



RECORD OF ACTION

Architectural Review Board

Wednesday, May 29, 2024 | 6:30 pm

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

MOTION: Mr. Cotter moved, Ms. Cooper seconded, to accept the documents into the record and approve the minutes from the meetings on April 17, 2024 and April 24, 2024.

VOTE: 3 – 0

RESULT: The documents were accepted and the minutes approved from the April 17, 2024 and April 24, 2024 meetings.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Absent
Hilary Damaser	Late (arrived at 6:40 p.m.)

STAFF CERTIFICATION

Signed by:

Sarah Tresouthick Holt

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, May 29, 2024 | 6:30 pm

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

**1. James Davis House at 5707 Dublin Road
24-044MPR**

Minor Project Review

Proposal: Driveway modifications to an existing residential building in the Historic District, on a 0.75-acre site zoned Planned Unit Development – Llewellyn Farms.

Location: North of the intersection of Dublin Road and Hertford Lane.

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

Applicants: Emily Lukasik, Property Owner

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

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

Case Information: www.dublinohiousa.gov/arb/24-044

MOTION: Ms. Cooper moved, Mr. Cotter seconded, approval of the Minor Project Review with one condition:

- 1) Applicant to provide sidewalk material details prior to amending the building permit application with Building Standards.

VOTE: 3 – 0

RESULT: The Minor Project was approved with one condition.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

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Rati Singh, Assoc. AIA, Planner I





RECORD OF ACTION

Architectural Review Board

Wednesday, May 29, 2024 | 6:30 pm

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

**2. 91 S. High Street
24-065MPR**

Minor Project Review

Proposal: Exterior lighting and sign modifications to an existing building in Historic Dublin.
Location: Northwest of the intersection of South High Street and Pinney Hill Lane.
Request: Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant: Dustin Snow, Coast Wine House
Planning Contact: Rati Singh, Assoc. AIA, Planner I
Contact Information: 614.410.4533, rsingh@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-065

MOTION: Ms. Cooper moved, Mr. Cotter seconded, to approve the Minor Project Review with one condition:

- 1) At installation, the applicant shall ensure the lumen output of the lamps is no more than 900 lumens per lamp to meet the Code.

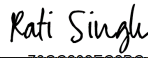
VOTE: 4-0

RESULT: The Minor Project was approved with one condition.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

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Rati Singh, Assoc. AIA, Planner I





RECORD OF ACTION

Architectural Review Board

Wednesday, May 29, 2024 | 6:30 pm

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

**3. 25 W. Bridge Street
24-070ARB-MSP**

Master Sign Plan

Proposal: Installation of a building mounted projecting sign and directory sign located in the Historic District.

Location: Southeast of the intersection of West Bridge Street and Mill Lane.

Request: Review and approval of an Architectural Review Board application under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicant: Eric Thompson, VSWC Architects, Director of Columbus Office

Planning Contact: Taylor Mullinax, AICP, Planner I

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

Case Information: www.dublinohiousa.gov/arb/24-070

MOTION: Ms. Damaser moved, Ms. Cooper seconded approval of the Master Sign Plan with one condition:

- 1) The applicant applies for and obtains permanent sign permits through Building Standards.

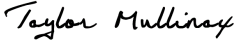
VOTE: 4-0

RESULT: The Master Sign Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:


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 Taylor Mullinax, AICP, Planner I





RECORD OF ACTION

Architectural Review Board

Wednesday, May 29, 2024 | 6:30 pm

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

**4. 17 N. Riverview Street
24-059ARB-DEMO
24-029ARB-MPR**

**Demolition
Minor Project Review**

Proposal: Demolition of a Landmark accessory and remodel and construction of an addition of an existing home in the Historic District.

Location: Southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Request: Review and approval of the Demolition application under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicant: Andrew Sarrouf, Haffar Group, LLC
Rich Taylor, AIA, Richard Taylor Architects, LLC

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

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

Case Information: www.dublinohiousa.gov/arb/24-059
www.dublinohiousa.gov/arb/24-029

MOTION 1: Mr. Cotter moved, Ms. Cooper seconded approval of the Demolition of the Landmark Accessory Building.

VOTE: 4-0

RESULT: Motion carried 4-0 to approve the Demolition of a Landmark accessory structure.

RECORDED VOTES:

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

MOTION 2: Ms. Cooper moved, Ms. Damaser seconded approval of a:

- Waiver to Code Section 153.173A: Building Footprint in the Historic Residential District is a maximum of 25 percent of the lot area,
To permit an increase of Building Footprint by 20 percent to 2,375 SF.

VOTE: 4-0

RESULT: Motion carried 4-0, approval of the Building Footprint Waiver.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes



Michael Jewell Absent
Hilary Damaser Yes

MOTION 3: Ms. Damaser moved, Ms. Cooper seconded approval of a:

- Waiver to Code Section 153.173(E)2)(c): Roofs shall not be sloped less than 6:12...unless otherwise determined by the Board,
To Permit Roof pitches of 2.5:12, 3.5:12, and 4:12.

VOTE: 4-0

RESULT: Motion carried 4-0, approval of Roof Pitch Waiver.

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 approval of a:

- Waiver to Code Section 153.174(J)(1)(a): Permitted materials are high quality, durable materials including...wood siding...,
To Permit Use of LP SmartSide trim.

VOTE: 4-0

RESULT: Motion carried 4-0 to approve the use of LP SmartSide trim Waiver.

RECORDED VOTES:

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

MOTION 5: Ms. Cooper moved, Mr. Cotter seconded approval of a:

Waiver to Code Section 153.173B: Rear yard setbacks in the Historic Residential zone are 20 percent of the lot depth, not to exceed 50 feet,
To permit a Rear Yard reduction of 20 percent to 24.4 feet.

RECORDED VOTES:

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

MOTION 6: Ms. Cooper moved, Ms. Damaser seconded approval of the Minor Project with 9 conditions:

- 1) Should the Variance requests not be approved by BZA, the applicant shall adjust the proposal to meet Waiver criteria and present the changes to the ARB for approval.



- 2) The historic foundation and new window well stone shall be changed to a material that more closely resembles the original foundation, to be approved by staff prior to building permit.
- 3) The applicant shall repair the existing cedar siding or replace it as needed using real cedar siding. The Hardie Shake siding may be used if the applicant can provide evidence that the cedar shakes are not original to the house; however, the applicant shall provide staff with information regarding any potential different siding under the current shake siding. If this exists, the applicant agrees to more closely match, or restore, that siding, to be approved by staff prior to building permit.
- 4) The applicant shall provide to staff for approval, prior to building permit, specifications for all man and patio doors.
- 5) The applicant shall provide staff independent consultant information regarding the condition of the original windows; as many original windows shall be kept as possible as determined by staff.
- 6) At building permit, the applicant shall supply sufficient graphic information about how the proposed trench drain ties into the street.
- 7) The vertical siding shall be painted rather than stained. An overall color scheme shall be more in keeping with guidance in the Pre-Approved Paint document for Craftsman bungalow structures, to be approved by staff prior to building permit.
- 8) The garage door shall be a traditional overhead door, to be approved by staff prior to building permit. The selected door shall be of a type that does not require a Waiver.
- 9) The roof on the historic house shall be differentiated from the addition by a slight change in color and/or difference in seam distance, to be approved by staff prior to building permit.

VOTE: 4-0

RESULT: The Minor Project Review was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

Sarah Tresouthick Holt

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Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, May 29, 2024 | 6:30 pm

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

6. 27 N. Riverview Street
24-060ARB-DEMO
24-030ARB-MPR

Demolition
Minor Project Review/Waiver

Proposal: Remodel and construction of an addition to an existing home and demolition of a Landmark accessory structure in the Historic District.
Location: Southeast of the intersection of Wing Hill Lane and N. Riverview Street.
Request: Approval of a Demolition of a Landmark building, an MPR and Waivers.
Applicant: Andrew Sarrouf, Haffar Group, LLC
Rich Taylor, AIA, Richard Taylor Architects, LLC
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-060
www.dublinohiousa.gov/arb/24-030

MOTION 1: Ms. Damaser moved, Mr. Cooper seconded approval of a:
Waiver to Code Code Section 153.173A: Building footprint in the Historic Residential district is a maximum of 25 percent of the lot area,
To permit an increase of Building Footprint by 20 percent to 2,754SF.

VOTE: 4-0

RESULT: Motions carried 4-0 to approve the Building Footprint Waiver.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved, Ms. Cooper seconded approval of:
Waiver to Code Section 153.173B: Rear yard setbacks in the Historic Residential zone is 20 percent of the lot depth, not to exceed 50 feet.
To permit a Rear Yard Reduction of 20 percent to 21.57 feet.

VOTE: 4-0

RECORDED VOTES:

Gary Alexander Yes
Sean Cotter Yes
Martha Cooper Yes



Michael Jewell Absent
Hilary Damaser Yes

MOTION 3: Ms. Damaser moved, Ms. Cooper seconded tabling of the Demolition and Minor Project Review to the ARB July 24 meeting.

VOTE: 4-0

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

Sarah Tresouthick Holt

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Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

