

RECORD OF ACTION

Architectural Review Board

Wednesday, May 21, 2025 | 6:30 p.m.

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 meetings on April 9, 2025 and April 23, 2025.

VOTE: 3 – 0.

RESULT: The documents were accepted into the record and the minutes were approved.

RECORDED VOTES:

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

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, May 21, 2025 | 6:30 p.m.

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

1. Fishel Residence 25-033INF

Informal Review

Proposal:	Request for review and non-binding feedback for the construction of a new single family home on PID 273-000031. The 0.23-acre site is zoned HD-HR, Historic Residential District.
Location:	Approximately 130 feet north of Short Street on the east side of S. Riverview Street.
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/25-033

RESULT: The Board was generally pleased with the form, massing, and architecture of the proposal.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Signed by:

Sarah Tresouthick Holt

Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Architectural Review Board

Wednesday, May 21, 2025 | 6:30 p.m.

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

**2. Laird Residence
25-025MPR**

Minor Project Review

Proposal:	Request for review and approval of Minor Project Review to allow for construction of a new home on PID 273-013558. The 0.27-acre site is zoned HD-HS, Historic Residential District.
Location:	Approximately 200 feet north of Short Street on the east side of S. Riverview Street.
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/25-025

MOTION 1: Ms. Damaser moved, Mr. Jewell seconded approval of a Waiver to Code Section 153.173A to allow 40’ of building height at rear where 24’ is required.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 2: Mr. Damaser moved, Mr. Jewell seconded approval of a Waiver to Section 153.174(B)(4)(c)(3) to allow roof pitches of 3:12 for shed roofs and sunroom roof where pitches are required to be greater than 3:12.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 3: Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(J)(1) to allow Trex for rear decks where wood is required.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

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

- 1) Prior to building permit the applicant shall supply staff with the colors for the sunroom panels and the columns.
- 2) Prior to building permit, the applicant shall supply staff with the materials, colors, and hardware for shutters.

VOTE: 4-0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Absent
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, May 21, 2025 | 6:30 p.m.

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

**3. 40 E. Bridge Street
24-142MPR**

Minor Project Review

Proposal:	Request for review and approval of Minor Project Review to allow the remodel and construction of an addition. The 0.32-acre site is zoned HD-HR, Historic Residential District.
Location:	40 E. Bridge Street
Planning Contacts:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-142

MOTION 1: Ms. Damaser moved, Mr. Jewell seconded, approval of a Waiver to Section 153.173B to allow a 20'8" rear setback where 30'8" is required.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved, Mr. Jewell seconded, approval of Waiver to Section 153.174(B)(4)(c)(3) to allow roof pitches of ¼:12 where 3:12 is required.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 3: Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(D)(5) to allow square windows on the front façade and addition facing North Riverview Street where vertical window proportions are required.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 4: Ms. Damaser moved, Mr. Jewell seconded approval of a waiver to Section 153.174(J)(1) to allow a smooth LP SmartSide trim where wood is required.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 5: Ms. Damaser moved, Mr. Jewell seconded approval of the Minor Project Review.

VOTE: 4-0

RESULT: The Minor Project was approved.



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RECORDED VOTES:

Lisa Patt-McDaniel	Yes
Sean Cotter	Yes
Martha Cooper	Absent
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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