



## BOARD ORDER

# Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

**MOTION:** Mr. Cotter moved, Mr. Kownacki seconded, to accept the documents into the record.

**VOTE:** 5 – 0

**RESULT:** The documents were accepted into the record.

### RECORDED VOTES:

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

### STAFF CERTIFICATION

DocuSigned by:

*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





## BOARD ORDER

# Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

**MOTION:** Ms. Kramb motioned, Mr. Cotter seconded, to approve the meeting minutes from April 22, 2020.

**VOTE:** 5 – 0

**RESULT:** The meeting minutes from April 22, 2020, were approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

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*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





# BOARD ORDER

## Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

**1. 143 S. High Street  
20-068INF**

**Informal Review**

Proposal: Feedback on the demolition of an existing single-family home and detached garage for the construction of a one and a half story, ±4,000-square-foot residence with a three-car garage on a .25-acre site.

Location: Southwest of the intersection of S. High Street and John Wright Lane and is zoned Bridge Street District Historic Residential.

Request: Informal review and feedback for a potential future application under the provisions of Zoning Code Sections 153.066, 153.171, and the *Historic Dublin Design Guidelines*.

Applicant: Richard Taylor, AIA, RTA

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-068

**RESULT:** The Architectural Review Board provided feedback and supported the demolition of an existing structure and construction of a new single-family home. The Board expressed support for the conceptual architectural character specifically the gabled ell along S. High Street. The Board also supported encroachment into the required setback along John Wright Lane. The Board expressed concern with the total lot coverage and total footprint of the home. The Board encouraged the mass of the home along John Wright Lane to be broken down. The Board suggested a detached garage as a potential design solution.

**MEMBERS PRESENT:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

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*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II





# BOARD ORDER

## Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

**2. 158 S. High Street  
20-009MPR**

**Minor Project Review**

Proposal: Construction of a one-story, ±3,000-square-foot residence with a three-car garage on a 0.39-acre site.  
Location: On the east side of S. High Street, ±125 feet south of the intersection with John Wright Lane and zoned Bridge Street District Historic Residential.  
Request: Review and approval of the Minor Project under the provisions of Zoning Code Sections 153.066, 153.170, and the *Historic Dublin Design Guidelines*.  
Applicant: Susan and Bob Dyas, Epic Group Ohio  
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I  
Contact Information: 614.410.4656, cridge@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/20-009

**MOTION:** Mr. Cotter moved, Mr. Kownacki seconded, to approve a Minor Project with the following condition:

- 1) The applicant continue to work with Engineering on site grading to ensure proper drainage of the site with the Building Permit submittal.

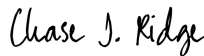
**VOTE:** 5 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

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Chase J. Ridge, AICP Candidate, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

**3. 16-18 W. Bridge Street  
20-064MPR**

**Minor Project Review**

Proposal: Exterior modifications to an existing multi-use building on a 0.08-acre site.  
Location: North of E. Bridge Street, ±150 feet east of the intersection with High Street and is zoned Bridge Street District Historic Core.  
Request: Review and approval of Waiver and the Minor Project under the provisions of Zoning Code Sections 153.066, 153.170, and the *Historic Dublin Design Guidelines*.  
Applicant: Michael and Vanessa Maloof  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/20-064

**MOTION 1:** Mr. Kownacki moved, Mr. Cotter seconded, to approve the following Waiver:

1. §153.062 — Building Type Requirements (E)(1)(h). Materials **Requirement:** Permitted primary materials are stone, brick, and glass; **Request:** Alternative primary material – fiber cement

**VOTE:** 5 – 0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**MOTION 2:** Mr. Alexander moved, Mr. Kownacki seconded, to approve a Minor Project with two conditions:

- 1) That the applicant replace the awning located on the east elevation with an awning of similar material and color; and



**3. 16-18 W. Bridge Street  
20-064MPR**

**Minor Project Review**

- 2) That the applicant paint the north elevation to match the proposed horizontal siding color 'BM/HC-83 Grand Beige'.

**VOTE:** 5 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

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*Zach Hounshell*

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Zach Hounshell, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

#### 4. The Getaway at 104 N. High Street 20-066MPR

#### Minor Project Review

Proposal: Tenant modification to establish an outdoor patio and enclosed patio with associated site improvements for an existing ±3,200-square-foot tenant space located within Bridge Park West – Building Z1.

Location: East of N. High Street, ±350 feet north of the intersection with Rock Cross Parkway and is zoned Bridge Street District Historic Transition Neighborhood.

Request: Review and approval of a Waiver and a Minor Project under the provisions of Zoning Code Sections 153.066, 153.171, and the *Historic Dublin Design Guidelines*.

Applicant: Steve Hurt, Urban Order

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 61354.410.4656, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-066

**MOTION 1:** Mr. Cotter moved, Ms. Bryan seconded, to approve the following Waiver to permit an alternative secondary material – polycarbonate panels:

1. §153.062 — Building Type Requirements (E)(1)(h). Materials Requirement: Permitted secondary materials are glass, fiber, reinforced gypsum, wood siding, fiber cement siding, metal, exterior architectural metal panels, and cladding. Request: Alternative secondary material – polycarbonate panels.

**VOTE:** 4 – 1

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	No
Sean Cotter	Yes
Frank Kownacki	Yes



**4. The Getaway at 104 N. High Street  
20-066MPR**

**Minor Project Review**

**MOTION 2:** Mr. Kownacki moved, Ms. Bryan seconded, to approve a Minor Project without conditions.

**VOTE:** 3 – 2

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

**RECORDED VOTES:**

Gary Alexander	No
Kathleen Bryan	Yes
Amy Kramb	No
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

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*Nichole M. Martin*

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# BOARD ORDER

## Architectural Review Board

Wednesday, June 3, 2020 | 6:30 pm

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

**5. No Soliciting at 86 N. High Street  
20-069MPR**

**Minor Project Review**

Proposal: Modifications to a patio gate, railing, and fence for an existing tenant space located within the lower level of Bridge Park West – Building Z2 in the Bridge Park Development.

Location: East of N. High Street, ±100 feet southeast of the intersection with Rock Cress Parkway and zoned Bridge Street District Historic Transition Neighborhood.

Request: Review and approval of the Minor Project under the provisions of Zoning Code Sections 153.066, 153.171, and the *Historic Dublin Design Guidelines*.

Applicant: Dustin Todd, Archall; and Rise Brands

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-069

**MOTION:** Mr. Cotter moved, Mr. Alexander seconded, to approve a Minor Project with three conditions:

- 1) That the applicant install the gate (north patio entrance) the ARB previously approved on March 20, 2019;
- 2) That the applicant retain the railing along the east edge of the patio adjacent to the future shared-use path; and
- 3) That the applicant reduce the height of the screen wall fence to meet Code.

**VOTE:** 5 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

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*Nichole M. Martin*

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Nichole M. Martin, AICP, Planner II

