



RECORD OF ACTION

Architectural Review Board

Wednesday, August 28, 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 July 24, 2024.

VOTE: 4 – 0

RESULT: The documents were accepted and the minutes approved from the July 24 meeting.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Late (arrived at 6:45p.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, August 28, 2024 | 6:30 pm

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

**1. HD Code and Guidelines – Update – Phase II
24-012ADMO Administrative Request – Code Amendment**

Proposal: Amendments to the Historic District Zoning Code and amendments to the *Historic District Guidelines*.
Request: Review and recommendation of approval to City Council for proposed amendments to the Historic District Zoning Code and Guidelines.
Applicant: Greg Dale, FAICP, McBride Dale Clarion
Planning Contact: Sarah Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-012

MOTION: Mr. Jewell moved, Ms. Cooper seconded to recommend PZC provide a recommendation of approval to City Council for the Historic District Code Update – Phase 2.

VOTE: 5 – 0

RESULT: Motion carried 5-0 to recommend that PZC review and recommend City Council approval of the Code Update, PH. II.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

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Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, August 28, 2024 | 6:30 pm

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

2. 38 & 50 W. Bridge Street 24-066MPR

Minor Project Review

Proposal: Building addition, dumpster enclosure, and site improvements for two properties in the Historic District.

Location: Northeast of the intersection of West Bridge Street and Franklin Street.

Request: Review and approval of a Minor Project Review (MPR) with a Waiver under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicant: Timothy Bass, Bass Studio Architects
Elie Younes, Bass Studio Architects

Planning Contact: Taylor Mullinax, AICP, Planner I

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

Case Information: www.dublinohiousa.gov/arb/24-066

MOTION 1: Ms. Cooper moved, Mr. Jewell seconded approval of a Waiver:

Code Section 153.174(B)(2)(a): "Flat roofs are permitted within Historic Dublin, except for buildings that are zoned Historic Core, unless otherwise determined by the ARB to be architecturally appropriate," to:
Permit a flat roof for a small building addition.

VOTE: 5-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Cooper moved, Mr. Jewell seconded approval of the Minor Project Review with three conditions:

- 1) A landscape plan for the foundation plantings at 50 W. Bridge Street shall be submitted detailing species, quantities, size at installation, and bed lines, subject to staff review and approval at building permitting.
- 2) The plants at 38 W. Bridge Street are revised and submitted for staff review and approval and shall be planted within 60 days of ARB approval.



- 3) Within 60 days of ARB approval and building permitting, the combined dumpster enclosure shall be fully constructed, and all additional outdoor waste and storage containers/vehicles shall be removed from both properties.

VOTE: 5-0

RESULT: Motion carried 5-0 to approve the Minor Project Review with conditions.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

Taylor Mullinax

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Taylor Mullinax, AICP
Planner I





RECORD OF ACTION

Architectural Review Board

Wednesday, August 28, 2024 | 6:30 pm

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

3. 39 S. High Street 24-097MPR

Minor Project Review

Proposal: Two signs and exterior modifications to an existing building in Historic Dublin.

Location: Northwest of the intersection of South High Street and Spring Hill Lane.

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

Applicants: Kristopher Konieczko, Vernacular

Planning Contacts: James Condo, Planning Assistant
Rati Singh, Assoc. AIA, Planner I

Contact Information: 614.410.4698, jcondo@dublin.oh.us
614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/24-097

MOTION: Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of the Minor Project Review with no conditions.

VOTE: 4-0

RESULT: Motion carried 4-0 with one recusal to approve the Minor Project Review with no conditions.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

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 Rati Singh, Assoc. AIA
 Planner I





RECORD OF ACTION

Architectural Review Board

Wednesday, August 28, 2024 | 6:30 pm

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

**4. 112 S. Riverview Street
24-081MPR**

Minor Project Review

Proposal: Modifications to a previously-approved home on a vacant lot in Historic Dublin.
Location: Southeast of the intersection of Pinney Hill Lane and South Riverview Street.
Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant: Mandy Dyas, Epic Group Ohio
Planning Contact: Rati Singh, Assoc. AIA, Planner I
Contact Information: 614.410.4533, rsingh@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-081

MOTION: Ms. Cooper moved, Ms. Damaser seconded to table Case 24-081MPR, 112 S. Riverview Street, Minor Project Review.

VOTE: 5-0

RESULT: Motion carried 5-0 to table the Minor Project Review.

RECORDED VOTES:

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

STAFF CERTIFICATION

Signed by:

Rati Singh, Assoc. AIA
Planner I





RECORD OF ACTION

Architectural Review Board

Wednesday, August 28, 2024 | 6:30 pm

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

**5. 40 E. Bridge Street
24-022INF**

Informal Review

Proposal: Remodel and construction of additions to 40 E. Bridge Street on a 0.31-acre site zoned HD-HR, Historic Residential District.

Location: Northwest of N. Riverview Street and E. Bridge Street.

Request: Non-binding review and feedback for future development applications.

Applicants: Kelly Burke, Owner
David Knapp, Tandem North Design

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

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

Case Information: www.dublinohiousa.gov/arb/24-022

RESULT: This is the last City-auctioned house. Non-binding feedback was provided on an additional Informal Review on a revised design. The Board considered the massing and details inappropriate, in comparison to the recently approved 17 and 27 N. Riverview designs.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

 89A280534ZA848D...
 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner

