



## BOARD ORDER

# Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

**MOTION:** Mr. Kownacki moved, Ms. Kramb seconded, to accept the documents into the record and approve the meeting minutes from July 22, 2020.

**VOTE:** 4 – 0

**RESULT:** The documents were accepted and the minutes approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP, Planning Manager





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

**1. Historic Dublin Stone Walls  
20-133INF**

**Informal Review**

Proposal: Feedback on the installation of stone walls along S. High Street from Bridge Street to John Wright Lane. The area is zoned Bridge Street District, Historic Core and Historic South.

Request: Review and informal feedback under the provisions of Zoning Code Section 153.066 and *Historic Dublin Design Guidelines*.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-133

**RESULT:** The Board reviewed and provided informal feedback regarding the proposed stone wall details along South High Street, as requested by City Council. The members were supportive of the installation of new trees along the streetscape and the ultimate removal of the overhead power lines. They expressed concerns about the installation of stone walls in the right-of-way where these walls did not historically exist. They recommended the walls not be incorporated beyond where it is needed to retain, particularly along the east side of South High Street where they found that would be the most incompatible with the character. They questioned the limited width of the sidewalk in the area with no tree lawn. The members were also very concerned with the potential for tripping and falling where the sidewalk meets the cap of the proposed stone wall. They recommended the applicant investigate another design alternative to prevent this condition.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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*Chase J. Ridge*

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Chase J. Ridge, AICP Candidate, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

**2. 86 Franklin Street  
20-122MPR**

**Minor Project Review**

Proposal: Exterior modifications to an existing home on the 0.36-acre site.  
Location: East of Franklin Street, ±350 feet north 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 and 153.174 and the *Historic Dublin Design Guidelines*.  
Applicant: Heidi Bolyard, Simplified Living Architecture  
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I  
Contact Information: 614.410.4656, cridge@dublin.oh.us;  
Case Information: www.dublinohiousa.gov/arb/20-122

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

- 1) That the applicant provide a window sill for the proposed window that is consistent with the other windows on the home, subject to Staff approval.

**VOTE:** 4 – 0

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

Chase J. Ridge, AICP Candidate, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

### 3. The Beauty Collective – Sign 20-126MPR

### 82 S. High Street Minor Project Review

Proposal: Installation of a 4.4-square-foot projecting sign for an existing tenant space on a 0.37-acre site.

Location: Southeast of the intersection of S. High Street and Eberly Hill Lane and zoned Bridge Street District, Historic South.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, the *Historic Dublin Design Guidelines* and the *BSD Sign Design*.

Applicant: Karen Lykins

Planning Contact: Kenneth Ganter, Planning Assistant

Contact Information: 614.410.4663, kganter@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-126

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

- 1) That the applicant update the plans to provide the text dimensions prior to submitting for a sign permit, subject to Staff approval.

**VOTE:** 4 – 0

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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*Jennifer Rauch*

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Jennifer M. Rauch, AICP, Planning Director





# BOARD ORDER

## Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

**4. Dublin Chamber of Commerce  
20-131MPR/WR**

**129 S. High Street  
Minor Project Review**

Proposal: Additions to the north and west elevations of an existing building on the 0.25-acre site.  
Location: Northwest of the intersection of S. High Street and John Wright Lane and zoned Bridge Street District, Historic South.  
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.171, and the *Historic Dublin Design Guidelines*.  
Applicant: Dana L. McDaniel, City Manager, City of Dublin  
Representative: William Andrews, AIA, Andrews Architects  
Planning Contact: Jennifer M. Rauch, AICP, Planning Director  
Contact Information: 614.410.4690, jrauch@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/20-098

**MOTION 1:** Ms. Kramb moved, Mr. Kownacki seconded, to approve one Waiver to permit an increase to the maximum permitted impervious surface requirements per Zoning Code Section 153.062(O)(10)(2) – Building Type Requirements.

**VOTE:** 0 – 4

**RESULT:** The Waiver was disapproved.

**RECORDED VOTES:**

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

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

- 1) The applicant work with staff to revise the plans to maintain the existing 70 percent lot coverage.

**VOTE:** 4 – 0



**4. Dublin Chamber of Commerce  
20-131MPR**

**129 S. High Street  
Minor Project Review**

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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*Jennifer Rauch*

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Jennifer M. Rauch, AICP, Planning Director





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

**5. Dublin Chamber of Commerce  
20-132INF**

**129 S. High Street  
Informal Review**

Proposal: For feedback on the construction of a ±300-square-foot pavilion and associated site improvements on the 0.25-acre site.

Location: Northwest of the intersection of S. High Street and John Wright Lane and zoned Bridge Street District, Historic South.

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

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Representative: William Andrews, AIA, Andrews Architects

Planning Contact: Jennifer M. Rauch, AICP, Planning Director

Contact Information: 614.410.4690, jrauch@dublin.oh.us


Case Information: www.dublinohiousa.gov/arb/20-132

**RESULT:** The Board reviewed and provided informal feedback on the proposed pavilion for the Dublin Chamber of Commerce. The members were supportive of the creation of a public gathering and seating space that was open to the public. They expressed concerns that the proposed structure and its design overwhelmed the existing building and dominated the street frontage. They also expressed concerns about the increase in lot coverage with the proposal and recommended the applicant investigate other alternatives to meet the requirements. They recommended the installation of a pocket park with enhanced landscaping and seating options as an alternative to the proposed structure.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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 Jennifer M. Rauch, AICP, Planning Director





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, August 26, 2020 | 6:30 pm

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

**6. Property Maintenance and Nuisance Code Update**  
**20-097ADMC Administrative Request – Code Amendment**

Proposal: An amendment to Section 153.076 of the City of Dublin Zoning Code to provide regulations for enforcement procedures and additional property maintenance regulations.

Request: Review and informal feedback under the provisions of Zoning Code Sections 153.002(B), 153.076, 153.170, 153.230-153.231, and the *Historic Dublin Design Guidelines*.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us


Case Information: www.dublinohiousa.gov/arb/20-097

**RESULT:** The Board reviewed and provided informal feedback on the proposed Code modification to Section 153.076 of the City of Dublin Zoning Code. The members were supportive of the Code modification and had considerable discussion regarding whether the term "vacant" was the most appropriate term to use in defining structures for potential enforcement procedures. The members decided that this term is a commonly-used industry term that is provided in Codes in many other communities. The members also discussed the enforcement procedures that are currently outlined in Administrative Code 8.5. The discussion focused on whether the Code enforcement procedures should be included in the City of Dublin Zoning Code. Based on direction of our Law Directors Office, the members concluded that the procedures did not need to be outlined in the Zoning Code but did request that the Code section reference the Administrative Order for clear direction for the public. The Board provided necessary feedback for a draft Code to be presented at a future meeting.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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Tammy Noble, Senior Planner

