



## BOARD ORDER

# Architectural Review Board

Wednesday, July 27, 2022 | 6:30 pm

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

**MOTION:** Mr. Cotter moved, Ms. Cooper seconded, to accept the documents into the record and approve the June 22, 2022, meeting minutes.

**VOTE:** 4 – 0

**RESULT:** The documents were accepted and the minutes approved from the meeting held on June 22, 2022.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah T. Holt*

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Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner





# BOARD ACTION

## Architectural Review Board

Wednesday, July 27, 2022 | 6:30 pm

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

### 1. Dublin Pop-Up Business - Signs at 63 S. High Street 22-102MSP

### Master Sign Plan

Proposal: Installation of a ground sign for an existing tenant space zoned Historic District, Historic South.

Location: Northwest of the intersection of S. High Street with Eberly Hill Lane.

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

Applicants: Emily Goliver, Management Analyst and Kendel Blake, Management Analyst, City of Dublin

Planning Contact: Madison Richard, Planning Technician

Contact Information: 614.410.4654, mrichard@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-102

**MOTION:** Ms. Damaser moved and Ms. Cooper seconded, to approve the Master Sign Plan with five (5) conditions:

- 1) That the applicant change the color of the removable vendors portion of the sign to incorporate only black lettering;
- 2) That the applicant continue to work with Staff to ensure the landscaping is appropriately scaled to properly screen the exposed sign foundation;
- 3) That the applicant apply for and successfully obtain approval of Permanent Sign Permits through Building Standards, prior to installation;
- 4) That the applicant remove the sign upon conclusion of the lease and associated pop-up shops; and
- 5) That if the City opts to renew the lease past one year, applicant will return to ARB with a revised sign that better addresses the Historic District Sign Code including High Density Urethane (HDU) routed letters, minimized colors, and mounted on a permanent frame and base.

**VOTE:** 4 – 0

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

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

DocuSigned by:  
  
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 Madison Richard, Planning Technician





# BOARD ORDER

## Architectural Review Board

Wednesday, July 27, 2022 | 6:30 pm

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

### 2. Development at 36-38 N. High Street 22-085PDP

### Preliminary Development Plan

Proposal: Construction of a two-story, mixed-use building and a two-story residential building on a 0.25-acre lot zoned Historic District, Historic Core.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane.

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

Applicant: John Fleming, Lai Architects

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

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

Case Information: www.dublinohiousa.gov/arb/22-085

**MOTION 1:** Ms. Cooper moved and Ms. Damaser seconded, to table the Parking Plan.

**VOTE:** 4 – 0

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

**RECORDED VOTES:**

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

**MOTION 2:** Ms. Cooper moved, Ms. Damaser seconded, to approve the following Waiver for a Juliet Balcony:

- §153.174(G)(2)(a) Juliet Balcony – Required: Minimum of two stories in height.  
Requested: To allow 1.5 stories in height.

**VOTE:** 4 – 0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

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



**2. Development at 36-38 N. High Street  
22-085PDP**

**Preliminary Development Plan**

**MOTION 3:** Ms. Damaser moved and Ms. Cooper seconded, to approve the following Waiver for Foundation Plantings:

- 2. §153.173(H)(6) Foundation Plantings - Required: Building foundation landscaping is required along all sides of a building facing a public or private street, but is not required for portions of the front or corner side building facades located within 10 feet of the front property line and where a streetscape or patio treatment is provided.  
Requested: To permit no foundation plantings on Wing Hill Lane due to the 0-foot side setbacks permitted in this zone.

**VOTE:** 4 – 0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

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

**MOTION 4:** Ms. Cooper moved, Ms. Damaser seconded, to approve the Preliminary Development Plan with 12 conditions as identified during the meeting:

- 1) That the applicant shall investigate methods for stabilizing the on-site portion of the existing wall shared with 40 N. High Street and present the least impacting option at the Final Development Plan Review;
- 2) That the applicant shall provide methods for protecting the adjacent historic stone wall during removal of the non-historic stone wall at the southeast corner/east side of the existing building at the Final Development Plan Review;
- 3) That the provision of additional sanitary sewer line(s) and water line(s) shall be further investigated at the Final Development Plan Review; to the satisfaction of the City of Dublin, Division of Utilities;
- 4) That the applicant shall work with Staff to address outstanding storm sewer comments to the satisfaction of City Engineering at the Final Development Plan Review;
- 5) That the applicant shall work with Staff to ensure all proposed parking spaces have adequate maneuverability at the Final Development Plan Review;
- 6) That the unidentified bollards on Sheet C-007 shall be identified on the Final Development Plan and also changed to dark bronze in color, if applicable;
- 7) That the applicant shall further explore the opportunity for, and survivability of, foundation plantings along the north property line. Should this not prove feasible, a Waiver will be sought at the Final Development Plan Review; and



**2. Development at 36-38 N. High Street  
22-085PDP**

**Preliminary Development Plan**

- 8) That the applicant shall work with Staff to determine any possible required distances between buildings and utility poles/lines/transformers; and any required changes shall be reflected in the plans at the Final Development Plan Review;
- 9) That the trash collection shall be further evaluated at the Final Development Plan Review regarding on-street collection and the ability to integrate with the historic wall and privy system on-site;
- 10) That the window and door trim shall be further evaluated at the Final Development Plan Review in order to have greater compliance with surrounding context and forms;
- 11) That the configuration of the on-site parking shall be re-examined at the Final Development Plan Review in order to ensure adequate turning movements and perhaps accommodate the trash collection facilities. Should the on-site parking lose space(s) to better accommodate these goals, the Parking Plan shall be approved for the revised number of spaces; and
- 12) That the remediation work for the shared wall, with 40 N. High, shall be a separate joint Minor Project Review application.


**VOTE:** 4 – 0

**RESULT:** The Preliminary Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
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 Sarah T. Holt, AICP, ASLA  
 Senior Planner





## BOARD ORDER

# Architectural Review Board

Wednesday, July 27, 2022 | 6:30 pm

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

### 3. Tucci's at 35 N. High Street 22-086PDP

### Preliminary Development Plan

Proposal: Construction of three building additions to an existing restaurant on 0.23-acre site zoned Historic District, Historic Core.

Location: Northwest of the intersection of N. High Street with Wing Hill Lane.

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

Applicants: Craig Barnum, CLB Restaurants; and Michael Lusk, Lusk Architecture

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

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

Case Information: www.dublinohiousa.gov/arb/22-086

**MOTION 1:** Mr. Cotter moved, Ms. Cooper seconded, to approve the Parking Plan as follows:

Off-site parking for all 78 spaces required will continually be available in the Darby Lot, used primarily, as it is directly adjacent to the site with a total of 103 vehicular spaces. The Library Garage also has spaces available within a 600-foot radius of the site where a total of 362 spaces could be available.

**VOTE:** 4 – 0

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

**RECORDED VOTES:**

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

**MOTION 2:** Ms. Cooper moved, Mr. Cotter seconded, to approve the Roof Pitch Waiver as follows:

- §153.174(B)(2)(a) Roof Pitch – Required: Flat roofs are permitted within Historic Dublin, except for properties that are zoned Historic Core, unless otherwise determined by the Architectural Review Board to be architecturally appropriate.  
Requested: To allow a ¼:12 roof pitch on the three proposed additions in the Historic Core.

**VOTE:** 4 – 0

**RESULT:** The Waiver for Roof Pitch was approved.



**3. Tucci's at 35 N. High Street  
22-086PDP**

**Preliminary Development Plan**

**RECORDED VOTES:**

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

**MOTION 3:** Ms. Damaser moved, Mr. Cotter seconded, to approve the Façade Material Waiver for the use of Hardie-Plank as follows:

2. §153.174(J)(1)(a) and (b) Façade Materials – Required: (a) 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; (b) Other high quality synthetic materials may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.  
Requested: Use of Hardie Plank as a siding material on all three additions of construction.

**VOTE:** 4 – 0

**RESULT:** The Waiver for Façade Material was approved.

**RECORDED VOTES:**

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

**MOTION 4:** Mr. Cotter moved, Ms. Cooper, seconded to approve the Building Size Waiver/Use Standards for Eating and Drinking Waiver:

3. §153.172(C)(d)(1) Use Standards for Eating and Drinking – Required: Eating and drinking facilities shall be limited to no more than 3,500 square feet of gross floor area in the Historic Core and Historic South Districts, unless otherwise approved by the Architectural Review Board.  
Requested: Expansion of an existing, legal eating and drinking establishment from 7,256 gross square feet to 7,841 square feet.

**VOTE:** 2 – 2

**RESULT:** The Waiver for Use Standards for Eating and Drinking was disapproved.

**RECORDED VOTES:**

Gary Alexander	No
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Absent
Hilary Damaser	No



**3. Tucci's at 35 N. High Street  
22-086PDP**

**Preliminary Development Plan**

**MOTION 5:** Mr. Cotter moved, Ms. Cooper, seconded to reconsider the Waiver for §153.172(C)(d)(1) Use Standards for Eating and Drinking.

**VOTE:** 4 – 0

**RESULT:** The Waiver for Use Standards for Eating and Drinking was approved for reconsideration.

**RECORDED VOTES:**

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

**MOTION 6:** Ms. Damaser moved, Ms. Cooper, seconded to table the Waiver for §153.172(C)(d)(1) Use Standards for Eating and Drinking.

**VOTE:** 4 – 0

**RESULT:** The Waiver for Use Standards for Eating and Drinking was approved to be tabled.

**RECORDED VOTES:**

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

**MOTION 7:** Ms. Damaser moved, Ms. Cooper, seconded to approve the Preliminary Development Plan with 17 conditions as modified at the meeting:

- 1) That the owner/applicant shall work with the City to remedy the existing encroachment along Wing Hill Lane at the Final Development Plan Review;
- 2) That the depicted property line on the south side to encompass the encroachment shall be removed at the Final Development Plan Review;
- 3) That the applicant shall demonstrate that the new kitchen/mechanical addition meets the required 5-foot rear setback at the Final Development Plan Review. This may necessitate the use of a different door system for the dumpster enclosure, which shall not encroach into any right-of-way;
- 4) That the proposal to tie into an existing manhole or grease interceptor shall be further addressed at the Final Development Plan Review;
- 5) That the solution on conveying stormwater appropriately on-site shall be finalized during the Final Development Plan Review, to the satisfaction of the City Engineer;





**3. Tucci's at 35 N. High Street  
22-086PDP**

**Preliminary Development Plan**

- 6) That the restoration of City landscape, paving, and lighting shall be accomplished to the same or better conditions, post-construction on the north property line at the wine room. This shall be depicted on the Final Development Plan Review landscape plan and notes;
- 7) That the applicant continue to work with Staff on the pedestrian path and bollards on the Darby Street right-of-way;
- 8) That the proposed shutter details on the blank wall elevations shall be detailed at the Final Development Plan Review;
- 9) That the landscape plan, and all other plans, shall reflect the new architectural layout regarding the hyphen area at the Final Development Plan Review;
- 10) That the Thermoplastic Polyolefin (TPO) recycled rubber roofing material color shall be shown as gray or tan, to be more in keeping with the character of the district at the Final Development Plan Review;
- 11) That all Hardie-Plank siding shall be shown as "smooth" to better match the effect of real wood siding at the Final Development Plan Review;
- 12) That the applicant shall coordinate with Staff on the dumpster doors;
- 13) That the plans shall be revised to include a matte finish for the windows and doors at the Final Development Plan Review;
- 14) That the proposed lighting shall meet all cut-off, lumens, and foot candle requirements. The applicant shall work with Staff to reduce the number of light fixtures;
- 15) That the applicant shall indicate that all patio enclosure tables match, and continue to work with Staff on the colors and materials for the chairs at the Final Development Plan Review;
- 16) That the applicant shall demonstrate the existing unpainted exterior utility chases/conduit will be painted to match the surrounding wall color(s). Color chips shall be provided at the Final Development Plan Review; and
- 17) That the eating/drinking facility size Waiver shall be obtained, or the proposal shall be shown equal to the existing gross square footage.

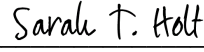
**VOTE:** 4 – 0

**RESULT:** The Preliminary Development Plan was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Sarah T. Holt  
 Sarah T. Holt, AICP, ASLA  
 Senior Planner

