

# Minor Project Review

## 14-034MPR – BSC Indian Run Neighborhood District

### Medical Office Building – Architectural Modifications (Existing Structure)

### 250 West Bridge Street

This is a request to add a 288-square-foot, two-story building addition for an elevator shaft on the north side of an existing medical office building at the northwest corner of the intersection of Bridge Street and Shawan Falls Drive in the BSC Indian Run Neighborhood District. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

#### **Date of Application Acceptance**

Thursday, April 17, 2014

#### **Date of ART Determination**

Thursday, May 1, 2014

#### **Case Manager**

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Indian Run Neighborhood District
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	250 West Bridge Street
<i>Property Owner</i>	250 Bridge Group, Ltd.
<i>Applicant</i>	Matthew Lones and Daniel Pardi, ph7 Architects
<i>Case Managers</i>	Rachel S. Ray, AICP, Planner II   (614) 410-4656   rray@dublin.oh.us

### Application Review Procedure: Minor Project Review/Existing Structure Modification

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 Zoning Code. The Administrative Review Team may also approve extensions, alterations, or other modifications to Existing Structures provided that the criteria of §153.062(B)(2)(b) are satisfied.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) 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.

### Zoning Code Analysis

#### *§153.062(B) (2) – Building Types – Existing Structures*

This building is considered an Existing Structure as defined by *§153.062(B)(2)*. Criteria for the modification of Existing Structures are listed in Part III of this report. The building meets these criteria and the proposed modifications are not required to meet the building type requirements of the Bridge Street District zoning regulations. The proposed modifications have been reviewed for appropriateness with the existing character of the building.

The site contains a two-story, 15,111-square-foot brick office building centrally located on the site, with parking on the north, west, and south sides. The main entrance to the building is on the south side, and the proposed addition is on the north side (rear) of the building.

The applicant is proposing to install an elevator shaft on the north side of the building, which functions as the rear of the building. The two-story addition is a total of 288 square feet (144 square feet per floor) and requires the removal of three parking spaces. The addition is clad entirely in brick that will match the existing brick, with a parapet and a soldier course at the top of the addition to match the existing. No other modifications are proposed.

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning

The proposed addition will match the existing materials and brick coursing, consistent with the existing building's design.

### Engineering

Engineering requests that the change in impervious to pervious land is noted on the site plans. It appears that a reduction of imperviousness is proposed; therefore, no alterations for their stormwater management system will be needed.

### Building Standards, Parks & Open Space, Fire, Police, Building Standards, Economic Development

No comments

## PART III: APPLICABLE REVIEW STANDARDS

### Review Criteria for Exterior Modifications to an Existing Structure

The Administrative Review Team may approve extensions, alterations, or other modifications to Existing Structures provided that the following criteria are met:

1. *Met.* The 15,399-square-foot building (including the addition) requires 62 parking spaces. Including the three parking spaces eliminated as part of the proposal, 86 parking spaces remain, meeting the requirement. The Existing Structure continues to meet all other height and area provisions that were applicable immediately prior to the rezoning of the property into a BSC district.
2. *Met.* The expansion is limited to the same parcel as the Existing Structure.
3. *Met.* The proposal has limited visibility outside the area of the site and involves no change in the activities that take place. Therefore, the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
4. *Met.* The 288-square-foot expansion is only two percent of the gross floor area of the Existing Structure.

### Applicable Minor Project Review Criteria

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

(c) Meets Applicable Zoning Regulations

*Met.* The proposed building modifications are consistent with applicable Zoning Code requirements.

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

*Met.* The proposal is consistent with the City's policy intent to allow for continued investment in developments that existed prior to the adoption of the Bridge Street District plans.

## PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review with one condition:

1. That the change in impervious to pervious surface is noted on the building permit plans.