



**Land Use and Long  
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## **ADMINISTRATIVE REVIEW TEAM**

### **MEETING MINUTES**

**AUGUST 30, 2012**

#### **Attendees:**

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Alec O'Connell, Assistant Fire Chief; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Manager; Jeff Tyler, Director of Building Standards and Ebony Mills, Office Assistant II.

#### **Cases**

##### **12-056 MPR Huntington Bank – Rooftop Screen – 4300 Tuller Road**

Rachel Ray said this is a request to install a roof-mounted screen around a rooftop mechanical unit for an existing data center located at 4300 Tuller Road in the BSC Office Residential District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.065(E).

Ms. Ray said all roof-mounted mechanical equipment, including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment, are required to be fully screened from view at ground level on all sides of the building and from adjacent buildings of similar height. She said parapet or screening structures are required to be fully opaque year-round, and are required to be at least as tall as the mechanical unit being screened. She said the applicant is proposing to install a louvered screen around all four sides of a 9-foot tall rooftop mechanical unit (RTU) that was recently installed at the site. She said the proposed louvered screen wall will be 9 feet, 6 inches tall to completely screen the RTU from view, and will be raised above the roof deck to allow air flow to the unit.

Mr. Langworthy asked if the applicant had anything to add to Ms. Ray's overview of the proposal.

John Henry, Builtmore Contracting, representing Huntington National Bank, stated that there would be a raised catwalk inside of the roof screen to allow service access to the unit.

Ms. Ray confirmed that a building permit will be required.

Ray Harpham said a permit will be necessary to ensure the current structure can support the weight of the equipment. He said that documentation from an engineer will be necessary to ensure the structure can support the equipment and the screening.

Mr. Henry said he can provide that information.

Mr. Langworthy confirmed that the Administrative Review Team members had no further comments or questions regarding this proposal, and stated that this Minor Project Review application had been approved as submitted.

## **Administrative**

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications.

Mr. Langworthy said that the Administrative Review Team would review the Architectural Review Board's criteria for reviewing demolition proposals at the next meeting.

Mr. Langworthy reported that the Architectural Review Board met on Wednesday evening and reviewed three cases that had been forwarded from the Administrative Review Team. He said the Frank Residence and Vesha Law Office were both approved, and the Rudy Residence was tabled at the request of the applicant.

Mr. Langworthy asked if there were any changes to the August 23, 2012 meeting minutes. (No changes requested.) Mr. Langworthy accepted the minutes into record as presented.

Mr. Langworthy stated that next week's meeting will be held at the Justice Center. He confirmed there were no further items of discussion and adjourned the meeting.