



BOARD ORDER

Architectural Review Board

Wednesday, May 24, 2023 | 6:30 pm

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

MOTION: Ms. Cooper moved, Mr. Jewell seconded, to accept the documents into the record and approve the minutes from the meeting on April 26, 2023.

VOTE: 5 – 0

RESULT: The documents were accepted and the minutes approved from the April 26, 2023, meeting.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2806342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





BOARD ACTION

Architectural Review Board

Wednesday, May 24, 2023 | 6:30 pm

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

**1. Bolyard Residence at 60 Franklin Street
23-032MPR**

Minor Project Review

Proposal: Construction of an addition to a one-story home on a 0.35-acre site zoned Historic District – Historic Residential.

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

Applicant: Jeffrey Bolyard

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

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

Case Information: www.dublinohiousa.gov/arb/23-032

MOTION 1: Mr. Jewell moved, Mr. Cotter seconded, to approve the Azek materials Waiver:

§153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request: Use of Azek for trim and fascia

VOTE: 5 – 0

RESULT: The Waiver for the use of Azek material for trim and fascia was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved, Ms. Cooper seconded, to approve the Fypon Gable Vent Waiver:

§153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request: Use of Fypon for gable vents

VOTE: 5 – 0

RESULT: The Waiver for the use of Fypon Gable Vents was approved.



**1. Bolyard Residence at 60 Franklin Street
23-032MPR**

Minor Project Review

RECORDED VOTES:

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

MOTION 3: Mr. Jewell moved, Ms. Cooper seconded, to approve the vinyl window Waiver:

§153.174(D)(1): Windows shall be wood, metal-clad wood, or vinyl-clad wood; other synthetic materials may be approved by the Board that are high-quality and climatically appropriate.

Request: Use of vinyl windows for body and foundation of house

VOTE: 5 – 0

RESULT: The Waiver for the use of vinyl windows was approved.

RECORDED VOTES:

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

MOTION 4: Ms. Cooper moved, Mr. Jewell seconded, to approve the Timbertech Composite Waiver:

§153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request: Use of Timbertech Composite for deck stairs.

VOTE: 5 – 0

RESULT: The Waiver for the use of Timbertech Composite for deck stairs was approved.

RECORDED VOTES:

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

MOTION 5: Ms. Cooper moved, Mr. Cotter seconded, to accept the Minor Project with the following condition:

- 1) That any additional lighting shall be reviewed and approved by Planning staff with a building permit.



**1. Bolyard Residence at 60 Franklin Street
23-032MPR**

Minor Project Review

VOTE: 5 – 0

RESULT: The Minor Project 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

89A2805342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, May 24, 2023 | 6:30 pm

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

2. James Davis House at 5707 Dublin Road 23-022MPR

Minor Project Review

Proposal: Construction of a two-story residential addition 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

Contact: Rati Singh, Planner I

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

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

MOTION 1: Ms. Damaser moved, Mr. Jewell seconded, to approve the roof pitch Waiver:

§153.174 (B)(4)(C)(1): Roofs shall not be sloped less than a 6:12
 Request: 4:12 at Hyphen roof pitch, 3:12 at the Garage

VOTE: 5 – 0

RESULT: The Waiver for the roof pitch was approved.

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 approve the garage door Waiver:

§153.174(C)(3) and §153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood.
 Request: Use of triple-layered, heavy gauge steel garage door

VOTE: 5 – 0

RESULT: The Waiver for the garage door was approved.



**2. James Davis House at 5707 Dublin Road
23-022MPR**

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, Ms. Damaser seconded, to approve the Fypon gable vents Waiver:

§153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request: Use of Fypon for gable vents

VOTE: 0 – 5

RESULT: The Waiver for the use of Fypon gable vents was approved.

RECORDED VOTES:

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

MOTION 4: Mr. Jewell moved, Ms. Cooper seconded, to approve the Minor Project with five (5) conditions:

- 1) The design elevations shall be revised to the hybrid option, also lowering the roof pitch on the north shed section and providing a greater jog between the sections, to be approved by staff prior to building permit.
- 2) Elevations shall be revised to show the use of smooth Hardie Board siding to be approved by staff prior to building permit.
- 3) Provide utility plans detailing the scope of work and any modifications to the existing utilities at the building permitting stage to be reviewed, approved, and inspected by Engineering.
- 4) Garage door shall be changed to composite, to be approved by staff prior to building permit.
- 5) Cap on watertable shall be cultured stone or limestone, to be approved by staff prior to building permit.

VOTE: 5 – 0

RESULT: The Minor Project was approved.



**2. James Davis House at 5707 Dublin Road
23-022MPR**

Minor Project Review

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Rati Singh

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Rati Singh, Planner I

