

PLANNING REPORT

Architectural Review Board

Wednesday, September 24, 2025

60 Franklin Street – Solar Panels 25-084ARB-MPR

www.dublinohiousa.gov/arb/25-084/

Case Summary

Address	60 Franklin Street, Dublin, Ohio, 43017
Proposal	Installation of roof-mounted solar panels on an existing single-family residential structure.
Request	Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section §153.176.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Minor Project Review</u>
Next Steps	Upon approval of the Minor Project Review, the applicant may proceed to building permits through Building Standards.
Applicant	Abby Hay; Gold Path Solar
Case Manager	Donavan Trimble, Planning Assistant (614) 410-4675 dtrimble@dublin.oh.us Tammy Noble, Senior Planner (614) 410-4649 tnoble@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

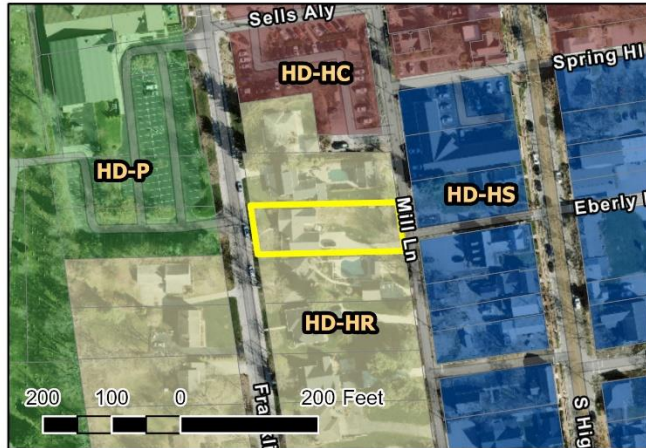
Site Location Map

25-084ARB-MPR - 60 Franklin St Solar Panel



Site Features

- 1 Main Structure
(Proposed Location for Solar Panels)
- 2 Mature Vegetation



1. Request and Process

Request

The applicant is seeking approval of a MPR to install 25 solar panels to the side of a single-family residential structure.

Process

This project comes to the Board because exterior modifications to individual single-family detached dwelling units require Board approval. The MPR is a streamlined, one-step process for certain project types that qualify under the Section 153.176 (I)(2), and this project meets the criteria.

2. Background

Site Summary

The 0.36-acre site is located between Franklin Street and Mill Lane about 260' south of Sells Alley. The property includes an existing one-story structure. The site has frontage along Franklin Street and abuts Mill Lane to the rear. The site does have mature vegetation along rear yard providing buffering along Mill Lane.

History

February 2020

Case 20-016ARB-MPR

- Review and approval to add a 675 sq ft building addition to an existing single-family residence.

June 2009

Case 08-024ARB-MPR

- Review and approval of site modifications to the rear of an existing single-family residence.

April 2008

Case 08-024ARB-MPR

- Review and approval of site modifications to the rear of an existing single-family residence.

August 2007

Case 07-079ARB-MPR

- Review and approval of site modifications to an existing single-family residence.

3. Zoning Code and *Historic Design Guidelines*

City of Dublin Zoning Code

The Zoning Code regulates Renewable Energy related to solar panels and encourages sustainable energy options while balancing high quality aesthetics requirements. The Code requires that all applications for solar energy are reviewed by the applicable reviewing body, which for this application is the ARB.

Historic District Zoning Code

The site is zoned Historic Dublin-Historic Residential. Per the Historic District Code, Section 153.172(4)(J) permits renewable energy related to solar and geothermal energy. It further states that building-mounted equipment is required to be no more than 18 inches beyond the maximum permitted height of the principle structure and shall be integrated into the architectural character of the principle structure. The Zoning Code requires a maximum panel height of six inches and has requirements to ensure the panels meet the architectural character of the building.

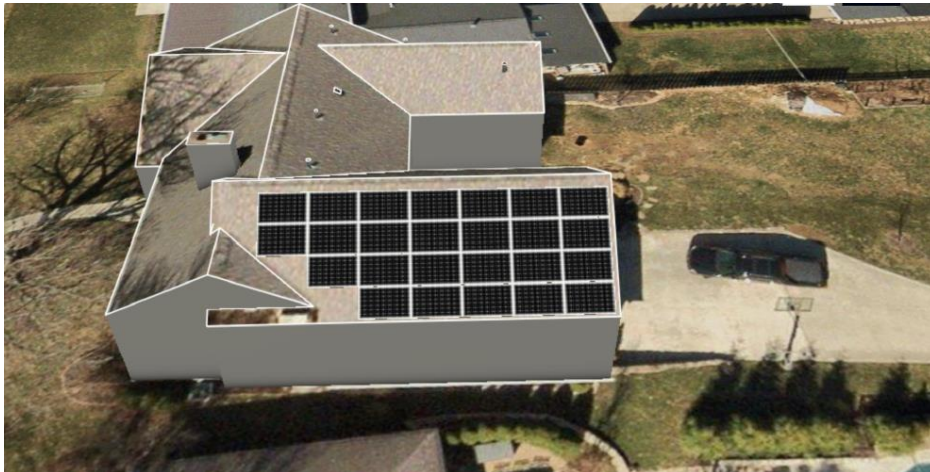
Historic Design Guidelines

The Code is supplemented by the *Historic Design Guidelines*, which provide the Board with additional design direction, specifically Section 4.15 for energy efficiency and sustainability.

4. Project

Summary

The applicant is proposing to install 25 solar panels to the side of principle structure.



Section 153.074 (E)(1)(a) allows solar energy equipment if all components of the equipment are concealed, well-maintained or removed if no longer in operation, and be consistent color (black) with minimal gaps.

Section 153.074(E)(c) allows for building-mounted equipment in residential and non-residential districts. This is permitted on the side or rear of a structure with no additional requirements other than the general provisions listed above. There are additional requirements for panels located on the front façade of a structure including panels being a similar color to the roof materials and configured in a rectangular shape. The applicant is meeting the requirements of a "front façade" solar installation in terms of color requirement. The arrangement of panels do not completely meet the configuration requirement but are in an organized arrangement and utilizes the space provided by the existing roofline.

To best meet Code 153.172(4)(J), the applicant is concealing all components of the equipment, all panels and associated equipment are black, and panels will have minimal gaps. The panels

will be required to be no higher than 6 inches above the roof. The panels are similar in color as the existing roof shingles, configured in an organized manner, located only to side and rear to minimize views from the public roadway. The site also has natural features that will help obscure the panels specifically to Mill Lane including mature vegetation, the existing detached structure to the rear of the property, and extensive distance from the primary structure to the alleyway. The applicant has also been intentional to not place panels on the front façade of the structure to ensure there are no impacts to views along Franklin Street.

For awareness, the same section of the Historic District Code also requires roof-mounted equipment to be fully screened from view at the ground level unless it impedes functionality for solar, wind, and geothermal energy. In this case, the panels will be screened to the extent possible without impeding functionality and meets the requirements of Code.

Per the *Historic District Guidelines*, Section 4.15 address general principles related to sustainability. This section states the following:

- Visual impacts of equipment should be minimized from the street;
- Equipment be the smallest and least obtrusive available;
- Equipment should be located in an area where it is not visible along any street frontage; and
- Equipment should be installed in a manner that is reversible and does not permanently alter or damage original building materials.

The applicant has purposefully not placed solar on the street frontage, Franklin Street, and is utilizing the most efficient equipment available and in the least impactful locations. As previously described, staff concludes all criteria of the Historic District Guidelines have been met.

Materials

The panels are Silfab Prime NTC which features low-light performance, enhanced durability and a 25-year product warranty and 30-year performance warranty. The modules are narrow, black, and rectangular shaped with an antireflective coating. All of these features are designed to minimize view impacts. This system also uses a XR Rail system that provides structural security for the modules and prevents wind uplift and buckling, and distributes weight evenly. It also requires fewer roof attachments/penetrations, and improves installation.

The existing roof features a dark brown-colored shingle Landmark Driftwood color that is consistent through the entire roofline. This has been a color previously approved in Dublin and also part of our updates to Council as an approved color. All solar panels, mounting rails, and accessories will be black to provide a cohesive, low-profile appearance that blends with the roof.



Silfab Panel



Landmark Shingle-Driftwood

5. Plan Review

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criterion Met: The proposal is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulations, and supports the use of sustainable energy efforts while balancing aesthetic requirements. These documents are all coordinated to support alternative energy modes.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	Not Applicable: There are no associated PDPs or FDPs.
c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	Criterion Met: The application is consistent with the record established by the Board as noted herein.
d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	Not Applicable: The land use will not change with this request.
e) The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criterion Met: The proposal responds to the <i>Historic Design Guidelines as described herein</i> .
f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	Criterion Met: The proposal responds appropriately to the surrounding area and context and is sensitive to the historic structure's original character, while allowing newer advanced technology associated with renewable energy. The proposed panel design, orientation, and color blends appropriately with the existing roofline.
g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the <i>Historic Design Guidelines</i> .	Not Applicable: There will be no new buildings on the site.
h) The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the <i>Historic Design Guidelines</i> .	Not Applicable: There will be no changes to landscaping, screening, signs, or buffering although the site does have existing mature vegetation that will buffer the existing roofline.

Recommendations

Planning Recommendation: Approval of the Minor Project Review.