



Dublin Library

**Indian Run
Elementary
School**

**Dublin
Community
Church**

Bri-Hi

**Jeni's Ice
Cream**

SITE

N HIGH ST

NORTH ST

DARBY ST

W BRIDGE ST

FRANKLIN ST

SELLS ALY

MILL LN

S HIGH ST

E BRIDGE ST

SPRING HILL

EBERLY HILL

WING HILL

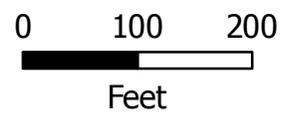
N RIVERVIEW ST

S RIVERVIEW ST



City of Dublin

13-027ARB-MPR
Minor Project Review
Tucci's Restaurant Signs
35 N. High Street





**Land Use and Long
Range Planning**
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

FEBRUARY 27, 2013

The Architectural Review Board took the following action at this meeting:

1. BSC Historic Core District – Tucci’s Restaurant – Signs **35 N. High Street**
13-011ARB-MPR **Minor Project Review**

Proposal: Installation of an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant within the Bridge Street District located on the west side of North High Street at the intersection with Wing Hill.

Request: Review and approval of a minor project application under the provisions of Zoning Code Sections 153.066(G), 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Craig Barnum, Tucci’s Restaurant; represented by Larry Lab, Morrison Sign Company

Planning Contacts: Rachel Ray, AICP, Planner II and Jennifer Rauch, AICP, Planner II

Contact Information: (614) 410-4656, rray@dublin.oh.us and (614) 410-4690, jrauch@dublin.oh.us

MOTION: Tasha Bailey made a motion, seconded by Bob Dyas, to approve the following Minor Project Review with two site plan waivers and one condition:

Recommendation of approval to the Architectural Review Board as submitted, with two site plan waivers:

- 1) The wall sign facing Darby Street be permitted to be located further from the common public entrance than the 6 feet required by Zoning Code Section 153.065(H)(7).
- 2) The ground sign along North High Street be permitted to encroach the minimum setback of 8 feet from the right-of-way required by Zoning Code Section 153.065(H)(7).

And one condition:

- 1) The applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to approval of a sign permit.

VOTE: 5 – 0.

RESULT: This Minor Project Review application was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
Tom Currie	Yes
Tasha Bailey	Yes
William Souders	Yes

STAFF CERTIFICATION

**Jennifer M. Rauch, AICP
Planner II**

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FEBRUARY 27, 2013

**1. BSC Historic Core District – Tucci's Restaurant – Signs
13-011ARB-MPR**

**35 N. High Street
Minor Project Review**

Robert Schisler swore in those intending to speak in regards to this case including the applicant, Craig Barnum, Tucci's Restaurant, (84 North High Street, Dublin, Ohio), Larry Lab, Morrison Sign Company, (2757 Scioto Parkway, Columbus, Ohio) and City representatives.

Jonathan Lee presented this minor project view application requesting approval to install one ground sign and two wall signs at the Tucci's Restaurant, located between North High Street and Darby Street. He said the site is zoned BSC, Historic Core. Mr. Lee explained the site was permitted three signs because it has frontage on both North High and Darby Streets. He said one ground sign and one wall sign is proposed along North High Street and one additional wall signs is proposed facing Darby Street. Mr. Lee said all of the proposed eight-square-foot HDU signs have the same design and shape. He said the sign colors proposed are red and dark yellow with a white sand-blasted wood grained background.

Mr. Lee said the proposed ground sign along North High Street meets all Code requirements with the approval of a waiver to permit the ground sign to encroach into the required eight-foot setback from the right-of-way. He said Planning has determined the proposal meets the waiver review criteria based on the dimensions and footprint of the patio, and the few conforming and appropriate locations for the sign available that would be visible to vehicles and pedestrians without impeding the patio activity. Mr. Lee said the proposed North High Street wall sign will replace the existing wall sign underneath the gooseneck light fixtures and meets the Code requirements.

Mr. Lee said the proposed Darby Street wall sign meets Code with the approval of a waiver to permit the wall to be located farther than the required six feet away from a public entrance. Mr. Lee said Planning has determined the waiver review criteria are met because the restaurant is permitted a sign on this frontage and the sign will ultimately serve an important wayfinding function for patrons coming from the Darby Street parking lot and using the public path on the north side of the restaurant. He said the applicant plans to illuminate this sign, but has not submitted final fixture details. He said the applicant intends for the light fixture to be minimal, and have limited extension from the façade to prevent vandalism as well as encroachment into the right-of-way. He said therefore, Planning has conditioned the applicant work with Planning to select an appropriate light fixture, prior to approval of a sign permit.

Mr. Lee said the Administrative Review Team has reviewed this application and determined it meets all applicable Minor Project Review criteria with two waivers and recommended approval to the Board with one condition regarding lighting.

Mr. Currie recalled the Board had previously approved modifications to the building. He asked if these signs would work with the approved modifications. Craig Barnum said the ground sign and wall sign located along North High Street would stay, but the wall sign located along Darby Street would probably be moved. He said he would begin the renovation when funds were available.

Robert Schisler asked if they planned to illuminate the Darby Street wall sign from the ground or the building. Larry Lab said they were considering a light fixture that would hang down from the soffit about five inches. He said it was only 87-inches off the ground so they had to find the right fixture and then they would choose black or something to match the sign.

Mr. Lab said the sign located along Darby Street would direct patrons from the Darby Street parking lot to the front building entrance through the patio.

Mr. Schisler asked how the aluminum brackets would be used to mount the wall signs.

Mr. Barnum explained the signs would be mounted to the flush-mounted on the wall. He said the sign and bracket would extend out 1.5 inches from the wall. He said the brackets were not necessary for the signs, they are aesthetic. He said the design was carried through for all three signs. Mr. Barnum said the roof and gutters are being replaced and a fresh coat of paint will used to clean up the building exterior.

Motion and Vote

Ms. Bailey moved to approve the signs and the waivers. Mr. Dyas seconded the motion. The vote was as follows; Mr. Souders, yes; Mr. Currie, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Ms. Bailey, yes. (Approved 5 – 0.)



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 21, 2013

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

**1. Historic Core District – Tucci's Restaurant – Signs
13-011MPR – BSC**

35 North High Street

Proposal: Install an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant located on the west side of North High Street at the intersection with Wing Hill.

Request: This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Applicant: Craig Barnum, Tucci's Restaurant; represented by Larry Lab, Morrison Sign Company

Planning Contact: Jonathan Lee, Planning Assistant and Jennifer Rauch, AICP, Planner II

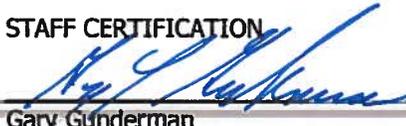
Contact Information: (614) 410-4600; jlee@dublin.oh.us or jrauch@dublin.oh.us

DETERMINATION: To recommend approval to the Architectural Review Board of this application for Minor Project Review with one condition:

1. That the applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to review by the Architectural Review Board.

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

STAFF CERTIFICATION



Gary Gunderman
Planning Manager



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 21, 2013

Attendees

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Jeremiah Gracia, Economic Development Administrator; Fred Hahn, Director of Parks & Open Space; Jonathan Lee, Planning Assistant and Ebony Mills, Office Assistant II.

Gary Gunderman called the meeting to order.

Determination

1. 13-011ARB-MPR – BSC Historic Core District – Tucci's Restaurant – Signs – 35 North High Street

Jonathan Lee said this is a request to install an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant located on the west side of North High Street at the intersection with Wing Hill. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Mr. Lee said the proposed signs are consistent with the Zoning Code requirements for signs in regard to size, height, and design with the approval of waivers for the locations of the proposed ground sign facing High Street and wall sign facing Darby Street. He said the applicant is proposing to install a wall sign along Darby Street, however, Code requires that a sign is placed within six feet of a common public entrance. He said because patrons often approach the site from the west and use the public path on the north side of the site to enter the building, the sign location is appropriate due to its wayfinding function. Mr. Lee said the applicant is proposing to install the ground sign along High Street behind the fencing surrounding the patio, making the sign visible to pedestrians and vehicles traveling along High Street.

Mr. Lee said approval is recommended with the following condition:

1. That the applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to review by the Architectural Review Board.

The Administrative Review Team recommends that the Architectural Review Board consider **approval** of the following Site Plan Waivers:

1. Eight-square-foot wall sign facing Darby Street permitted to be located more than 6 ft. from a common public entrance; and
2. Eight-square-foot ground sign along North High Street be permitted to encroach the required 8 ft. setback from the right-of-way.

Larry Lab, Morrison Sign Company, representing the applicant, said down lighting may be an option for the Darby Street sign lighting.

Craig Barnum, Tucci's Restaurant, applicant, said he needs to know how far out the lights are permitted to extend.

Rachel Ray said it would depend on the location of the right-of-way, since the light fixtures would not be permitted to encroach.

Jeff Tyler suggested having someone review the lights from an electrical standpoint. He inquired if the soffit is vented. Mr. Barnum said yes, but he is unsure if lighting can be placed underneath because of its narrow depth.

Ms. Ray stated that the fixture type will need to be submitted prior to the Architectural Review Board (ARB) meeting.

Mr. Lee stated that Civil Engineer Aaron Stanford had mentioned that Mr. Barnum had a survey completed for the property recently. He asked Mr. Barnum if he could provide the survey to give Planning a better understanding of where the right-of-way is located to determine encroachment.

Mr. Barnum said he will provide the survey completed by Design Collective to Mr. Lee prior to the ARB meeting.

Barb Cox said the rain gutters may already be located in the right-of-way because of how close the building is to the right-of-way. She said it is possible we may need to go to City Council for right-of-way encroachment or amend the right-of-way encroachment approval we currently have for this location.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He concluded that the Administrative Review Team would make a recommendation of approval as submitted to the Architectural Review Board of this Minor Project Review application, with one condition:

1. That the applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to review by the Architectural Review Board.

The Administrative Review Team recommends that the Architectural Review Board consider **approval** of the following Site Plan Waivers:

1. Eight-square-foot wall sign facing Darby Street permitted to be located more than 6 ft. from a common public entrance; and
2. Eight-square-foot ground sign along North High Street be permitted to encroach the required 8 ft. setback from the right-of-way.

Mr. Gunderman stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Thursday, February 27, 2013.

Administrative

Mr. Gunderman asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Gunderman asked if there were any changes to the February 14, 2013 meeting minutes.

Ebony Mills stated that Mr. Harpham submitted changes prior to the meeting. Mr. Gunderman accepted the minutes into record as amended.

Gary Gunderman confirmed there were no further items of discussion and adjourned the meeting.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 14, 2013

Attendees

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Laura Ball, Landscape Architect; Ray Harpham, Commercial Plans Examiner; Aaron Stanford, Civil Engineer; Colleen Gilger, Economic Development Manager; Jonathan Lee, Planning Assistant and Ebony Mills, Office Assistant II.

Gary Gunderman called the meeting to order.

Case Introduction

1. 13-011ARB-MPR – BSC Historic Core District – Tucci’s Restaurant – Signs – 35 North High Street

Jonathan Lee said this is a request to install an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant located on the west side of North High Street at the intersection with Wing Hill. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). He said a waiver will need to be obtained for the ground sign due to the setback requirements.

Rachel Ray said she had requested that the applicant obtain a property survey to confirm the location of the sign with respect to the High Street right-of-way. She said Planning suggests a condition requiring that the applicant obtain the survey prior to sign permitting. She said the current numbers planning has for the setbacks are estimates.

Mr. Lee said per the Bridge Street Code, the applicant is permitted a maximum of three signs for this single-tenant building with frontage along two rights-of-way, High Street and Darby Street. He said the applicant would like to install one of the signs along Darby Street so that the restaurant would be identifiable from the Darby Street parking lot.

Aaron Stanford said when the restaurant owner previously discussed remodeling the restaurant and constructing the addition to the rear of the building, there was discussion of adding sidewalks to provide ADA accessibility, but it was determined that the building sits right at the Darby Street right-of-way.

Ms. Ray said that Planning had encouraged the applicant to consider a projecting sign toward the rear of the building to better direct pedestrians to the front of the building, but the applicant preferred a wall sign mounted flat to the back of the building.

Ms. Cox said the sign cannot project too far from the building because it may encroach the Darby Street right-of-way.

Ms. Ray agreed and said that Planning had suggested that the sign be installed perpendicular to the north or south sides of the building, making it visible to Darby Street but not projecting off of the rear building elevation into the right-of-way.

Mr. Gunderman confirmed that there were no further questions and stated that the determination for this case is scheduled for next Thursday, February 21.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

FEBRUARY 22, 2012

The Architectural Review Board took the following action at this meeting:

**2. Tucci's
11-055ARB**

**35 North High Street
Exterior Modifications**

Proposal: Modifications to an existing building for an approximately 600-square-foot building addition with architectural modifications to the east, west, and south elevations. The 0.23-acre site is located on the west side of North High Street at the intersection with Wing Hill.

Request: Review and approval of modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Craig Barnum, represented by; Randal Roberty, Design Collective Inc.

Planning Contacts: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Bob Dyas, to approve this application because the proposed exterior modifications meet the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with four conditions:

- 1) The walkway along the west façade of the restaurant be constructed of brick, similar to what is used for the public walkways in the Historic District;
- 2) The applicant work with the City on the connection to the existing public walkway on the north side of the site;
- 3) The applicant use Option A for building materials on the rear façade of the restaurant, with the brick veneer wrapping the northwest corners to the gabled end and board and batten siding be used on the remaining north façade to the existing brick; and
- 4) The applicant revise the plans to specify the size and manufacturer of the copper downspouts at the building permit stage.

* Marcus Brewer, Design Collective Inc., agreed to the conditions.

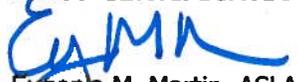
VOTE: 4 – 0.

RESULT: This application for exterior modifications was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Tasha Bailey	Absent
Bob Dyas	Yes

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

**2. Tucci's
11-055ARB**

**35 North High Street
Exterior Modifications**

Eugenia Martin presented this request for exterior modifications to an existing restaurant which was tabled at the January meeting at the applicant's request in order to address Board comments. She said modifications made to the proposal since it was last before the Board consisted of the inclusion of elevations of the north façade, updated elevations to reflect the underside of the gabled roof on both the east and west façade, two options for exterior finishes on the west façade, information on the mechanical screening, and site layout on the west side of the building.

Ms. Martin presented the front elevation and said the applicant had not proposed any changes to what was previously submitted. She reviewed the proposal again and highlighted the extension of the elevated dining area on the northeast corner of the building and gabled roof to provide covered dining in that area. She said as a result of the extension of the gabled roof, the existing accessible ramp will need to be relocated as well as the construction of new stairway to provide restaurant access. Ms. Martin said the applicant is proposing to install a retractable awning as part of the underside of the existing wood trellis.

Ms. Martin said along the rear façade, the applicant is proposing to raise the roof of the existing garage and make interior modifications to provide a private dining area. She said the applicant is proposing to add dormers on the roof to break up the expanse of the roof. She said the applicant is also proposing a 600-foot addition on the southwest corner of the building which will provide a secondary access to the private dining area as well as house the expansion of the renovated kitchen cooler and wine area.

Ms. Martin said the Board had requested additional information on the site plan for the west side. She said the applicant has upgraded the site plan to reflect, at Planning's request, a walkway extension from the existing public walkway on the north side of the building to the south side of the building in order to provide connection to the existing walkway in front of Modern Male. She said the applicant has not indicated what this material is to be, but at the last meeting, it was requested by the Board to use a brick similar to that used on the existing public sidewalks in the District.

Ms. Martin said also at the request of the Board, the applicant has provided additional information as well as two options for exterior finishes of the renovated garage and the addition. She said Option A includes a continuation of the existing brick on the front of the restaurant to clad the exterior of the garage area. She said the exterior of the addition would be clad with a board and batten material and have a stone water table. Ms. Martin said Option B is a reverse of the two types of material. She the applicant is proposing to clad the addition with brick and the exterior of the existing garage would be clad with a board and batten material. She said a water table is not being proposed in Option B, but the columns for the gabled roof and covered entrance would be clad with stone.

Ms. Martin said the Board had requested the applicant provide an elevation for the north side of the restaurant which would depict the material change as well as how the material would wrap the corner on the northwest side. She presented the elevation showing the gabled roof end and pointed out the mechanical screening shown for the rooftop mechanicals. She said the applicant indicated the screening would be three-foot three and a half-inches in height and constructed of a board and batten material. Ms. Martin said in Option A, the applicant proposes to wrap the northwest corner with the brick, extending east approximately six feet.

Ms. Martin said Planning is recommending Option A as the preferred exterior material covering for the addition and the renovated garage. She said additionally, they are requesting the applicant add a trim piece in the gable area which would match the gable treatments on the west façade where the addition is located. She said it is recommended the gable end trim would be similar in style and color to the gabled end on the addition entrance. She said that Planning is also recommending a condition that the wrapped

corner with the brick would extend only about two feet and then be capped or not extend above the trim piece extending along the infill of the gabled end of the garage. She said that would be more in line with the Residential Appearance Code and provide a finished edge, which is in line with the character of the District.

Ms. Martin said on the south elevation, the applicant does not propose any changes in regards to the addition, showing again the extended roof gabled end, the mechanical screening, and the 600 square-foot addition.

Ms. Martin said the water table proposed is to be of Coronado Stone Venetian Stucco Stone, similar to that used on the Bri Hi development. She said the addition siding proposed would be a cedar board and batten treatment stained clear. She said the shingles proposed for the renovation would be a gray architecture shingle to match what exists on the restaurant. Ms. Martin pointed out that the proposed brick, although not depicted as such in the elevations, would be the same as exists on the restaurant.

Ms. Martin said in regards to site amenities, the applicant proposes wall sconces which match the sconces located on the piers around the patio. She said on the front façade, there would be a sconce on both sides of the bar area window and one on the side of the main entrance. She said on the rear façade, there would be one sconce on the side of the entrance into the private dining area. Ms. Martin said the applicant is proposing the installation of two ceiling fans to be located underneath the elevated dining area. She said parts of the existing railing will be reused when possible and what needs to be filled in will be fabricated to match. She said the applicant is proposing copper downspouts and the manufacturer as well as the size will need to be identified at Building Permits.

Ms. Martin said that Planning has evaluated this proposal based upon all the applicable review criteria and has found the application can meet approval with five conditions:

- 1) The north elevation should be revised to reflect the recommendations of the Board by incorporating a flush mounted trim inside the gabled end on the northwest corner to match the other gables on the building;
- 2) The walkway along the west façade of the restaurant be constructed of brick, similar to what is used for the public walkways in the Historic District;
- 3) The applicant work with the City on the connection to the existing public walkway on the north side of the site;
- 4) The applicant use Option A for building materials on the rear façade of the restaurant and to the gabled end and that board and batten siding be used on the remaining north façade to the existing brick and that the brick veneer wrap the northwest corner two feet in lieu of the six feet as shown; and
- 5) The applicant revise the plans to specify the size and manufacturer of the copper downspouts at the building permit stage.

Mr. Dyas asked why Planning recommended Option A. He said it seemed if the board and batten material went around the corner, it would have a better transition point on the other side and there would not be a brick line. Ms. Martin explained Planning felt there was a little more character in Option A as far as different types of materials. She said it ends up making the addition and the renovation of the existing garage identifiable as a renovation, which is in line with the *Guidelines* recommendation that additions are recognized as periods of their own time.

Mr. Dyas asked if the brick was brought back two feet, would it be stopped at the top of the wall so the cross member piece of the trim would be above the brick. Ms. Martin said that was correct.

Mr. Dyas recalled the applicant had agreed to move the gas meter if possible. He asked if it was not shown on the elevation, did that mean it would be relocated. Marcus Brewer, Design Collective, Inc. said their engineer was working with Columbia Gas to determine the criteria and ramifications of moving the meter around to the north side.

Mr. Currie asked if the meter would be screened or shielded. Ms. Martin said in an urban environment, it is not possible to effectively screen meters all the way, but there are ways to try to blend it in, similar to what was done at Bridge and High Streets with the meters which were painted to match the siding. She said if it is unable to be moved, Planning will work with the applicant to make sure it is blended in some way.

Mr. Schisler said he preferred Option B because he liked the fact the wood would wrap the side. He said he thought Option B works better in the transition of materials around the building. Mr. Brewer explained they preferred Option A because they felt the transition of materials created a better architectural rhythm. Mr. Schisler pointed out it would be easier to deal with the gas meter in its current location with Option B than if they went to brick in Option A. Ms. Martin said it was certainly up to the Board's discretion if they preferred Option B.

Mr. Schisler said everything else the Board had requested had been addressed. Mr. Currie said his preference was what the applicant preferred, which was Option A. He asked if the dormers would be open to the inside. Mr. Brewer said yes.

Mr. Souders asked if the brick and stone proposed were real or were they thin brick and stucco stone. Mr. Brewer said the brick was real, but the stone was stucco stone. Mr. Souders asked if the brick rested on the footing. He noted that there was no brick ledge now on the building. He asked what supported the brick. Mr. Brewer said they had not discussed that yet. Mr. Souders said it all leads to where it ends after it turns the corner, how far it is sticking and all that.

Mr. Brewer said that actually was one of the other reasons they preferred Option A. He said in Option B, the brick pushes out very close to the south side lot line on that side. Ms. Martin pointed out that with the Building Permit process, if it is found to be on a lot line, they will have to adjust it back in to meet required setbacks. She said as that as far as installing the installation of the brick veneer, that it would be addressed with the Building Permit process.

Mr. Souders said if he preferred Option A, the brick would have to go across the entire north to the gable end. He said it could not just end at two feet. He said if that was not what the applicant wanted to do, then he could only support Option B because he thought it was the better solution given turning the corner as well as all the mechanicals and electrical and things there. Mr. Souders reiterated that for him to support Option A, brick would have to go across the gable end. He said Option B was the better solution all the way around for the mechanics, and not having to turn the corner. He said whether there was a stone base with the wood there as opposed to just taking the wood down to the sidewalk to protect it from shoveled snow and all that, those would be an option.

Ms. Martin pointed out the applicant had not indicated how the north side would be addressed in Option B. She said she understood this would be the existing stucco and/or still a concrete block. Mr. Souders modified what he said about Option B, that it would extend the board and batten siding all the way down to the existing brick to cover all the garage and existing building.

Ms. Martin confirmed if Option A was selected by the Board, it would be brick to end of the garage with the gable end trimmed out and finished, and if Option B was selected, it would be board and batten siding along the west façade and the north façade all the way to the existing brick on the north façade.

Mr. Souders asked the Board members if they could support one or both options, if in Option A, the brick would go to the end of the gable and stop at the end of the garage space, with the wood trim in the upper gable and board and batten siding for the balance of the space, and if in Option B, the entire thing would be wrapped in board and batten siding.

Mr. Currie said he would support either option, but preferred Option A. Mr. Dyas said he liked Option A with the brick all the way to the end of the gable as Mr. Souders suggested. Mr. Souders asked if Mr. Brewer still preferred Option A and was okay extending the brick. Mr. Brewer said they had no problem with that. Mr. Schisler said he would support Option A, modified, but he thought they would have issues, and would have to work on them.

Dan Phillabaum asked if the brick was extended to the other return treatment of the gable on the north elevation, would the Board still look for the decorative bracketing detail within that pediment, as is on some other elevations.

Mr. Souders said he did not think that extra was necessary on the north façade because the wood was signifying the importance of the entryway on the west façade. He said he would prefer to see the brick go all the way up.

Mr. Phillabaum said the recommendation of Planning was to give a better termination to the brick as it was proposed and to add a little more visual entrance to the side. He said he thought based on the direction the Board was going, it is probably unnecessary to add the extra decorative bracketing similar to the south elevation.

Mr. Souders asked if it was okay to extend the brick up into the gable which as a better solution. Mr. Brewer agreed that was the best solution.

Ms. Martin suggested Condition 1 be stricken and that Condition 4 be reworded: The applicant use Option A for building materials on the rear façade of the restaurant and the brick veneer wrap the northwest corner to the gabled end and board and batten siding should be used on the remaining north façade for the existing brick.

Motion and Vote

Robert Schisler made a motion, seconded by Bob Dyas, to approve this application because the proposed exterior modifications meet the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with four conditions:

- 1) The walkway along the west façade of the restaurant be constructed of brick, similar to what is used for the public walkways in the Historic District;
- 2) The applicant work with the City on the connection to the existing public walkway on the north side of the site;
- 3) The applicant use Option A for building materials on the rear façade of the restaurant, with the brick veneer wrapping the northwest corners to the gabled end and board and batten siding be used on the remaining north façade to the existing brick; and
- 4) The applicant revise the plans to specify the size and manufacturer of the copper downspouts at the building permit stage.

The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Dyas, yes; Mr. Schisler, yes. (Approved 4 – 0.)

Mr. Souders adjourned the meeting at 7:29 p.m.

As approved by the Architectural Review Board.



**Land Use and Long
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JANUARY 25, 2012

The Architectural Review Board took the following action at this meeting:

**1. Tucci's 11-055ARB 35 North High Street
Exterior Modifications**

Proposal: Modifications to an existing building for an approximately 600-square-foot building addition with architectural modifications to the east, west, and south elevations. The 0.23-acre site is located on the west side of North High Street at the intersection with Wing Hill.

Request: Review and approval of modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Craig Barnum, represented by; Randal Roberty, Design Collective Inc.

Planning Contacts: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Willaim Souders, to table this request for exterior modifications in order for the applicant to address Board comments on the west and north elevation, and waive the 15-Day Rule submission requirement.

VOTE: 5 - 0.

RESULT: This application was tabled.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Tasha Bailey	Yes
Bob Dyas	Yes

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

**1. Tucci's
11-055ARB**

**35 North High Street
Exterior Modifications**

Eugenia Martin presented this request of exterior modifications to an existing building on the east, west and south elevations as well as a 600 square foot addition. She described the site and showed photographs of the surrounding area. Ms. Martin said the applicant received approval from the Board of Zoning Appeals in December for a variance to not be required to provide onsite parking.

Ms. Martin said that the proposed site plan includes modifications to the entrance along the front façade of the building and modifications to the rear which includes a conversion of the existing garage storage space into a private dining area. She said the proposal includes a 600-foot addition, which will be part of the dining area as well as part of an expansion of the kitchen and a cooler area. She presented a photograph of the existing building viewed from High Street. Ms. Martin said proposed is an extension of the elevated dining area and an extended open gabled roof to provide additional cover for patrons. She said because of the extension of the elevated dining area and roof, the applicant needs to relocate the handicap ramp as well as construct a larger staircase. Ms. Martin said an existing trellis is located on the south side elevated dining area and the applicant is proposing to install a retractable awning, similar to one approved for J Lui's a couple of months ago.

Ms. Martin said on the west elevation of the building the applicant is proposing to modify the existing garage storage area by raising the roof, installing dormers, and cladding the exterior with a stone veneer. She said the proposal also includes a 600-square-foot addition which will serve as the entrance into the private dining area, as well as additional space for the kitchen extension and a wine wall.

Ms. Martin said along the south elevation, the applicant proposes to install rooftop mechanical screenings which are not currently in place. She said the screening is to be a cedar board and batten style, similar to the cladding to be installed on the addition. She said the applicant has not indicated on the plans the height of the screening material and Planning has requested it be included at the building permit stage.

Ms. Martin said the exterior of the garage is to be clad with a Coronado Stone, similar to that used at the Bri Hi Square development. She said the 600-square-foot addition will be clad with a cedar board and batten material and the roof will be a gray architectural shingle, similar to what is on the rest of the restaurant. She said the existing brick on the building will not be changed.

Ms. Martin said regarding site amenities, the applicant proposes wall sconces, two on either side of the window area on the front façade and on either side of the rear entrance. She said the sconces are similar to the style currently existing around the patio. She said two ceiling fans are to be located underneath the open gable of the covered elevated patio. Ms. Martin said the existing railing will be reused where possible and new railing to match be used to fill in around the patio and on the ramp.

Ms. Martin said Planning has reviewed the proposal and Planning recommends approval with the condition the applicant revise the plan to specify the height of the mechanical screening at the building permit stage.

Craig Barnum, CLB Restaurants, representing the applicant, Thelma Hill, said most of their guests enter the restaurant from the rear of the building, where the lighting is poor and the building looks unappetizing for a restaurant. He explained the back room will have a completely different atmosphere from the rest of the restaurant and will be able to accommodate a party of thirty. Mr. Barnum said the small kitchen will be improved and expanded. He said with the improvements in the District, his business has never been better, however there is still a struggle with the valet. Mr. Barnum said they worked with Mo Dioun regarding the shared valet stand, although having two restaurants dinner patrons dropping off their cars cause some challenges during peak times. Mr. Barnum said he was willing to do whatever was necessary to move this process forward.

Robert Schisler referred to the schematic design drawings, and pointed out the property lines were indicated as 'lot lines.' He pointed out that they were capturing an open walkway area on the west side and putting a roof over it. Ms. Martin said the applicant was not permitted to enclose that area. Mr. Barnum said they needed the area for storage, but because that was an issue, it will remain as it exists.

Mr. Schisler said he preferred to see the existing wall, even if it goes off this property. Ms. Martin said the applicant was granted a right-of-way encroachment a couple of years ago, provided the area in question stays open and not be enclosed to become usable space.

Mr. Schisler noted typically by code, that you cannot have a door swing over the property line. He suggested it could be redesigned so that the exit is on the east of the corner. Mr. Barnum pointed out that was not a customer entrance. Mr. Schisler said that might change the aesthetics because things had to be moved. Ms. Martin said that was something that could be addressed at the building permit stage.

Mr. Schisler said the proposal for the rear elevation will be an improvement. He said, however, there is a very large gas meter with a couple of bollards located where the downspout comes down. He asked where they planned to put it and whether they had room to do some of the work with it there.

Marcus Brewer, Design Collective Incorporated, said they may move the gas meter if it is not too expensive, otherwise they would hide it with landscaping.

Mr. Schisler said he liked the front and the trellis. Mr. Barnum said the idea was not to increase the outside seating, but to provide a roof covered area to protect patrons from the weather and cooler temperatures. He said he thought he would put heaters there so they could still enjoy being outside.

Mr. Schisler noted the photograph of the building as it exists did not show any large pieces of ductwork sticking up out of the roof, but the rendering showed large pieces. He said they could be seen in the back and perhaps it was just the elevation view. He asked if the kitchen was moving to the east. Mr. Barnum said the kitchen will expand to the west. Ms. Martin said it was just the perspective of the drawing. Mr. Barnum said much of that will be screened, especially from the back, and the equipment will not be seen.

Tom Currie said this was an exciting plan and a great improvement. He referred to the west elevation and asked why the stone and board and batten siding was proposed rather than continuing the brick on the front of the building. He asked about the use of the back door. Mr. Barnum said that door will not be used as an entrance, but as an emergency exit. He said they chose the stone and board and batten siding to keep in the character of the other buildings as well as Bri Hi. Mr. Brewer said they tried to balance the materials and stone and board and batten were less expensive than the brick. Mr. Currie said that was subjective and he thought brick would be more appropriate.

Mr. Souders agreed and said there is not enough separation when the two buildings are joined to add stone. He said the wood did not bother him. He said adding more materials do not make it simpler. He said in context of the business, they have brick, and the material on the rear should be brick as well.

Mr. Schisler asked to see the elevation of the north side showing how it terminates to the brick. He said he assumed the stone would stop where the gable comes down so that it looks like a building that was joined to a brick building. He said he liked the mixture of stone in the front at the bases of the column with the patio setting.

Mr. Souder asked if the stone or brick just ends when turning the corner.

Mr. Barnum asked if the preference was the stone on the back be the same brick as on the front of the building. Mr. Souders said that was the opinion of two, not the majority, regarding the issue of whether it was stone or brick. He said how you turn a corner was important to some of them. Mr. Barnum said his preference would be to have the stone on the rear.

Bob Dyas asked if the north elevation could be changed where the stucco continued near where the electric service came into the building by extending the stone a couple of feet and trimming it out. Mr. Brewer said that was probably what they would do.

Mr. Souders clarified the Board was suggesting if they are going to have stone and the garage is like a building that joins with the brick, then the gable end needs to be all stone, turning the corner. He said the same way, the wood on the south side turns at the side, the stone needs to extend out further and go down the north face. Mr. Schisler said especially, since the City improved the walkway and it is so nice, actually to have stone, brick, or siding, other than the stucco would be a great improvement to that corner, especially when coming from the parking lot and alley.

Mr. Barnum said that they planned to add landscaping to cover some of that side of the building and the utility boxes. He said once the entrance changes, they are going to do everything they can to make sure it is pleasing because that is where most of his patrons are going to walk.

Ms. Martin highlighted one of the review criteria was that when additions or alterations are done, typically it is recommended by the *Historic Dublin Design Guidelines* the material be different so it is recognized as an addition, not something that is part of the original structure. She said that was part of how the material was selected by the applicant.

Mr. Currie said that was somewhat true, and read from the *Guidelines*, *'Materials for additions should be traditional to the District, but need not match those of the original structure to which the addition is attached.* He said that was a criteria that was often debated. He said he did not know they had to necessarily have a different material on the addition.

Mr. Currie referred to the dormers on the west elevation. He asked if the ceiling height was going to be raised and would they be like skylights or just placed there with nothing behind them. Mr. Barnum said there was nothing behind the clear glass.

Mr. Souders asked if the scissors trusses opened into the private room. Mr. Currie asked if they were post and beam type trusses. Mr. Barnum clarified they were exposed. He said the architect's idea was to create sort of a Napa Valley winery feel with a high open exposed ceiling, similar to the front porch.

Mr. Souders said the drawings represented a two-hour barrier with exposed trusses above that. He asked if that was needed. Mr. Brewer said that was a separation preferred for fire separation, but it was not a firewall. Ms. Martin explained there had been many conversations with the City's Commercial Plans Examiner about it. Mr. Brewer said most of that wall will be existing masonry, so it should not be hard to accomplish. Ms. Martin said the applicant should be able to meet all applicable Building and Fire Codes with the proposed plan, and if they have any architectural modifications, it will come back to the Board for review and approval.

Mr. Souders asked if the space was within the square footage allowed for the use group even if it is not sprinkled, why you have to have a separation. Steve Langworthy explained that it was based on seating. Ms. Martin said the existing restaurant meets the Fire Code as far as seating and not have the interior sprinkled. She said with the addition, if there is no fire separation, it has to be sprinkled or have the fire barrier.

Mr. Currie asked if the vines or landscaping over the patio will be retained. Mr. Barnum said the vines located where the retractable awning was to go would remain because it was a nice look. Mr. Currie asked about plans for the existing plantings on the south side of the building. Mr. Barnum said one tree where the new entrance is will be relocated. Mr. Langworthy said there would be a discussion regarding that because they had talked about having a walkway along there instead of landscaping to allow people to have somewhere to walk without using the alley.

Mr. Currie said he was referring to the Wing Street plantings. Mr. Barnum said he did not think the plan was to touch the rose plantings near the back door. Mr. Currie asked if landscaping was proposed on the west side of the building. Ms. Martin said landscaping was proposed, but the city is requesting a walkway so that there is "safe refuge" for pedestrians as they walk along Darby Street. She said the pavers will match those that the city has.

Mr. Currie asked where their dumpster was located. Mr. Barnum said they do not have one. He explained they have a long term agreement to share one with J. Liu's which has worked out well.

Tasha Bailey said that for people walking out of Bri Hi north, towards this restaurant, one of the issues today is they have to go either around to the back or front of the building to enter and it was not accessible coming from the shopping area or green area. Mr. Barnum said there was a gate from the patio that you could walk through to get to the entrance, and that would not change.

Ms. Bailey said for locals that know where it is, it is not difficult, but it is not super visually welcoming and does not necessarily call you in because there is a large expansive wall with one open gate. She said you still have to go around to see the main opening of the restaurant. She asked if there were thoughts about bringing the patio around more, almost enticing people over from the green space at Bri Hi.

Ms. Bailey asked if currently, patrons using the valet go around the building between the restaurant and Sisters. Mr. Barnum said if they walk that way now, they have to walk to North High Street, take a right, and enter through the front of the restaurant. He said with this proposal, they would walk down the north side and cut into the sidewalk. Ms. Bailey asked what was the main route used now by the restaurant patrons. Ms. Martin said routes to Tucci's would include walking down the public walkway to the High Street public walkway and entering through the center of the patio or walk down Wing Hill and enter on the south side of the patio or walk through the dry storage area which accesses the elevated patio.

Ms. Bailey asked the envisioned future route. Mr. Barnum said if the valet remained where it is now, they could enter through Wing Street. Ms. Martin explained that the existing entrance would be maintained and indicated where the additional entrance would be near the north property line.

Ms. Bailey repeated her question about considering making the entrance more accessible since they are making modifications to the front elevation which is where you walk if you are walking the District, but if you are enjoying the green space walking through Bri Hi, it was still challenging to get to the front. She suggested coming around the side would be a little more enticing. Mr. Barnum said that they could, but there was a liquor liability consideration with gates and how large the size of the openings.

Ms. Bailey said the goal should be to get people walking the front of the building. Mr. Barnum agreed. He said hopefully the city would allow a sign saying "Entrance." Ms. Martin suggested that she could work with Mr. Barnum to see if there was a way through the landscaping to open views more while still meeting code. Mr. Barnum said he liked the existing landscaping. He said he had received comments from patrons that said the overgrown landscaping created an oasis. He said he hesitated eliminating the mature landscaping on the patio.

Ms. Bailey said she was thinking about the walkability when coming from behind Bri Hi, between Modern Male and the currently unoccupied space. She said if you do not know the area, you do not see Tucci's

until you get around to the front. Mr. Barnum said that maybe a tenant sign over there would help locate them. He said added lighting and signage in keeping with the character of the District would really be beneficial. Ms. Bailey agreed lighting would solve the problem.

Mr. Langworthy said many of the department heads periodically walk the District and they had discussed maybe looking at a design that looks more attractive, still keeping Wing Hill open. Mr. Barnum said currently, it is asphalt which is not real appealing or keeping in character of the District. Ms. Bailey said it was not so much about Tucci's property as it was about Wing Hill and how to get more people walking the whole District and stopping there.

Mr. Souders said he was fine with the shutter and the proposed colors and the continuation of the railing material. He asked if existing signs were being relocated. Ms. Martin said the existing sign on the front façade gable will be relocated lower on the gable. She said the Board approved a secondary sign on the rear elevation, and the applicant is moving forward with the approved sign.

Mr. Souders asked if a third sign would be allowed here, as was elsewhere if they had access to parking in the rear. Ms. Martin said if the new code section remains in place and is not modified, the applicant could have a third sign. She explained as the BSC code is written, they are permitted a ground or projecting sign in addition to a wall sign after the code has been approved and adopted.

Mr. Souders said he was okay with the proposed light fixtures and fans. He asked what the underside material on the front porch was. Mr. Brewer said the material for the underside of the porch had not yet been identified, but probably it would be an exterior wallboard type material. Mr. Souders suggested they look at what was approved for the underside of the porches for the Mezzo restaurant. He said he did not want cheap vinyl or tongue and groove plywood used.

Mr. Souders said he did not think stone was the right material, but he could live with it. He said how the corner is turned and how it is addressed is more important. He said he believed less is better. Mr. Souders reiterated he did not think stone was the right answer.

Mr. Souders addressed the Board, and said he was a little confused in that they spent a lot of time criticizing other buildings that went with Carpenter style and yet they all seemed to like it here. Mr. Schisler recalled previous applicants came to the Board with a building that was either a shingle or a pseudo-Gothic style, and they were trying to turn it into a Carpenter-style. He said this was a block garage behind a brick building and to him it was not trying to change. He said he preferred the material on the block garage to be brick. He said if it was a traditional historic lap siding, Victorian look or something, then he would say not to change it. He said that was not what he saw happening here.

Mr. Souders said with that explanation, he saw it as changing what it is. He said he did not have a problem with it because he liked it. He said he did not have the same opinion in that this is not a residence. He said they are changing the style of this building from a simple brick to a Carpenter style California Napa style. He said it was not part of the Historic District. Mr. Schisler said he did not see it as Napa, but he understood what Mr. Souders was saying. He said this character is not matching the front façade character. Mr. Souders said he thought it was because of the stone.

Mr. Schisler agreed, and said it was the stone and what was being done with the trestle front. He suggested the stone a wainscot that went all the way down the wall to the corner and then there was stucco or a stucco treatment above it. He said one of the things the architect needed to look at was in the roof plan, there is going to be a gable, and it is not really there now. He said there is a very short gable now and there will be a very tall gable. He said that was where the Board was saying this treatment, to just stop there was really a false front, and it would be much nicer if whatever happened across the façade went all the way down to that corner, and maybe if some of the character of the stucco remained and they intermixed either brick or stone wainscot, with wood siding on the gable.

Mr. Barnum asked if it should match the building siding where the doors are located. Mr. Schisler said he did not want to design the building. Mr. Barnum said they had to do something there because there are some windows that have been covered and it is not very pleasing. He said they would probably have to keep in character where the siding is and around the south, and probably should be wrapped around.

Mr. Schisler agreed full height stone all the way was not the right look. He said they needed to look at the character of the front and use it in the back. He said he agreed with Mr. Currie that if they are proposing heavy timber trusses are that open, the dormers could be used to open them up to create a great space.

Mr. Souders asked Ms. Bailey and Mr. Currie about the philosophy in the Historic District in terms of using this Carpenter style. Ms. Bailey said she thought the High Street part of the region has remained fairly intact with the exception of Bri Hi which is developing a look. She said the Darby Street area with the valet, Bri Hi, and now this addition is developing a very different look. She said we are going to get into very, very different looks from the back to the front, with much more Carpenter style in the back and much more original style in the front. She said it was just something to consider of what the visual experience will be for visitors to the District which will be completely different as they enter from Darby Street versus if they enter from High Street. She said it was clear a look is being developed across Darby Street.

Mr. Souders pointed out the front has a completely different look now than what was there. He said it did not bother him, but in his mind, they are setting a precedent. He said they struggle with other businesses because they try to be something they are not, even though there was not much character there visually anyway. He said he wanted everybody to be on record as understanding that they are changing something here, even though it may be better visually, it was different than what Dublin's Historic District has been.

Ms. Bailey said she agreed that it was very different. She said she did not think they are going to stop the progress of what Bri Hi started, but that they are going to have to consider how comfortable they are about modifications to the High Street view so that it matches the Darby Street view.

Mr. Souders said the Historic District entrusted the members' comments while they serve on the Board. He said regardless of their personal interests, they have a Historic District that they are obligated to preserve.

Ms. Bailey said if they were to try to preserve the High Street views of the buildings, there would be very little modification they could make to the Darby Street view of this building in her opinion. She said she saw exactly what was being said, but her bigger fear would be doing nothing to the front and doing this large change to the back, but it would look incongruent.

Mr. Schisler agreed it was not similar to the simplistic style which is a very simple brick building that may be something that was more Colonial-looking which would stay in the character better than the gables and the column. Ms. Bailey said to visually maintain the front as it is now, the Board would have to ask for significant modifications to the private seating addition proposed.

Mr. Currie said the building was not a historic structure. Ms. Martin said it was built in 1955 as a home and then converted into a business which has now evolved into a restaurant. Mr. Barnum said they opened Tucci's in January 1998. He said where the existing patio is located was a previously a parking lot.

Mr. Currie said Tucci's had its own identity now and he thought this modification crystallizes that identity and also adds the same feel to the rear if brick is used on the west elevation. He said it becomes its own

part of the Historic District. He said he could not see any way they could make it look historic. Mr. Currie said this may be changing style, but it looks like it is just giving identity to that particular place.

Mr. Souders said a consensus was needed on the brick versus stone material. He noted that two members thought brick was the better option and there were three other members voting.

Mr. Currie suggested a tabling so that they can come back with the north elevation and a redesign of the materials on the west elevation. Mr. Souders asked if Mr. Barnum would agree to a tabling. Mr. Barnum said his hope and goal was to agree there would be some changes and then move forward.

Mr. Schisler said they needed to figure out what they are going to do with the landscaping. Mr. Barnum said they discussed earlier that the four rose bushes would be left alone, but if that was the case, they would be moved to the front.

Mr. Schisler and Mr. Souders said they would like to see what the north elevation would look like.

Ms. Martin requested if the Board makes a motion to table, they include in their motion to waive the 15-day rule to assure that there is enough time for the applicant to submit information for the February meeting.

Mr. Barnum agreed to a tabling.

Ms. Bailey asked if the Board was asking the applicant to present a visual that shows the rear elevation in brick or not. Mr. Souders clarified that they were not, but that did not mean that some members might vote against it if they do not see that. Mr. Schisler said it might not hurt if they presented two options. Mr. Barnum said that was okay.

Mr. Langworthy asked if the Board wanted to see the brick before deciding or was it something that they could resolve now. Mr. Currie said he would like to see the brick. Mr. Schisler said he could see stucco as it exists, some stone, and wood treatment on the gable. He suggested they have three options, indicate which is preferred, and show how the corner is turned in all three situations.

Motion and Vote

Robert Schisler made a motion, seconded by Willaim Souders, to table this request for exterior modifications in order for the applicant to address Board comments on the west and north elevation, and waive the 15-Day Rule submission requirement.

The vote was as follows: Mr. Currie, yes; Ms. Bailey, yes; Mr. Dyas, yes; Mr. Souders, yes; and Mr. Schisler, yes. (Tabled 5 – 0.)

2. 53 North High Street 11-074ARB

53 North High Street Sign Modifications

Eugenia Martin presented this application for a sign plan for a one-story office building with frontage on North High Street, North Street, and Darby Street. She said a ground and window sign are proposed along North High Street, and a window and directory sign are proposed along Darby Street. She said the existing, 10.5-square foot multi-tenant ground sign located along North High Street is 5 feet in height and is externally illuminated with the addresses and names of two businesses. Ms. Martin said an unapproved additional sign panel for a third tenant was added below the approved sign. She said the applicant proposes to retain the existing sign posts and replace the existing 10.5-foot sign face to accommodate all three tenants. She explained code permits a 50-square-foot sign for office uses, but the *Dublin Historic Design Guidelines* specify a maximum area for ground signs at six square feet, and the sign will need to be revised to meet the *Guidelines*.



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Creating a Legacy

BOARD OF ZONING APPEALS

BOARD ORDER

DECEMBER 15, 2011

The Board of Zoning Appeals took the following action at this meeting:

1. Tucci's California Bistro – Parking Variance

11-062V

**35 N. High Street
Non-use (Area) Variance**

Proposal: A request for no on-site parking resulting from a 600-square-foot building addition eliminating two parking spaces. The site is located on the west side of North High Street at the intersection with Wing Hill.

Request: Review and approval of a non-use (area) variance to Zoning Code Section 153.212 under the provisions of Zoning Code Section 153.231.

Applicant: Thelma Hill, property owner; represented by Craig Barnum.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect.

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: Victoria Newell made a motion, seconded by Patrick Todoran, to approve the requested variance for a total of 123 parking spaces to permit no on-site parking because the request meets the required non-use (area) variance standards, with two conditions:

- 1) That the applicant continues to use the valet station associated with Bri Hi Square unless otherwise approved by Planning; and
- 2) That restaurant employees park at the Indian Run parking lot, at 76 and 86 South High Street, or other locations as approved by Planning.

* Craig Barnum, CLB Restaurants, agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This variance application was approved.

RECORDED VOTES:

Victoria Newell	Yes
Patrick Todoran	Yes
Brett Page	Yes
Kathy Ferguson	Yes
Brian Gunnoe	Yes

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

**1. Tucci's California Bistro – Parking Variance
11-062V**

**35 N. High Street
Non-use (Area) Variance**

Eugenia Martin presented this non-use (area) variance request to require no off-street parking spaces for a 4,317-square-foot restaurant with a 1,225-square-foot patio located in the Historic District. She said the request is due to a proposal for a 600-square-foot addition to the existing restaurant which would eliminate the two existing on-site parking spaces that were originally required as a condition of a previous parking variance. She described the site, the zoning, and surrounding uses.

Ms. Martin explained that the applicant was granted a variance in 1997 for the reduction of parking from 62 to 13 parking spaces, in addition to a reduction in parking space length and a reduction in the width of drive aisles. She added that another parking variance was approved in 2002 to permit the reduction of required parking spaces from 94 to 2 spaces, which rescinded the 1997 variance. She explained that disapproving this current variance application would require that the two existing parking spaces would remain. She stated that if the variance is approved, the previous variances would be rescinded and no off-street parking would be required. Ms. Martin presented photographs of the site as it exists with the restaurant and patio and the two off-street parking spaces.

Ms. Martin reiterated that the proposed addition on the rear of the building, which will require approval from the Architectural Review Board, will eliminate the two existing parking spaces. She explained that the Zoning Code requires one parking space per 50 square feet of restaurant use area, including patio area. She said the existing restaurant requires 86 parking spaces and the patio requires 25 parking spaces. She said the proposed addition will require 12 additional parking spaces, resulting in a total of 123 required parking spaces. She noted that, for a comparison, the Darby Street parking lot has 102 parking spaces and the Indian Run parking lot has 88 spaces.

Ms. Martin said that since November, the applicant has obtained parking lease agreements with businesses located at 76 South High Street and 86 South High Street. She said the parking agreements begin at 3 p.m. She pointed out that 42 parking spaces are required for the restaurant at 76 South High Street, and 17 spaces are provided on site. She said the applicant has indicated in his parking agreement there will be 24 parking spaces available.

Patrick Todoran asked if the parking secured through the parking agreement was intended to be used for valet parking. Ms. Martin said that the applicant had indicated that it was intended to be for staff parking.

Ms. Martin pointed out that 86 South High Street, which is located two parcels to the south, received a variance in 2005 to reduce the required parking from 17 spaces to 9 spaces. She said the applicant indicated that the parking agreement for this lot is for 12 spaces.

Ms. Martin explained that the review criteria for non-use (area) variances require that the first three standards be met, and Planning has determined the Special Conditions Criteria is not met. She said parking lots in Historic Dublin are typically small, which is a common condition to the area, as well as the fact that the Board has not approved variances to eliminate all required off-street parking.

Ms. Martin stated that the criterion related to action or inaction by the applicant has not been met. She said the applicant has received multiple variances through the years for reduction in parking requirements, reduced building and pavement setbacks, as well as increased lot coverage. She said the site has reached its maximum capacity, and because the applicant has obtained so many other variances for development of this site, the current variance is necessitated through the applicant's actions.

Ms. Martin said that Planning has also determined that the standard is not met regarding whether approval of this variance will materially impair the intent and the purposes of the requirement being

varied from. She said the elimination of all required parking would undermine the intent of the parking regulation and would increase pressure on both municipal parking lots.

Ms. Martin explained that with respect to the second set of review criteria, at least two of the four criteria must be met. She said Planning determined that the special privilege criterion has not been met, and granting the variance to require no off-street parking for this lot would confer a special privilege upon the applicant as well as increase the demand on the public parking lots, which is shared by multiple uses within the Historic District. She said Planning has also determined the standard has not been met for conditions which are recurrent in nature. She explained that it was recognized that this area is more of an urban environment, and the parking requirements are more appropriate for a suburban environment, but there would have to be some kind of parking provided for the business, regardless of the appropriateness of the standard. Ms. Martin reiterated that all properties in the Historic District are required to provide off-street parking.

Ms. Martin said that Planning has determined that the standard regarding whether or not approval of the variance would adversely affect the delivery of governmental services has not been met. She said the elimination of all required off-street parking would transfer undue pressure onto the function of the public parking lots. She added that Planning has determined that other methods are available to eliminate the practical difficulty, since the need for the variance could be eliminated by constructing the addition elsewhere on the site and maintaining the two parking spaces.

Ms. Martin concluded that Planning recommends disapproval of this variance request because it fails to meet the required non-use (area) variance standards, and the elimination of all required off-street parking will undermine the intent of the parking regulations.

Craig Barnum, 35 North High Street, representing the property owner, said he was excited about the building addition, because he believes that this renovation was a win-win for everyone. He said currently, the rear of the building could use improvement, and the addition will involve cleaning it up with a new roof, better signs, lighting, and a new pedestrian walkway. He said most customers enter from the rear due to the location of the valet and the municipal parking lot. He pointed out that the shared valet station organized by the City had not worked to his restaurant's advantage.

Victoria Newell asked who used the two existing on-site parking spaces. Mr. Barnum said the restaurant managers used those two spaces, and occasionally a guest. He said all the employees now park by the school, but he hoped that they would park in the 17 parking spaces off of South High Street.

Mr. Todoran asked how many parking spaces are available at the library. Mr. Barnum said there were about 158 parking spaces by the library. He said that the spaces were usable, but he did not think that the spaces were being used to their fullest potential because the signs do not say that public parking is permitted when the library is closed.

Steve Langworthy said that the City had engaged in numerous conversations with the library about the use of their lot, and they were pretty adamant that they do not want people using their lot. He said that the library had indicated that there were occasional evening activities that can fill up their parking lot. He said there were 19 spaces against the east side of the lot that have been coordinated for use by the Historic Dublin Business Association (HDBA) for their use, and the HDBA has given parking permits for the use of those spaces. Mr. Langworthy said it was true that some people use the spaces in the library parking lot, but on busy nights, the Indian Run parking lot was getting more use, but most of the time, that lot was not used very heavily.

Brian Gunnoe said he had followed some of the discussion at City Council regarding the Parking Demand Study, and the challenges associated with employees parking in the City's lots and moving their cars to

get around the time limits. He asked how parking was handled with the Mezzo restaurant at Bri Hi Square.

Mr. Langworthy said that Mezzo was considered in the Parking Demand Study. He said they looked at what would happen once all of Bri Hi was open, and they determined at peak times there would be a lack of capacity in parking. He said the City increased the number of three-hour limited parking spaces, however enforcement ends at 5 p.m. He said what has been happening and what the observations are telling them is that a number of restaurant employees are parking along the west and south sides of Darby Street, filling up to 35 parking spaces. He said they have tried with very limited success to talk to all of the restaurants in the area, including Mr. Barnum's, to encourage the owners and managers to not allow their employees to park in the Darby Street parking lot; however, they are not having much luck.

Mr. Barnum said he strongly recommended the entire parking lot be limited to three hours to limit the employees from parking there.

Mr. Langworthy said he disagreed with that, because he had seen employees arrive at 3 p.m., with two hours until 5 p.m.

Mr. Barnum recommended the parking time limit change to 8 or 9 p.m. He said it was a constant struggle with every restaurant, but once an employee realizes they are going to get towed, they will not park where they are not supposed to.

Mr. Langworthy said he was unable to get additional enforcement approved with his budget. He added that the City did not tow vehicles, they ticketed them.

Mr. Gunnoe asked about the Mezzo parking agreement.

Mr. Langworthy explained that all of Bri Hi Square was included in the agreement, and the developer participated in the construction of the Darby Street lot. He said that in exchange for their financial participation with the Darby Street lot, they were excluded from any parking requirements in the development agreement. He said they were considered to have provided parking by contributing to the construction of the 102-space Darby Street public lot.

Mr. Barnum pointed out that with 22,000 square feet of retail plus the restaurant use, they would have been required to have at least 300 to 400 parking spaces just for the Bri Hi development. He said obviously, that was not there. He said his lot does not have the required 123 parking spaces, so in some aspects, he felt like he was being held to a different standard than Bri Hi Square because he was coming in after all the development has happened around him, which does not seem equitable.

Mr. Langworthy said this did not help the actual conditions in the Historic District, but to keep Mr. Barnum updated, the proposed parking requirements in the Bridge Street Code are half the number of parking spaces for restaurants, and they have excluded patios from having to provide additional parking. He said looking at that, the existing restaurant would be required to provide 43 spaces instead of 86 spaces, and the addition would be required to provide 6 spaces instead of 12, for a total of 49 spaces as opposed to 98 parking spaces which is currently required. He pointed out that if Mr. Barnum requested a variance in another few months, his variance would be for 6, not 12 spaces.

Mr. Langworthy said another element, depending upon what the Board's action is, or what Mr. Barnum would like to do, was that if the Board was inclined to grant this variance, there were a couple of conditions that would be helpful to Planning. He said that the first would be to keep the current valet situation with the City's valet stand, so that there are not a lot of separate valet services running all over the place, and also to at least place a condition that employees park in the Indian Run lot. Mr. Langworthy said those two conditions would help staff manage parking in the Historic District.

Mr. Todoran said that would help reduce the employee demand on the parking lots so customers could park at the Darby Street parking lot.

Mr. Barnum pointed out there were days and nights where the whole Indian Run parking lot was shut down when the schools had events.

Mr. Langworthy said that was true, because there were ten scheduled events during the entire school year that the lot may be closed to the public.

Mr. Barnum said he thought the shared valet was the wrong idea because the existing valet was so backed up, with cars double-parked and idling. He said it was dangerous and guests get frustrated, which hurts the viability of the District. He said valets should be easy to access. He preferred to use his own valet, which would alleviate some of the congestion at the City's valet station, but if the City wanted him to continue sharing, he would agree to do so.

Mr. Todoran asked if some of Mr. Barnum's employees currently parked at the lots on South High Street for which Mr. Barnum had obtained the shared parking arrangements.

Mr. Barnum said the plan was to get all the employees to park there.

Mr. Todoran asked if Mr. Barnum wanted a valet by his new door. Mr. Barnum said he planned to have his new entrance moved to the other side of the building, which would alleviate the congestion at the current valet stand.

Ms. Newell asked why only one valet location was preferred by the City.

Mr. Langworthy said he agreed with Mr. Barnum that there have been times when there was congestion at the valet stand. He said staff has been working with the valet operation to work on ideas and solutions to manage the issues. He said the City has been investigating the locations and numbers of valet services because they want to try to manage them. He said that the more locations there are, the more they conflict with one another or compete with one another for locations, which becomes a management issue for the city. He said since the City realizes that the total number of required parking spaces cannot be provided in the Historic District because there is not enough space, available parking resources need to be managed. Mr. Langworthy said to do that, they need some ability to manage the valet operations. He said the City is going to continue to work with the restaurants, encouraging them to get them to move their employees to the Indian Run lot. He said the City is going to repave and relight the lot next year and construct a walkway so that it is easier to access. Mr. Langworthy said he had an agreement from the police department that they will increase the patrols there if there are security concerns. He said everything they can do is being done to manage, but all the pieces have to work together, and part of it is managing the valet services properly, which is a complex problem. He said a lot of money has been spent to improve the walkways and crossing safety on High and Bridge Streets as requested by the restaurant owners.

Ms. Newell asked if there were currently enough parking spaces available. Mr. Langworthy said the valet operators have been asked to use the back part of the Indian Run lot and double or triple-park vehicles to make better use of the lot. He said the count of employees parking in the Darby Street lot, by observation only, is around 25 to 30 vehicles. He said if just those people moved to the Indian Run lot, we would get almost full utilization of that lot. He said a number of restaurant owners and others want more parking built, but it was hard to justify to City Council to spend a half-million dollars building more parking when much of the time the Indian Run lot sits almost vacant. He said during the day, they counted no more than 12 to 15 vehicles at any one time. He said sometimes, employees park in the center of the lot where there are prime customer parking spaces.

Mr. Barnum said there were certain property owners that have been very protective of their spaces, their lots, and their employees, and they allow their employees to park in the Darby Street lot. He said it was hard to try to hold up their end of the bargain and see other people not participating. He said that was why he thought it smart to say that it was all three-hour parking with enforcement which would eliminate the issues with employees parking where they should not be parking.

Mr. Gunnoe referred to the parking lease agreements secured by Mr. Barnum in anticipation that his employees will park there and asked how that would be enforced at that distance.

Mr. Barnum said it would not be difficult for him to enforce because Biddie's and the Shamrock Barber Shop closed early.

Ms. Martin said it was approximately 0.2-mile from Tucci's to both of the addresses, which was a three to four minute walk.

Ms. Newell asked how long the parking agreement was decided upon with the two businesses.

Mr. Barnum said the agreement is for five years and includes a sixty day cancellation notice by the party that wants to cancel.

Ms. Newell noted that the area for the proposed addition changed the current restaurant guest and employee count.

Mr. Barnum said it was a 600-square-foot addition, requiring 12 parking spaces. He said when the patio closes in September, his business goes down by 40 percent. He said his restaurant gets very small and it was a very difficult situation to manage when it decreases. He said he physically could not get more people in the popular patio. He said he did not see the restaurant having a full patio, full restaurant, and a private party going on at the same time. He said the addition was primarily to accommodate parties during the Christmas season and holiday parties and so forth. He said when he loses those 60 or 80 spaces outside on the patio, he will gain maybe 30 inside. He said what happens to him is that his business probably would not go down by 40 percent, but 20 percent instead. He said there are multiple good reasons why this addition is necessary.

Mr. Gunnoe said he thought this was a great problem for the community to have. He said he did not think the public realized they could park in the two parking spaces behind the building. He said he appreciated the work being done to find alternatives for employee parking and the valet.

Ms. Newell asked why staff thought the two existing parking spaces were so valuable. Mr. Langworthy said it was not necessarily the two parking spaces. He said the only reason they came into play was because they were required as part of the earlier variance. He said the element was the variance for the 12 parking spaces for the addition.

Ms. Newell noted it was likely the 12 spaces would be reduced to 6 in the near future. Mr. Langworthy said if they considered the patio, they would be down to zero, because they were taking the patio out of the calculation altogether because it is only used for a limited period of time during the year.

Ms. Newell reiterated her question, why the six spaces are so valuable when he had also stated that there is probably enough parking within the immediate vicinity.

Mr. Langworthy said he did not know that it was a question of value. He said Planning's first responsibility is to look at the review standards to see whether or not they have been met. He said if the review standards were taken out of the picture, and they just said from the practical standpoint, what does six spaces mean when the new code gets in place, it would not mean a whole lot because the prime parking

is already overstressed. He said it was just if they could get better use of the Indian Run parking lot, it would help a lot. Mr. Langworthy said Planning tries to present their report based on review standards and it was typically difficult to meet the review standards for reduced parking in most circumstances. He said he did not know that Planning had any huge objection to what Mr. Barnum was trying or wants to do or even the need for more parking, it was just that in their view, they needed to follow the standards.

Brett Page asked if it was correct that Mezzo had basically been given a special consideration based on their financial investment with the City's Darby Street parking lot to provide zero parking spaces.

Mr. Langworthy said it was hard to say "zero" parking spaces were provided because the City did end up with a 102-space parking lot. He said it was done outside the zoning process as part of the development agreement.

Mr. Barnum pointed out that for the whole development, the city gained 18 parking spaces.

Ms. Newell said she appreciated Planning's opinion, but she looked at all the points and she did not necessarily agree with staff that they have not actually met the standards. She said in regards to special conditions, she thought there were a lot associated with any property in Historic Dublin. She said the properties were designed not with a true zero lot line, but so that they can border right up to their property lines, structure against structure, which is unique within Historic Dublin. She said as Planning has said in their presentation this evening, the standards for the parking requirements were not necessarily based upon the conditions present in Historic Dublin. She said multiple properties have asked for variances for parking and have been granted at multiple locations, so she did not think that this applicant is making any special request different than any of the other property owners in Historic Dublin. She said she did not think they have created this specific condition on their site, even though they have asked for variances in the past, and they certainly have not created a condition in terms of all of the new development in Historic Dublin that places an impact upon this business as it does with the others. Ms. Newell said there is also property that already is not providing parking on their site because they are doing it based upon the shared parking lot. Ms. Newell said this applicant is also providing a remedy with two parking agreements for additional spaces. She said she felt that all three of the first standards have been met and have met two of the second set of review standards for approval of the variance.

Mr. Page said he believed there has been a lot of action around this property that is requiring some form of action. He said he also was hearing the applicant attempting to try to creatively address the situation. He said he was very sympathetic to the stress this is causing the City in thinking about how to address the issues of parking and safety, but he also sees a business owner trying to build a reasonable building addition in a very challenging and changing environment. Mr. Page said he thought it seemed very reasonable that there are special conditions the applicant is addressing in a sufficient manner to require this to be considered for approval of a variance.

Ms. Newell corrected her statement that the applicant had met two of the standards of the second part of the approval processes for variances, and said she thought that three of those standards had been met in that it was not a situation recurrent in nature, that it does not affect the delivery of government services because they are providing an alternative remedy for the parking situation, and that this could be met by another available method of providing this addition by placing it on the patio in the front area. She said she thought that would be detrimental and she did not think it was another solution in this instance.

Mr. Langworthy said Planning was fine with the Board's explanations and the review standards were justified on the record. He said she might also want to mention the fact the actual parking requirement is likely going to be reduced once the Bridge Street Code is in place as well.

Ms. Newell asked if Mr. Barnum objected if the Board did approve this variance with the condition that his employees park in the Indian Run parking lot.

Mr. Barnum said he did not object, as long as the employees of other restaurants are also required to do the same.

Ms. Newell asked staff in relation to the condition, since Mr. Barnum has an agreement for leased parking spaces, would they be agreeable if that provision associated with his staff parking in the Indian Run lot that it be a condition of this application that he agreed that either his staff park in that lot, or provide parking by an alternative solution which would allow him to use those spaces.

Rachel Ray said she thought they would include in the condition the addresses for the other two lots as well just to be specific.

Mr. Langworthy said if they cannot get the employees to park 100 feet away in the Indian Run lot, he was not sure how effective that would be to have them park 0.2-mile away, but if Mr. Barnum thinks he can, that was something that the City could monitor.

Ms. Newell said it seemed to provide the most benefit of total parking spaces by encouraging Mr. Barnum to keep the leases, hence he said this evening that if this did not go forward with his variance, that he had no use to keep those lease agreements and there was an expense associated with that. She said she was happy to make a motion to tie it to an address, but then that would prevent him from picking another location that might be more advantageous at some time in the future.

Mr. Langworthy said they would want the address for documentation purposes, but if she wanted to add "or other locations subject to Planning approval" that would be fine. Ms. Newell said that would be fine.

Mr. Gunnoe asked if there was a recommendation on the valet parking continuing to occur with the City's valet stand. Mr. Langworthy said Planning would really like to see that continue.

Ms. Newell confirmed that the total number of parking spaces that were the subject of this variance request was 123 parking spaces, because it rescinds the previously granted parking variances.

Mr. Page said the valet in its current location and the backing up onto SR 161 was something he had experienced. He said he wondered if the Board limiting where the valet could occur would really be an improvement to safety.

Mr. Barnum said he thought it would be very reasonable to require him to continue to offer valet parking as a part of the condition, but as far as where it is, it will be much safer and easier for those guests to stay away from what is going on down the street. He said hopefully, the Board would not hold him to keeping the valet at Bri Hi, but to at least provide valet parking.

Mr. Langworthy said he thought it would be okay if the condition allowed some flexibility that another alternative location could be approved by Planning. He said Planning could continue to monitor it for the safety aspect because they are working with the valet operator.

Motion and Vote

Victoria Newell made a motion, seconded by Patrick Todoran, to approve the requested variance for no on-site parking for 123 parking spaces because the request meets the required non-use (area) variance standards, with two conditions:

- 1) That the applicant continues to use the valet station associated with Bri Hi Square unless otherwise approved by Planning; and
- 2) That restaurant employees park at the Indian Run parking lot, at 76 South High Street, 86 South High Street, or other locations as approved by Planning.

Craig Barnum, CLB Restaurants, agreed to the above conditions.

The vote was as follows: Mr. Page, yes; Ms. Ferguson, yes; Mr. Gunnoe, yes; Mr. Todoran, yes; and Ms. Newell, yes. (Approved 5 – 0.)

**2. Cline Residence – Accessory Structure Location
11-065V**

**6060 Post Road
Non-Use (Area) Variance**

Alexis Dunfee presented this request for a non-use (area) variance for two 192-square-foot detached accessory structures to be located forward of the principal structure on a residential lot. She described the site, the zoning, and surrounding uses. She explained that Post Road had a required 30-foot front setback, while the home was set back approximately 275 feet from the front property line. She said the proposed sheds would be located approximately 70 feet and 95 feet in front of the residence.

Ms. Dunfee explained that the home was constructed at an elevation least likely to present flooding issues on this property, which caused the rear yard setback of the home to become nonconforming when the site was rezoned to Dublin R-1, Restricted Suburban Residential District, zoning in 2003. Ms. Dunfee reported that the applicant received a variance for a 25-foot rear yard setback in 1981, but for the purposes of this variance, the limited rear yard area severely limits the buildable area on the lot. She pointed out that an existing well located within the buildable area of the lot on the west side of the home requires separation from structures that may be potential sources of contamination. She added that there are a series of utility lines that prevent structures from being constructed on or near the well, which also limit the buildable area in which the accessory structures could be located.

Ms. Dunfee stated that this variance request meets the required standards for non-use (area) variances. She said Planning recommends approval with the condition that the applicant obtain a property survey sealed by a professional surveyor or engineer that shows the actual extent of the floodway that crosses the middle of the property, and that the applicant work with Planning and Engineering to ensure that both detached accessory structures are properly sited in a location that will not interfere with the floodway.

Christopher Cline, 6060 Post Road, explained how the official floodplain maps had improved since 1981 when the house was originally sited. He said that the home was oriented toward the rear of the lot due to the topography on the site, and they decided to err on the side of safety and locate the home in an area that would minimize flooding problems. He explained that one of the proposed sheds was intended to store a snow plow tractor next to the driveway, and the other shed was intended to contain supplies for a garden area. Mr. Cline agreed to the condition recommended by Planning.

Ms. Newell said she agreed with the recommendation of approval for this variance based on the facts stated in the Planning Report. She thought that all of the required review standards had been met due to the unique circumstances present on this site.

Ms. Newell asked if there was anyone present that wished to speak with regard to this application. [There were none.]

Victoria Newell made a motion, seconded by Brian Gunnoe, to approve the non-use (area) variance to permit two detached accessory structures to be located up to 95 feet in front of the principal structure because the request meets all of the required non-use (area) standards with the following condition:

- 1) That the applicant obtains a property survey sealed by a professional surveyor or engineer that shows the actual extent of the floodway and that the applicant work with Planning and



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Creating a Legacy

BOARD OF ZONING APPEALS

BOARD ORDER

NOVEMBER 15, 2011

The Board of Zoning Appeals took no action on the following:

1. Tucci's California Bistro – Parking Variance

11-062V

**35 N. High Street
Non-use (Area) Variance**

Proposal: A request for no on-site parking resulting from a 600-square-foot building addition eliminating two parking spaces. The site is located on the west side of North High Street at the intersection with Wing Hill.

Request: Review and approval of a non-use (area) variance to Zoning Code Section 153.212 under the provisions of Zoning Code Section 153.231.

Applicant: Thelma Hill, property owner; represented by Craig Barnum.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect.

Contact Information: (614) 410-4650, emartin@dublin.oh.us

RESULT: This meeting was canceled due to a lack of quorum, and therefore this case was postponed to the next scheduled Board of Zoning Appeals meeting.

STAFF CERTIFICATION

Eugenia M. Martin, ASLA
Landscape Architect.



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

FEBRUARY 23, 2005

The Architectural Review Board took the following action at this meeting:

3. Architectural Review Board – 05-015ARB – 35 North High Street – Tucci's Wood Fired Bistro

Location: 0.23-acre site located on the west side of North High Street, 250 feet north of West Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Informal review of exterior modifications including removing portions of the existing building and patio to construct a new wine-tasting room.

Proposed Use: 4,317-square foot restaurant.

Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 35 N. High Street, Dublin, Ohio 43017.

Staff Contacts: Claudia D. Husak, Planning Intern and Danielle M. Devlin, AICP, Senior Planner.

Contact Information: (614) 410-4675 Email: chusak@dublin.oh.us and (614) 410-4649 Email: ddevlin@dublin.oh.us.

MOTION: No formal motion was made for this informal, pre-application review required by Section 153.177 (H)(3) of the Zoning Code. The board was in general agreement that the proposed building modifications will blend appropriately with the Historic District. The board directed the applicant to address the issues of outside storage, sensitive lighting, right-of-way encroachment, and the proportionality of the proposed lantern feature to the rest of the building.

RESULT: The applicant may make any necessary adjustments to the plans and submit application for formal review as required by Zoning Code Section 153.177.

STAFF CERTIFICATION

Danielle Devlin, AICP
Senior Planner



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**BOARD OF ZONING APPEALS
BOARD ORDER**

July 24, 2003

The Board of Zoning Appeals took the following action at this meeting:

4. **Variance 03-075V – Tucci’s Wood-fired Bistro – 35 North High Street**
Location: 0.23-acre located on the west side of North High Street, 250 feet north of West Bridge Street.
Existing Zoning: CB, Central Business District.
Request: A variance to Code Section 153.159(A)(4) to permit a 8.5-foot tall, six square foot wall sign for rear identification along Darby Street.
Proposed Use: A 3,440-square foot restaurant with a 3,240-square foot outdoor dining area.
Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 84 North High Street, Dublin, Ohio 43017.
Staff Contact: Mark Zuppo, Planner.

MOTION: To approve this variance because there are special circumstances, with eight conditions:

- 1) That any future modification to this sign be subject to review and approval by the Architectural Review Board, and if necessary, the Board of Zoning Appeals;
- 2) That Option Three, incorporating script style for “Tucci’s” and traditional lettering style for “Wood Fired Bistro,” be utilized;
- 3) That the proposed Classical White (SW2829) for sign lettering and trim and all gooseneck light fixtures be modified to match the existing arbor color, subject to staff approval;
- 4) That a rear sign to match the front sign be permitted, subject to the approval of any necessary variances by the Board of Zoning Appeals. The sign must utilize no lighting, be mounted above the rear service area, and meet the general intent of the *Old Dublin Design Guidelines*, subject to staff approval;
- 5) That final, revised plans (including site plans, architectural elevations, and details/drawings) be submitted in conjunction with the sign permit application, subject to staff approval;

**BOARD OF ZONING APPEALS
BOARD ORDER**

July 24, 2003

4. **Variance 03-075V – Tucci’s Wood-fired Bistro – 35 North High Street (Continued)**
- 6) That an electrical permit be obtained from the Division of Building Standards prior to installation;
- 7) That sign permits be obtained from the Division of Planning prior to installation; and
- 8) That the applicant explore, with staff, any requirements that may exist regarding the signage on the temporary parking placards, to bring them into compliance with the signage standards.

*Craig Barnum agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Absent
Jeffrey Ferezan	Yes
G. Lynn McCurdy	Yes
Ray Harpham	Yes
Drew Skillman	Yes

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director



ARCHITECTURAL REVIEW BOARD
BOARD ORDER

June 25, 2003

Division of Planning
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The Architectural Review Board took the following action at this meeting:

2. **Architectural Review Board 03-063ARB – Tucci’s Signage – 35 North High Street**
Location: 0.23-acre located on the west side of North High Street, 250 feet north of West Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a six-square foot wall sign with gooseneck lighting and a 4.9-square foot rear parking sign with gooseneck lighting.
Proposed Use: A 3,440-square foot restaurant with a 3,240-square foot outdoor dining area.
Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 84 North High Street, Dublin, Ohio 43017.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION #1: To approve this request for signage with six conditions:

- 1) That *Option Three*, incorporating script style for “Tucci’s” and traditional lettering style for “Wood Fired Bistro,” be utilized;
- 2) That the proposed Classical White (SW2829) for sign lettering and trim and all gooseneck light fixtures be modified to match the existing arbor color, subject to staff approval;
- 3) That a rear sign to match the front sign be permitted, subject to the approval of any necessary variances by the Board of Zoning Appeals. The sign must utilize no lighting, be mounted above the rear service area, and meet the general intent of the *Old Dublin Design Guidelines*, subject to staff approval;
- 4) That final, revised plans (including site plans, architectural elevations, and details/drawings) be submitted in conjunction with the sign permit application, subject to staff approval;
- 5) That an electrical permit be obtained from the Division of Building Standards prior to installation; and
- 6) That sign permits be obtained from the Division of Planning prior to installation.

* Craig Barnum agreed to the above conditions.

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

June 25, 2003

**2. Architectural Review Board 03-063ARB – Tucci’s Signage – 35 North High Street
(Continued)**

MOTION #2: To recommend approval of a second sign for this site to the Board of Zoning Appeals due to (1) the number of restaurants in close proximity, (2) the double-fronted nature of this particular property, and (3) the number of common parking areas for patrons behind the site.

VOTE: 4 – 0.

RESULT: Motion #1: The request for signage was approved, as modified.
Motion #2: A positive recommendation will be forwarded to the Board of Zoning Appeals for the rear sign request.

RECORDED VOTES:	MOTION #1	MOTION #2
Janet Axene	Yes	Yes
Allan Staub	Yes	Yes
Richard Taylor	Abstained	Abstained
David Larson	Yes	Yes
Thomas Holton	Yes	Yes

STAFF CERTIFICATION



Carson C. Combs, AICP
Senior Planner



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BOARD OF ZONING APPEALS
BOARD ORDER

July 25, 2002

The Board of Zoning Appeals took the following action at this meeting:

4. **Variance 02-036V – Tucci's – 35 North High Street**

Location: 0.23-acre located on the west side of North High Street, approximately 250 feet north of West Bridge Street.

Existing Zoning: CB, Central Business District.

Request: A variance to the following Code Sections:

- 1) 153.071(B)(2) to reduce both of the required minimum side yard pavement setbacks from five feet to zero feet;
- 2) 153.071(B)(4)(b) to increase the maximum permitted lot coverage from 80 percent to 91 percent of the total lot area;
- 3) 153.072(A)(1) to reduce the required front building setback from 30 feet to zero feet;
- 4) 153.074(C) to increase the maximum permitted size of an accessory use from 25 percent to 94 percent of the gross floor area of the primary use;
- 5) 153.080(B)(1)(b) to permit a fence forward of building line that completely encloses an area; and
- 6) 153.212 to reduce required off-street parking for a restaurant with an outdoor patio from 94 spaces to two spaces.

Proposed Use: A 3,240-square foot outdoor patio attached to an existing 3,440-square foot restaurant.

Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 84 North High Street, Dublin, Ohio 43017.

Staff Contact: Carson Combs, Senior Planner.

MOTION: To approve the above variances, having excluded the requested variance to section 153.201(D)(1), with 27 conditions:

- 1) That all variances apply only to improvements proposed with this application;
- 2) That all screening, shutters and doors be painted to match, subject to staff approval;

**BOARD OF ZONING APPEALS
BOARD ORDER**

July 25, 2002

4. Variance 02-036V – Tucci’s – 35 North High Street (Continued)

- 3) That approval for encroachments in the alley right-of-way be obtained or that an alternative storage location be found, subject to staff approval;
- 4) That the submitted parking location signage be revised to reflect current parking conditions, subject to staff approval;
- 5) That all necessary variances for the final design be approved by the Board of Zoning Appeals and that past parking variances be rescinded, or that Code requirements be met;
- 6) That a Conditional Use approval for the proposed patio be granted by the Planning Commission;
- 7) That the patio be installed or that all related, outstanding Code violations and non-compliance issues be immediately resolved;
- 8) That a final occupancy be granted for the site prior to any use of the outdoor patio;
- 9) That details and specifications for the proposed accent lighting, wrought iron fence, and benches be submitted, subject to staff approval;
- 10) That Phase 2 be bonded prior to the issuance of permits, and that it be completed within one year from that date;
- 11) That gates be installed to meet screening requirements, and that all fencing be installed per Code;
- 12) That service screening on the north elevation be installed at a height of five feet, and that all proposed service screening be finished with an opaque stain six months following installation, as recommended by the Guidelines;
- 13) That patio furniture utilizing the fewest, uniform colors be better coordinated with the proposed fencing and existing awning, subject to staff approval;
- 14) That no signage be permitted on patio umbrellas, and that all furniture be stored in the proposed storage area between November 1 and April 1;
- 15) That valet parking be provided to patrons to alleviate parking concerns during patio operations once available parking at the adjacent municipal lot is removed in the future, and that no loading or unloading occur on North High Street;
- 16) That the restaurant and patio not operate between 8:00 a.m. and 4:00 p.m. until such time as a sufficient parking solution is demonstrated by the applicant and approved by the Board of Zoning Appeals;
- 17) That a remote parking location for all employees be utilized, and that parking information be provided to patrons;
- 18) That leases for a total of 37 off-site spaces be provided to the Board of Zoning Appeals and be maintained in conjunction with the parking variance request or as deemed appropriate by the BZA, subject to staff approval;

**BOARD OF ZONING APPEALS
BOARD ORDER**

July 25, 2002

4. Variance 02-036V – Tucci’s – 35 North High Street (Continued)

- 19) That no outdoor speakers be installed for use on the exterior of the building;
- 20) That additional screening, including evergreen trees and deciduous shrubs, be provided along the north property line to reduce impacts, and that any necessary construction easements be obtained, subject to staff approval;
- 21) That landscape plans be revised to include all plant species, installation size, quantities and other necessary information, and that "seasonal color" be replaced with perennials or ground cover, subject to staff approval;
- 22) That the existing sign and planter be removed in conjunction with the patio construction, and that alternative signage in conformance with the Guidelines be brought back to the ARB for review and approval;
- 23) That one additional brick pier be incorporated on the north side of the patio, and that proposed paver details be revised, subject to staff approval;
- 24) That all plans, elevations, and details be revised to indicate all existing and proposed site features, denote the municipal parking lot, delete references to "new accessible parking," and incorporate any additional site modifications approved as part of application 02-026ARB, subject to staff approval;
- 25) That revised, final plans be submitted prior to review by either the Planning and Zoning Commission or Board of Zoning Appeals;
- 26) That the color and style of the screening on the south elevation be decorative, subject to staff approval; and
- 27) That all outdoor entertainment be curtailed by 11:00 p.m.

*Craig Barnum agreed to the above conditions.

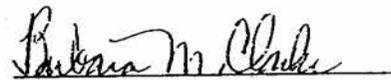
VOTE: 5 – 0.

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Yes
Laurie Elsass	Yes
Jennifer Malinoski	Yes
Jeffrey Ferezan	Yes
G. Lynn McCurdy	Yes

STAFF CERTIFICATION


Barbara M. Clarke
Planning Director



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 20, 2002

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Website: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

2. **Conditional Use 02-027CU - Tucci's Patio Reconsideration - 35 North High Street**
Location: 0.23 acre located on the west side of North High Street, 250 feet north of West Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of outdoor service facility under the conditional use provisions of Section 153.236.
Proposed Use: A 3,240 square-foot outdoor patio and dining area for an existing 3,440 square-foot restaurant.
Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 20 North Street, Dublin, Ohio 43017.
Staff Contact: Carson Combs, Senior Planner.

MOTION: To approve this conditional use application because the patio will match and improve the character and quality of Old Dublin, meet many Community Plan and Design Guideline recommendations, provide pedestrian amenities, and bring the site into compliance, with 26 conditions:

- 1) That all screening, shutters and doors be painted to match, subject to staff approval;
- 2) That approval for encroachments in the alley right-of-way be obtained or that an alternative storage location be found, subject to staff approval;
- 3) That the submitted parking location signage be revised to reflect current parking conditions, subject to staff approval;
- 4) That all necessary variances for the final design be approved by the Board of Zoning Appeals and that past parking variances be rescinded, or that Code requirements be met;
- 5) That a conditional use approval for the proposed patio be granted by the Planning Commission;
- 6) That the patio be installed or that all related, outstanding Code violations and non-compliance issues be immediately resolved;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JUNE 20, 2002**

**2. Conditional Use 02-027CU - Tucci's Patio Reconsideration - 35 North High Street
(Continued)**

- 7) That a final occupancy be granted for the site prior to any use of the outdoor patio;
- 8) That details and specifications for the proposed accent lighting, wrought iron fence, and benches be submitted, subject to staff approval;
- 9) That Phase 2 be bonded prior to the issuance of permits, and that it be completed within one year from that date;
- 10) That gates be installed to meet screening requirements, and that all fencing be installed per Code;
- 11) That service screening on the north elevation be installed at a height of five feet, and that all proposed service screening be finished with an opaque stain six months following installation, as recommended by the Guidelines;
- 12) That patio furniture utilizing the fewest, uniform colors be better coordinated with the proposed fencing and existing awning, subject to staff approval;
- 13) That no signage be permitted on patio umbrellas, and that all furniture be stored in the proposed storage area between November 1 and April 1;
- 14) That valet parking be provided to patrons to alleviate parking concerns during patio operations once available parking at the adjacent municipal lot is removed in the future, and that no valet loading or unloading occur on North High Street;
- 15) That the restaurant and patio not operate between 8:00 a.m. and 4:00 p.m. until such time as a sufficient parking solution is demonstrated by the applicant and approved by the Board of Zoning Appeals;
- 16) That a remote parking location for all employees be utilized, and that parking information be provided to patrons;
- 17) That leases for a total of 37 off-site spaces be provided to the Board of Zoning Appeals and be maintained in conjunction with the parking variance request or as deemed appropriate by the BZA, subject to staff approval;
- 18) That no outdoor speakers be installed for use on the exterior of the building;
- 19) That additional screening, including evergreen trees and deciduous shrubs, be provided along the north property line to reduce impacts, and that any necessary construction easements be obtained, subject to staff approval;
- 20) That landscape plans be revised to include all plant species, installation size, quantities and other necessary information, and that "seasonal color" be replaced with perennials or ground cover, subject to staff approval;
- 21) That the existing sign and planter be removed in conjunction with the patio construction, and that alternative signage in conformance with the Guidelines be brought back to the ARB for review and approval;
- 22) That one additional brick pier be incorporated on the north side of the patio, and that proposed paver details be revised, subject to staff approval;

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JUNE 20, 2002**

**2. Conditional Use 02-027CU - Tucci's Patio Reconsideration - 35 North High Street
(Continued)**

- 23) That all plans, elevations, and details be revised to indicate all existing and proposed site features, denote the municipal parking lot, delete references to "new accessible parking," and incorporate any additional site modifications approved as part of application 02-026ARB, subject to staff approval;
- 24) That revised, final plans be submitted prior to review by either the Planning and Zoning Commission or Board of Zoning Appeals;
- 25) That the color and style of the screening on the south elevation be decorative, subject to staff approval; and
- 26) That all outdoor entertainment be curtailed by 11 p.m.

* Craig Barnum agreed to the above conditions.

VOTE: 5-0.

RESULT: This conditional use was approved.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

March 27, 2002



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

- 4. Architectural Review Board 02-026ARB – Tucci’s Service Screening – 35 North High Street
 Location: 0.23 acre located on the west side of North High Street, 250 feet north of West Bridge Street.
 Existing Zoning: CB, Central Business District.
 Request: Review and approval of proposed screening for a rear kitchen service area and reconsideration of approved architectural details.
 Proposed Use: An existing 3,440 square foot restaurant.
 Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 84 North High Street, Dublin, Ohio 43017.
 Staff Contact: Carson Combs, Senior Planner.

- MOTION: To approve this request with five conditions:
- 1) That a fence permit be obtained prior to installation and that the proposed screening be installed prior to any further review of this site by the Planning Commission;
 - 2) That an opaque stain, as recommended by *the Old Dublin Design Guidelines*, be applied to the proposed screening no later than six months after the date of the approved fence permit;
 - 3) That the screening be installed at a height of five feet with the finished side facing outward to comply with Code and meet the intent of the *Guidelines*;
 - 4) That the rear door be replaced with a wood door treated to match the other adjacent door, subject to staff approval; and
 - 5) That a revised, accurate site plan be submitted to indicate the location of the grease pit and firewood and prior to any further review of this site by the Planning Commission.

* Craig Barnum, agreed to the above conditions.

VOTE: 3 – 0.

RESULT: The application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Absent
Richard Taylor	Recused
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION


 Carson Com
 Senior Plann
 05-015ARB
 Informal Review
 Tucci’s Wood Fired Bistro
 35 N. High Street



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

March 27, 2002

CITY OF DUBLIN

**Division of Planning
5800 Shier-Kings Road
Dublin, Ohio 43016-1236**

**Phone/TDD: 614-410-4600
Fax: 614-761-6566
Website: www.dublin.oh.us**

The Architectural Review Board took the following action at this meeting:

5. Architectural Review Board 01-015ARB – Tucci’s Patio – 35 North High Street

Location: 0.23 acre located on the west side of North High Street, 250 feet north of West Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval the removal of 10 parking spaces and the incorporation of an outdoor dining area.

Proposed Use: A 3,240 square-foot outdoor patio for an existing 3,440 square-foot restaurant.

Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Craig Barnum, 84 North High Street, Dublin, Ohio 43017.

Staff Contact: Carson Combs, Senior Planner.

MOTION: To approve this request with support for the required conditional use request and all necessary variances, with 22 conditions:

- 1) That all necessary variances for the final design be approved by the Board of Zoning Appeals and that past parking variances be rescinded, or that Code requirements be met;
- 2) That a Conditional Use approval for the proposed patio be granted by the Planning Commission;
- 3) That the patio be installed or that all related, outstanding Code violations and non-compliance issues be immediately resolved;
- 4) That a final occupancy be granted for the site prior to any use of the outdoor patio;
- 5) That details and specifications for the proposed accent lighting, wrought iron fence, and benches be submitted, subject to staff approval;
- 6) That Phase 2 be bonded prior to the issuance of permits, and that it be completed within one year from that date;
- 7) That gates be installed to meet screening requirements, and that all fencing be installed per Code;

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

March 27, 2002

5. Architectural Review Board 01-015ARB – Tucci’s Patio – 35 North High Street (Continued)

- 8) That service screening on the north elevation be installed at a height of five feet, and that all proposed service screening be finished with an opaque stain six months following installation, as recommended by the *Guidelines*;
- 9) That patio furniture utilizing the fewest, uniform colors be better coordinated with the proposed fencing and existing awning, subject to staff approval;
- 10) That no signage be permitted on patio umbrellas, and that all furniture be stored in the proposed storage area between November 1 and April 1;
- 11) That valet parking be provided to patrons to alleviate parking concerns during patio operations once available parking at the adjacent municipal lot is removed in the future;
- 12) That the restaurant and patio not operate between 8:00 a.m. and 4:00 p.m. until such time as a sufficient parking solution is demonstrated by the applicant and approved by the Board of Zoning Appeals;
- 13) That a remote parking location for all employees be utilized, and that parking information be provided to patrons;
- 14) That leases for a total of 37 off-site spaces be provided to the Board of Zoning Appeals and be maintained in conjunction with the parking variance request, subject to staff approval;
- 15) That no outdoor speakers be installed for use on the patio;
- 16) That additional screening, including evergreen trees and deciduous shrubs, be provided along the north property line to reduce impacts, and that any necessary construction easements be obtained, subject to staff approval;
- 17) That landscape plans be revised to include all plant species, installation size, quantities and other necessary information, and that "seasonal color" be replaced with perennials or ground cover, subject to staff approval;
- 18) That the existing sign and planter be removed in conjunction with the patio construction, and that alternative signage in conformance with the *Guidelines* be brought back to the ARB for review and approval;
- 19) That one additional brick pier be incorporated on the north side of the patio, and that proposed paver details be revised, subject to staff approval;

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

March 27, 2002

5. Architectural Review Board 01-015ARB – Tucci's Patio – 35 North High Street (Continued)

- 20) That all plans, elevations, and details be revised to indicate all existing and proposed site features, denote the municipal parking lot, delete references to "new accessible parking," and incorporate any additional site modifications approved as part of application 02-026ARB, subject to staff approval;
- 21) That revised, final plans be submitted prior to review by either the Planning and Zoning Commission or Board of Zoning Appeals; and
- 22) That the color and style of the screening on the south elevation be decorative, subject to staff approval.

* Craig Barnum, agreed to the above conditions.

VOTE: 3 - 0.

RESULT: The application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Absent
Richard Taylor	Recused
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION



Carson Combs
Senior Planner



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

February 7, 2002

The Planning and Zoning Commission took the following action at this meeting:

3. **Conditional Use 01-010CU - Tucci's Patio - 35 North High Street**
Location: 0.23 acre located on the west side of North High Street, 250 feet north of West Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of an outdoor service facility under the conditional use provisions of Section 153.236.
Proposed Use: A 3,240 square foot outdoor patio and dining area for an existing 3,440 square foot restaurant.
Applicant: Thelma Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040; represented by Jack Eggspuehler, 20 North Street, Dublin, Ohio 43017.
Staff Contact: Carson Combs, Senior Planner.

MOTION: To disapprove this application due to the outstanding violations, parking problems, and non-compliance with past conditions of the Architectural Review Board and Board of Zoning Appeals, resulting in a general failure to comply with applicable development standards.

VOTE: 4 – 1.

RESULT: This conditional use was disapproved.

STAFF CERTIFICATION

Gary Gunderman
Assistant Planning Director

02-036V
Tucci's
35 North High Street

12) That house elevations for the purposes of maintaining architectural diversity be submitted in conjunction with the final plat.

Ms. Boring seconded the motion. The vote was as follows: Mr. Zimmerman, yes; Mr. Eastep, yes, Mr. Messino, yes; Ms. Boring, yes, and Mr. Sprague, yes. (Approved 5-0.)

Mr. Sprague called a short recess.

3. Conditional Use 01-010CU - Tucci's Patio - 35 North High Street

Carson Combs said this is a conditional use for a patio addition to an existing restaurant in Old Dublin. The site is 60 by 166 feet, which currently houses a 3,440 square foot restaurant in a converted house. This addition would remove the parking between the structure and North High Street. He showed several slides.

Mr. Combs said the existing porch and handicap access ramp would remain, but the railing would be removed and replaced with wrought iron to coordinate with the patio elements. The area to the side will be used as storage for the umbrellas, tables and seating during the off-season. A section of privacy fence will help enclose that area. The north side of the building, next to Louise's Needlework, is proposed to incorporate a staff access and to relocate the mechanicals.

He said ten spaces will be removed for the proposed patio addition. The brick paver patio will be enclosed with brick piers. The proposed plan creates a formal access with a bubbling fountain in the center. A side entrance provides access to the temporary municipal parking lot on the corner. It will have a brick treatment with accent lighting and wrought iron fencing.

Mr. Combs said a 144 square foot special event area is proposed to be used for events such as St. Patrick's Day and the Tournament.

Mr. Combs said the moving and screening of the mechanicals will bring them into Code compliance. The architectural details will be finalized through the Architectural Review Board.

He said a number of variances will be needed for this plan from the Board of Zoning Appeals. The applicant has leases for parking at the Oddfellows Lodge and at the Grandma's Fruitcakes/Krema Peanut Butter site.

Mr. Combs said this proposal meets many of the goals set forth within the Old Dublin Plan, as well as the specific criteria of the design guidelines. It provides pedestrian amenities and enhances the overall appearance of the street. However, this proposal does take away some parking spaces that are currently existing in the district and that it's a factor.

Mr. Combs said the handicap spaces shown within Dublin's temporary parking lot are not part of this application.

The parking requirement for a restaurant is one space per fifty square feet. The patio requires an additional 25 parking spaces. Given the offsite leases, it leaves a net positive of one parking space. Staff is recommending that those leased parking spaces be limited to the current status of operation based on past variances approved. Also

02-036V
Tucci's
35 North High Street

they provide the ARB and BZA with those specific lease agreements. Staff suggests using remote employee parking, to leave parking for District patrons.

Mr. Combs said that staff is recommending that no umbrella signage or outdoor speakers are permitted, consistent with past ARB approvals.

Staff recommends approval with ten conditions:

- 1) That all noted property maintenance issues, Code compliance problems, and ongoing non-compliance with ARB and BZA Board Order conditions be met prior to Architectural Review Board review, to the satisfaction of staff;
- 2) That all final design details for the proposed outdoor patio be approved by the Architectural Review Board;
- 3) That all necessary variances for the final design be approved by the Board of Zoning Appeals and that past variances be rescinded, or that Code be met;
- 4) That the restaurant and patio not operate between 8 a.m. and 4 p.m. until such time as a sufficient parking solution is demonstrated by the applicant and approved by the Board of Zoning Appeals;
- 5) That a remote location for all employees be provided and utilized, subject to staff approval;
- 6) That available parking location information be provided to patrons similar to that provided at the Brazenhead;
- 7) That valet parking is provided to patrons to alleviate parking concerns during patio operations if available parking at the Municipal lot is removed in the future, subject to staff approval;
- 8) That leases for proposed off-site spaces are provided for ARB and BZA review, subject to staff approval;
- 9) That no outdoor speakers be permitted for the proposed patio, and that all existing speakers be removed; and
- 10) That no seating be permitted within the designated storage area, and that no signage be permitted on patio umbrellas.

Mr. Combs said non-compliances with past ARB and BZA requirements exist, and are listed within the staff report. He said the main outstanding issues include parking lot landscaping, street trees, repair of brickwork, shutters, handrails, mullions on the picture window, screening of rooftop and ground-mounted mechanicals, and provision of a revised and complete landscape plan prior to the conditional occupancy. He said some issues have been outstanding since 1997 or 1998. The site is still under conditional occupancy.

In June 2001, Code Enforcement sent a letter to Historic District property owners regarding necessary property maintenance. This property owner was told to fix gutters and downspouts, splash blocks, holes in the structure, screening broken windows, brickwork, litter problems, etc.

Mr. Messino asked if any of these issues affected the integrity of the structure. Mr. Combs said the safety issues have been forwarded to the Building Department.

There was additional discussion on the specific violations on the property.

Mr. Banchevsky said the scope of this conditional use review is limited to: A) The proposed use is not a conditional use of the zoning district or the applicable development code, B) The proposed development is not in accord with the appropriate

02-036V

Tucci's

35 North High Street

C) The proposed development will have undesirable effects on the surrounding area and is not in keeping with the existing land use character and physical development potential of the area.

He said it would seem to him that the Commission would have the discretion, if so inclined, to turn this down based on non-compliance of applicable development standards. Approval could be conditioned on compliance in the future.

There was more discussion of the occupancy permits and the outstanding violations.

Mr. Sprague said a letter submitted to Mr. Combs from the property owner, Thelma Hill, had been provided to the Commissioners tonight.

Richard Taylor, architect representing the applicant, presented a color version of the proposed plan and elevations.

Craig Barnum, co-owner of three restaurants in Old Dublin, said this restaurant opened in January 1998. He apologized for the violations. He said during the opening, they were over budget by about \$50,000 and therefore, were unable to do some of the things required. They have recently spent \$50,000 on interior improvements. He said the new patio will resolve the violations.

Mr. Sprague asked about the handicap parking. Mr. Barnum said they could place it on the north side, down the alley on the cement slab, near the garage area or use the municipal lot net door.

Mr. Combs said staff had discussed other options with the applicant for handicap parking which the applicant felt were cost prohibitive. He said staff feels it is best to leave the handicap spaces where they are now, in the southeast corner of the temporary municipal lot.

Mr. Barnum said there are currently over 500 parking spaces available in Old Dublin. He provided a list of those parking spaces to the Commission.

Mr. Eastep said the violations should be fixed now. Mr. Barnum asked that he get approval and then, with the renovation and patio, he would correct the violations.

Ms. Boring said it was offensive that Mr. Barnum repeatedly complained to Council about its lack of effort to keep Old Dublin neat, yet this property had many violations.

Mr. Barnum said there were many things the City had not done to fulfill its responsibility. He gave the example of requesting a pedestrian crosswalk on Darby Street, and it still has not been done two years later. He said they would correct all their violations on this site.

Craig Sonksen, owner of Grandma's Fruitcakes/Krema Peanut Butter Company, asked if the City had received any complaints regarding these violations.

Frank Ciarochi replied the only complaint he could verify dealt with Historic Old Dublin in an E-mail to Councilman Greg Peterson last fall.

Mr. Eastep made the motion to disapprove this application due to the parking problems, and non-compliance with past conditions of the Ar

02-036V
Tucci's
35 North High Street

and Board of Zoning Appeals, resulting in a general failure to comply with applicable development standards. Mr. Messineo seconded the motion and the vote was as follows: Mr. Sprague, no; Mr. Zimmerman, yes; Ms. Boring, yes; Mr. Messino, yes; and Mr. Eastep, yes. (Disapproved 4-1.)

The Commission further requested that the site be brought into compliance prior to filing another application.

4. Revised Development Plan 01-103RDP - Dublin Community Golf Course (Clubhouse) - Subarea W - 5805 Eiterman Road

Kolby Turnock presented this revised development plan for the cart building and the directional signage. He showed several slides. The site is located on the west side of Eiterman Road and is part of the golf course plan. The proposed building footprint for the cart barn is located to the northeast of the clubhouse.

Mr. Turnock said a directional sign proposed at the main entrance will direct patrons to the bag drop and parking areas. Two more directional signs will be located by the service access. Another directional sign will be located on Bonaly Court, indicating a service entrance. The signs will be mounted on a 20-inch high, four-inch square treated wood post. The letters will be raised with a background routed to a depth of ¼ inch. The signs will be painted dark green, and the lettering will be painted off-white to match the approved colors on the clubhouse.

The cart barn proposed has a “Kentucky”- design stable building. The proposed building will be used mainly for golf cart storage. There is a small corner office in the southwest corner of the building and 1,000 square feet of storage on the second floor. The lower section is vertical board and batten to match the clubhouse, and the upper section is constructed of smooth-faced wooden panels painted with a raised trim to mimic the window treatments on the clubhouse. The entire cart barn is painted dark green to match the other buildings. The standing seam metal roof will be a musket gray color (medium gray). Three cupolas are proposed on the roof with a larger, central cupola and two accompanying ones on each side.

Mr. Turnock said the development text requires windows on all four sides. He said staff recommends that windows be added to the north and south elevations, as well as to the east and west elevations to help break up the long façade.

Mr. Turnock said staff believes that the proposed directional signage is appropriate for the site and is in keeping with the high standards of this development. However, staff feels that the cart barn architecture does not meet the intentions of the approved text. Staff asks that the architecture for the cart barn building be revised to better reflect the design character of the clubhouse. Staff recommends approval with 12 conditions:

- 1) That the architecture for the cart building be revised to better reflect the design character of the (English manor) clubhouse, including modifications of the roofline, window and door treatments, and detailing;
- 2) That any outdoor seating be brought back to the Commission for conditional use review and approval prior to occupancy;
- 3) That proposed architecture for the open shelter be submitted to the Commission for review and approval by January 10, 2003;
- 4) That final revisions for the proposed directional signage be made, t

02-036V

Tucci's

35 North High Street

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

January 28, 1998



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

CASE 3: Application 98-010ARB - Tucci's Restaurant - 35 North High Street

Location: Existing building located on the west side of North High Street, approximately 250 feet north of Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval of a ground sign under the provisions of Section 153.183.

Proposed Use: Existing restaurant.

Applicant: Craig Barnum, 35 North High Street, Dublin, Ohio 43017.

MOTION: To approve the proposed ground sign with the following conditions:

- 1) That the applicant secure a sign permit from the Planning Division; and
- 2) That the base of the ground sign be landscaped to the satisfaction of staff.

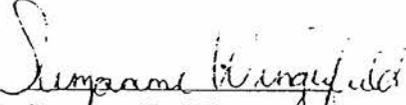
VOTE: 4-0

RESULT: This application was approved.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Richard Termeer	Absent
Carole Olshavsky	Yes
Chris Swingle	Yes

STAFF CERTIFICATION


Suzanne E. Wingenfield
Planner

02-036V
Tucci's
35 North High Street

**BOARD OF ZONING APPEALS
BOARD ORDER**

SEPTEMBER 25, 1997



The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

- Variance 97-106V - Tucci's Restaurant - 35 N. High Street**
Location: 0.22 acre located on the west side of North High Street, approximately 250 feet north of Bridge Street.
Existing Zoning: CB, Central Business District.
Request: A variance to Sections 153.202D and 153.212 to reduce the minimum required number of parking spaces from 69 to 15 parking spaces, and Section 153.200 to reduce the minimum parking space length from 19 feet to 18 feet, and the traffic aisle width from 22 feet to 20 feet.
Proposed Use: Proposed renovations to an existing 3,440 square foot retail building for use as a restaurant.
Applicant: Mike Tibbets, Oscars of Dublin, 84 North High Street, Dublin, Ohio 43017.

MOTION: To approve this variance with five conditions:

CONDITIONS AND/OR AGREEMENTS:

- 1) That a comprehensive parking plan for off-site parking be submitted prior to occupancy and subject to staff approval;
- 2) That wheel stops be provided along the east side of the parking spaces to prevent vehicular overhang onto the sidewalk;
- 3) That any future outdoor seating be reviewed and approved by BZA;
- 4) That any future change in the use of the garage be approved by BZA; and
- 5) That all mechanical units, including roof top units, be fully screened to Code.

Craig Barnam, representing the applicant, accepted the above conditions.

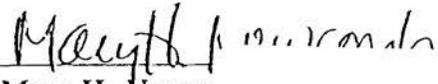
VOTE: 3-0

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Yes
Roger Eastep	Absent
Chester Porembski	Absent
Ruth Meeker Reiss	Yes
William Sherman	Yes

STAFF CERTIFICATION


Mary H. Newco 02-036V
Landscape Planner Tucci's
35 North High Street



CITY OF DUBLIN

Division of Planning
30 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-761-6550
Fax: 614-761-6566
Website: www.dublin.oh.us

BOARD ORDER

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 24, 1997

CASE 1: Reconsideration Case - Application 97-103ARB - Tucci's Restaurant - 35 North High Street

Location: Existing building located on the west side of North High Street, approximately 250 feet north of Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval of exterior renovations to an existing building and recommendation for a parking variance.

Proposed Use: Restaurant.

Applicant: Thelma L. Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43030, c/o Mike Tibbits, Oscars of Dublin, 84 North High Street, Dublin, Ohio 43017.

MOTION: To approve the application and parking variance with the following conditions:

- 1) That signage, meet the Old Dublin Sign Guidelines and be reviewed and approved by the Architectural Review Board;
- 2) That a comprehensive parking plan for off-site parking be submitted prior to occupancy and acceptable to staff;
- 3) That the hurricane shutter be removed and that an awning be installed on the large front windows with a grid pattern to match the existing narrow windows;
- 4) That variances for the reduction of the required number of parking spaces, parking space length and drive aisle width be recommended to the Board of Zoning Appeals and all other parking requirements meet the requirements of Code;
- 5) That all mechanical units, including roof top units, be fully screened to Code;
- 6) That a landscaping plan showing conformance with code, as far as practical, and be acceptable for staff approval, prior to occupancy; and
- 7) That any future outdoor seating be reviewed and approved by ARB.

VOTE: 3-0

RESULT: This application was approved.

CASE 1: Reconsideration Case - Application 97-103ARB - Tucci's Restaurant - 35 North High Street

Location: Existing building located on the west side of North High Street, approximately 250 feet north of Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval of exterior renovations to an existing building and recommendation for a parking variance.

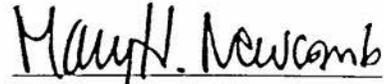
Proposed Use: Restaurant.

Applicant: Thelma L. Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43030, c/o Mike Tibbits, Oscars of Dublin, 84 North High Street, Dublin, Ohio 43017.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Absent
Carole Olshavsky	Yes
Kris Swingle	Yes

STAFF CERTIFICATION



Mary H. Newcomb
Landscape Planner



**BOARD OF ZONING APPEALS
BOARD ORDER**

JULY 24, 1997

CITY OF DUBLIN

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

1. **Variance 97-106V - Tucci's Restaurant - 35 N. High Street**
Location: 0.22 acre located on the west side of North High Street, approximately 250 feet north of Bridge Street.
Existing Zoning: CB, Central Business District.
Request: A variance to Sections 153.202D and 153.212 to reduce the minimum required number of parking spaces from 62 to 13 parking spaces, and Section 153.200 to reduce the minimum parking space length from 19 feet to 18 feet, and the traffic aisle width from 22 feet to 20 feet.
Proposed Use: Proposed renovations to an existing 3,100 square foot retail building for use as a restaurant.
Applicant: Mike Tibbets, Oscars of Dublin, 84 North High Street, Dublin, Ohio 43017.

MOTION: To approved with this variance with five conditions:

- 1) That a comprehensive parking plan for off-site parking be submitted, subject to staff approval;
- 2) That wheel stops be provided along the east side of the parking spaces to prevent vehicular overhang onto the sidewalk;
- 3) That any future outdoor seating be reviewed and approved by BZA;
- 4) That any change in the use of the garage be approved by BZA; and
- 5) That these conditions appended by the ARB continue to apply:
 - 1) That signage, meet the Old Dublin Sign Guidelines and be reviewed and approved by the Architectural Review Board;
 - 2) That all brick and block on the building exterior be painted;
 - 3) That the hurricane shutter be removed and that an awning be installed on the large front windows with a grid pattern to match existing narrow windows;
 - 4) That all landscaping conform to code, as far as practical, and be acceptable to staff; and
 - 5) That any outdoor seating be subject to review and approval by the Architectural Review Board.

*Mike Tibbets accepted the above conditions.

**BOARD OF ZONING APPEALS
BOARD ORDER**

JULY 24, 1997

I. Variance 97-106V - Tucci's Restaurant - 35 N. High Street (cont.)

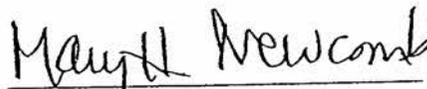
VOTE: 5-0

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Yes
Roger Eastep	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
William Sherman	Yes

STAFF CERTIFICATION:



Mary H. Newcomb
Landscape Planner



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

JUNE 25, 1997

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-7295
Tel/TDD: 614/761-6550
Fax: 614/761-6506

CASE 3.

Application 97-103ARB - Tucci's Restaurant - 35 North High Street
Location: Existing building located on the west side of North High Street, approximately 250 feet north of Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of exterior renovations to an existing building.
Proposed Use: Restaurant.
Applicant: Thelma L. Hill, 12921 Beecher Gamble Road, Marysville, Ohio 43040, c/o Mike Tibbits, Oscars of Dublin, 84 North High Street, Dublin, Ohio 43017.

- MOTION:** To approve the application with the following seven conditions:
- 1) That signage, meet the Old Dublin Sign Guidelines and be reviewed and approved by the Architectural Review Board;
 - 2) That all brick and block on the building exterior be painted;
 - 3) That the hurricane shutter be removed and that an awning be installed on the large front windows with a grid pattern to match existing narrow windows;
 - 4) That a comprehensive parking plan be provided that includes both the written agreements from nearby parking lot owners concerning where and when pub patrons and/or employees would be allowed to park, and details on how patrons are to be informed about appropriate parking spaces, subject to staff approval;
 - 5) That variances for the reduction of the required number of parking spaces, parking space length and drive aisle width be recommended to the Board of Zoning Appeals and all other parking requirements meet the requirements of code;
 - 6) That all landscaping conform to code, as far as practical, and be acceptable to staff; and
 - 7) That any outdoor seating be reviewed and approved by the Architectural Review Board.

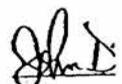
VOTE: 3-0

RESULT: This application was approved with conditions.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Absent
Bill Miller	Yes
Carole Olshavsky	Yes

STAFF CERTIFICATION


John D.

05-015ARB
Informal Review
Tucci's Wood Fired Bistro
35 N. High Street