



BOARD ORDER

Architectural Review Board

Wednesday, October 26, 2022 | 6:30 pm

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

MOTION: Ms. Damaser moved, Mr. Cotter seconded, to accept the documents into the record and approve the minutes from the meeting held on September 21, 2022, as well as the minutes from the Joint Session held on August 31, 2022.

VOTE: 5 – 0

RESULT: The documents were accepted and the minutes approved from the meetings held on August 31 and September 21, 2022.

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 DISCUSSION

Architectural Review Board

Wednesday, October 26, 2022 | 6:30 pm

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

**1. 112 S. Riverview Street
22-146INF**

Informal Review

Proposal: Construction of a new two-story, residential building on a 0.26-acre site zoned Historic District, Historic Residential.
Location: Southwest of the intersection of Pinneyhill Lane and S. Riverview Street.
Request: Informal review and non-binding feedback for a future Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicant: Kevin Koch, Corinthian Fine Homes
Contact: Zachary Hounshell, Planner II
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/22-146

RESULT: The Board provided non-binding feedback on a new single-family, residential home at 112 S. Riverview Street. The Board generally supported the site layout, but recommended moving the garage to the south end of the home. The Board expressed concern regarding the massing profile of the home. The Board recommended a simpler, more vernacular design for the home to be consistent with the recommendations of the *Historic Design Guidelines*. The Board was not supportive of Waivers to the total side yard setback and roof pitch requirements, but were supportive of a front-loaded, garage setback.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

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Zachary Hounshell, Planner II





BOARD ORDER

Architectural Review Board

Wednesday, October 26, 2022 | 6:30 pm

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

**2. 114 S. High Street
22-138MPR**

Minor Project Review

Proposal: Exterior modifications for a commercial building on a 0.20-acre site zoned Historic District, Historic South.

Location: ±85 feet southeast of the intersection of Pinneyhill Lane with S. High Street.

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

Applicants: Jeff Baur, JBM Development, LLC; and Steven Gagliardi, Berardi + Partners, Inc.

Planning Contact: Taylor Mullinax, Planner I

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

Case Information: www.dublinohiousa.gov/arb/22-138

MOTION: Ms. Cooper moved and Mr. Jewell seconded, to approve the Minor Project with nine (9) conditions:

- 1) That the applicant revise the proposed six-over-six and four-over-six windows to be like-for-like replacements consistent with the existing windows on the front façade, and provide dimensions for all existing windows to ensure window openings are not enlarged, as applicable, subject to Staff approval, prior to revising existing building permits;
- 2) That the applicant submit glazing specifications for all windows without window film, as applicable, for Staff approval, prior to revising existing building permits;
- 3) That the applicant revise the size of the deck to create an 18-inch offset with the rear of the building, for Staff approval, prior to revising existing building permits;
- 4) That the applicant revise the proposed steel man door on the north elevation to a wood door painted to coordinate with the approved siding or trim colors, subject to Staff approval, prior to revising building permits;
- 5) That the applicant submit a future Minor Project Review application to the ARB for all landscaping, mechanical unit screening, and the underside of the deck screening within three months of this meeting date, and installed no later than three months from approval of that application;
- 6) That the applicant revise the sign to provide ½-inch dimensional lettering and logo, subject to Staff approval, prior to sign permit submittal;



**2. 114 S. High Street
22-138MPR**

Minor Project Review

- 7) That the applicant revise the sign plan to indicate sign panel material, material of the text and logo, and color specifications of all elements, subject to Staff approval, prior to sign permit submittal;
- 8) That the applicant revise the sign front setback noted on all applicable plan sheets to reflect the existing approved setback; and
- 9) That the applicant provide additional documentation for the deterioration of the windows including a letter from the window contractor describing the condition of and removal of the existing windows, installation of the new windows, pictures, and descriptions for all windows to be replaced. The applicant shall present window repairs and/or utilizes the use of interior or exterior storm windows. All information is to be presented with the next Minor Project Review application within three months.

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

