



City of Dublin

Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

Phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 19, 2014

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

- | | |
|--|--|
| 1. BSC Historic Core – Chelsea Borough Home
14-101ARB-MPR | 54 South High Street
Minor Project Review |
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Proposal: A new 8-square-foot wall sign for an existing building on the east side of South High Street, between Spring Hill and Eberly Hill.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Bruce Sommerfelt, Signcom, Inc.

Planning Contacts: Andrew Crozier, Planning Assistant
Jennifer M. Rauch, AICP, Senior Planner

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

MOTION: Mr. Rinaldi moved, Mr. Mathias seconded, to approve a request for a Minor Project Review with no conditions.

VOTE: 5 – 0.

RESULT: This request for Minor Project Review was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner



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ARCHITECTURAL REVIEW BOARD

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NOVEMBER 19, 2014

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

**2. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-099ARB/BP Basic Site Plan Review**

Proposal: A development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.

Request: Review and approval for a Basic Site Plan under the provisions of Zoning Code Sections 153.057-153.066.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contacts: Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer
Jennifer M. Rauch, AICP, Senior Planner

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

MOTION #1: Mr. Dyas moved, Mr. Munhall seconded, to approve the eight Site Plan Waivers:

- 1) Loading Facility Permitted to Rear (front requested) – Apartment Building
- 2) Entry for Parking within Building Permitted to Rear (front requested) – Apartment Building
- 3) Maximum Building Height permitted at 4.5 Stories (7 requested) – Apartment Building
- 4) Parking within Building Permitted in Rear on 3 floors (5 requested) – Apartment Building
- 5) Ground Story Height – 10 to 12 foot (14.16 requested) – Historic Mixed-Use Building
- 6) Loading Facility Permitted to Rear (front requested) – Historic Mixed-Use Building
- 7) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 1 and 2)
- 8) Entry for Parking within Building Permitted to Rear (front requested) – Historic Mixed-Use Building (Buildings 2 and 3)

VOTE: 4 – 0.

RESULT: This request for eight Site Plan Waivers was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Recused
Thomas Munhall	Yes

**2. BSC Historic Transition – Bridge Park West
14-099ARB/BP**

**94 and 100 North High Street
Basic Site Plan Review**

MOTION #2: Mr. Dyas moved, Mr. Munhall seconded, to approve this application for a Basic Site Plan with eight conditions:

- 1) The following details to be presented with the Site Plan Review:
 - a) Architecture, landscaping, fencing, lighting, signs and other site development details or Building Type requirements noted as TBD or SPR in this report and attached analysis;
 - b) Detailed installation specifications for façade materials and material transitions, including material samples and section panels be provided to ensure high-quality and durable construction, and addressing specific items as described in this report; and
 - c) Color palettes for façade materials be incorporated.
- 2) Terminal vista elements be provided and detailed to meet the intent of the Code;
- 3) The applicant addresses Engineering’s comments as outlined in the report and as attached to this report, including traffic access, stormwater and utility details;
- 4) The applicant coordinate with the City and Washington Township Fire Department to ensure fire accessibility throughout the site as part of the Development Plan Review;
- 5) Parking calculation shall be included, identifying retail, restaurants, office area and residential unit counts as well as counts and labels for standard, ADA, compact and non-standard spaces, along with justification for the additional spaces provided;
- 6) The applicant will demonstrate the feasibility of a public path adjacent to the Indian Run Creek. The final location will be coordinated through and approved by the Director of Parks;
- 7) The applicant revise the proposed elevation along North High Street to incorporate design details including windows and materials, which are of scale proportional to Historic Dublin; and
- 8) The parapet be extended to screen the mechanicals in lieu of proposed screen wall on the middle building along North High Street.

VOTE: 4 – 0.

RESULT: This request for a Basic Site Plan was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Senior Planner



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NOVEMBER 19, 2014

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

**3. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-105ARB Demolition**

Proposal: Demolition of an existing 37,500-square-foot, four-story building and a 9,400-square-foot, single-story building located on the east side of North High Street, approximately 280 feet north of the intersection of North Street.

Request: Review and approval of demolition request under the provisions of Code Section 153.176 and the *Historic Dublin Design Guidelines*.

Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors

Planning Contacts: Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer
Jennifer M. Rauch, AICP, Senior Planner

Contact Information (614) 410-4600, jshelly@dublin.oh.us or jrauch@dublin.oh.us

MOTION: Mr. Munhall moved, Mr. Dyas seconded, to approve a request for Demolition with two conditions:

- 1) The existing exposed, vertical rock face at the southwestern portion of the site will be retained and incorporated as part of the proposed redevelopment and shall be protected as part of the demolition and construction, subject to approval by Staff; and
- 2) The demolition will not occur until a demolition and construction plan outlining schedule, construction and demolition access, and additional relevant details have been reviewed and approved by Staff.

VOTE: 4 – 0.

RESULT: This request for Demolition was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Recused
Thomas Munhall	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 19, 2014

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

**4. BSC Historic Transition – Bridge Park West 94 and 100 North High Street
14-106ARB/DP Development Plan Review**

Proposal: A development of a two-story mixed-use building, 42 condominium units in a seven-story building with associated parking and site improvements along the east side of High Street approximately 280 feet north of the intersection of North Street.
Request: Review and approval of a Development Plan under the provisions of Zoning Code Sections 153.057-153.066.
Applicants: Nelson Yoder, Crawford Hoying; and Gerry Bird, OHM Advisors
Planning Contacts: Joanne Shelly, RLA, AICP, LEED BD+C, Urban Designer/Landscape Architect
Jennifer M. Rauch, AICP, Senior Planner
Contact Information (614) 410-4600, jshelly@dublin.oh.us or jrauch@dublin.oh.us

MOTION: Mr. Munhall moved, Mr. Rinaldi seconded, to approve a request for a Development Plan with six conditions:

- 1) The applicant work with the City to establish a development agreement for this project, including providing the following information:
 - a) Resolution of design and construction of North Riverview Street extension; and
 - b) Resolution of shard parking agreements (existing and future);
- 2) The applicant continues to coordinate with the City and Washington Township Fire Department to finalize a plan, which ensures fire accessibility throughout the site;
- 3) The applicant provides an outline of the details for each open space type with exact acreages required as determined as part of the Site Plan Review;
- 4) The applicant describe the intent for the required BSD Historic Transition District placemaking elements at the Development Plan Review with details to be determined as part of the Site Plan Review;
- 5) The applicant provides a demolition/construction plan and schedule; and
- 6) The applicant continues to address Engineering details as part of the Site Plan Review.

VOTE: 4 – 0.

RESULT: This request for a Development Plan was approved.

RECORDED VOTES:

Robert Schisler Yes
Bob Dyas Yes
David Rinaldi Yes
Neil Mathias Recused
Thomas Munhall Yes

STAFF CERTIFICATION


Joanne Shelly, AICP, RLA, LEED BD+C
Urban Designer/Landscape Architect