



## BOARD ORDER

# Architectural Review Board

Wednesday, April 28, 2021 | 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 March 24, 2021.

**VOTE:** 5 – 0

**RESULT:** The documents were accepted and the minutes approved from the meeting on March 24, 2021.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	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, April 28, 2021 | 6:30 pm

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

**MOTION 1:** Mr. Cotter moved, Ms. Cooper seconded, to elect Ms. Kramb as the Vice Chair of the Architectural Review Board for the term of 2021-2022.

**VOTE:** 5 – 0

**RESULT:** Ms. Kramb was elected as the Vice Chair for April 2021 – March 2022.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes

**MOTION 2:** Mr. Kownacki moved, Mr. Cotter seconded, to elect Mr. Alexander as the Chair of the Architectural Review Board for the term of 2021-2022.

**VOTE:** 5 – 0

**RESULT:** Mr. Alexander was elected as the Chair for April 2021 – March 2022.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

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 Nichole M. Martin, AICP, Planner II





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, April 28, 2021 | 6:30 pm

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

**1. 37 W. Bridge Street  
21-043INF**

**Informal Review**

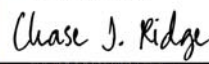
Proposal: Exterior modifications to a historic structure located on a 0.22-acre site zoned Historic District, Historic Core.  
Location: Southwest of the intersection of W. Bridge Street with Mill Lane.  
Request: Informal review with non-binding feedback of a potential future development under the provisions of Zoning Code Sections 153.070-153.076 and the *Historic Design Guidelines*.  
Applicant: Beth Rihl, Darin Ranker Architects and Peter Coratola, Property Owner  
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I  
Contact Information: 614.410.4656, cridge@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/21-043

**RESULT:** The Board reviewed and provided informal feedback on the proposal to enclose the patio forward of the building as well as building modifications including paint, windows, and awnings. The Board was supportive of the patio enclosure. The Board also expressed support for the modifications to the storefront windows along W. Bridge Street. Members questioned the proposal to add window trim to the concrete block portions of the building. The members were generally supportive of the color palette for repainting the concrete block portion of the building. The Board supported new awning covers although questioned whether the awning shape should be retained.

**MEMBERS PRESENT:**

Gary Alexander Yes  
Amy Kramb Yes  
Sean Cotter Yes  
Frank Kownacki Yes  
Martha Cooper Yes

**STAFF CERTIFICATION**

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# BOARD ORDER

## Architectural Review Board

Wednesday, April 28, 2021 | 6:30 pm

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

### 2. **Begley Residence at 6199 Dublin Road** **21-027MPR**

### Minor Project Review

Proposal: Construction of an addition, detached garage, and associated site improvements for a single-family residence on a 1.32-acre site zoned Limited Suburban Residential District.

Location: West side of Dublin Road, ±195 feet south of the intersection with Waterford Drive.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.174 and the *Historic Design Guidelines*.

Applicant: Dave Stock, Stock and Stone Architects  
John & Lori Begley, property owners

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

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

Case Information: [www.dublinohiousa.gov/arb/21-027](http://www.dublinohiousa.gov/arb/21-027)

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

- §153.174(b) Roof Type **Requirements** – Roof Pitches. The principal roof shall have a pitch appropriate to the architectural style of the building. Roofs shall not be sloped less than a 6:12 (rise:run) or more than 12:12:, unless otherwise determined to be architecturally appropriate by the ARB. **Request:** To allow a roof pitch of 2.5:12 for the covered decks.
- §153.173(F)(7) Parking **Requirements** – Number of required spaces. Single-family dwellings must provide a minimum of 2 parking spaces and a maximum of 2 parking spaces. **Request:** To permit a three-car, detached garage.

**VOTE:** 5 – 0

**RESULT:** The Waivers were approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes



**2. Begley Residence at 6199 Dublin Road  
21-027MPR**

**Minor Project Review**

**MOTION 2:** Mr. Cotter moved, Mr. Kownacki seconded, to approve the Minor Project with the following two conditions:

- 1) That the applicant replace the existing pedestrian door immediately north of the attached garage with a door that matches the other single pedestrian doors on the residence, subject to Staff approval; and
- 2) That the applicant work with Staff to select appropriate lighting fixtures for the residence and detached garage, subject to Staff approval.

**VOTE:** 5 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Krumb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

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# BOARD ORDER

## Architectural Review Board

Wednesday, April 28, 2021 | 6:30 pm

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

### 3. Bechert Residence at 156 S. High Street 21-041MPR

### Minor Project Review

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

Location: East of S. High Street, ±100 feet south 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 153.070 and the *Historic Design Guidelines*.

Applicants: Greg and Amy Bechert, property owners

Representative: T. Walton Carr, T. Walton 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/21-041](http://www.dublinohiousa.gov/arb/21-041)

**MOTION 1:** Mr. Kownacki moved, Ms. Kramb seconded, to approve the following Waiver:

- §153.173(F)(7) Parking **Requirements** – Number of required spaces. Single-family dwellings must provide a minimum of 2 parking spaces and a maximum of 2 parking spaces.  
**Request:** To permit a three-car garage.

**VOTE:** 5 – 0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes

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

- That the applicant revise the trim detail for the dormer windows to provide a consistent detail around the entirety of the window, subject to Staff approval;



**3. Bechert Residence at 156 S. High Street  
21-041MPR**

**Minor Project Review**

- 2) That the design be revised to eliminate the copula;
- 3) That the applicant work with Staff to provide a consistent stone water table, subject to Staff approval;
- 4) That the applicant remove the roofline returns in the gable ends, subject to Staff approval; and
- 5) That the applicant work with Staff to select an appropriate chimney flue detail, subject to Staff approval.

**VOTE:** 5 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

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