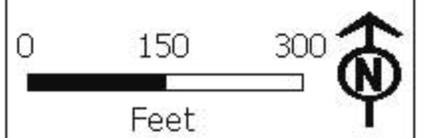
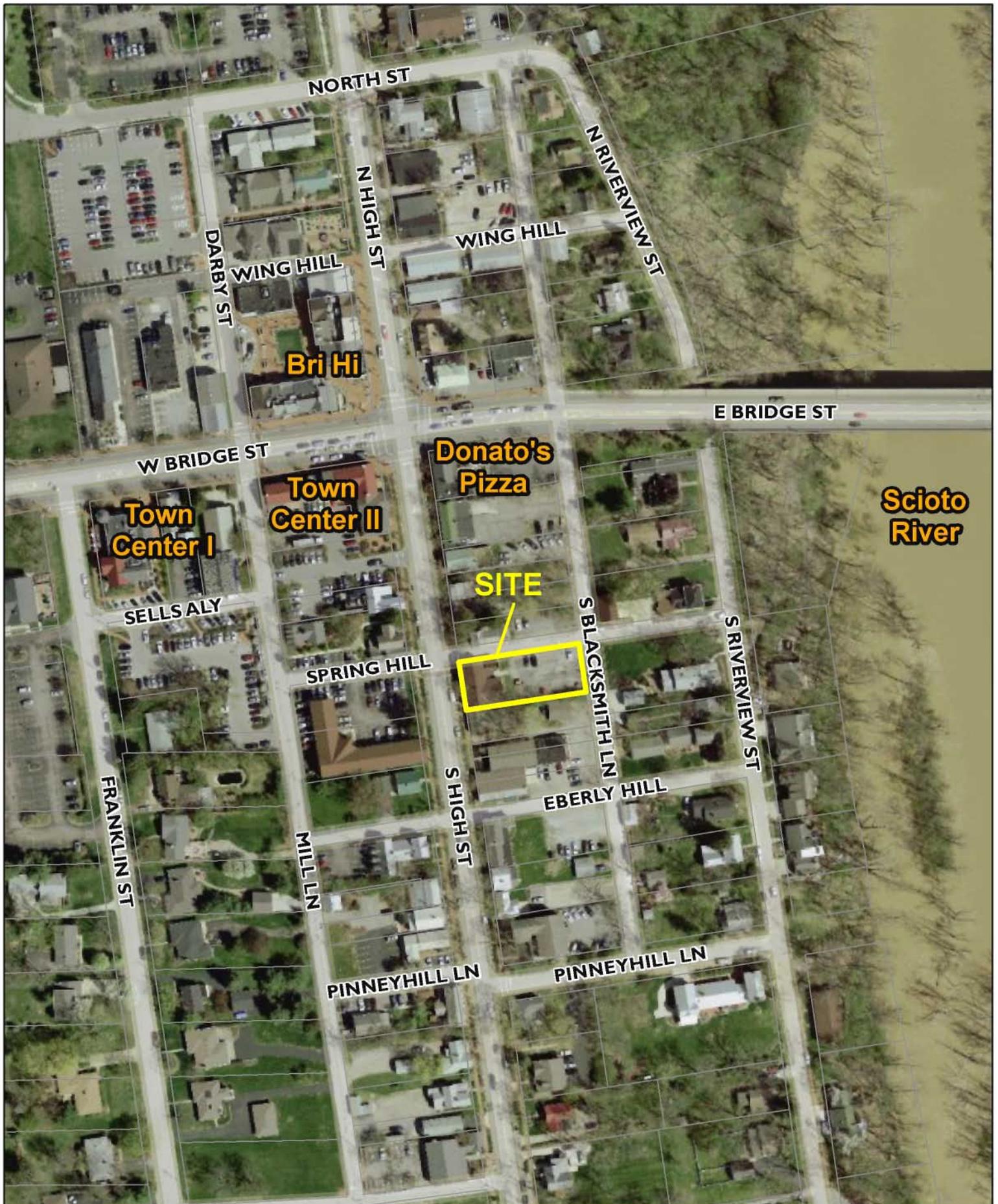


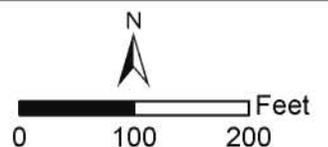
13-030ARB-MPR
 Minor Project Review
 Winan's Fine Chocolates and Coffees
 52 South High St





City of Dublin
Land Use and
Long Range Planning

13-030ARB-MPR
Minor Project - Patio
Winan's Fine Chocolates and Coffees
52 South High Street





City of Dublin

Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 18, 2013

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

**3. 13-030ARB-MPR – BSC Historic Core District – Winan’s of Dublin – Patio –
52 South High Street**

This is a request to install a 50-square-foot outdoor seating area for a restaurant located at the southeast corner of the intersection of South High Street and Spring Hill. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Applicant: Ryan Hulme, Winan’s of Dublin.

Planning Contacts: Jennifer Rauch, AICP, Planner II at (614) 410-4600

Deadline: Thursday, April 18 – target Administrative Review Team recommendation to the Architectural Review Board (for the April 24 ARB meeting)

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

1. The applicant work with Planning to provide and appropriately locate a trash receptacle.
2. The applicant use the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

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

STAFF CERTIFICATION

Gary P. Gunderman
Planning Manager

3. 13-030ARB-MPR – BSC Historic Core District – Winan’s of Dublin – Patio – 52 South High Street

Jennifer Rauch said this application was introduced last week for a request to remove an existing landscape bed and replace with a 50-square-foot outdoor seating area for a restaurant located at the southeast corner of the intersection of South High Street and Spring Hill. She requested the Administrative Review Team make a recommendation to the Architectural Review Board and said Planning is recommending approval with two conditions:

1. The applicant work with Planning to provide and appropriately locate a trash receptacle.
2. The applicant use the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

Ms. Rauch said there will be two tables with chairs within the right-of-way. She said that she checked with Aaron Stanford, Civil Engineer, who confirmed that because these tables and chairs are temporary in nature that there will not be a need for City Council review of a Request for Right-of-Way Encroachment.

Steve Langworthy said there is a potential issue over time to keep the tables and chairs pulled off the side walk. Anthony Zinder, applicant, said they will keep them within the designated area.

Gary Gunderman confirmed that there were no further comments.

The Administrative Review Team recommends that the Architectural Review Board consider **approval** with two conditions:

1. The applicant work with Planning to provide and appropriately locate a trash receptacle.
2. The applicant uses the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

Mr. Gunderman stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Wednesday, April 24, 2013.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 11, 2013

**1. 13-030ARB-MPR – BSC Historic Core District – Winan’s of Dublin – Patio – 52
South High Street**

Jennifer Rauch introduced this request to install a 50-square-foot outdoor seating area for a restaurant located at the southeast corner of the intersection of South High Street and Spring Hill. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the Administrative Review Team would make a recommendation to the Architectural Review Board at the next meeting on April 18.

Ms. Rauch said this is a multi-tenant building with an existing 36-inch landscaped planting bed that will be removed and replaced with brick pavers that will match the brick used for the existing brick sidewalk. She said there will be two tables with chairs within the right-of-way. She said that she checked with Aaron Stanford, Civil Engineer, who confirmed that because these tables and chairs are temporary in nature that there will not be a need for City Council review of a Request for Right-of-Way Encroachment.

Jeff Tyler noted that the existing landscape bed is not well maintained.

Fred Hahn asked if there would be any trash cans associated with the patio seating. Ms. Rauch said she would check to see if there are trash receptacles in the area, or if they would only be available inside the building.

Gary Gunderman confirmed that there were no further comments.



City of Dublin

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ARCHITECTURAL REVIEW BOARD

RECORD OF DISCUSSION

JULY 25, 2012

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

**1. Winan's Fine Chocolates & Coffees
12-038ARB-MPR**

**52 S. High Street
Signs and Parking Plan**

Proposal: To install a 6.67-square-foot projecting sign and a 5.32-square-foot window sign for a new 1,000-square-foot eating and drinking facility in addition to a parking plan to permit six fewer parking spaces than required by the Zoning Code due to a change in use. The site is located on the east side of South High Street at the intersection with Spring Hill.

Request: Review and approval of a Minor Project Review application under the provisions of Zoning Code Section 153.066(G).

Applicant: Bob Cummins, property owner; represented by Amber and Ryan Hulme.

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

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

MOTION 2#: Bob Dyas made a motion, seconded by Tasha Bailey, to approve this application for parking revisions from 25 to 19 feet due to the change of use and requested that staff works with the property owner to upgrade and improve the parking lot to enhance the appearance and efficiency.

VOTE: 5 – 0.

RESULT: The application for the parking plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

**Dan Phillabaum, ASLA, AICP
Senior Planner**

William Souders asked who would review the online comments. Mr. Langworthy said the comments would be emailed directly to Justin Goodwin, the project manager. Mr. Souders suggested the comments be grouped to emphasize the most important issues. Mr. Langworthy said that if there were many comments made on one subject, they would be grouped.

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board and swore in those intended to speak in regards to the case including the applicant, Ryan Hulme, (4768 Hayden Boulevard, Columbus, Ohio 43221), and City representatives.

**1. Winan's Fine Chocolates & Coffees
12-038ARB-MPR**

**52 S. High Street
Signs and Parking Plan**

Dan Phillabaum presented this request for two new signs for an Eating and Drinking Establishment in the Historic District and for the approval of a Parking Plan resulting from the change in use in the building from General Office to the proposed Eating and Drinking Establishment. He said the site was zoned Bridge Street Corridor – Historic Core, and this existing building has been determined to be a Historic Mixed Use building type under the Bridge Street Code. Mr. Phillabaum said because of the two separate requests included on this application, two separate motions will be necessary for each request.

Signs

Mr. Phillabaum said the site is the southernmost tenant space of the building which has three, first floor tenants. He said in the Bridge Street Code, a ground floor tenant in a multi-tenant building is permitted two building mounted signs of different types such as the proposed projecting sign and window sign. He said that no illumination is proposed for any of the proposed signs.

Mr. Phillabaum described the projecting sign as being 6.67-square feet in area, oval-shaped, and located over the doorway to the tenant space. He said the sign face of the projecting sign features a black background and white script lettering with a border of white and brown. He presented a detail of the projecting sign depicting the 11-foot, 5-inch height to the top of the sign and 9-foot, 5-inches to the bottom, mounted with a bracket.

Mr. Phillabaum said each window sign is 1.33-square-feet, totaling 5.32-square feet. He said they are located in the lower portion of the storefront windows. He said the window signs are white and feature a script 'W' with 'Fine Chocolates and Coffees' in block capital letters.

Mr. Phillabaum said that the Administrative Review Team has reviewed the proposed signs based on the Architectural Review Board criteria, and they meet all of the criteria applicable to signs. He said that the proposed signs also fall under the Minor Project Review Criteria of the Bridge Street Code and all applicable Bridge Street Code sign regulations are met.

Parking Plan

Mr. Phillabaum explained the applicant is requesting approval of a Parking Plan under the Bridge Street Code to modify the number of parking spaces that would be required for this use. He said for Eating and Drinking Establishments, one parking space is required for every 100 gross square feet of floor area under the Bridge Street Code. He said in this proposal a minimum of ten spaces and a maximum of thirteen spaces are required for the use.

Mr. Phillabaum said the combination of existing uses in the building, which include professional office, personal services, and general retail requires 15 parking spaces. He said including the proposed Eating and Drinking Establishment, a total of 25 parking spaces are required for the site. He said the existing unstriped parking lot at the rear of the building has approximately 19 spaces that are shared by the uses in the multiple tenant building. He said the parking plan is therefore requesting 6 fewer spaces than required by Code.

Mr. Phillabaum reported the Administrative Review Team has considered a number of factors in reviewing this proposed reduction of parking spaces. He said the Town Center II public parking lot is within a convenient walking distance of less than 300 feet from the tenant space. He said the other uses in the building typically experience a high rate of vehicle turnover in the shared existing parking lot. He said the amount of interior patron seating associated with the proposed use is minor compared to the amount of space devoted to retail display, storage and operations. Mr. Phillabaum said the hours of operation, including evenings and weekends, are complimentary to the other uses in the building and their ability to share the existing parking. He concluded by noting on-street parking exists along South High Street which would be available for use by this tenant.

Mr. Phillabaum reported the Administrative Review Team has reviewed the proposed Parking Plan based on the Bridge Street Code Parking Plan criteria and found the proposal meets those applicable criteria. He said any change of use occur within the building that would require the combined total number of spaces to go above 19 would require a new Parking Plan approval.

Mr. Phillabaum stated the Administrative Review Team recommends approval of this Minor Project Review for signs based on Bridge Street Code and the Architectural Review Board Code criteria, and the Administrative Review Team also recommends approval of the Parking Plan to allow 6 fewer spaces than required by the Zoning Code for a total of 19 spaces for this site.

William Souders referred to the projection sign over the right-of-way and noted staff felt there was no issue with it encroaching into the right-of-way because of its height above the sidewalk. He asked if there were other signs approved over the right-of-way regardless of the height.

Mr. Phillabaum said there are several instances of projecting signs which encroach over the right-of-way in the Historic District given the location of buildings relative to the right-of-way. He said they require a minimum of 8 feet from the established grade to the bottom of the sign so there is not a conflict with pedestrians on the sidewalk.

Mr. Langworthy said Planning was working with Engineering to get documentation for the ground signs that are in the right-of-way because they were more concerned about those. He said records are created when the encroachments are approved.

Mr. Souders asked if the canopy, although not part of this application, was also a height concern.

Mr. Langworthy explained that was governed by Engineering, who had not expressed any particular issues with it. He said the only Engineering issues were related to ground signs closer to the curb lawn.

Motion #1 and Vote – Signs

Tom Currie made a motion, seconded by Bob Dyas, to approve this application for signs because the proposal meets the criteria of the Historic Dublin Design Guidelines and Zoning Code with no conditions. The vote was as follows: Mr. Schisler, yes; Mr. Currie, yes; Mr. Dyas, yes; Ms. Bailey, yes, and Mr. Souders, yes. (Approved 5 – 0.)

Mr. Souders asked what the overall width of the parking lot was and if angled parking would increase the number of parking spaces by providing a center lane of parking. Mr. Phillabaum said the dimension is only slightly wider than 60 feet, so it is not wide enough to have a one-way circulation loop with angled head-in parking. He said it was about as efficient as it can be.

Steve Langworthy said they laid out almost all of the parking areas in Historic Dublin to try to work out the efficiencies and this particular one is wider than 60 feet, but not wide enough to add another aisle. He said you tend to lose spaces when you angle them.

Mr. Souders asked if parallel, end-to-end, tandem-type parking spaces could be placed in the middle of the lot to pull out into the drive lane on either side. Mr. Phillabaum explained in that scenario two 22-foot wide drive aisles would need to be maintained for the 90 degree spaces on either side of a row of parallel spaces in the middle, and an overall width of about 90 feet would need to be maintained--44 feet for drive aisles, 36 feet for two rows of 90 degree spaces, and ten feet for the row parallel in the middle.

Mr. Souders asked if there could be head in parking spaces directly off of Spring Hill. He said that way there would not be another drive aisle. Mr. Phillabaum said Spring Hill was one-way to the east and does not have sufficient width for 90 degree spaces. He said there is an existing stone retaining wall along the south side of Spring Hill that is taking up some of the grade along Spring Hill.

Tasha Bailey asked what the change in use was and why parking spaces were being eliminated. Mr. Langworthy explained that although the use is permitted, it still has to meet all the other individual requirements of the Zoning Code, and if they do not, it cannot go into the building.

Ms. Bailey asked if the Administrative Review Team considered the overall use of the parking area which went far beyond the tenants of that building. She said as an adjacent resident, she had observed the lot was always full and even used for drivers' education classes. She asked that it be documented for the record that it was a highly used parking lot.

Tom Currie asked if there were ever more than 19 cars parked in the lot. Mr. Phillabaum said it was possible that more than 19 could fit, depending upon how tightly the cars were parked. He said Planning's approximation of 19 spaces was based on code required dimensions for parking spaces.

Ms. Bailey pointed out the parking lot was in extreme disrepair, so the level of erosion and tree stumps affected the available parking. She said she also witnessed people parking in the lot that were not patrons of any of the businesses the lot belongs to. She asked why it was not enforced or ticketed. Mr. Phillabaum clarified that as a private parking lot, the property owner and/or tenants were responsible for enforcement.

Robert Schisler suggested Ryan Hulme, the applicant, ask his landlord to post signs regarding parking restrictions. Mr. Hulme said they do plan to have their employees park elsewhere to make more parking available for their customers. Ms. Bailey suggested that restricting general parking might limit walk-in business. She said the heavily used parking lot may be a benefit to the business.

Mr. Currie asked if the other tenants had sufficient parking available. Mr. Phillabaum said the parking for the other tenants was sufficient based on the Bridge Street Code requirements for parking by use, but the amount of remaining parking spaces for the area of the building proposed for use as an Eating and Drinking Establishment would create a deficiency.

Mr. Schisler asked if the other tenants were aware of this change of use. Mr. Langworthy said the landlord had been notified. Mr. Schisler noted there was no one present at the meeting regarding this application.

Ms. Bailey said she thought this was the most cosmetically challenged part of the District. She said it was a detractor from the foot traffic. She asked if, as they get more patron-driven tenants in the building, there was a chance for the City and the ARB to appeal to the landlord to fix the parking lot.

Mr. Langworthy said City Council has asked Jeff Tyler and staff work with the landlords to improve the parking situation. He pointed out there is a combination of absentee and onsite landlords. He explained they are not necessarily difficult to work with, but it has been difficult to get the momentum going. Mr. Langworthy said upcoming proposed changes to the District the Board will see are interesting innovations that are being nicely done.

Mr. Currie asked for these comments to be included in the record. He said to the east, there are nice backyards and so forth, but to the west, it is kind of a hodgepodge.

Mr. Souders asked if there could be a condition added the parking lot be sealed and/or striped. Mr. Langworthy said he preferred a condition that staff would work with the building owner to make a more efficient parking layout, including striping and things that need to be done, rather than conditioning this tenant and letting the burden be on him alone.

Mr. Souders asked if a change of use required any standards to be met such as the dumpster location and screening. Mr. Langworthy explained that only if substantial changes were made to the parking area would it be required to meet Code. He said not as many complaints were received about parking in this area as in the northwest area of the District. He said a turnover and occupancy parking study had recently been done to identify who uses those parking spaces for the longest period of time. He said Planning expects that they are employers and employees, and will appeal to their better nature to park in the Indian Run lot, which would free between 30 and 40 parking spaces at night. He said they are also working with the valet operator to get additional spaces on the school property. He said on-street parking on South High Street is getting more use, which is encouraging to see.

Ms. Bailey said she thought there were fewer complaints on this end because there is no reason to come there, and if patron-driven businesses continue to come, which is what we want, there will be more parking issues. She said the parking issue is very significant. Mr. Langworthy said Planning will keep an eye on the parking situation as the area expands.

Motion #2 and Vote – Parking Plan

Bob Dyas made a motion, seconded by Tasha Bailey, to approve this application for a Parking Plan to reduce the number of required spaces from 25 to 19 due to the change of use, and requested staff work with the property owner to upgrade and improve the parking lot to enhance the appearance and efficiency. The vote was as follows: Mr. Souders, yes; Mr. Schisler, yes; Mr. Currie, yes; Ms. Bailey, yes; and Mr. Dyas, yes. (Approved 5 – 0.)

Mr. Schisler adjourned the meeting at 7:21 p.m.

As approved by the Architectural Review Board on August 29, 2012.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JUNE 28, 2012

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

**1. BSC Historic Core District – Winan’s Fine Chocolates & Coffee – Signs & Parking Plan
Minor Project Review
12-038ARB-MPR 52 South High Street**

Proposal:	To install a new 6.67-square-foot projecting sign and a 5.32-square-foot window sign for a new 1,000-square-foot eating and drinking facility in addition to a parking plan to permit six fewer parking spaces than required by the Zoning Code due to the change in use.
Request:	Review and recommendation of approval to the Architectural Review Board of a Minor Project Review application under the provisions of Zoning Code Section 153.066(G).
Applicant:	Bob Cummins, property owner; represented by Amber and Ryan Hulme.
Planning Contacts:	Eugenia M. Martin, ASLA, Landscape Architect
Contact Information:	(614) 410-4650, emartin@dublin.oh.us

DETERMINATION #1: To recommend approval to the Architectural Review Board of this Minor Project Review.

DETERMINATION #2: To recommend approval to the Architectural Review Board of the Parking Plan to allow six fewer parking spaces than required by the Zoning Code for a total of 19 parking spaces for this site.

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

STAFF CERTIFICATION

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



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

June 28, 2012

Attendees

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Jeff Tyler, Chief Building Official; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Laura Karagory, Landscape Architect; John Dejarnette, Police Lieutenant; Alan Woo, Fire Chief; Ray Harpham, Commercial Plans Examiner; and Ebony Mills, Office Assistant II.

Agenda

1. Administrative

Steve Langworthy said that Rachel Ray has completed the application forms for the applications requiring Administrative Review Team review, and the applications have been placed on the Bridge Street and Land Use and Long Range Planning web pages. He said Ms. Ray has put together a Project Review Tracking spreadsheet; the spreadsheet will help keep the team aware of the status of cases and upcoming projects.

2. Cases

12-038ARB-MPR – BSC Historic Core District – Winan's Fine Chocolates and Coffees Restaurant – 52 South High Street

Rachel Ray stated that this is a request for two new signs for a restaurant in Historic Dublin, and a request for parking plan approval resulting from the change in use. She said that this is a request for Minor Project Review for a project in the Architectural Review District, requiring an Administrative Review Team (ART) recommendation within 14 days of submittal, and Architectural Review Board review within 28 days following the ART recommendation. Ms. Ray said that she would present this application to the ART members on behalf of the case manager, Jeannie Martin, since she is out of the office today.

Ms. Ray said from the planning perspective the proposed signs meet Code. She said the applicant is also requesting approval for a parking plan. She said ten parking spaces are required for this particular eating and drinking facility, but with the other uses in the building, the existing parking lot is deficient six spaces, with only 19 existing parking spaces instead of the 25 spaces required. She said that one bicycle parking space is also required, based on the required parking for this use.

Steve Langworthy commented that the signs requested for this application are the exact type of signs we want to see in this area.

Ms. Ray said the window signs cannot exceed 20% of the window they are attached to, or exceed eight square feet total, and this application meets those requirements.

Lt. John Dejarnette said the trees could pose a problem for visibility of the sign.

Fred Hahn said the trees in the Historic District are currently being discussed, since many are overgrown and are causing problems with utilities. He said the solution will probably not be reached in the near future and pruning of the trees is the only option.

Barb Cox said she will need to speak to Jeannie Willis to determine whether the sign hanging over the right-of-way will be problematic. She said a form waiver may be necessary.

Ms. Ray said that she would confer with Jeannie Martin to determine what approach had been taken in the past with projecting signs, since there are probably others that are currently hanging over the right-of-way as well.

Jeff Tyler said due to the height of the sign he does not have a problem with the location. He said that the building code requires a minimum clearance of seven feet.

Ms. Ray said due to a change in use the parking is short by six spaces and a bike rack will be needed, since more than 10 parking spaces are required for this use.

Mr. Hahn said Parks and Open Space is currently looking into placing a bike rack in the vicinity, which this business may be able to count toward the bicycle requirement.

Mr. Tyler noted that a building permit has already been issued for this location.

Ms. Cox clarified that there was no restaurant equipment proposed that would require an oil/water separator or other water or sewer improvements.

Ms. Ray asked if there were any further concerns with this application, either for the proposed signs or the parking plan.

Mr. Tyler suggested checking the distance from the Chamber to this location for parking, since it may be within a walkable distance as well.

Colleen Gilger stated that she had no comments on this application, and suggested that the ART forward a decision to the Architectural Review Board.

The Administrative Review Team determined the proposed signs and parking plan meet the applicable requirements of Code Sections 153.057 through 153.066 and forwarded the application with a recommendation of approval to the Architectural Review Board.

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