



MEETING MINUTES

Architectural Review Board

Wednesday, September 21, 2022

CALL TO ORDER

Mr. Alexander, Chair, called the September 21, 2022, meeting of the City of Dublin Architectural Review Board (ARB) to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Mr. Cotter, Mr. Jewell, Ms. Cooper, and Ms. Damaser
Staff present: Ms. Holt, Mr. Will, Ms. Mullinax, and Ms. Peuser

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Jewell moved, Mr. Cotter seconded, to accept the documents into the record and to approve the meeting minutes from August 24, 2022.

Vote: Mr. Alexander, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; and Mr. Jewell, yes.
[Motion carried 5-0]

CASE PROCEDURES

The Chair stated the Architectural Review Board is responsible for review of construction, modifications or alterations to any site in the area subject to Architectural Board Review (ARB) under the provision of Zoning Code §153.170. This Board has the final decision-making responsibility on cases under their purview. Anyone who intends to address the Board on any of the cases this evening will be sworn in. There were three cases eligible for the Consent Agenda:

- Case 2: Rolls Realty - Signs at 22 N. High Street, 22-090MPR, Minor Project Review
- Case 3: Ciminello Residence at 158 S. High Street, 22-106MPR, Minor Project Review
- Case 4: Bergwall Residence at 181 S. High Street, 22-118MPR, Minor Project Review

The Board determined Cases 2 and 3 should be removed from the Consent Agenda as there were questions and concerns to discuss.

The agenda order is typically determined at the beginning of the meeting by the Chair, who also stated the procedures of the meeting. The cases in the minutes follow the order of the published agenda. Anyone who addresses the Board will need to provide their full name and address for the record.

The Chair swore in anyone planning to address the Board on any of the cases to be reviewed.

CONSENT CASE

4. Bergwall Residence at 181 S. High Street, 22-118MPR, Minor Project Review

The Chair stated this application was a request for the installation of a paver patio and walkway at an existing, single-family home on a 0.47-acre site zoned Historic District, Historic Residential. The site is located northwest of the intersection of S. High Street with Waterford Drive.

Ms. Mullinax stated the application had been reviewed against the Minor Project Review Criteria and Staff recommended approval of the Minor Project with three (3) conditions as stated in the Planning Report. Timothy and Deborah Bergwall, property owners at 181 S. High Street confirmed they agreed to the conditions as stated in the report.

Mr. Jewell moved and Mr. Cotter seconded, to approve the Minor Project with three (3) conditions by consent:

- 1) That the applicant apply for and obtain a Certificate of Zoning Plan Approval (CZPA), prior to constructing the Minor Project, subject to Staff review and approval;
- 2) That after approval of the CZPA, the applicant applies for a right-of-way permit, prior to any work in the public right-of-way and construction of the front walkway, subject to Staff review and approval; and
- 3) That the applicant applies for applicable building permits through Building Standards.

Vote: Mr. Alexander, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; and Mr. Jewell, yes.
[Approved by Consent 5 – 0]

NEW CASES

2. Rolls Realty - Sign at 22 N. High Street, 22-090MPR, Minor Project Review

The Chair stated this application was a request for the installation of ±4-square-foot projecting sign and a window sign for a building with an existing bracket on a 0.26-acre site zoned Historic District, Historic Core. The site is located southeast of the intersection of N. High Street with Wing Hill Lane.

Staff Presentation

Ms. Peuser – She presented an aerial view of the 0.26-acre lot that is shared with another structure at 16 N. High Street. The site is surrounded by commercial properties to the north, south, and west, and residential properties to the east. The existing condition of the structure built circa the 1900's for a doctor's office was presented [photograph].

In 2012, the ARB approved exterior paint modifications.

The proposed projecting sign [graphic] is 4.09 square feet in size, with a height of 19 inches and width at 31 inches. The proposed sign material is ½ deep-routed High-Density-Urethane (HDU) to mimic a wood grain and will be installed on an existing bracket. The sign will hang above the sidewalk along N. High Street at the corner of the front façade; the bottom of the sign to grade is 8 feet, 8 inches and reaches a

height of 9 feet, eight inches, well below the maximum height permitted at 15 feet. The proposed sign contains four colors (white, black, blue, plus the Rolls Realty logo.) As a condition of approval, Staff recommends the blue outline be changed to black for compliance.

The applicant also proposed a white vinyl window sign to display the tenant's phone number above the sidewalk; the letters are four inches tall. The applicant did not include the exact dimensions proposed for the vinyl window sign, which are required as a condition of approval, prior to applying for a sign permit.

The applicant originally also requested a rear parking sign to be located on N. Blacksmith Lane along the accessory structure. However, the Transportation and Mobility Department has reviewed this request and determined that the gravel area in which the sign is proposed to be displayed directly adjacent to the accessory structure [photograph] would encroach on the public right-of-way on N. Blacksmith Lane, which would not be permitted and will need to be removed from the application.

The application was reviewed against the Minor Project Review Criteria. Staff recommended approval of the Minor Project with four (4) conditions:

- 1) That the applicant revise the projecting sign to replace the proposed blue outline with black, subject to Staff approval;
- 2) That the applicant provide full dimensions of the window sign, prior to the submission of a permit, to be approved by Staff;
- 3) That the applicant remove the additional sign along Blacksmith Lane from the application; and
- 4) That the applicant apply for and successfully obtain approval for Permanent Sign Permits through Building Standards, prior to installation of the signs.

Applicant Presentation

Jessica Pierce, Lehner Signs, 2983 Switzer Road, requested clarification on parking.

Ms. Pueser – Visited the site with Staff from the Transportation and Mobility Department. The right-of-way along N. Blacksmith Lane extends onto the gravel that is right in front of the accessory structure in the back of 22 N. High Street. Parking is not permitted there as vehicles cannot encroach on a public right-of-way. She recalled a lot in the back of 22 N. High that seemed to be private property/private parking.

Ms. Pierce – Her client has not responded to her question of where they believe their parking is supposed to be. There is an existing parking sign on the shed in question. From Google, the gravel lot appears to be for surrounding tenants but would like clarification. She had not yet visited the site and asked if there was existing, designated parking for this property.

Ms. Holt – She suggested Staff could review that with the applicant later this week. She clarified that is not part of the application being reviewed at the moment.

Mr. Alexander – The Planning Report is clear, that gravel area is not supposed to be used for parking.

Ms. Pierce – The client recognized that.

Mr. Alexander – The applicant would need to come back for a parking sign application to be reviewed. He assumed the client is leasing the building. He suggested Ms. Pierce ask the owner where the parking should be.

Mr. Cotter moved and Ms. Cooper seconded, to approve the Minor Project with four (4) conditions:

- 1) That the applicant revise the projecting sign to replace the proposed blue outline with black, subject to Staff approval;
- 2) That the applicant provide full dimensions of the window sign, prior to the submission of a permit, to be approved by Staff;
- 3) That the applicant remove the additional sign along Blacksmith Lane from the application; and
- 4) That the applicant apply for and successfully obtain approval for Permanent Sign Permits through Building Standards, prior to installation of the signs.

Vote: Mr. Jewell, yes; Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Mr. Cotter, yes.
[Approved 5 – 0]

3. Ciminello Residence at 158 S. High Street, 22-106MPR, Minor Project Review

The Chair stated this application was a request for the installation of a patio, walkway, and walls at an existing, single-family home on a 0.39-acre site zoned Historic District, Historic Residential. The site is located ±210 feet northeast of the intersection of S. High Street with Waterford Drive.

Staff Presentation

Mr. Will presented an aerial view of the site that included the new ±3,000-square-foot home, presently under construction that was approved in June 2020.

The application under review this evening focuses on the proposed and installed hardscape improvements: stone retaining walls, a paver patio, and stone stairs for the side/north elevation of the home; and a gravel path with a paver border for the rear/east elevation of the home. These hardscape improvements to the side and rear of the home [photograph images] were installed prior to this ARB review and approval. The applicant has removed the request for a low stone wall flanked by columns for the front/west elevation on either side of the path leading to the entry that would run parallel to S. High Street.

The proposed and installed materials included: Natural Dublin Stone for walls, stones, stairs, cobblestone for walkway borders, Unilock Bristol Valley Pavers in a fossil color for the paver patio, and Gold Dust gravel as fill for the walkway. Mortar slightly recessed will be used for retaining walls to appear more like dry-stacked walls.

The application was reviewed against the Minor Project Review Criteria. Staff recommended approval of the Minor Project with four (4) conditions:

- 1) That the finished limestone coping is not added to the proposed stone columns or wall along S. High Street;
- 2) That mortar is not added to the stone wall or columns along S. High Street;
- 3) That the applicant revise the design of the stone wall to integrate vertically stacked stones atop the horizontal stacked stones, keeping with the distinctive Dublin design; and

- 4) That the applicant apply for and obtain a Certificate of Zoning Plan Approval (CZPA) prior to construction for all hardscape improvements not previously approved. The CZPA should also reflect as-built conditions for elements previously constructed and part of this application.

But since the proposed wall with columns along the front on S. High Street has been removed from the application, Conditions 1, 2, & 3 no longer apply. However, if the applicant were to pursue the improvement for the wall in the future, another condition was added stating the applicant will be required to return to the ARB for approval, prior to construction.

Questions for Staff

Mr. Alexander – He said they previously approved retaining walls, assuming it was part of construction and part of the Building Departments approval. Usually, retaining walls have foundations. He asked if the Building Department will want to weigh in on what has been built since it is different than proposed and approved.

Applicant Presentation

Mark Ciminello, Ciminello's Landscape Design, 567 Lazelle Road, Westerville, OH 43081, stone walls were installed on a concrete grade footer so the wall is not under a frost line and mortared in place and backfilled with a granular gravel with drainage behind the wall. This is the best practice construction of a landscape retaining wall.

Questions for the Applicant

Mr. Alexander – He asked if the Building Department approved it. The building permit shows a retaining wall on the plans.

Mr. Alexander – What the ARB saw on the plans and what was built appear to be two different elements. If the retaining wall was built differently, the Building Department would want to see an addendum to the building permit if there was any change, as a normal practice.

Mr. Ciminello – He took some liberties to enhance the space and make it more useable for the client.

Ms. Cooper – Mr. Alexander is not saying the wall would not have been approved, he stated the process to submit the change was not completed when a change was made from what was previously approved.

Mr. Will - The retaining wall that has been constructed as part of this application does not exceed three feet. He offered to add a condition as a safeguard.

Mr. Jewell – If the Building Department is not going to review the wall, he did not see a point of adding a condition, regarding same.

Mr. Alexander – A retaining wall is holding back the earth and that is why construction is a little more critical. If the Building Department is not going to review the construction of a three-foot retaining wall, then an added condition is pointless.

Public Comment

There was no public comment received.

Board Discussion

Ms. Damaser moved and Ms. Cooper seconded, to approve the Minor Project with two (2) amended conditions as a result of the Board's discussion:

- 1) That the applicant apply for and obtain a Certificate of Zoning Plan Approval (CZPA), prior to construction for all hardscape improvements not previously approved. The CZPA should also reflect as-built conditions for elements previously constructed and part of this application; and
- 2) That the applicant receive Architectural Review Board (ARB) approval for the stone wall and columns along S. High Street, prior to construction, should the applicant pursue those improvements at a later date.

Vote: Mr. Cotter, yes; Mr. Jewell, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Ms. Damaser, yes.
[Approved 5 – 0]

INFORMAL CASE

1. Renovation at 83 S. High Street, 22-124INF, Informal Review

The Chair stated this application was a request for an addition and remodel of an existing, two-story residence on a 0.15-acre site zoned Historic District, Historic South and deemed contributing. The site is located southwest of the intersection of Eberly Hill Lane with S. High Street.

Staff Presentation

Ms. Holt presented an aerial view of the site that contains an existing, historic, Federal Style home built around 1830; a detached accessory structure/garage/Carriage House built in 1940 - previously used for commercial purposes, and a shared parking lot between the house and the accessory structure that extends to Pinneyhill Lane. The owners wish to convert the Carriage House at 444-square-feet in size to be part of their private residence as a home office. This structure is accessed from Mill Lane. The applicant proposed to remove the less-historic porch on the back of the house to make room for an addition of living space inset with roof lines below the original historic home, increasing the square footage of the house to 2,373, where this district allows up to 1,800 square feet per building and would include an attached one-car garage. A maximum of 3,000 square feet is permitted for all the buildings on the site and this request would total 2,817 square feet. Lot coverage under this scenario would be ±57%, whereas 65% is the maximum.

The applicant requested feedback on a second option that would detach the single car garage from the house and result in three individual buildings so the square footage of the main house could be less but would still be over the maximum square footage of 1,800 for size. The applicant is aware that any pavement or gravel added for an outdoor living area would also count toward the maximum lot coverage.

Discussion Questions

- 1) Is the Board supportive of the proposed massing and form and their response to the Guidelines and the original structure?
- 2) If so, is the Board supportive of additional square footage, above that permitted by the Code?
- 3) If not, is the Board supportive of the new garage being separated from the main house, noting that the house's square footage will still exceed that permitted by Code?
- 4) If the Board is supportive of the proposed addition, does the Board support the removal of the porch at the rear of the building?

Questions for Staff

Mr. Alexander – He asked if there was a limit to size because the existing detached garage, is considered an accessory structure.

Ms. Holt – Yes, there is a limit for the size of accessory structures; they can be 25% of size/square footage of main/primary structure, falling under the general Zoning Code.

Mr. Cotter – He asked if two detached structures were permitted – a Carriage House at 444 square feet and a one-car garage at 385 square feet. He asked if the total is too large.

Ms. Holt – The general Code does not anticipate more than one accessory structure. She offered to research the subject.

Ms. Damaser – If the main house is detached, it is 1,950 square feet in size.

Mr. Cotter – The allowable size is 1,800.

Ms. Damaser – She asked if the 25% of the primary structure square footage was for the actual square footage or the allowable amount of square footage.

Ms. Holt – Another question to research. The Waiver, if approved would allow 20% increase in size of primary structure or accessory structure. There is precedent with this with another project on N. High Street. The question is whether a second accessory structure is permitted.

Ms. Cooper – If the single car garage is separated from the main structure, there will be two problems.

Applicant Presentation

Richard Taylor, RTA Architects, 48 S. High Street, Dublin, stated the primary house was a commercial property quite some time ago. It was lived in by the owner before being used as a rental property and now the owners want to use it as their primary residence; it is not currently a commercial building. The Carriage House was probably technically built as a garage but has been used as living space for some time now; it is finished on the inside, being used as a home office space.

In his 35 years of practicing in this profession, the size has been an issue when building an accessory structure while having an existing building. Having an existing accessory structure and modifying the size of the primary building/house is a unique situation.

The owners want to move back into this house. The house has been renovated quite a bit over the past few years to return it to its historical integrity. The inside is authentic in many areas of the house. If you have the opportunity to see the inside, you would understand how important it is to them to maintain the existing house in a historic character. That is why they are not doing anything to the three sides of the house that include the front and public sight in general. The date the open porch at the back was built is unknown. Because it has a poured concrete floor and modern 2-inch by 4-inch construction, with the posts holding it up, it is much more modern than 1840 when the house was built; it is considered a modern addition and not as contributing like the main house.

He appreciated the informal review because it allowed for identifying everyone's concerns and ensures the community has a role in shaping this project as it goes along. The project is in the earliest design stage to identify what the owner's want to get out of this but also an opportunity to have a conversation with the Board early on about the project. The applicant is meeting some of the zoning requirements being under the 65% maximum lot coverage and do not anticipate any walkways beyond what is currently being shown on the drawings that include a garden without hardscape. The applicant meets the 3,000-square-foot limit for all the buildings on the site, but are over the 1,800-square-foot limit for the primary structure. Per the quick massing studies, the applicant is meeting the spirit of that requirement, which is to not have one, overwhelming massive building on the site so it has been proposed as separate buildings. The issue of separating the garages is not their preference because of the climate in Central Ohio. If the one-car garage

was pulled away a few feet from the house, it still may not appear to the casual observer any less attached to the house as that would be the smallest amount of space they could get away with, between the two buildings.

Public Comment

There has not been any public comment received.

Questions for the Applicant

Mr. Cotter – He inquired about what would be removed as part of the porch.

Mr. Taylor – There are two shed roofs off the back and the long, lower roof will be removed.

Mr. Taylor – All the exterior materials are going to match what is existing.

Mr. Alexander – He asked what determines the height of the detached garage.

Mr. Taylor – The owners would like to include some storage space since there is just a stone basement with a dirt floor and low ceiling, accessed through a hatch, making it unusable for storage. Because this is so early in the process, he has spent no time on the garage design. The stairway to get up to the storage will be located where that shed is currently but the plan will require more work.

Mr. Jewell – He had the same concern as Mr. Alexander. The view looking west to east looks awkward with that height of the proposed garage at almost 18 feet.

Mr. Alexander – He inquired about windows on the Carriage House, if there was an upper level, and if that upper level could be used for storage.

The owner – Confirmed there was usable space on the second floor.

Ms. Cooper – She asked if the Carriage House had been rented out as a one-bedroom living space.
Owner not recorded.

Mr. Jewell – He inquired about the impact for the tree on the back.

Mr. Taylor – That tree would be removed to make room for the addition.

Mr. Cotter – The height of the back building could look overwhelming and was concerned about how the buildings would be connected from a historic perspective.

Board Discussion

The Chair – He began the discussion with the questions from the Planning Report but in a different order.

(Q4) He asked if anyone on the Board had an issue with the removal of the rear porch.
Everyone was comfortable with that part of the proposal.

(Q2) He asked the Board how they felt about additional square footage for the footprint of the main house, regardless of the massing.

Mr. Cotter – The Board has spent a lot of time considering massing in the Historic District, keeping it into a reasonable area. His first reaction to the proposal was to not allow it to be over what is stated in the Code but there is the plus or minus factor of 20% that could be considered. The first number of 2,373 square feet is too large as we try to scale some of the projects down in size.

Ms. Damaser – Agreed with that statement. It would be a variance to the Code we do not allow for others. She wanted to see the proposed additions smaller.

Mr. Taylor – One of the reasons the applicant is over the requirement is there is a proposed one-car garage rather than two, which is a large sacrifice. A couple of the rooms in the house are pristinely historic, especially the front room they are proposing to use as the dining room but it is too large for a dining room, even with the appearance of a large dining table included in the drawing. It has all exposed logs, the original brick fireplace, foyer, and floors like the rest of the house. The applicant would like to avoid changing those rooms or the second floor; it is mostly historic. That takes a significant amount of space out of the calculations to add onto the house. They are trying to get as much as they can into the existing house and only add what they need to that includes a very tiny mud room, a master bedroom that is not very large, and the bathroom would be wedged in there. The only living space on the first floor is the family room. This gives the owners the basics for a habitable, single-family home using the least amount of space possible, given the existing space cannot be decreased without destroying the historical character.

Ms. Cooper - She was concerned about exceeding the Code's limits. She noted the linear space on the floor plan for the garage and the family room. She asked to consider reducing the size there in order to meet the Code, which meant reducing the size about 200 square feet.

Mr. Jewell – He did not feel comfortable going outside the Board's ability to accept a Waiver for that increased square footage.

Mr. Alexander – He was worried the size of this proposal and the size of the adjacent house. The cost to remodel these houses is substantial. A little more latitude, but not where it is now, is warranted. He would be fine with the 20% increase to make these structures work. The cost of the construction needs to be distributed over more square footage as the reality for the cost to do these projects. He was not certain yet about an increase beyond that if a Variance is needed additionally through the Board of Zoning Appeals. Some latitude on the 1,800 maximum square footage is important.

Ms. Damaser – She asked if the neighboring house was beyond the 1800 limit for square footage size.

Ms. Holt – She did not have that information. The house directly to the south is for sale.

Mr. Alexander – He had referenced the neighboring house as it had been reviewed by the ARB and they had to make their way to make the requests for additional square footage work, also.

Mr. Taylor – He had presented a hand-sketch at this very early stage and square footages are not highly accurate - just close. Typically, when they throw this site plan on a computer, the square footage will come down somewhat but not 200 square feet and not by 20%. If the square footage of the existing footprint was in the calculation, and only what is above that was added, the actual square footage would be less because they are taking the porch off and adding space back on for the addition.

Mr. Alexander – The size of the porch being taken away is exterior space.

Mr. Taylor – There is not as much space being added at first glance. He agreed, these projects are expensive and his clients in Historic Dublin want to come here (from New Albany), live in this area as the City has done a great job at making this area attractive to be in. There are certain components needed in a single-family home to make it liveable these days. For these clients and others that are his same age, a first floor master bedroom and bathroom is essential. He said this has been the same situation for his other three clients; they match his advanced age and want to live on the first floor of their house. He reiterated he thought the spirit was still being met by not having one massive house and have it broken up, visually.

The Chair – All the Board members agree the square footage needs to be reduced in the proposal.

(Q3) The Chair – He asked the applicant if an addition could be considered for the new garage and noted it would be a longer walk. This is not the Bergwell lot and there are limitations to it. He asked the members if they would allow a second accessory structure on the property.

Mr. Jewell – He questioned the pergola off the back of the Carriage House that appeared to be pretty good size, covering quite a bit of space. He read that was due to be removed as part of the construction. Maybe

an addition could be hitchhiked to that. He agreed, everything needs to be on the first floor to get around as we age.

Mr. Taylor – If the proposed one-car garage is detached from the house and square footage is added to the Carriage House, the number of square footage is just being moved from one side of the site to the other to meet a math table.

Mr. Alexander – There is a big difference, spatially. It would spatially match a pattern expected in the Historic District. Whether that garage is detached further back than a few feet or the garage is detached as a second structure, there are buildings in the Historic District that have a privy and then a storage structure behind so there can be multiple structures behind a main house. Or whether it is attached to the Carriage House. A lot of these houses have a space behind the house and then accessory structures in the back on the alley. It would be a little bit more than a numbers game. We would get the spatial character you would expect in the Historic District while helping the massing because many of us are asking about that garage and the addition. Right now the applicant's drawing is rough but it may help with the massing, too.

Mr. Taylor – If he were to rank by preference, first would be the garage attached as presented, second would be the garage detached from the house at some distance and a distant third choice would be to attach the garage to the Carriage House.

Ms. Cooper – The new single-car garage as proposed appears 24 feet by 11 feet, which would be very long.

Mr. Taylor – The stair takes up some space at the front and there is room for a lawn mower, lawn tools, and trash cans, etc. Standard size is 24 feet deep for a full-size car and the client is planning on a medium-size car and room for some 'stuff' as mentioned.

Mr. Cotter - Moving the garage west is one way to break up the massing with the two out-buildings. How the gable fits into the back helps with the mass. The Board has reviewed projects lately where the buildings are solid and then the applicant finds ways to break up the profile to appear more historic.

Mr. Alexander – He agreed that recent applicants have taken into account the feedback and have been approved.

Mr. Taylor – He requested some feedback to know how to proceed with the next iteration. He asked what was more important: the square footage number; the massing; or if the answer was 'yes' to both.

Mr. Cotter – The answer is yes. The Code is for consistency but we all understand there has to be a way to pay for the space so the project is viable and meets the needs of the client but for a Historic District, feedback from the community has been that the project cannot be too large so it still fits in with the historic character of the community.

(Q1) The Chair – He asked the Board members for any further feedback on the massing and the shape. A few members have commented on the massing of the proposed garage.

Mr. Alexander – The applicant did a nice job at keeping the project low and subordinate to the primary structure.

Mr. Taylor – The project still needs work.

Mr. Jewell – The Board has a little leeway to help but it is too far outside of the Code at this point.

Ms. Cooper – Historically, she asked how many of these properties have been permitted adding more than one outbuilding.

The Chair – The Board has not approved adding more than one accessory building since he has been on the Board; this would be a new precedent. There have been properties with multiple accessory structures that the Board has allowed to be removed such as non-historic block garages. If the house next door were to be developed, the accessory structure on that property would probably have to be relocated and that

would not be the first time. Mr. Taylor is being sensitive to the argument of a long building and trying to break it up. The clients want an attached garage but we have a community that is telling us these houses are getting too large on these smaller lots. This is probably one of the smaller lots in the community Mr. Taylor has worked on.

Ms. Cooper – She suggested leaving the garage attached but reducing the size so the overall mass of the structure is less and to add storage to the Carriage House or a separate outbuilding for storage.

Mr. Taylor – He was now considering other options. There is a chance this could be approved if they do some more work with the project. First, to tighten up the square footage of the main house as much as possible. He may return with a couple of different options.

Ms. Cooper – She was sympathetic to wanting to keep the proposed garage attached to the house as that would be her preference for herself, personally. Adversely, it would be an opportunity to make the whole mass smaller.

Mr. Taylor – He has lived with both attached and detached garages and prefers the attached.

The Chair – He asked if enough feedback had been provided to which Mr. Taylor responded there had. The Chair summarized the Board's comments:

- Decrease the overall massing of the structure by shortening the length and bringing down the height of the garage.
- There is some support on the Board for going beyond the 1,800-square-foot limit for the main structure/house.
- A new garage is okay if there can be some breaks and keeping it attached if possible but not cluttering the small lot with too many buildings.
- The Board is fine with the removal of the back porch.
- Zoning questions need to be researched.

The property owner asked to address the Board and had to be sworn in, first.

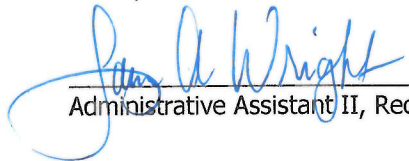
Phillip S. Renaud, 7534 King George Drive, New Albany, Ohio, owner of the property along with his wife, Julie. He thanked the Board for allowing them to be considered to bring this historic property back to the state it needs to be; it is a beautiful property. They want to move back to Dublin from New Albany as they love the property and the area. It is a small home and in order to reside there, they need a footprint that allows them not to have to run upstairs for a master bedroom. The proposed bedroom on the first floor is not huge. It is really important to the homeowners that the home meets the historical standards. He grew up just outside Newport, Rhode Island where there were homes that were built in the early 1700's. If they start messing with the Carriage House, the integrity and visual look of the property could be ruined or lost from its historic nature. The goal is that the property meets the historic standards and looks its very best for the citizens of Dublin. The homeowner wants to take pride in what they are accomplish. He thanked the Board for their guidance and direction. The finished product will be something everyone can be proud of.

Communications

- Ms. Holt introduced new Staff members. Jane Peuser as the new Planning Assistant and Chris Will as a Planner II, who has been with the City for just over one year.
- The Board Members followed up with a few general clarifying questions and discussed possible changes in the process for handling cases that could be eligible for a Consent Agenda.

The Chair adjourned the meeting at 8:10 p.m.


Chair, Architectural Review Board


Administrative Assistant II, Recorder