



BOARD ORDER

Architectural Review Board

Wednesday, May 26, 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 April 28, 2021.

VOTE: 5 – 0

RESULT: The documents were accepted and the minutes approved from the meeting on April 28, 2021.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

294AB0C6363F490...

Nichole M. Martin, AICP, Planner II





BOARD DISCUSSION

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**1. 40 N. High Street
21-072INF**

Informal Review

Proposal: Consideration of preservation, rehabilitation, or demolition of a stone wall associated with a future application for development on a 0.21-acre site zoned Historic District, Historic Core.

Location: East of N. High Street, approximately 125 feet south of North Street.

Request: Informal review with non-binding feedback of a potential future development under the provisions of Zoning Code Section 153.170 and the *Historic Design Guidelines*.

Applicant: Dan Morgan, AIA representative for James Lapierre, DDS, Property Owner

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

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

Case Information: www.dublinohiousa.gov/arb/21-072

RESULT: The Board reviewed and provided informal feedback on the proposal to preserve, rehabilitate, or demolish a historic stonewall to facilitate future development. The Board did not support demolition of the stone wall noting that the wall is unique in comparison to other dry laid stone walls in Dublin. The Board encouraged rehabilitation of the wall, preserving the appearance and location. The Board encouraged visibility of the stone wall by the community due to the historical significance. Members of the Board acknowledged that the wall needs repairs in order to function in the short and long terms.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

 294AB0C0303F490...
 Nichole M. Martin, AICP, Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**2. James Davis House at 5707 Dublin Road
21-045ARB-MPR**

Minor Project Review

Proposal: Installation of replacement windows and a new entry door for an outlying historic property on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms.
Location: ±300 feet north of the intersection of Dublin Road with Hertford Lane.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.
Applicant: David Rippe, Dublin Design
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/21-045

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

- 1) The sidelites on either side of the front entry door be revised to match the size and pattern of the existing sidelites, subject to staff approval;
- 2) The entirety of the entryway be one color, either Stone White or blue to match the existing trim and shutters, subject to staff approval;
- 3) That the applicant provide a complete as-approved plan to staff; and
- 4) That all existing wood trim remain the existing blue color.

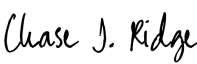
VOTE: 5 – 0

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

DocuSigned by:

9A45F751698D466
Chase J. Ridge, AICP Candidate, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

3. 185 S. Riverview Street
21-067ARB-MPR

Minor Project Review

Proposal: Minor exterior modifications to a single-family home on a 0.41-acre site zoned Historic District, Historic Residential. Exterior modifications on a previous application were approved.

Location: West of S. Riverview Street, approximately 375 feet north of the intersection with Short Street.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.176 and the *Historic Design Guidelines*.

Applicant: Paul Ghidotti/Kathie Ghidotti

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

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

Case Information: www.dublinohiousa.gov/arb/21-067

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

VOTE: 5 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

294AB0C6363F490...

Nichole M. Martin, AICP, Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**4. 110-112 S. Riverview Street
21-059ARB**

Demolition

Proposal: Demolition of a contributing two-family home to facilitate construction of a new, single-family home on a 0.59-acre site zoned Historic District, Historic Residential.

Location: East of S. Riverview Street, approximately 75 feet south of the intersection with Pinneyhill Lane.

Request: Review and approval of an Architectural Review Board request for Demolition under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicant: Marc and Heather Frient

Planning Contact: Zachary C. Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-059

MOTION: Ms. Cooper moved, Mr. Kownacki seconded, to approve the Demolition of a contributing, two-family home with the following condition:

- 1) That the order to allow a Demolition shall not be issued by the City until the ARB has approved a Minor Project Review application for new construction of one of the two lots.

VOTE: 5 – 0

RESULT: The Demolition was conditionally approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

81050D11513A490...
Zachary C. Hounshell, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**5. 110-112 S. Riverview Street
21-060ARB-MPR**

Minor Project Review

Proposal: Construction of a new, approximately 3,000-square-foot, single-family home on a 0.589-acre site zoned Historic District, Historic Residential.
Location: East of S. Riverview Street, approximately 75 feet south of the intersection with Pinneyhill Lane.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.176 and the *Historic Design Guidelines*.
Applicant: Marc and Heather Frient
Planning Contact: Zachary C. Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/21-060

MOTION 1: Mr. Kownacki moved, Ms. Kramb seconded, to approve five Waivers as amended:

1. §153.173(E)(3)(a) Attached Garages. Requirement: Front loaded garages shall be a minimum of 20 feet behind the front façade of the home.
Request: To allow an attached front-loaded garage to be setback 3 feet behind the front façade of the building.
2. §153.173(C) General Development Standards. Requirement: Maximum Building Height is 24 feet.
Request: To allow a height of approximately 29.5 feet from grade to the mid-point of the eaves on the rear elevation of the home.
3. §153.174(J)(1) Exterior Building Materials Standards – Façade Materials. Requirement: Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding.
Request: To permit the use of engineered-wood as a primary material.
4. §153.174(B)(4)(c) Roof Type Requirements – Pitch Measure. Requirement: 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 permit a pitch of 4:12 for a side-gabled roof.
5. §153.174(i)(2) Chimneys. Requirement: Chimneys on exterior walls shall extend full height from the ground and vertically past the eave line and must be finished in brick or stone.
Request: To eliminate the extension to grade of the northern chimney.



**5. 110-112 S. Riverview Street
21-060ARB-MPR**

Minor Project Review

VOTE: 5 – 0

RESULT: The five Waivers were approved.

RECORDED VOTES:

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

MOTION 2: Ms. Krumb moved, Mr. Kownacki seconded, to approve the Minor Project with six conditions as revised:

- 1) That the drawings be revised to include a gap at the bottom of the porch panel to allow for drainage and the porch floor to be extended over the band board;
- 2) That the applicant provide a wood gable vent in-lieu-of the proposed vent, subject to Staff approval;
- 3) That the applicant modify the stone foundation to extend to the bottom of the closed porch on the east-facing wall, subject to staff approval;
- 4) That the applicant work with Staff to select an appropriate chimney cap detail;
- 5) That the applicant execute the 24-foot stormwater easement with the submittal of the proposed lot split; and
- 6) That the applicant work with staff to choose an appropriate patio light fixture, 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

DocuSigned by:

 B1050D11513A490...
 Zachary C. Hounshell, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**6. 181 S. High Street
21-073ARB**

Demolition

Proposal: Demolition of a non-contributing, single-family home to facilitate construction of a new, single-family home on a 0.47-acre site zoned Historic District, Historic Residential.

Location: Northwest of the intersection of S. High Street with Waterford Drive.

Request: Review and approval of an Architectural Review Board request for Demolition under the provisions of Zoning Code Sections 153.176, and the *Historic Design Guidelines*.

Applicant: Richard Taylor, AIA, RTA

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

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

Case Information: www.dublinohiousa.gov/arb/21-073

MOTION: Mr. Kownacki moved, Ms. Cooper seconded, to approve the Demolition of a non-contributing, two-family home with the following condition:

- 1) That the order to allow a demolition shall not be issued by the City until the ARB has approved a Minor Project Review application for new construction.

VOTE: 5 – 0

RESULT: The Demolition was conditionally approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

294AB6C6363F490...
Nichole M. Martin, AICP, Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**7. 181 S. High Street
21-069ARB-MPR**

Minor Project Review

Proposal: Construction of a new, single-family home on a 0.47-acre site zoned Historic District, Historic Residential.
Location: Northwest of the intersection of S. High Street with Waterford Drive.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.176 and the *Historic Design Guidelines*.
Applicant: Richard Taylor, AIA, RTA
Planning Contact: Nichole M. Martin, AICP, Senior Planner
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/21-069

MOTION 1: Ms. Kramb moved, Mr. Cotter seconded, to approve one Waiver to the Zoning Code:

- 1) §153.174(J)(1)(a) Exterior Building Materials Standards – Façade Materials. Requirement: Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding. Requested: Permit use of engineered wood.

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. Cotter moved, Mr. Kownacki seconded, to approve the Minor Project with six conditions:

- 1) That the applicant provide Planning documentation that the critical root zone of the tree on the adjacent property at 167 S. High Street will not be impacted by the foundation, and that the adjacent property owner has been notified, prior to issuance of building permits;



**7. 181 S. High Street
21-069ARB-MPR**

Minor Project Review

- 2) That the applicant continue to work the City of Dublin to finalize the modified access point along Waterford Drive, subject to approval of the City Engineer;
- 3) That the applicant update the site plan to reflect the new development standards, effective in March 2021, prior to building permit submittal;
- 4) That the applicant submit a complete materials/color palette with physical samples, and final doors and light fixture selections, subject to ARB for approval, at the earliest practicable date prior to installation;
- 5) That the applicant work with Staff to review the paint color and stone selection, prior to ARB review; and
- 6) That the applicant confirm the simulated divided lite option includes a spacer bar between the panes of glass.

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

DocuSigned by:

294AB6C0303F490...

Nichole M. Martin, AICP, Senior Planner

