



To: Members of Dublin Architectural Review Board
From: Steve Langworthy, Director of Planning
Date: October 18, 2013
Initiated By: Dan Phillabaum, AICP, RLA, Senior Planner
Re: 12-063ARB Request for Six-Month Board Order Time Extension

Background

The Architectural Review Board approved with conditions a Board Order request by the applicant, Gerry Bird, to permit the demolition of six single family residences on North Riverview Street on November 15, 2012. This proposed demolition is intended to facilitate the redevelopment of the site as a mixed use development consisting of residential, restaurant, and office uses, consistent with the objectives and principles outlined in the City of Dublin Community Plan and the Bridge Street District Vision Report.

Procedure

§153.173(E)(3)(d) Period of Validity

- 1. A Board Order shall be valid for one year from the date of final approval by the Board. The Board Order shall become null and void unless the construction or other action authorized by the decision has been started within one year after the final approval is granted and is being carried forward to completion or occupancy of land, site, or buildings.*
- 2. The ARB may approve one six-month extension of the final approval upon written application prior to the expiration date of the approval. The extension may be granted provided the Board finds that the reasons for the extension were beyond the immediate control of the applicant.*

This request is not a reconsideration of the approved Board Order or the conditions for demolition that must be met in order for the ARB to approve a request for demolition, but whether the six-month time extension to the approved Board Order is warranted based on factors beyond the control of the applicant.

Bases for Request

The applicant has provided written documentation (see attached letter) supporting the request for the time extension. The applicant has provided reasons that have contributed to the need for the time extension that he feels were beyond his immediate control.

- In period since the ARB approval of the request for demolition, the City has requested that the applicant participate in a broader planning and urban design study for the Scioto River Corridor area of the Bridge Street District, which encompasses these sites.

- As the City refined the street design and right-of-way needs for the Bridge Street District, the City requested that the applicant revise the redevelopment concept to accommodate these infrastructure needs.
- Due to conflicting survey information discovered by the City in the area of these sites, the applicant was requested to delay the submission of an application for Basic Plan review until this survey information could be validated.

Recommendation

Planning recommends approval of the request for one six-month time extension to the Board Order for Demolition approved on November 15, 2012, to be effective from November 15, 2013 under the provisions of §153.173(E)(3)(d).