



# RECORD OF ACTION

## Architectural Review Board

Wednesday, July 24, 2024 | 6:30 pm

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

**MOTION:** Mr. Cotter moved, Mr. Jewell seconded, to accept the documents into the record and approve the minutes from the meeting on June 26, 2024.

**VOTE:** 4 – 0

**RESULT:** The documents were accepted and the minutes approved from the June 26 meeting.

**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**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, July 24, 2024 | 6:30 pm

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

**1. 16-22 N. High Street  
24-091INF**

**Informal Review**

Proposal: Informal review and feedback prior to the Preliminary Development Plan (PDP) application for the construction of a new mixed-use building in the Historic District.

Location: Approximately 70 feet northeast of the intersection of North High Street and East Bridge Street.

Request: Informal review and feedback for a mixed-use addition.

Applicants: Joe Tripicone, Trepicone + Associates

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

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

Case Information: www.dublinohiousa.gov/arb/24-091

**RESULT:** The Board concurred that progress had been made on the massing and form of the proposed mixed-use infill building at the rear of the lot. The next step is submission of Preliminary Development Plan.

**MEMBERS PRESENT:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**STAFF CERTIFICATION**

Signed by:

Rati Singh, Assoc. AIA, Planner I





# RECORD OF ACTION

## Architectural Review Board

Wednesday, July 24, 2024 | 6:30 pm

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

**2. 110 S. Riverview Street  
24-067MPR**

**Minor Project Review**

Proposal: Exterior modifications to an existing residential home in Historic Dublin.  
Location: Southeast of the intersection of South Riverview 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: Krista LaRussa, The Arcaro & LaRussa Company  
Planning Contact: Taylor Mullinax, AICP, Planner I  
Contact Information: 614.410.4632, tmullinax@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/24-067

**MOTION 1:** Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of the following Waiver:

Waiver to Code Section 153.210(B)(8) that: Permitted primary pavement materials include asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstones. Gravel is not a permitted driveway material. The primary pavement material on driveways and additions shall be identical.

**VOTE:** 4-0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**MOTION 2:** Mr. Jewell moved, Ms. Cooper seconded approval of the following Waiver:

Waiver to Code Table 153.173(A) that: The maximum lot coverage is 45 percent in the Historic Residential District. To permit maximum lot coverage of 47.7 percent.

**VOTE:** 4-0

**RESULT:** The Waiver was approved.



**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**MOTION 3:** Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project with the following conditions:

- 1) That the northern 3 feet of gravel parking surface be removed;
- 2) That the existing wood fence adjacent to the headwall be removed upon installation of the aluminum fencing; and
- 3) That the homeowner allow vegetation to grow through the loose limestone rock, except for the paths and staircases, to encourage the landscape to return to its natural state.

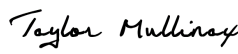
**VOTE:** 4-0

**RESULT:** The Minor Project Review was approved.

**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**STAFF CERTIFICATION**

Signed by:  
  
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Taylor Mullinax, AICP, Planner I





# RECORD OF ACTION

## Architectural Review Board

Wednesday, July 24, 2024 | 6:30 pm

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

**3. 27 N. Riverview Street**  
**24-060DEMO**  
**24-030MPR**

**Demolition**  
**Minor Project Review**

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

**MOTION 1:** Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of the Demolition of a Landmark Structure.

**VOTE:** 4-0

**RESULT:** Removal of the outbuilding was approved to make room for both public improvements and a rear addition to the house.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Jewell moved, Ms. Patt-McDaniel seconded to approve the following Waiver:

Waiver to Code Section 153.173(E)(2)(c) that: Roofs shall not be sloped less than 6:12...unless otherwise determined by the Board. To permit roof pitches of 4:12 on the historic house, 3:12 on the garage shed roofs, and flat roof on the south-facing porch.

**VOTE:** 4-0

**RESULT:** The Waiver was approved.



**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**MOTION 3:** Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of the following Waiver:

Waiver to Code Section 153.174(J)(1)(a) that: Permitted materials are high quality, durable materials including...wood siding...to permit the use of LP SmartSide siding.

**VOTE:** 0-4

**RESULT:** The motion failed 0-4 to approve the Waiver.

**RECORDED VOTES:**

Lisa Patt-McDaniel	No
Sean Cotter	No
Martha Cooper	No
Michael Jewell	No
Hilary Damaser	Absent

**MOTION 4:** Mr. Jewell moved, Ms. Patt-McDaniel seconded approval of the following Waiver:

Waiver to Code Section 153.174(J)(1)(a) that: Permitted materials are high quality, durable materials including...wood siding...to permit the use of LP Smartside trim.

**VOTE:** 4-0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**MOTION 5:** Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the Minor Project with the following conditions:

- 1) That the applicant diligently explore the preservation and repair of the original drop siding. If this is not feasible, then replica drop siding is permitted. If replica siding is not available (no other circumstances shall apply, such as cost or desire), with adequate evidence supplied by the applicant and confirmed by staff, an approximately 40inch reveal of SmartSide horizontal lap siding is permitted without an additional Waiver. This will be determined prior to building permit.
- 2) That at building permit, the applicant supply sufficient graphic information about how the proposed trench drain ties into the street.



**VOTE:** 4-0

**RESULT:** The Board consensus was that the Minor Project was responsive to direction at the May 29, 2024 ARB hearing that more of the original fabric of the house be preserved

**RECORDED VOTES:**

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Absent

**STAFF CERTIFICATION**

Signed by:  
  
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Sarah Holt, AICP, ASLA, Senior Planner

