



BOARD ORDER

Architectural Review Board

Wednesday, February 22, 2023 | 6:30 pm

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

MOTION: Mr. Cotter moved, Ms. Damaser seconded, to accept the documents into the record.

VOTE: 3 – 0

RESULT: The documents were accepted.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Absent
Michael Jewell	Absent
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, February 22, 2023 | 6:30 pm

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

**1. 114 S. High Street
22-173MPR**

Minor Project Review

Proposal: Exterior modifications 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*.

Applicant: Jeff Baur and Brandon Dubinsky, JBM Development

Contact: Taylor Mullinax, Planner I

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

Case Information: www.dublinohiousa.gov/arb/22-173

MOTION: Ms. Damaser moved, Mr. Cotter seconded, to accept the Minor Project with five (5) conditions:

- 1) The applicant update their existing building permit after ARB approval to reflect these changes, subject to staff review and approval;
- 2) All existing shrub, tree species, and sizes are labeled on the landscape plan to be submitted at building permitting;
- 3) The HVAC units be fully screened to the top of the units by evergreens in time, to be field verified by staff at building permitting;
- 4) Additional grasses or other appropriate plantings be provided at the base of the underside deck screening along the east elevation, room permitting, finalized by Staff at building permitting; and
- 5) Additional evergreen shrubs be added to complete the 360 degree plantings around the ground sign pole, finalized by Staff at building permitting.

VOTE: 3 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:


 Taylor Mullinax, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, February 22, 2023 | 6:30 pm

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

2. **87 S. High Street** **23-006INF**

Informal Review

Proposal: Restoration and a rear addition to a historic, two-story building on a 0.11-acre site zoned Historic District, Historic South.

Location: ±150 feet northwest of the intersection with Pinney Hill Lane.

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: Brad Schoch, Architect

Planning Contact: Rati Singh, Planner I

Contact Information: 614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/23-006

RESULT: The Board provided non-binding feedback on a proposal that was first considered in January of 2021. The applicant provided refinement of the architectural layout, massing, and maximum building size. The applicant also proposed the reconstruction of the shed at a different location on the site. The Board was not in favor of the demolition and reconstruction of the existing shed and recommended donating it to the City. The Board expressed concerns for the total area since the proposed building was not detached. The Board suggested exploring more options including an underground connection and an open parking. The Board was open to 20% Waiver for the area maximum; however, the mass and scale need to be adjusted to meet the Code. The Board agreed to support the Waiver on pitches, if dormers were smaller. The board was supportive of the restoration of the front porch.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

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Rati Singh, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, February 22, 2023 | 6:30 pm

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

3. Riverview Village at 40 E. Bridge Street, 17, 27, 37, 45, 53, and 62 N. Riverview Street, and PID 273-005564 23-014INF Informal Review

Proposal: A walkable, commercial village of mixed-use development in the north section of the Historic District on a 2.85-acre, multi-parcel site currently zoned Historic District, Historic Residential and Historic District, Historic Public.

Location: Northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.

Request: Informal review and non-binding feedback for a possible future Development under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: Matt Davis, COhatch; and Megan O’Callaghan, City Manager, City of Dublin

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/23-014

RESULT: The Board provided informal feedback on an idea for Riverview Village, a walkable community of makers’ spaces, office buildings, and eating/drinking establishments. Generally, the Board was supportive of rezoning the entire project area to Historic Core. The Board was supportive of a new 10,400 SF office building, depending on design. Although there was room for some flexibility on design. The Board offered greater support for the “minimum density” option relative to the number and size of buildings. There was general support for the demolition of two outbuildings along N. Blacksmith Lane in order to accommodate greater use of that street, pending recommendation of Engineering. Finally, the Board supported the idea of the branding for Riverside Village to extend up Wind Hill Lane.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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Sarah Tressouthick Holt, AICP, ASLA
Senior Planner

