



City of Dublin
Land Use and Long Range Planning
 5800 Shier Rings Road
 Dublin, Ohio 43016-1236
 phone 614.410.4600
 fax 614.410.4747
www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM
RECORD OF DETERMINATION

NOVEMBER 1, 2012

The Administrative Review Team made the following determination at this meeting:

2. BSC Historic Core District – ReMax – Signs
12-079ARB-MPR

106 South High Street
Minor Project Review

Proposal: 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.

Request: 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.

Applicant: James ODIG, LLC, property owner; represented by Kurt Novak, ReMax

Planning Contact: Jeannie Martin, ASLA, Landscape Architect and Jonathan Lee, Planning Assistant

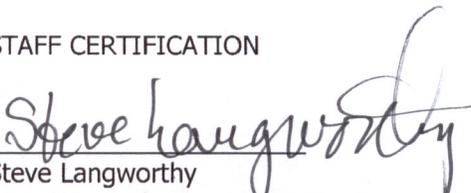
Contact Information: (614) 410-4650; jmartin@dublin.oh.us or (614) 410-4635; jlee@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this Minor Project Review application as submitted, with one Administrative Departure:

- 1) That the projecting sign be permitted to be located 11 feet north of the front entrance where the existing sign bracket is installed, instead of within 6 feet as required by Zoning Code Section 153.065(H)(7).

RESULT: This application was forwarded to the Architectural Review Board as submitted.

STAFF CERTIFICATION


 Steve Langworthy
 Director of Land Use and Long Range Planning
 Administrative Review Team Chair



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RECORD OF DETERMINATION

NOVEMBER 1, 2012

The Administrative Review Team made the following determination at this meeting:

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

Proposal: 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.

Request: 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*.

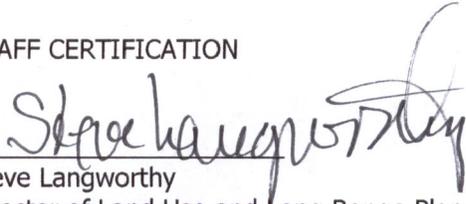
Applicant: James Thomas Bassett, property owner, represented by Heidi Bolyard
 Planning Contact: Jeannie Martin, ASLA, Landscape Architect
 Contact Information: (614) 410-4650; jmartin@dublin.oh.us

DETERMINATION: To recommend approval to the Architectural Review Board of this application for Minor Project Review as submitted, with the following four Administrative Departures:

- 1) Roof Type: To permit a flat roof in the Historic Core
- 2) Building Material: To permit the use of stucco as a primary building material
- 3) Transparency: To permit the non-street ground story transparency along the north building elevation to be 10%, the street façade upper story transparency along the east building elevation to be 23%, the non-street façade upper story transparency along the north and south building elevations to be 0% and 6%
- 4) Setbacks: To permit a fence to be located within the side yard setback

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


 Steve Langworthy
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RECORD OF DETERMINATION

NOVEMBER 1, 2012

The Administrative Review Team made the following determination at this meeting:

4. BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment – Demolition Request 12-063ARB 40 Blacksmith Lane – 53 North Riverview Street Board Order Request for Demolition

Proposal: This is a request for a recommendation from the Administrative Review Team to the Architectural Review Board for a request for a Board Order to permit the demolition of six single-family residential structures in Historic Dublin. The proposed demolition would facilitate the future redevelopment of the properties as a comprehensive mixed-use development.

Request: Approval of demolition under the provisions of the Dublin Zoning Code related to the Architectural Review Board, §153.173 and §153.176-177.

Applicant: Gerry N. Bird, Bird Houk Collaborative, a Division of OHM

Planning Contact: Dan Phillabaum, AICP, ASLA, Senior Planner

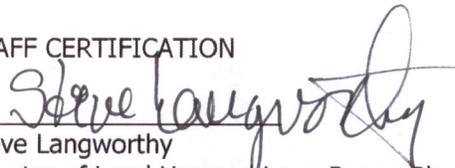
Contact Information: (614) 410-4662, dphillabaum@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of the request for Board Order for Demolition, having effectively demonstrated two of the four standards for Demolition as required by Code, with the following conditions:

- 1) That demolition will not occur until:
 - (a) City approval of a proposed design; and
 - (b) Resolution with the City of Dublin on two sites along the river, agreement for improvements to Blacksmith Lane and agreement on several land related issues, i.e. right-of-way revisions, power lines and other normal development issues; and
 - (c) Building Permits issued.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation for approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and Long Range Planning
Administrative Review Team Chair