



BOARD ORDER

Architectural Review Board

Wednesday, April 26, 2023 | 6:30 pm

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

MOTION 1: Ms. Cooper moved, Mr. Jewell seconded, to elect Sean Cotter as the Vice Chair of the Architectural Review Board for the term of April 2023 through March 2024.

VOTE: 5 – 0

RESULT: Sean Cotter was elected as the Vice Chair of the Architectural Review Board for the term of April 2023 through March 2024.

RECORDED VOTES:

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

MOTION 2: Ms. Cooper moved, Mr. Jewell seconded, to elect Gary Alexander as the Chair of the Architectural Review Board for the term of April 2023 through March 2024.

VOTE: 5 – 0

RESULT: Gary Alexander was elected as the Chair of the Architectural Review Board for the term of April 2023 through March 2024.

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, April 26, 2023 | 6:30 pm

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

MOTION: Ms. Damaser moved, Mr. Cotter seconded, to accept the documents into the record and approve the minutes from the meeting held on March 15, 2023.

VOTE: 4 – 0 with one abstention

RESULT: The documents were accepted and the minutes were approved from the March 15, 2023, meeting.

RECORDED VOTES:

Gary Alexander	Abstained
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, April 26, 2023 | 6:30 pm

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

**1. Begley Residence at 6199 Dublin Road
23-012MPR**

Minor Project Review

Proposal: Exterior modifications to an existing, single-family residence on a 1.32-acre site zoned Limited Suburban Residential District.

Location: Southwest of the intersection of Dublin Road with Short Street.

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

Applicant: Stacey McCreedy, Stock and Stone Architects

Planning Contact: Rati Singh, Planner I

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

Case Information: www.dublinohiousa.gov/arb/23-012

MOTION: Ms. Damaser moved, Ms. Cooper seconded, to approve the Minor Project for exterior site modifications without conditions.

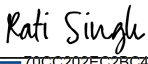
VOTE: 5 – 0

RESULT: The Minor Project for exterior site modifications was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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 Rati Singh, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, April 26, 2023 | 6:30 pm

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

2. **Brown-Harris Cemetery at PID: 274-012328 23-027MPR**

Minor Project Review

Proposal: Construction and design of a cemetery to preserve a historic grave site. The 0.13-acre site is zoned ID-1, Research Office District.

Location: Northeast of the roundabout of Shier Rings Road and University Boulevard.

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

Applicant: Michael Hiatt, Landscape Designer, City of Dublin

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

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

Case Information: www.dublinohiousa.gov/arb/23-027

MOTION: Mr. Jewell moved, Mr. Cotter seconded, to approve the Minor Project for the construction of a new cemetery with the following condition:

1. Continue to work with staff to install one bike rack of appropriate style and color within the access easement for the project, to be shown at Certificate of Zoning Plan Approval (CZPA).


VOTE: 5 – 0

RESULT: The Minor Project for a new cemetery was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, April 26, 2023 | 6:30 pm

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

3. Trevor Furbay, Sign at 63 S. High Street 23-033MPR

Minor Project Review

Proposal: Installation of a ±6-square-foot ground sign on a 0.26-acre site zoned Historic District, Historic South.

Location: Northwest of the intersection of S. High Street with Eberly Hill Lane.

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

Applicant: Amy Fox, Trevor Furbay

Planning Contacts: Daniel Klein, Planning Assistant and Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4696, dklein@dublin.oh.us and 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/23-033

MOTION: Ms. Damaser moved, Ms. Cooper seconded, to approve the Minor Project for the installation of a ground sign and exterior modifications to the building without conditions.


VOTE: 5 – 0

RESULT: The Minor Project was approved for the ground sign and exterior modifications to the building.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
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, April 26, 2023 | 6:30 pm

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

4. **83 S. High Street** **23-013MPR**

Minor Project Review

Proposal: Remodel and addition to an existing, 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: Review and approval of a 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/23-013

MOTION 1: Ms. Cooper moved, Mr. Jewell seconded, to approve the 'Building Footprint' Waiver:

Table §153.173A - Required: No single building footprint shall exceed 1,800 square feet.
Requested: Exceed square footage by 19.7% for a new addition with a total of 2,155 square feet.

VOTE: 5 – 0

RESULT: The Waiver to exceed square footage by 19.7% was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved, Mr. Cotter seconded, to approve the 'Roof Pitch' Waiver:

§153.174(B)(4)(c)(1): Required: Roofs shall not be sloped less than 6:12 pitch
Request: 5:12 for the laundry hyphen roof and 4:12 for the connecting hyphen roof pitch

VOTE: 5 – 0

RESULT: The Waiver to allow the laundry hyphen/roof and connecting hyphen roof to slope less than a 6:12 pitch was approved.



**4. 83 S. High Street
23-013MPR**

Minor Project Review

RECORDED VOTES:

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

MOTION 3: Ms. Cooper moved, Mr. Cotter seconded, to approve the 'Garage' and 'Man Door' Waiver:

§153.174(C)(3) and §153.174(D)(1) - Required: Doors shall have windows and be made of wood, metal-clad wood or vinyl-clad wood.

Request: Use of a composite material for the garage door and fiberglass for the man door.

VOTE: 5 – 0

RESULT: The Waiver to permit alternative materials for the garage door and man door was approved.

RECORDED VOTES:

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

MOTION 4: Ms. Damaser moved, Mr. Cotter seconded, to approve the Minor Project for a remodel and addition with three (3) conditions:

- 1) That the visible additional foundation be clad in stone or manufactured stone to match the existing structure's foundation, to be approved by staff prior to building permit;
- 2) That the applicant provide detailed plans for any modification to utilities at the building permit stage, to the satisfaction of applicable staff; and
- 3) That a comprehensive redevelopment study be conducted at building permit stage, to confirm that no other parcels are adversely affected (not necessarily limited to stormwater, parking, and access) by this development.

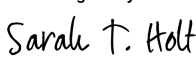
VOTE: 5 – 0

RESULT: The Minor Project for a remodel and addition was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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 Sarah T. Holt, AICP, ASLA
 Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, April 26, 2023 | 6:30 pm

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

**5. 5707 Dublin Road
23-022MPR**

Minor Project Review

Proposal: Construction of a two-story, residential addition and relocation of a shed on a 0.75-acre site zoned Planned Unit Development – Llewellyn Farms.

Location: ±300 feet north of the intersection with Hertford Lane.

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

Applicant: Heidi Bolyard, Simplified Living Architecture

Planning Contact: Rati Singh, Planner I

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

Case Information: www.dublinohiousa.gov/arb/23-022

MOTION: Ms. Damaser moved, Ms. Cooper seconded, to table the Minor Project application to permit the applicant to revise the plan to address the identified concerns.

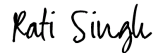
VOTE: 5 – 0

RESULT: The case was tabled until a later date.

RECORDED VOTES:

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

STAFF CERTIFICATION

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 Rati Singh, Planner I

