



BOARD ORDER

Architectural Review Board

Wednesday, December 14, 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 November 16, 2022.

VOTE: 5 – 0

RESULT: The documents were accepted and the minutes approved from the meeting held on November 16, 2022.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
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, December 14, 2022 | 6:30 pm

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

**1. 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 Ms. Cooper seconded, to approve the following Waiver:

- §153.174(J)(1)(a & b) Exterior Building Material Standards Required: Stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding
Requested: Azek Material for skirt board, north side of mixed-use building

VOTE: 5 – 0

RESULT: The Waiver to permit the use of Azek material was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved and Ms. Cooper seconded, to approve the Final Development Plan with four (4) conditions:

- Prior to obtaining a demolition permit for the existing buildings, the applicant shall obtain approval from the Architectural Review Board for the reconstruction of the shared wall at 40 N. High Street.
- The applicant shall continue to work with staff to lessen parking lot grades.



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

Final Development Plan

- 3) A revised photometric plan shall be provided to staff for approval prior to building permit: 1) plan shall confirm that light trespass is no greater than 1 footcandle 10 feet outside each property line; 2) ensure that the northwest and northeast corners of the site do not have hot spots; 3) consider removal of one light from the north corner of the mixed-use building; and 4) ensure all lit areas have corresponding footcandle measurements.
- 4) The Wing Hill Lane landscape installation shall ensure that the proposed sandstone blocks are no taller than six inches from grade.

VOTE: 5 – 0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, December 14, 2022 | 6:30 pm

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

**2. Tucci's at 35 N. High Street
22-155FDP**

Final Development Plan

Proposal: Construction of three building additions at an existing restaurant on a 0.23-acre site zoned Historic District, Historic Core.

Location: Northwest 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/22-155

MOTION 1: Ms. Cooper moved and Mr. Jewell seconded, to approve the Roof Pitch Waiver for the Wine Room.

§153.174(B)(4)(c)(1) Required: Minimum of 6:12 roof pitch to maximum of 12:12 pitch.
Requested: ¼: 12 in selected at the wine room

VOTE: 5 – 0

RESULT: The Roof Pitch Waiver for the Wine Room was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Cotter moved and Ms. Cooper seconded, to approve the Established Size Waiver:

Required: Eating and drinking facilities shall be no more than 3, 500 SF in the Historic Core.
Requested: Various size increases ranging from Option C-1 at 3.6%, Option C-2 at 3.4%, and Option C-3 at 8%, bringing the gross square footage to 8,496.

VOTE: 0 – 5

RESULT: The Established Size Waiver was disapproved.



**2. Tucci’s at 35 N. High Street
22-155FDP**

Final Development Plan

RECORDED VOTES:

Gary Alexander	No
Sean Cotter	No
Martha Cooper	No
Michael Jewell	No
Hilary Damaser	No

MOTION 3: Mr. Jewell moved and Ms. Damaser seconded, to approve the Roof Pitch Waiver for the Kitchen/Mechanical Room:

§153.174(B)(4)(c)(1) Required: Minimum of 6:12 roof pitch to maximum of 12:12 pitch. Requested: ¼: 12 in selected at the kitchen/mechanical addition.

VOTE: 0 – 5

RESULT: The Roof Pitch Waiver for the Kitchen/Mechanical Room was disapproved.

RECORDED VOTES:

Gary Alexander	No
Sean Cotter	No
Martha Cooper	No
Michael Jewell	No
Hilary Damaser	No

MOTION 4: Mr. Jewell moved and Mr. Cotter seconded, to approve the Final Development Plan - Exhibit B with eight (8) conditions:

- 1) The applicant shall execute a right-of-way encroachment agreement with the City of Dublin for the existing encroachment and required foundation plantings into the Wing Hill Lane right-of-way prior to a certificate of occupancy, or by June 1, 2023, whichever is earlier, to the satisfaction of the City Engineer.
- 2) The applicant shall remove all easement references, adjacent to the encroachment on the south property line, on all applicable plan sheets, prior to building permit application.
- 3) The applicant shall work with Building Standards to ensure that the fire separation distances are appropriately maintained with consideration of fire-resistance ratings and opening limitations for the exterior walls as applicable, particularly on the north and south elevations, prior to building permit issuance. Any significant change of architectural design shall be required to return to Architectural Review Board for approval.
- 4) The applicant shall continue to work with City of Dublin and City of Columbus regarding city water service work, to the satisfaction of the Dublin City Engineer and City of Columbus designee.
- 5) The applicant shall update the elevations to show all Hardie Plank siding in a smooth finish at building permit application.



**2. Tucci's at 35 N. High Street
22-155FDP**

Final Development Plan

- 6) The lighting plan shall show a Wdge fixture at the staff entrance behind the trash enclosure to enhance safety, and the photometric plan shall be updated to reflect the Base exhibit and new fixture at building permit application.
- 7) The applicant obtain approval for all enclosed patio furnishings prior to any Certificate of Occupancy.
- 8) The applicant shall obtain approval for a Master Sign Plan prior to installation of any signs or signature features.

VOTE: 5 – 0

RESULT: The Final Development Plan - Exhibit B was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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BOARD ORDER

Architectural Review Board

Wednesday, December 14, 2022 | 6:30 pm

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

MOTION: Mr. Cotter moved, Ms. Damaser seconded, to adopt the proposed meeting dates from March 2023 – February 2024 with an adjustment to the March date – a change from March 29 to March 15, 2023, to achieve quorum.

VOTE: 5 – 0

RESULT: The proposed meeting dates from March 2023 – February 2024 were adopted with one adjustment. The March 29, 2023, date was changed to March 15, 2023, to achieve quorum.

RECORDED VOTES:

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

STAFF CERTIFICATION

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