



BOARD ORDER

Architectural Review Board

Wednesday, June 24, 2020 | 6:30 pm

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

MOTION 1: 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

MOTION 2: Mr. Cotter moved, Mr. Kownacki seconded, to approve the meeting minutes from June 3 2020.

VOTE: 5 – 0

RESULT: The meeting minutes from June 3, 2020, were approved.

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Planner II





BOARD ORDER

Architectural Review Board

Wednesday, June 24, 2020 | 6:30 pm

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

**1. Schmitt Residence at 109 S. Riverview Street
18-074MPR and 19-040MPR**

Extension Request

Proposal: A six-month extension of a previously approved Board Order, Cases 18-074ARB-MPR and 19-040ARB-MPR, to construct a 720-square-foot building addition, covered porch, and associated site improvements on the 0.74-acre site.

Location: Southwest of the intersection of S. Riverview Street and Pinneyhill Lane and is zoned Bridge Street District Historic Residential.

Request: Review and approval for an extension of approval under the provisions of Zoning Code Section 153.173(E)(3)(d)(2).

Applicant: Nathan Sampson, Behal, Sampson, Dietz Architecture & Construction representing the property owners Gregory and Carey Schmitt

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-074 and www.dublinohiousa.gov/arb/19-040

MOTION: Mr. Kownacki moved, Ms. Bryan seconded, to approve a six-month extension request without conditions.

VOTE: 5 – 0

RESULT: The Extension was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:
Zach Hounshell
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Zach Hounshell, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, June 24, 2020 | 6:30 pm

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

**2. Szuter Residence at 80 Franklin Street
20-087MPR**

Minor Project Review

Proposal: Construction of a ±790-square-foot pool with pool deck, ±325-square-foot pool house, and associated site improvements.
Location: East of Franklin Street, ±525 feet south of the intersection with W. Bridge Street and is zoned Bridge Street District Historic Residential.
Request: Review and approval of the Minor Project under the provisions of Zoning Code Section 153.066, and the *Historic Dublin Design Guidelines*.
Applicant: Alan Szuter, Homeowner
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/20-087

MOTION 1: Ms. Kramb moved, Mr. Kownacki seconded, to approve the Administrative Departure to permit the total area of the accessory structures on the site to be 912 square feet.

VOTE: 5 – 0

RESULT: The Administrative Departure was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Kramb moved, Mr. Kownacki seconded, to approve a Minor Project with the following condition:

- 1) That the applicant continue to work with Staff to ensure that all pool mechanicals meet required setbacks and are screened, subject to Staff approval.

VOTE: 5 – 0

RESULT: The Minor Project was conditionally approved.



**2. Szuter Residence at 80 Franklin Street
20-087MPR**

Minor Project Review

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 signed for
Chase J. Ridge, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, June 24, 2020 | 6:30 pm

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

**3. 185 S. Riverview Street
20-094ARB**

Demolition

Proposal: Demolition of a one-story residence and attached one-car garage on a 0.37-acre site.
Location: West of S. Riverview Street, ±500 feet south of the intersection with Pinneyhill Lane and is zoned Bridge Street District Historic Residential.
Request: Review and approval of a Demolition under the provisions of Zoning Code Section 153.170, and the *Historic Dublin Design Guidelines*.
Applicant: Kathie Ghidotti/Paul Ghidotti
Planning Contact: Nichole M. Martin, AICP, Planner II
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/20-094

MOTION: Mr. Cotter moved, Mr. Kownacki seconded, to approve the Demolition request with the following condition:

- 1) That all building materials be removed and the site be re-graded to the natural topography and seeded.

VOTE: 5 – 0

RESULT: The Demolition was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

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Nichole M. Martin, AICP, Planner II





BOARD ORDER

Architectural Review Board

Wednesday, June 24, 2020 | 6:30 pm

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

4. Harvest Pizza at 45 N. High Street 20-103MPR

Minor Project Review

Proposal: Exterior paint modifications to an existing commercial building on a .21-acre site.
Location: West of N. High Street, ±90 feet south of the intersection with North Street and is zoned Bridge Street District Historic Core.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066-153.070, and the *Historic Dublin Design Guidelines*.
Applicant: Chris Crader, Grow Restaurants
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/20-103

MOTION: Mr. Alexander moved, Ms. Bryan seconded, to approve the Minor Project with the following condition:

- 1) That the applicant paint the trim 'Cloud White' and repaint the body 'Agreeable Gray'.

VOTE: 5 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell, Planner I

