



BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

MOTION: Ms. Kramb moved, Mr. Alexander seconded, to accept the documents into the record and approve the meeting minutes from October 28, 2020.

VOTE: 3 – 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Planner II





BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

MOTION: Mr. Alexander moved, Ms. Bryan seconded, to approve the proposed meeting dates for 2021 - 2022.

VOTE: 3 – 0

RESULT: The 2021 - 2022 proposed meeting dates were approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

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BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

1. Tucci's 20-189ARB-MPR **35 N. High Street Minor Project Review**

Proposal: The construction of an approximately 215-square-foot addition to an existing restaurant on a .23-acre site zoned Bridge Street District Historic Core.
Location: Northwest of the intersection of N. High Street with Wing Hill Lane.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066, 153.070 and *Historic Dublin Design Guidelines*.
Applicant: 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/20-189

MOTION 1: Ms. Kramb moved, Mr. Alexander seconded, to approve two Waivers:

- §153.062 — Building Types (O)(10)(a)(2). Side Yard Setback.
Requirement: For Historic Cottage Commercial Buildings, there shall be a minimum side yard setback of three feet.
Request: For a minimum side yard setback of zero feet for the proposed addition.
- §153.062 — Building Types (O)(10)(a)(2). Permitted Coverage.
Requirement: For Historic Cottage Commercial Buildings, maximum building coverage is limited to 50% of the total lot area, and lot coverage is limited to 65% impervious coverage plus 10% additional semi-pervious coverage for total coverage of 75%.
Request: For a total building and lot area that exceeds the Code permitted maximums; and is proportional to the additional lot area.

VOTE: 3 – 0

RESULT: The Waivers were approved by consent.

RECORDED VOTES:

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



**1. Tucci's
20-189ARB-MPR**

**35 N. High Street
Minor Project Review**

MOTION 2: Mr. Alexander moved, Ms. Bryan seconded, to approve the Minor Project with three conditions:

- 1) That the applicant work with the City to select and install appropriate landscaping adjacent to the public walkway;
- 2) That the Real Estate Purchase Agreement is approved at City Council, prior to submission of building permits; and
- 3) That the applicant provide final lot coverage calculations prior to submitting for building permits, subject to Staff approval.

VOTE: 3 – 0

RESULT: The Minor Project was approved by consent.

RECORDED VOTES:

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

STAFF CERTIFICATION

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Nichole M. Martin

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BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

**2. Ferraro Wealth Management - Sign 109 S. High Street
20-165ARB-MPR Minor Project Review**

Proposal: Installation of a 4-square-foot, projecting sign for an existing accessory tenant space on a .23-acre site zoned Bridge Street District Historic South.
Location: Southwest of the intersection of S. High Street with Pinneyhill Lane.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066, 153.070 and *Historic Dublin Design Guidelines*.
Applicant: Mattie Clossman, SignCom Inc.
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

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

- 1) That the applicant select a new hanging bracket, which allows the sign to be installed with a minimum clearance of eight feet; and
- 2) That the applicant apply for and successfully obtain a permanent sign permit through the Building Standards Division, prior to installation of the sign.


VOTE: 3 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge, AICP Candidate, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

3. Historic Dublin Stone Walls 20-133ARB-INF

Informal Review

Proposal: Informal review based on the August 26, 2020 feedback, for the construction 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: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.066 and the *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

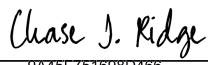
Case Information: www.dublinohiousa.gov/arb/20-133

RESULT: The Board reviewed and provided feedback on three design proposals, each with two installation options. The Board did not have a preferred design, indicating support of all designs. Generally, most members favored the joined installation option. The Board recommended the proposal be forwarded to City Council with their support.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

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BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

**4. Architectural Review Board Zoning Code Amendment
19-007ADMC Administrative Request – Code Amendment**

Proposal: An amendment to Zoning Code Sections 153.002, 153.058, 153.059, 153.062, 153.063, 153.065, 153.170 through 153.180, and Appendix F & G to address the Historic Dublin Boundary and Architectural Review Board development standards and procedures.

Request: Review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Sections 153.232 and 153.234, and the *Historic Dublin Design Guidelines*.

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

Planning Contacts: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4690, jrauch@dublin.oh.us
614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-007

MOTION: Ms. Kramb moved, Mr. Cotter seconded, to recommend approval to the Planning and Zoning Commission for the amendment to Zoning Code Sections 153.002, 153.058, 153.059, 153.062, 153.063, 153.065, 153.170 through 153.180, and Appendix F & G to address the Historic Dublin Boundary and Architectural Review Board development standards and procedures.

VOTE: 4 – 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION

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BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

5. Historic District Rezoning 20-188Z

Zoning Review

Proposal: Area rezoning from the Bridge Street District (BSD) to Historic District (HD) designations in conjunction with the Architectural Review Board Zoning Code Updates.

Request: Review and recommendation of approval to the Planning and Zoning Commission under the provisions of Zoning Code Section 153.232.

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

Planning Contacts: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4690, jrauch@dublin.oh.us
614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-188

MOTION: Ms. Kramb moved, Mr. Alexander seconded, to recommend approval with one condition to the Planning and Zoning Commission for the area rezoning from the Bridge Street District (BSD) to Historic District (HD) designations in conjunction with the Architectural Review Board Zoning Code Updates:

- 1) That the properties proposed to be rezoned to BSD-Scioto River Neighborhood District remain BSD-Historic Transition District.

VOTE: 4 – 0

RESULT: The area Rezoning from the Bridge Street District to Historic District was recommended for approval with one condition and forwarded to the Planning and Zoning Commission.

RECORDED VOTES:

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

STAFF CERTIFICATION

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Nichole M. Martin

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BOARD ORDER

Architectural Review Board

Wednesday, November 18, 2020 | 6:30 pm

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

**6. Historic Design Guidelines
18-037ADM**

Administrative Request

Proposal: New Historic Design Guidelines applicable to properties located within the Architectural Review District and its outlying historic properties.
Request: Review and recommendation of approval to the Planning and Zoning Commission for the Administrative Request under the provisions of Zoning Code Section 153.172
Applicant: Dana L. McDaniel, City Manager, City of Dublin
Planning Contact: Nichole M. Martin, AICP, Planner II
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/18-037

MOTION: Ms. Kramb moved, Ms. Bryan seconded, to recommend approval to the Planning and Zoning Commission for the new *Historic Design Guidelines* applicable to properties located within the Architectural Review District and its outlying historic properties.

VOTE: 4 – 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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