



RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

MOTION: Ms. Cooper moved, Ms. Damaser seconded, to accept the documents into the record and approve the minutes from the meeting on February 21, 2024.

VOTE: 4 – 0

RESULT: The documents were accepted and the minutes approved from the February 21, 2024 meeting.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah Holt

89A2805342A8480
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

1. Riverview Village at 37, 45, 53, and 62 N. Riverview Street, and PID 273-005564 23-131ARB-CP Concept Plan

Proposal: Mixed-use development on five parcels totaling 2.16 acres. The site is currently zoned HD-HR, Historic District-Historic Residential and HD-P, Historic District-Public.

Location: Both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.

Request: Review and recommendation of approval of the Concept Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: Matt Davis, COhatch and 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/arb/23-131

MOTION: Mr. Jewell moved, Ms. Damaser seconded, to recommend to City Council approval of the Concept Plan with five conditions:

- 1) That access and parking details, including a Parking Plan and bike parking be provided at the PDP stage.
- 2) That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.
- 3) That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.
- 4) That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.
- 5) That the applicant be authorized to undertake, in coordination with staff, selective removal/uncovering of building materials at the various structures in order to investigate the original materials or conditions.

VOTE: 4 – 0

RESULT: The Concept Plan was recommended for approval and forwarded to City Council.

RECORDED VOTES:

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

STAFF CERTIFICATION

Bassem Bitar

Bassem Bitar, AICP, Deputy Director of Planning





RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

**2. Riverview Village at 37, 45, and 53 N. Riverview Street
23-132-ARB-DEMO Demolition/Background**

Proposal: Demolition of three Background structures. The 0.11, 0.12, and 0.16-acre sites are zoned HD-HR, Historic District-Historic Residential.
Location: Southeast of the intersection of North Street and N. Blacksmith Lane.
Request: Request for review and approval of the Demolition/Background application under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant: Matt Davis, COhatch and 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/arb/23-132

MOTION: Mr. Jewell moved, Ms. Damaser seconded, to approve the Demolition/Background with one condition:

- 1) That a site restoration plan be provided at the demolition permit stage to the satisfaction of staff.

VOTE: 4-0

RESULT: The Demolition/Background was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

Bassem Bitar, AICP, Deputy Director of Planning





RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

3. **Kne Residence at 55 S. Riverview Street** **24-017ARB-DEMO** **Demolition**

Proposal: Proposal for demolition of a Landmark detached garage, with Waiver request to reclassify as Background.
Location: Southeast of the intersection of Spring Hill Lane and S. Riverview Street.
Request: Request for review and approval of the Demolition application under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant: Dominic Luppino, Residential Designed Solutions
Angie and Michael Kne
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planning
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-017

MOTION 1: Ms. Cooper moved, Ms. Damaser seconded approval of a waiver to §153.176(L) (5)(i) Waivers – Review Criteria: "In the event of waivers from determinations of contributing or noncontributing status, the provisions in §153.175(J)(C) shall also apply," to reclassify the garage from Landmark to Background.

VOTE: 4-0

RESULT: The waiver was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Jewell moved, Ms. Damaser seconded approval of the request to demolish the Background Building (garage).

VOTE: 4-0

RESULT: The Demolition/Background was approved.

RECORDED VOTES:

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



STAFF CERTIFICATION

DocuSigned by:

Sarah Holt

89A2805342A848D
Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

4. Kne Residence at 55 S. Riverview Street **Minor Project Review**
24-014ARB-MPR

Proposal: Proposal for the construction of an attached garage with living space.
Location: Southeast of the intersection of Spring Hill Lane and S. Riverview Street.
Request: Request for review and approval of the Demolition application under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant: Dominic Luppino, Residential Designed Solutions
Angie and Michael Kne
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planning
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/24-017

MOTION 3: Ms. Cooper moved, Ms. Damaser seconded approval of a waiver to §153.176(D)(1): Windows and doors shall be wood, metal-clad wood, or vinyl-clad wood, to permit use of composite garage and a steel man door.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 4: Mr. Jewell moved, Ms. Damaser seconded approval of the Minor Project Review with two conditions:

- 1) Applicant to provide utility plans detailing the scope of work at the time of building permit submission.
- 2) Applicant may use either GAF Timberline HDZ in Appalachian Sky or Art-Loc in Charcoal Black for roofing materials.

VOTE: 4-0


RESULT: The Minor Project Review was approved.



RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

89A2805342A848D
Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

**5. 17 N. Riverview Street
24-029ARB-MPR**

Minor Project Review

Proposal: Minor Project review for additions to a residence in the Historic District on a 0.18-acre site zoned HD-HR, Historic Residential District.

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

Request: Request approval of a MPR. Variances are subject to approval by the Board of Zoning Appeals (BZA).

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/24-029

MOTION: Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:

- 1) Significantly revise the architectural design to address the Code requirements and Historic Design Guidelines goals as described herein.
- 2) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the project using the criteria in the Historic District Code.
- 3) Adjust the rear building setback to accommodate the 5-foot distance between the highway easement and the structure.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.


VOTE: 4-0

RESULT: Tabling of the Minor Project Review was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

 897205342A8480
 Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





RECORD OF ACTION

Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

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

**6. 27 N. Riverview Street
24-030ARB-MPR**

Minor Project Review

Proposal: Minor Project review for additions to a residence in the Historic District on a 0.21-acre site zoned HD-HR, Historic Residential District.

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

Request: Request approval of a MPR. Variances are subject to approval by the Board of Zoning Appeals (BZA).

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/24-029

MOTION: Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:

- 1) Obtain approval of Variances from the BZA. If these request are not granted, the applicant shall redesign the site using the criteria in the Historic District Code.
- 2) Adjust the rear building setback to meet the five-foot distance between the highway easement and the building.
- 3) Reduce the number of driveways to one and maintain compliance with the maximum driveway width, per Code.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Modify the architectural design to better address the Code requirements and Historic Design Guidelines as a described herein.
- 6) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.
- 7) Provide a detailed plan for moving the house to ensure that the Landmark structure is not damaged.
- 8) Provide a contingency plan for moving the house, should bedrock be found on the site, including an explanation about how the basement window retaining walls, positive drainage, and final elevation of the floor plate will be addressed.

VOTE: 4-0

RESULT: Tabling of the Minor Project Review was approved.



RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah Holt

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Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

