



## RECORD OF ACTION

# Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

**MOTION:** Mr. Cotter moved, Ms. Damaser seconded, to accept the documents into the record and approve the minutes from the meeting on January 24, 2024.

**VOTE:** 3 – 0

**RESULT:** The documents were accepted and the minutes approved from the January 24, 2024, meeting.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah Holt*

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Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner





## RECORD OF ACTION

# Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

**1. 119 S. High Street  
23-116ARB-DEMO**

**Demolition/Background**

Proposal: Demolition of a Background outbuilding at 119 S. High Street.  
 Location: 95-Foot northwest of the intersection of South High Street and John Wright Lane.  
 Request: Request for demolition of an existing outbuilding located within Historic Dublin.  
 Applicants: Nancy Davis, KRG  
 Richard Toberen and Karan Adolph, Owners  
 Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner  
 Contact Information: 614.410.4662, sholt@dublin.oh.us  
 Case Information: www.dublinohiousa.gov/arb/23-116

**MOTION:** Ms. Damaser moved, Mr. Cotter seconded approval of the demolition with the following conditions:

- 1) That the applicant provide, in conjunction with the demolition permit application, a scaled landscape plan for the previous area of the shed. Required items include, but are not limited to a street tree, a 6-foot tall evergreen hedge, steel edging, and mulch; sight distance triangles shall be maintained; installation of this landscape shall be no later than May 31, 2024 and include complete ailanthus eradication.
- 2) That any remaining well features be incorporated into the landscape design at grade and any well remnants be properly mitigated for safety purposes. If no features exist, this condition shall not apply.


**VOTE:** 3 – 0

**RESULT:** The Board approved the Demolition/Background request.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





## RECORD OF ACTION

# Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

**2. 83 S. Riverview Street  
23-128ARB-MPR**

**Minor Project Review**

Proposal: Request for review and approval of a proposal for modifications to a garage and driveway at an existing residential home located in Historic Dublin.

Location: 70 feet northwest 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*.

Applicants: Geoffrey Hahm, Property Owner

Planning Contact: Jane Peuser, Planning Assistant  
Rati Singh, Assos. AIA, Planner I

Contact Information: 614.410.4675, [jpeuser@dublin.oh.us](mailto:jpeuser@dublin.oh.us)  
614.410.4533, [rsingh@dublin.oh.us](mailto:rsingh@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/arb/23-128](http://www.dublinohiousa.gov/arb/23-128)

**MOTION 1:** Mr. Cotter moved, Ms. Damaser seconded approval of the Waiver to Code Sections 153.174 (C)(3) and 153.174 (D)(1) which requires that "Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood," to permit use of a triple-layered, reinforced steel garage door.

**VOTE:** 3 – 0

**RESULT:** The garage door Waiver was approved.

**RECORDED VOTES:**

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

**MOTION 2:** Mr. Cotter moved, Ms. Damaser seconded approval of the Minor Project with no conditions.

**VOTE:** 3 – 0

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



**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Rati Singh*

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Rati Singh, Assos. AIA, Planner I





# RECORD OF ACTION

## Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

### 3. 16 – 22 N. High Street 23-136ARB-DEMO

### Demolition/Background

Proposal: Request for approval of a demolition of two Background structures at an existing site.  
Location: 65 feet northeast of the intersection of N. High Street and E. Bridge Street.  
Request: Review and approval of Demolition under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.  
Applicants: Joe Trepicone, 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/23-136

**MOTION:** Mr. Cotter moved, Ms. Damaser seconded approval of the Demolition with the following condition:

- 1) Should the applicant choose to demolish the shed and outbuilding prior to approval of the Final Development Plan (FDP), a Site Restoration Plan shall be submitted and approved by staff prior to demolition.

**VOTE:** 3 – 0

**RESULT:** The Board approved the request to demolish two Background structures.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

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Rati Singh, Assoc. AIA, Planner I





## RECORD OF ACTION

# Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

**4. 16 – 22 N. High Street  
23-135ARB-CP**

**Concept Plan**

Proposal: Proposal of a 2-story mixed-use building in the Historic District.  
 Location: 65 feet northeast of the intersection of N. High Street and E. Bridge Street.  
 Request: Request for review and approval of a Concept Plan under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.  
 Applicants: Joe Trepicone, 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/23-135

**MOTION:** Mr. Cotter moved, Ms. Damaser seconded approval of the Concept Plan with the following conditions:

- 1) At Preliminary Development Plan (PDP), the applicant shall address form, windows, and door openings in both size and location to better address the intent of the Guidelines.
- 2) At PDP, the applicant shall explore a pedestrian connection from Blacksmith Lane to the proposed pocket park; a location for bike racks shall be considered.
- 3) At PDP, the applicant shall consider expanding the pocket park towards the north property line, in lieu of the proposed parking spaces which would create maneuverability concerns.
- 4) At PDP, the applicant shall address Building Standards comments, noting that building form and use arrangement may be affected.
- 5) At PDP, the applicant shall provide a site plan showing all existing sanitary laterals and provide a Water Service Plan to Dublin and the City of Columbus Division of Water for review.

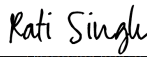
**VOTE:** 3 – 0

**RESULT:** The Board approved the Concept Plan for the development of as mixed-use building.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
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 Rati Singh, Assoc. AIA, Planner I





# RECORD OF ACTION

## Architectural Review Board

Wednesday, February 21, 2024 | 6:30 pm

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

**5. 34 – 36 Franklin Street – E-Bike Charging Station** **Minor Project Review**  
**23-126ARB-MPR**

Proposal: Proposal for the installation of an e-bike charging station at the Sells Alley public parking lot.  
Location: Southwest corner of the intersection of Sells Alley and Mill 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*.  
Applicants: J.M. Rayburn, AICP, Planner II, Transportation & Mobility, City of Dublin  
Planning Contact: James Condo, Planning Assistant  
Taylor Mullinax, AICP, Planner I  
Contact Information: 614.410.4698, jcondo@dublin.oh.us  
614.410.4632, tmullinax@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/23-126

**MOTION:** Ms. Damaser moved, Mr. Cotter seconded approval of the Minor Project Review with the following conditions:

- 1) That the applicant apply for a Certificate of Zoning Plan Approval (CZPA) through Community Planning and Development for any temporary educational signage for the e-bike charging station; and
- 2) That all permanent signs for the project be administratively approved by Community Planning and Development and permanent sign permits be obtained through Building Standards.

**VOTE:** 3 – 0

**RESULT:** The Minor Project Review for an e-bike charging station was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
*Taylor Mullinax*  
Taylor Mullinax, AICP, Planner I

