



BOARD ORDER

Architectural Review Board

Wednesday, July 26, 2023 | 6:30 pm

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

MOTION: Ms. Damaser moved, Ms. Cooper seconded, to accept the documents into the record and approve the minutes from the meeting on June 28, 2023.

VOTE: 4 – 0

RESULT: The documents were accepted and the minutes approved from the June 28, 2023, meeting.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

8972805342A848D
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





BOARD ACTION

Architectural Review Board

Wednesday, July 26, 2023 | 6:30 pm

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

**1. 36-40 N. High Street
22-147MPR**

Minor Project Review

Proposal: Modifications to a historic retaining wall between the properties at 36-38 and 40 N. High Street. The 0.46-acre site is zoned Historic District, Historic Core.

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

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

Applicants: Wes Davis, Osborn Engineering; and Bernie Kooi, Kooi Structural Engineering

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

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

Case Information: www.dublinohiousa.gov/arb/22-147

MOTION: Ms. Cooper moved, Ms. Damaser seconded, to approve the Minor Project with seven (7) conditions:

- 1) Structural engineering calculations shall be provided at building permit to prove that the wall can retain both earth and gravel backfill and accommodate the parking surcharge, while meeting the Building Code requirements, to the satisfaction of staff. Should a conventional retaining wall, faced with the original stone, be necessary based on those calculations, then this shall be permitted, with the demonstration that mortar between the stones shall not be visible.
- 2) At building permit, the applicant shall show wheel stops placed six feet back from the top side of the east wall face; greater distances, both east and south, may be required by the structural engineering calculations and shall be made as necessary.
- 3) At building permit, the applicant shall field locate the existing sanitary sewer service line for 40 N. High Street from the existing wall to the main line in N. Blacksmith Lane to the satisfaction of staff.
- 4) At building permit, a utility drawing showing all proposed and existing underground and aboveground lines and poles from each property to the N. Blacksmith Lane ROW shall be provided to staff's satisfaction.
- 5) At building permit, appropriate stone scuppers and splash blocks shall be shown as details. Design shall be vernacular in character, appropriate to the original construction.



**1. 36-40 N. High Street
22-147MPR**

Minor Project Review

- 6) During construction, the exposed sewer pipe on 40 N. High Street shall be rerouted to best meet all current requirements once excavations and work have determined the geologic conditions behind the stone wall. The applicant shall work with staff to determine both the best pipe route and configuration, as well as the best aesthetic solution, including slight wall adjustments.
- 7) The owners at 36-38 and 40 N. High Street, their successors and assigns, shall ensure that all invasive species are proactively managed to avoid a re-infestation and resulting negative effects on the wall system.

VOTE: 3 – 1

RESULT: The Minor Project to modify a historic retaining wall was approved.

RECORDED VOTES:

| | |
|----------------|--------|
| Gary Alexander | No |
| Sean Cotter | Yes |
| Martha Cooper | Yes |
| Michael Jewell | Absent |
| Hilary Damaser | Yes |

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A28065342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





BOARD ACTION

Architectural Review Board

Wednesday, July 26, 2023 | 6:30 pm

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

**2. 112 S. Riverview Street
23-021MPR**

Minor Project Review

Proposal: Construction of a new, two-story, residential building on a 0.26-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: Kevin Koch, Corinthian Fine Homes

Planning Contact: Rati Singh, Assoc. AIA, Planner I

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

Case Information: www.dublinohiousa.gov/arb/23-021

MOTION 1: Ms. Damaser moved, Ms. Cooper seconded, to approve the Front-Loaded Garage Waiver:

§153.173(E)(3)(a): Front loaded garages shall be a minimum of 20 feet behind the front façade of the home.

Request: To allow an attached front-loaded garage to be in line with the front façade.

VOTE: 4 – 0

RESULT: The Front-Loaded Garage Waiver was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Cotter moved, Ms. Cooper seconded, to approve the Maximum Building Height Waiver:

§153.173(C): Maximum Building Height = 24 feet

Request: To allow a height of approximately 35 feet at the rear elevation of the home, measured from grade point to the mid-point of the eaves.

VOTE: 4 – 0

RESULT: The Maximum Building Height Waiver was approved.



**2. 112 S. Riverview Street
23-021MPR**

Minor Project Review

RECORDED VOTES:

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

MOTION 3: Ms. Cooper moved, Ms. Damaser seconded, to approve a Waiver for the use of composite materials for the garage door and front door.

§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 composite materials for the garage door and front door.

VOTE: 4 – 0

RESULT: The composite materials Waiver for doors and windows was approved.

RECORDED VOTES:

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

MOTION 4: Mr. Cotter moved, Ms. Cooper seconded, to approve the composite material (Timbertech) for the deck 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 composite material (Timbertech) for the rear decks.

VOTE: 4 – 0

RESULT: The composite material (Timbertech) for the rear decks Waiver was approved.

RECORDED VOTES:

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



**2. 112 S. Riverview Street
23-021MPR**

Minor Project Review

MOTION 5: Ms. Damaser moved, Ms. Cooper seconded, to approve the Minor Project, with six (6) conditions:

- 1) The lot coverage shall be revised from 25.36% to 25% in order to meet the Code, at building permit. Area calculations shall be provided to ensure that the data is correct.
- 2) The elevations shall be revised to show correct height of windows sill, if applicable, at building permit.
- 3) The elevations shall be revised to show the north stone foundation to reflect the internal floor level, as indicated herein with the dashed red line, at building permit.
- 4) The window muntins shall be revised to a simulated divided light with spacer bars, at building permit.
- 5) The applicant shall work with staff to choose appropriate light fixtures for the rear of the house, prior to building permit, subject to staff approval.
- 6) The applicant shall provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.

VOTE: 4 – 0

RESULT: The Minor Project to construct a new, two-story, residential building was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Rati Singh

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Rati Singh, Assoc. AIA, Planner I





BOARD ACTION

Architectural Review Board

Wednesday, July 26, 2023 | 6:30 pm

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

3. 91 S. High Street 23-055MPR

Minor Project Review

Proposal: Exterior modifications at an existing, one-story building on a 0.18-acre site zoned Historic District, Historic South.

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

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

Applicant: Kevin Parzych, Gunzelman architecture + interiors, LLC

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

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

Case Information: www.dublinohiousa.gov/arb/23-055

MOTION: Ms. Damaser moved, Ms. Cooper seconded, to approve the Minor Project, with four (4) conditions:

- 1) At the time of sign permit, the applicant shall also include a lighting plan to update, or remove, all non-compliant fixtures to current Code requirements to be approved by the Architectural Review Board.
- 2) All new siding, trim, and soffits shall be wood or engineered wood approved by staff. Lap siding with reveals that match the original structure shall be used for the north elevation, to be demonstrated at building permit. Boral, or a similar flyash product, is not supported.
- 3) Regarding the trash enclosure the following shall be shown at building permit for staff approval:
 - a. The siding shall be wood or engineered wood to match the adjacent existing siding style and reveal, and
 - b. Fencing shall be extended to the east to fully enclose the trash area from view of the adjacent residential structure.
- 4) Minor inconsistencies between the civil and landscape drawings shall be addressed at building permit. Proposed improvements shall not adversely impact adjacent properties and existing drainage patterns to staff's satisfaction.

VOTE: 4 – 0

RESULT: The Minor Project for exterior modifications was approved.



**3. 91 S. High Street
23-055MPR**

Minor Project Review

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner

