



## BOARD ORDER

# Architectural Review Board

Wednesday, September 23, 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 and approve the meeting minutes from July 29, August 12, and August 26, 2020.

**VOTE:** 5 – 0

**RESULT:** The documents were accepted and all three sets of minutes 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 DISCUSSION

## Architectural Review Board

Wednesday, September 23, 2020 | 6:30 pm

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

**1. 185 S. Riverview Street  
20-144INF**

**Informal Review**

Proposal: Construction of a new 3,500-square-foot, single-family home on a 0.41-acre site.  
Location: West of S. Riverview Street, ±400 feet north of the intersection with Short Street and zoned Historic Residential District.  
Request: Review and informal feedback under the provisions of Zoning Code Section 153.070 and *Historic Dublin Design Guidelines*.  
Applicant: Paul and Kathie Ghidotti, Property Owners  
Representative: 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/20-144

**RESULT:** The Board reviewed and provided informal feedback regarding the application for the proposed construction of a new single-family home. The Board expressed support for the proposed site layout and architectural character. The Board expressed concern with the proposed mass and scale of the home, specifically noting the height of the attached garage. The Board encouraged the applicant to detach the garage from the home, or be further separated from the home with a connector. Some Board members identified opportunities to simplify the proposed rooflines.

**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, AICP, Planner II





# BOARD ORDER

## Architectural Review Board

Wednesday, September 23, 2020 | 6:30 pm

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

### 2. Our Cupcakery at 54 S. High Street 20-143MPR

### Minor Project Review

Proposal: The repainting of a historic building on a 0.17-acre parcel.  
Location: East of S. High Street, ±100 feet south of the intersection with Spring Hill Lane and zoned Bridge Street District Historic South.  
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: Amelia Jeffers, Property Owner  
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I; and Kenneth Ganter, Planning Assistant  
Contact Information: 614.410.4656, cridge@dublin.oh.us; and 614.410.4663, kganter@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/20-143

**MOTION:** Mr. Alexander moved, Ms. Kramb seconded, to approve the Minor Project with two conditions:

- 1) That the applicant choose the Cerise color for the front door and Origami White for the window and trim details, subject to staff approval; and
- 2) That the applicant not re-install the shutters on either side of the front door.

**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*

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Chase J. Ridge, AICP Candidate, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, September 23, 2020 | 6:30 pm

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

### 3. Our Cupcakery - Sign at 54 S. High Street 20-146MPR

### Minor Project Review

Proposal: Installation of a 5-square-foot wall sign for an existing tenant space.  
Location: East of S. High Street, ±100 feet south of the intersection with Spring Hill Lane. The 0.17-acre parcel is 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 Guidelines*.  
Applicant: Linda Kick, Our Cupcakery, Tenant  
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I; and Julia Brooks, Planning Assistant  
Contact Information: 614.410.4656, cridge@dublin.oh.us; and 614.410.4654, jbrooks@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/20-146

**MOTION:** Ms. Kramb moved, Mr. Kownacki seconded, to approve the Minor Project without conditions.

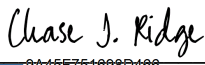
**VOTE:** 5 – 0

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

#### 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, September 23, 2020 | 6:30 pm

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

**4. 143 S. High Street  
20-140ARB-Demo** **Architectural Review Board Application - Demolition**

Proposal: Demolition of a single-family, 1,300-square-foot home and detached garage on a 0.25-acre site.  
Location: Southwest of the intersection of S. High Street and John Wright Lane and zoned Bridge Street District Historic Residential.  
Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.  
Applicant: Lance and Sue Schneier, Property Owners  
Representative: 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/20-140

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

- 1) That the permit to allow a Demolition not be issued by the City until the Architectural Review Board has approved improvements to the lot as part of the associated application (20-137MPR/WR).

**VOTE:** 5 – 0

**RESULT:** The Demolition 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





# BOARD ORDER

## Architectural Review Board

Wednesday, September 23, 2020 | 6:30 pm

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

**5. 143 S. High Street  
20-137MPR/WR** **Minor Project Review/Waiver Review**

Proposal: Construction of a new, single-family, ±4,000-square-foot residence with a three-car attached garage on a 0.25-acre site.  
Location: Southwest of the intersection of S. High Street with John Wright Lane and zoned Bridge Street District Historic Residential.  
Request: Review and approval of a Minor Project with one Waiver under the provisions of Zoning Code Sections 153.066 and 153.171, and the *Historic Dublin Design Guidelines*.  
Applicant: Lance and Sue Schneier, Property Owners  
Representative: 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/20-137

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

- §153.060(C)(9) — Lots and Blocks. Street frontage.  
**Requirement:** For corner lots lines occupied by a single building there shall be a front lot line and corner side line (second front property line).  
**Requested:** 143 S. High Street (corner lot) be designated one front property line; John Wright Lane and the southern property line be designated as side property lines; and the west property line to serve as the rear yard.

**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



**5. 143 S. High Street  
20-137MPR/WR**

**Minor Project Review/Waiver Review**

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

- 1) That the applicant select a front door, consistent with the proposed elevations, subject to Staff approval;
- 2) That the shutters be revised to be a simple flat panel shutter;
- 3) That the final paint/exterior colors for siding, windows, doors, and garage doors be selected, subject to Staff approval; and
- 4) That the applicant select final fixtures, subject to Staff approval.

**VOTE:** 3 – 2

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

**RECORDED VOTES:**

Gary Alexander	No
Kathleen Bryan	No
Amy Kramb	Yes
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, September 23, 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: Amendments 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 recommendation of approval to the Planning and Zoning Commission for this Administrative Request 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](mailto:tnoble@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/arb/20-097](http://www.dublinohiousa.gov/arb/20-097)

**MOTION:** Ms. Kramb moved, Mr. Kownacki seconded, to recommend approval to the Planning and Zoning Commission for the Administrative Request for amendments to the Public Nuisance Code Section 153.76 of the City of Dublin Zoning Code.

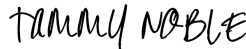
**VOTE:** 5 – 0

**RESULT:** The Administrative Request for amendments was recommended for approval to be forwarded to the Planning and Zoning Commission.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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Tammy Noble, Senior Planner

