



**Land Use and Long  
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**OCTOBER 25, 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; Jeff Tyler, Director of Building Standards; Dan Phillabaum, Senior Planner; Jeannie Martin, Landscape Architect; Fred Hahn, Director of Parks and Open Space; Steve Farmer, Police Lieutenant; Jonathan Lee, Planning Assistant; and Ebony Mills, Office Assistant II.

Steve Langworthy called the meeting to order. He introduced the first case on the scheduled agenda.

**Determinations**

**1. 12-074CU – Tesla Motors Inc. – Vehicle Service Facility – 4140 Tuller Road**

Rachel Ray said this is a request to operate a two-car electric vehicle service and repair facility within an existing flex office space on the north side of Tuller Road west of the intersection with Village Parkway. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission of a Conditional Use under the provisions of Zoning Code Section 153.236, and a request for Minor Project Review in accordance with Zoning Code Section 153.066(G). She said the applicant will utilize the existing ramp and loading doors at the rear of the building. She said this application requires Conditional Use approval from the Planning and Zoning Commission, which requires an Administrative Review Team recommendation since the site is within the Bridge Street District.

Ms. Ray said a sign was also proposed with this application, the sign will contain white vinyl lettering which is similar to the other tenants in the building. She said the sign is a Minor Project Review application and will require approval by the Administrative Review Team.

Steve Langworthy said the sign is under the allowed square footage and is very modern.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He explained the Administrative Review Team would make a recommendation of approval as submitted to the Planning and Zoning Commission of this Conditional Use application and that this proposal would be reviewed by the Planning and Zoning Commission on November 1, 2012. He said the Minor Project Review application for the sign will be approved as submitted.

**2. 12-078MPR – BSC Commercial District – Shoppes at River Ridge – The Pint Room – Site & Architectural Modifications – 4415 West Dublin-Granville Road**

Rachel Ray said this is a request to replace an existing window for a service door and reconfigure an existing patio area for a new eating and drinking facility in the Shoppes at River Ridge shopping center. She said this is a request for Minor Project Review in accordance with Zoning Code Section 153.066(G).

Ms. Ray said the applicant plans to remove the two existing patio fences for the Bruegger's Bagels outdoor dining area and the outdoor dining area for the previous restaurant that occupied the tenant space. She said that the new patio area will be approximately 500 square feet. She said the Bridge Street Code has use specific standards stating that the patio furniture must be consistent with the standards for outdoor dining furniture and not contain any logos or advertising. She presented photos of the existing building and pointed to the service area on the west side elevation. She noted that the applicant is proposing to replace one of the existing windows with a new service door, and the plans confirm that the trim around the new entry will match the existing window trim. Ms Ray stated that approval is recommended with the following two conditions:

- 1) That the applicant repair the sidewalk where the existing fencing is removed, and obtain Administrative Review Team approval prior to installing any new patio fencing for adjacent tenants; and
- 2) That the applicant submit outdoor dining furniture specifications, subject to Planning approval.

Ms. Ray asked the applicant and ART members if they had any questions or concerns regarding the recommended conditions.

Dan Phillabaum inquired if the windows in the kitchen will be tinted.

Keith Moreland, The Pint Room, said the intent is to add film to the windows identical to what is currently in the sprinkler room. Steve Langworthy suggested adding a condition requiring the use of the same film.

Mr. Langworthy confirmed that Mr. Moreland agreed to the three conditions. He confirmed that the Administrative Review Team members had no further comments on this application and stated that this request for Minor Project Review had been approved with three conditions:

- 1) That the applicant repair the sidewalk where the existing fencing is removed, and obtain Administrative Review Team approval prior to installing any new patio fencing for adjacent tenants;
- 2) That the applicant submit outdoor dining furniture specifications, subject to Planning approval; and
- 3) That the service door use black window tinting film to match the existing windows.

**Introductions**

**3. 12-077ARB-MPR – BSC Historic Core District – Temptations Yarn – Site & Architectural Modifications – 35 South High Street**

Jeannie Martin said this is a request for architectural modifications to an Existing Structure including a 450-square-foot addition to a retail establishment at the northwest corner of the intersection of High

Street and Spring Hill in the BSC Historic Core District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin described the proposed building addition and its location on the site. She added that this application also includes three building-mounted signs, in addition to Waivers to the building material, roof type, side yard setback, and transparency requirements of the Code. She noted that the Architectural Review Board has the authority to review these Code requirements and make a determination on a case-by-case basis whether these requirements are appropriate to individual applications. She said that the proposed setback Waiver is to permit a fence along the north side property line to prevent pedestrians from cutting through the property.

Steve Langworthy inquired if the proposed fence would result in the sidewalk from the adjacent restaurant's rear entrance being fenced on both sides. Ms. Martin said the proposed fence will be a three foot picket fence with a gate permitting access to the adjacent parcel, whereas the "fencing" on the north side of the sidewalk is actually a service structure screen.

Barb Cox said the plans do not show that the sidewalk is to be removed. She said removal of the sidewalk may result in a loss of pedestrian connectivity from the rear of the building to the High Street sidewalk if the walkway is removed.

Heidi Bolyard, representing the applicant, said the fence is intended to discourage pedestrians from cutting through the adjacent property, and the brick walkway will be removed.

Jeff Tyler noted that egress requirements will need to be met, which may have some impact on the walkway locations.

Ms. Bolyard said the new sidewalk will lead to the parking lot.

Mr. Langworthy asked why a Waiver is necessary for the proposed flat roof.

Dan Phillabaum said there is no historic precedent for flat roofs in the Historic District, since most of the historic structures have pitched roofs.

Ms. Bolyard said the purpose of the flat roof is to avoid covering windows on the main structure with a roof pitch.

Mr. Phillabaum said that the roof type requirements were generally for new structures and significant additions, whereas the proposed addition is more of a minor addition and secondary architectural element, which the Architectural Review Board may find appropriate for a flat roof.

Mr. Langworthy confirmed with Ms. Martin that the proposed use of stucco is consistent with the Existing Structure.

Ms. Martin said the Waiver request for transparency is due to the proximity of the proposed addition to the existing Dublin Village Tavern next door. She explained that no windows are proposed on the north side elevation because of a Building Code limitation.

Mr. Tyler said the walls would need to be fire rated. He inquired how the addition will be used.

Ms. Bolyard said the proposed addition is intended to be used as a meeting room, mainly for group knitting and some display area.

Mr. Tyler asked what the occupancy load will be. Ms. Bolyard said she will confirm the proposed occupancy.

Ms. Cox inquired about the proposed site drainage. She said draining the downspouts into the flower beds may be acceptable. She said there is no drainage on the sidewalk in the low lying area, and filling the area with concrete may create more of a low spot. She said there are no storm drains in the area, so the downspouts will need a place to outlet. She suggested disconnecting the downspouts into splash blocks in the landscape beds.

Mr. Langworthy asked how that should be documented. Ms. Cox said that the building permit plans should be noted accordingly.

Ms. Cox inquired about where the air conditioner will be relocated and the removal of the cellar doors.

Ms. Bolyard said doors will be built into the floor, currently the cellar doors provide the only access to the basement for the entire building.

Ray Harpham inquired about the asphalt shingles noted on the plans.

Ms. Bolyard said there will be a few shingles placed where the roof slopes to tie in the new roof with the existing roof.

Mr. Tyler asked how the shingles will be visible.

Ms. Bolyard said they will not be very visible.

Mr. Harpham encouraged using an ice dam rather than asphalt shingles over a rubber roof.

Mr. Harpham asked about the relationship of the new floor to the existing surface. Ms. Bolyard said it will have a step down.

Mr. Harpham said the entrance will need to be handicap accessible; one-foot of step-down is equal to twelve-feet of ramp. He said there may be an occupancy issue for the meeting area; he said that based on the building code occupancy calculations, the space will hold eighty people, which will create an issue with the number of exits provided.

Mr. Harpham said if the occupancy is fifty or more there must be a second door which is handicap accessible. Mr. Tyler suggesting making the new entrance handicap accessible.

Ms. Martin said two additional parking spaces will be required due to the addition, and there are two on-street parking spaces directly in front of the building that may be counted toward the required parking.

Ms. Cox asked if an additional handicap space will be required. Mr. Tyler said one space is sufficient.

Ms. Martin confirmed that there were no further questions or comments on this application, and she asked the Administrative Review Team (ART) members to send any comments or recommendations to be incorporated into the ART report next week.

Rachel Ray said the ART recommendation date for this case is November 1 and Architectural Review Board determination is scheduled for November 15.

**4. 12-079ARB-MPR – BSC Historic Core District – ReMax – Signs – 106 South High Street**

Jonathan Lee said this is a request to install a 4-square-foot projecting sign and a 3.7-square-foot window sign for an office located at the southeast corner of the intersection of South High Street and Pinney Hill Lane in the BSC Historic Core District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

He said the new sign will be placed on the existing post and brackets which has a 5-foot, 1-inch clearance to the bottom of the proposed sign. He said the post height was previously approved by the Architectural Review Board because there are shrubs directly below the sign.

Jeff Tyler asked if it makes a difference that the projecting sign is a different color than the window sign.

Rachel Ray said the color is intended to coordinate with the building's green shutters.

Rachel Ray asked Administrative Review Team (ART) members to send any comments or recommendations to be incorporated into the ART report to Jonathan Lee. She said the ART recommendation date for this case is November 1 and Architectural Review Board determination is scheduled for November 15.

**Case Review**

**5. 12-063ARB-BPR – BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment – Demolition and Basic Plan Review – 40 Blacksmith Lane – 53 North Riverview Street**

Dan Phillabaum explained that the Administrative Review Team requested additional information about the demolition request at a previous ART meeting, which the applicant has provided. He said an analysis of the materials will be available next week. He said the applicant is proposing to move forward with this application to the November Architectural Review Board meeting, with a recommendation from the ART requested at next week's meeting. He asked the applicant to provide an overview of the new application materials.

Gerry Bird, Bird Houk Collaborative, applicant, said he has hired the ASC Group, Inc., architectural consultants to evaluate the six buildings. He said the report states that the houses contain no features of architectural and historic significance to the character of the area in which they are located. He said additional findings are as follows:

- 1) The houses were not identified as significant in the following survey of Washington Township that lead to the NRHP listing for the Historic Resources of Washington Township in 1970; and
- 2) The six houses are not a critical mass of buildings that form a distinct entity at this location separate from the neighboring buildings to the north and west; they do not form a NRHP-eligible historic district in their own right; and
- 3) The six houses are not part of a larger neighborhood of comparable buildings, being isolated by terrain to the east, commercial land use to the north and west with generally non-historic buildings, and the raised grade of Bridge Street to the south; they are not part of a larger NRHP-eligible historic district encompassing the surrounding area; and
- 4) None of the six houses has sufficient architectural significance to be individually eligible for the NRHP, three of the six lack integrity under the NRHP standards, and

- 5) None of the six houses displays the use of brick or stone construction or pre-1860 design features.

Mr. Bird said previously the ART asked for a report of expenses for the upkeep of this property. He said two employees spent approximately 25% of their time maintaining these properties totaling \$20,000 which adds to the \$54,000 expenses to this property a year. He said depreciation on these properties is \$58,000 every year. He said the properties currently provide a negative cash flow and no return on equity prior to any tax considerations.

Mr. Bird said he also had the property appraised. He said renting the property requires a gross rent of \$2.88 per square foot per month, which is well above market rates of \$1.25 and \$1.50 per square foot. He said the gross monthly rent payment per dwelling would range between \$5,000 and \$1,800 or between \$22,000 +/- and \$60,000 per year. He said although the units stand alone they do not have the amenities other rentals have such as pool, clubhouse or work out facilities.

Mr. Bird said a renovation would cost \$310,000 per unit or about \$250 per square foot; to profit the net sale price must be \$370,000 or \$300 per square foot. He said the current market in Dublin is \$260,000 and \$325,000 for a dwelling 2,000 and 3,000 square feet, which is \$120 and \$140 per square foot. He said the dwellings could not compete with more traditional housing in the Dublin market.

Mr. Bird said if the properties were renovated and rented the costs would prohibit the homes from competing with the local housing stock. He said in order to profit from the properties he must ask twice the market pricing.

Mr. Phillabaum asked if there were any further questions for Mr. Bird.

Barb Cox asked if the determination only applies to the demolition. Mr. Phillabaum said yes.

Mr. Phillabaum asked the Administrative Review Team (ART) members to send any comments or recommendations to be incorporated into the ART report. Rachel Ray said the ART recommendation date for this case is November 1 and Architectural Review Board determination is scheduled for November 15.

### **Administrative**

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the October 18, 2012 meeting minutes. (No changes requested.) Mr. Langworthy accepted the minutes into record as presented.

Steve Langworthy confirmed there were no further items of discussion and adjourned the meeting.