southeast of the intersection of Pinneyhill Lane with S. High Street.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: Jeff Baur, Brandon Dubinsky, and Moises Gutierrez, JBM Development, LLC and Steven Gagliardi, Berardi + Partners, Inc.

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-156

MOTION: Mr. Jewell moved and Ms. Damaser seconded, to approve the Minor Project with four (4) amended conditions:

- 1) That the applicant revise window 2 from a six-over-six window to an eight-over-eight window and provide a window elevation from Jeld-Wen, subject to Staff approval, prior to the revision of the existing building permit;
- 2) That the applicant ensure that window dimensions (overall, muntins, and glass area) for windows 1, 2, and 11 match the existing windows, subject to Staff approval, prior to revising the existing building permit. If the window manufacturer cannot provide matching window frame dimensions, then the applicant is required to seek a new manufacturer or custom fabrication that can provide exact replacements or use interior/exterior storm windows;
- 3) That the applicant provides updated dimensions for all existing and proposed windows to show like-for-like replacement sizes, prior to installation, subject to Staff approval; and
- 4) That the applicant works with Engineering to provide erosion and sedimentation control measures to the satisfaction of the City Engineer.

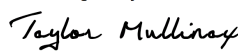
VOTE: 4 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

 Taylor Mullinax, Planner I

