

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

NOVEMBER 17, 2004

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

1. **Architectural Review Board – 04-0149ARB – Grabill Residence–190 South High Street**
Location: 0.36-acre located on the east side of South High Street, at the intersection of Waterford Drive and South High Street.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of a 3,292 square foot, single-family home.
Proposed Use: A two-story single-family residence.
Applicant: Patrick Grabill, Grabill & Company, LLC, 25 West Bridge Street, Dublin, Ohio 43017.
Staff Contact: Joanne Ochal, Planner.

MOTION: To approve this application because the proposed structure is compatible with the Historic District and will provide a suitable addition to the character of the existing streetscape with these five conditions:

- 1) That plans be submitted that indicate compliance with the Tree Preservation Ordinance, a landscape plan and a grading plan be provided, prior to approval of the building permit, subject to staff approval;
- 2) That the historic stone that are being removed be utilized and detail plans for the piers which are to be located by the driveway and sidewalk be submitted, subject to staff approval;
- 3) That the applicant address storm water movement offsite in compliance with the current stormwater regulations to the satisfaction of the City Engineer;
- 4) That all building permits be obtained from the Division of Building Standards prior to construction or use of the structures; and
- 5) That protective tree fencing be installed, around all existing trees and stone wall, and maintained, prior to, and during construction.

* Pat Grabill agreed to the above conditions.

VOTE: 3 - 0

RESULT: The application was approved.

RECORDED VOTES:

Allan Staub	Yes
David Larson	Yes
Kevin Bales	Yes
Richard Taylor	ABSENT
Thomas Holton	ABSENT

STAFF CERTIFICATION

Daniel D. Bird, FAICP
Director of Planning