



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

July 3, 2013

Minor Project Review

13-060ARB-MPR – BSC Historic Core District

Sister's Sweet Shoppe – 45 N. High Street

This is a request for exterior modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, and new paint color for an existing business located on the east side of S. High Street south of the intersection with North Street. This Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Date of Application Acceptance

June 25, 2013

Date of ART Recommendation

Wednesday, July 3, 2013

Date of Architectural Review Board Determination

Wednesday, July 24, 2013

Case Managers

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	New building awnings, patio and entrance walk modifications and door colors and front porch planter boxes.
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	45 North High Street
<i>Property Owner</i>	Craig Sonksen
<i>Applicant</i>	Cedarbrook; represented by Lori Botkins
<i>Case Manager</i>	Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team’s recommendation.

Zoning Code and *Historic Dublin Design Guidelines* Analysis

§153.062(H) – Awnings

Code permits awnings to be used as a protection from the elements, but must be designed to be consistent with the architecture of the building and the other awnings on the building. Code permits awnings to be canvas or decorative metal material.

Historic Dublin Design Guidelines

The *Guidelines* state awnings should be used on commercial storefronts to provide both shade and weather protection for the storefront and pedestrians walking along the sidewalk. Traditional flat, sloping awnings are recommended, while rounded or “bullnose” awnings should be avoided.

The applicant is proposing to install three awnings: two to the rear of the building and one along the front. The two rear awnings are located on the west elevation at the rear entrance door and along the south elevation over an existing set of windows. The proposed awning along the front is attached to the front porch and extends out over the porch steps and down the existing entrance walk to North High Street. The proposed awning is *Sunbrella Jockey Red* and the design is a rounded awning with scalloped edging.

§153.062(F) – Entrances and Pedestrianways

The applicant is proposing to add two feet of brick pavers on each side of the existing concrete walkway that connects the front porch with the public sidewalk along North High Street. The plans indicate the pavers will stop at the property line.

Additional Architectural and Site Improvements

The applicant is proposing to cover the existing concrete patio area located to the rear of the building with a new flagstone colored tile. The existing entrance doors to the front and rear of the building will also be painted to match the proposed awnings and two matching planter boxes are proposed on the front porch.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning & Building Standards

Minor Project Review

Planning and Building find the proposed awning style to be out of character with the existing building design and recommend the proposed awning style be altered to a sloped awning with a flat edge to match the gabled roof elements of the building. Planning also recommends the awning proposed along the front of the building be removed, as it is not appropriate for the building type. Planning recommends the brick pavers proposed along the existing front entranceway be extended to connect with the existing brick sidewalk and match the existing brick detail within the public sidewalk.

Engineering

If approved, the proposed awning must be installed outside of the public right of way.

Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Administrative Review Team

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion Met with Conditions: The proposal meets the Code with the conditions as listed below.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Criterion Met. The proposal adds additional detail and character to the Historic District and will help support a lively pedestrian environment in the Historic District.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with conditions.

- 1) The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
- 2) The proposed awning located along the front elevation be removed; and
- 3) The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.