



BOARD ORDER

Architectural Review Board

Wednesday, October 28, 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 September 23, 2020.

VOTE: 5 – 0

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

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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BOARD ORDER

Architectural Review Board

Wednesday, October 28, 2020 | 6:30 pm

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

1. Kne Residence 19-094ARB-MPR **55 S. Riverview Street Extension Request**

Proposal: A six-month extension of a previously approved Board Order for case 19-094ARB-MPR that most recently went before the ARB on November 20, 2019. The approved application was for an addition to a detached garage on a 0.40-acre site.

Location: Southwest of the intersection of S. Riverview Street with Spring Hill Lane and zoned Bridge Street District Historic Residential

Request: Review and approval of an Extension request for a Minor Project under the provisions of Zoning Code Section 153.073(E)(3)(d)(2).

Applicant: Angie Kne

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

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

Case Information: www.dublinohiousa.gov/arb/19-094

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

VOTE: 5 – 0

RESULT: The Extension 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
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Chase J. Ridge, AICP Candidate, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, October 28, 2020 | 6:30 pm

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

**2. Bechert Residence
20-155INF**

**156 S. High Street
Informal Review**

Proposal: Construction of a two-story, single-family home on a 0.24-acre site zoned Bridge Street District Historic Residential.

Location: East of S. High Street, approximately 100 feet south of the intersection with John Wright Lane.

Request: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Greg and Amy Bechert, property owners

Representative: Tim Walton Carr, T. Walton Carr Architects

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

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

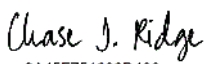
Case Information: www.dublinohiousa.gov/arb/20-155

RESULT: The Board reviewed and provided informal feedback on the proposal to construct a new, single-family structure at 156 S. High Street. Board members were generally supportive of the proposal to develop the site with a two-story home. However, the Board expressed concerns regarding the total height of the project, and recommended that the applicant look to nearby homes to compare heights. The Board expressed concern with some of the proposed architectural styling details and faux historicisms found on the elevations. The Board recommended that the applicant simplify the elevations where possible, and better align window sizes and locations. The board was generally supportive of the site layout, and appreciated the open rear yard.

MEMBERS PRESENT:

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 DISCUSSION

Architectural Review Board

Wednesday, October 28, 2020 | 6:30 pm

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

**3. Tucci's
20-175INF**

**35 N. High Street
Informal Review**

Proposal: Construction of an approximately 215-square-foot, wine room addition to an existing restaurant on a .23-acre site zoned Bridge Street District Historic Core.

Location: West of N. High Street, approximately 150 feet south of North Street

Request: Informal review with non-binding feedback under the provisions of Zoning Code Sections 153.066 and 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Thelma Hill Trust, property owner

Representative: Craig Barnum, CLB Restaurants

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

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

Case Information: www.dublinohiousa.gov/arb/20-175

RESULT: The Board reviewed and provided informal feedback regarding a 215-square-foot addition to a commercial building. The Board expressed support for the location, size, and architecture of the addition. The Board expressed a preference to not include wall trellises, due to ongoing maintenance concerns. Additionally, the Board requested the applicant coordinate with the City to select appropriate landscape plantings along the north façade.

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, October 28, 2020 | 6:30 pm

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

**4. Magnolia
20-152MPR**

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

Proposal: Installation of a 5.5-square-foot projecting sign for an existing tenant space zoned Bridge Street District Historic South.
Location: West of S. High Street, approximately 125 feet north of the intersection with John Wright Lane.
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*.
Representative: Dyan Reckner
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/20-152

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

- 1) That the applicant removes the existing non-conforming signpost, prior to issuance of a new sign permit; and
- 2) That the applicant revise the sign design to provide .5-inch relief for the border and copy of the sign to add dimensionality to the proposed sign, subject to Staff approval.

VOTE: 5 – 0

RESULT: The Minor Project was conditionally 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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Zach Hounshell, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, October 28, 2020 | 6:30 pm

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

**5. Gardenia Market
20-164ARB-MPR**

**16-22 N. High Street
Minor Project Review**

Proposal: Installation of a lattice fence and overhead lighting for an existing tenant space zoned Bridge Street District Historic Core.
Location: Northeast of the intersection of N. High Street with West Bridge Street.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.
Applicant: Eric Ward, Property Owner
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/20-164

MOTION: Mr. Cotter moved, Mr. Alexander seconded, to approve the Minor Project with four conditions:

- 1) That the applicant modify the south side of the fence to match the finished quality of the north side of the fence, subject to Staff approval;
- 2) That the applicant stain or paint the fencing, subject to Staff approval;
- 3) That the applicant finish and secure the bottom of the existing lattice with the addition of a 2-inch by 4-inch wooden support, similar to the top of the fence; and
- 4) That the applicant submit for a Certificate of Zoning Plan Approval for the fence within 90 days of Architectural Review Board's approval.

VOTE: 0 – 5

RESULT: The Minor Project was disapproved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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Zach Hounshell, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, October 28, 2020 | 6:30 pm

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

**6. Bergwall Residence
20-156INF**

**181 S. High Street
Informal Review**

Proposal: Addition and exterior modifications for an existing single-family home on a 0.47-acre site zoned Bridge Street District Historic Residential.
Location: Northwest of the intersection of S. High Street with Waterford Drive.
Request: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.
Applicant: Timothy and Deborah Bergwall, 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/20-156

RESULT: The Board reviewed and provided informal feedback regarding exterior modifications and additions to an existing, single-family home. The Board discussed the architectural character of the home including the identifying features and debated whether it contributes to the District. In regards to the proposal, the Board expressed concern with the proposed alterations, particularly the farmhouse character. The Board encouraged the applicant to consider an alternative design direction. Generally, the Board expressed support for the additions to the rear of the home. The Board noted that particular care should be taken to the design along Waterford Drive.

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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