

# RECORD OF ACTION

## Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

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

**MOTION:** Ms. Patt-McDaniel moved, Mr. Jewell seconded, to accept the documents into the record and approve the minutes from the meeting on August 28, 2024.

**VOTE:** 5 – 0.

**RESULT:** Motion carried 5-0 to accept the documents into the record and approve the July 24 meeting minutes.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Bassem Bitar*

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Bassem Bitar, AICP,  
Deputy Director of Planning



Community Planning and Development



5200 Emerald Parkway  
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# RECORD OF ACTION

## Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

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

### 1. 37 W. Bridge Street 24-108MPR

### Minor Project Review

Proposal: Installation of an approximately .875-square-foot wall sign on an existing building located in Historic Dublin.

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

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

Applicant: Margie Hegg, American Sign Studio

Planning Contacts: James Condo, Planning Assistant  
Sarah Tresouthick Holt, ASLA, AICP, Senior Planner

Contact Information: 614.410.4698, jcondo@dublin.oh.us  
614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-108

**MOTION 1:** Ms. Cooper moved, Mr. Jewell seconded approval of a Waiver: From Code Section 153.173(M)(4)(c)(1)(a): Permitted materials: HDU, cedar, redwood, and treated lumber.  
To permit: The use of aluminum composite as the sign face material for the proposed wall sign and proposed projecting sign.

**VOTE:** 5-0

**RESULT:** The Waiver was approved.

#### RECORDED VOTES:

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



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**MOTION 2:** Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a Waiver:  
From Code Section 153.173(M)(4)(c)(1)(a): Permitted materials: HDU, cedar, redwood, and treated lumber.  
To permit: Acrylic lettering and logo material for the proposed wall sign and existing projecting sign.

**VOTE:** 5-0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

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

**MOTION 3:** Ms. Cooper moved, Ms. Damaser seconded approval of a Waiver:  
From Code Section 153.173(M)(3)(a): All signs shall have dimensional letters, raised or routed with a minimum one-half inch relief.  
To permit: lettering with ¼ inch relief for the wall sign.

**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 4:** Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project with no conditions.


**VOTE:** 5-0

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



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**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

Signed by:

*Sarah Tresouthick Holt*

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Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner



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# RECORD OF ACTION

## Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

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

### 2. 87 S. High Street 24-104MPR

### Minor Project Review

Proposal:	Proposal for exterior modification to an existing building in Historic Dublin.
Location:	Southeast of the intersection of Eberly Hill and South High Street.
Request:	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Applicant:	Shannon Hospel, Owner
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-104

**MOTION 1:** Ms. Patt-McDaniel moved, Mr. Jewell seconded approval of the Minor Project with the following condition:

- 1) The applicant shall complete the front-facing upper window trim in Tricorn Black and the north and south elevation bodies in Iron Ore, within 30 days of approval.

**VOTE:** 2-3

**RESULT:** The motion failed 2-3.

#### RECORDED VOTES:

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



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**MOTION 2:** Ms. Damaser moved, Ms. Cooper seconded approval of the Minor Project with the following condition:

- 1) The applicant shall choose a body paint color from the Pre-Approved Paint Colors Section 3.0 list and repaint the building and wellhouse bodies within 30 days of approval.

**VOTE:** 3-2

**RESULT:** The motion passed 3-2.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
*Bassem Bitar*  
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Bassem Bitar, AICP  
Deputy Director of Planning



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# RECORD OF ACTION

## Architectural Review Board

Wednesday, September 25, 2024 | 6:30 p.m.

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

### 3. COhatch – Riverview Village 24-109PDP

### Preliminary Development Plan

Proposal: A Preliminary Development Plan for a mixed-use development. The combined 0.86-acre site is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Request: Review and approval of a Preliminary Development Plan under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicants: Matt Davis, COhatch  
Tim Lai, Tim Lai Architect

Planning Contact: Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4635, bbitar@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-109

**MOTION 1:** Ms. Damaser moved, Ms. Patt-McDaniel seconded approval of a Parking Plan with no conditions.

**VOTE:** 5-0

**RESULT:** The Parking Plan was approved.

#### RECORDED VOTES:

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



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**MOTION 2:** Ms. Cooper moved, Ms. Damaser seconded to approve the following Waiver:

Waiver to Code Section 153.174(i)(1): Permitted materials are stone, manufactured stone, full depth brick, brick veneer... Other high-quality synthetic materials may be approved by the Board with examples of successful high-quality installations in comparable climates.  
To Permit: The use of TimberTech for decks and staircases (62 N. Riverview Street and the New Building).

**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 3:** Ms. Cooper moved, Ms. Damaser seconded approval of the following Waiver:

Waiver to Code Section 153.174(D): Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve high quality synthetic materials with examples of successful, high quality installations in comparable climates; windows shall have architecturally appropriate lintels and projecting window sills.  
To Permit: To use aluminum windows with no lintels and projecting sills (62 N. Riverview Street – North Addition and New Building).

**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



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

Waiver to Code Section 153.174(B)(4)(c): Principals roofs shall not be sloped less than 6:12; minor roofs shall have a pitch greater than 3:12... unless determined to be architecturally appropriate by ARB.  
To Permit: Shallower roof pitches at porches, canopy and altered/rebuilt additions at 37, 45, 53, and 62 N. Riverview Street.

**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 5:** Ms. Damaser moved, Mr. Jewell seconded approval of the Preliminary Development Plan with the following conditions:

- 1) That the individual parts of the three parcels to be conveyed to the applicant on the east side of N. Riverview Street be combined into one parcel in order to meet the minimum lot size requirements.
- 2) That the bicycle parking requirements be met with details to be provided at Final Development Plan (FDP).
- 3) That Tree preservation and landscape plans be finalized at FDP, including any alternatives to the street tree requirements.
- 4) That reconstruction of the historic stone wall on the east side of N. Riverview Street be maximized to the extent possible, with details provided at FDP.
- 5) That the surface below the new building's southern gable on the west elevation be further articulated at FDP to better correspond to its surroundings and address applicable Code standards.
- 6) That the roof details of the north addition at 62 N. Riverview Street be refined to better relate to existing structure and the mass of the patio roof on the east side be reduced at FDP.
- 7) That the applicant continue to work with staff on reining the design and material details, as noted in the Planning Report, for the structures at 37, 45, 53, and 62 N. Riverview Street to be provided at FDP.



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- 8) That additional information about the proposed composite slate roof for the new building be provided at FDP to help determine whether a Waiver allowing its use is warranted.
- 9) That the design details of the proposed plaza and kiosk be provided at FDP.
- 10) That the design details of the patios at the rear of 37, 45 and 53 N. Riverview Street be provided at FDP, including any associated structures, fences, pergolas or other features.
- 11) That the location of the proposed shed at the rear of 53 N. Riverview Street be adjusted at FDP to meet the setback/Waiver requirements, or that the shed be excluded from FDP approval.

**VOTE:** 5-0

**RESULT:** The Preliminary Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Bassem Bitar*

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Bassem Bitar, AICP  
Deputy Director of Planning



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# RECORD OF ACTION

## Architectural Review Board

### Wednesday, September 25, 2024 | 6:30 p.m.

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

#### 4. COhatch – Riverview Village 24-110Z

#### Rezoning

Proposal: Request for review and recommendation of approval of a rezoning from HD-HR, Historic District – Historic Residential and HD-HP, Historic District – Historic Public to HD-HC, Historic District – Historic Core. The combined ±0.86-acre site is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Request: Review and recommendation of approval for a rezoning under the provisions of Zoning Code Section 153.234.

Applicants: Megan O’Callaghan, Dublin City Manager

Planning Contact: Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4635, bbitar@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/24-110

**MOTION 1:** Ms. Cooper moved, Ms. Damaser seconded to recommend a Planning and Zoning Commission recommendation of approval with no conditions to City Council.

**VOTE:** 5-0

**RESULT:** The rezoning was recommended for approval and forwarded to the Planning and Zoning Commission.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

DocuSigned by:

*Bassem Bitar*

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Bassem Bitar, AICP  
Deputy Director of Planning