



## BOARD ORDER

# Architectural Review Board

Wednesday, April 27, 2022 | 6:30 pm

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

**MOTION 1:** Mr. Jewell moved, Ms. Cooper seconded, to re-elect Sean Cotter for the role of ARB Vice Chair during the term of April 2022 through March 2023.

**VOTE:** 5 – 0

**RESULT:** Mr. Cotter was re-elected as Vice Chair for the term of April 2022 through March 2023.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**MOTION 2:** Ms. Cooper moved, Mr. Jewell seconded, to re-elect Gary Alexander for the role of ARB Chair during the term of April 2022 through March 2023.

**VOTE:** 5 – 0

**RESULT:** Mr. Alexander was re-elected as Chair for the term of April 2022 through March 2023.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah T. Holt*

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Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner





## BOARD ORDER

# Architectural Review Board

Wednesday, April 27, 2022 | 6:30 pm

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

**MOTION:** Mr. Jewell moved, Mr. Cotter seconded, to accept the documents into the record and approve the March 23, 2022, meeting minutes.

**VOTE:** 4 – 1 – 0

**RESULT:** The documents were accepted and the minutes approved from the meeting held on March 23, 2022.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Abstain

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah T. Holt*

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Sarah Tressouthick Holt, AICP, ASLA  
Senior Planner





## BOARD ORDER

# Architectural Review Board

Wednesday, April 27, 2022 | 6:30 pm

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

**1. 143 S. Riverview Street  
22-035ARB**

**Demolition**

Proposal: Demolition of a single-story, single-family home located on a 0.21-acre site zoned Historic District, Historic Residential.

Location: South of the intersection of S. Riverview Street with Pinneyhill Lane.

Request: Review and approval of a Demolition under the provisions of Zoning Code §153.176(J) and the *Historic Design Guidelines*.

Applicants: Lindy and Brad Lyon

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-035

**MOTION:** Ms. Damaser moved and Ms. Cooper seconded, to Table the Demolition request for 143 S. Riverview Street at the request of the applicant.


**VOTE:** 5 – 0

**RESULT:** The Demolition request was Tabled.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Sarah Tresouthick Holt, AICP, ASLA  
 Senior Planner





## BOARD ORDER

# Architectural Review Board

Wednesday, April 27, 2022 | 6:30 pm

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

### 2. Fox in the Snow at 38 W. Bridge Street 22-034MPR

### Minor Project Review

Proposal: Exterior modifications to an existing building on a 0.29-acre site zoned Historic District, Historic Core.

Location: Northwest of the intersection of W. Bridge Street with Darby Street.

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

Applicants: Andrew Rosenthal, GRA+D Architects; and Jason Liu, Shanghi Enterprises, LLC.

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-034

**MOTION 1:** Mr. Jewell moved and Mr. Cotter seconded, to approve the first Waiver:

1. §153.173(I)(10) Alternative Screening Requirement: In lieu of compliance with the requirements of §153.173(I), an alternative approach to accommodate unique site conditions may be approved if the required reviewing body determines that the proposed alternative achieves the aesthetic, environmental, and screening results as well or better than compliance with the standards of §153.06(I).  
Request: To permit the use of extruded aluminum material for roof mechanical equipment screening.

**VOTE:** 5 – 0

**RESULT:** The Waiver for alternative screening was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**MOTION 2:** Mr. Jewell moved and Mr. Cotter seconded, to approve the second Waiver:

2. §153.174(D)(1) Windows Requirement: Windows shall be wood, metal-clad wood, or vinyl-clad wood. The ARB may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates.  
Request: To permit the use of steel framed windows.



**2. Fox in the Snow at 38 W. Bridge Street  
22-034MPR**

**Minor Project Review**

**VOTE:** 5 – 0

**RESULT:** The Waiver for a window made of a different material was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**MOTION 3:** Ms. Damaser moved and Mr. Cotter seconded, to approve the Parking Plan as follows:

A total of 30 spaces is required for this site. 18 spaces are on site including 1 ADA space with the additional 12 spaces obtained through a Shared Parking Agreement with 50 W. Bridge Street, J-Liu Restaurant. Both businesses are owned by the same person so patrons to each establishment will have access to all spaces combined.

**VOTE:** 5 – 0

**RESULT:** The Parking Plan was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**MOTION 4:** Mr. Cotter moved and Ms. Cooper seconded, to approve the Minor Project with five amended conditions:

- 1) That the dumpster enclosure be fully screened within two years;
- 2) That the applicant shall work with Staff on the window muntins on the east elevation to better respond to the architectural style of the building. The window divisions on the east and south elevations do not need to match;
- 3) That the applicant continues to work with Staff to provide south elevation windows that could incorporate muntins in a way that is consistent with the existing character of the building;
- 4) That all items, which require maintenance, repair, or replacement, include but are not limited to, the rear awning, gutters and downspouts; and chipping paint will be fully addressed to the City’s satisfaction, within one year; and



**2. Fox in the Snow at 38 W. Bridge Street  
22-034MPR**

**Minor Project Review**

- 5) That the applicant works with Staff to administratively approve any color changes to the awning on the north elevation.

**VOTE:** 5 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Taylor Mullinax*

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Taylor Mullinax, Planner I





## BOARD ORDER

# Architectural Review Board

Wednesday, April 27, 2022 | 6:30 pm

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

### 3. Fox in the Snow at 38 W. Bridge Street 22-034MSP

### Master Sign Plan

Proposal: Installation of a ±10-square-foot wall sign for an existing building zoned Historic District, Historic Core.

Location: Northwest of the intersection of W. Bridge Street with Darby Street.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: Andrew Rosenthal, GRA+D Architects; and Jason Liu, Shanghi Enterprises, LLC.

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-034

**MOTION:** Ms. Damaser moved and Mr. Cotter seconded, to approve the Master Sign Plan with the following condition:

- 1) That the applicant apply for permanent sign permits through Building Standards, prior to installing the wall sign.

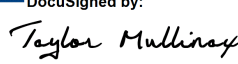
**VOTE:** 5 – 0

**RESULT:** The Master Sign Plan was approved.

#### RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

#### STAFF CERTIFICATION

DocuSigned by:  
  
 Taylor Mullinax, Planner I





## BOARD ORDER

# Architectural Review Board

Wednesday, April 27, 2022 | 6:30 pm

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

#### 4. Dublin Arts Council at 7125 Riverside Drive 22-036MPR

#### Minor Project Review

Proposal: Reconstruction of a historic log cabin relocated to this site with associated site improvements on a ±5-acre site zoned Restricted Suburban Residential.

Location: Northwest of the intersection of Riverside Drive with Emerald Parkway.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code §§153.020 and 153.176 and the *Historic Design Guidelines*.

Applicants: Shawn Krawetzki, City of Dublin and Matt Leasure, Designing Local

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-036

**MOTION:** Mr. Jewell moved and Ms. Cooper seconded, to approve the Minor Project with two conditions:

- 1) That bike parking shall be provided with Phase II approval and construction, or within two years, whichever is soonest; and
- 2) That round columns may be used for the front porch along with removing the angled braces, if feasible.

**VOTE:** 5 – 0

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

#### RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

#### STAFF CERTIFICATION

DocuSigned by:

*Sarah T. Holt*

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 Sarah Tresouthick Holt, AICP, ASLA  
 Senior Planner

