

**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**MAY 25, 2016**

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

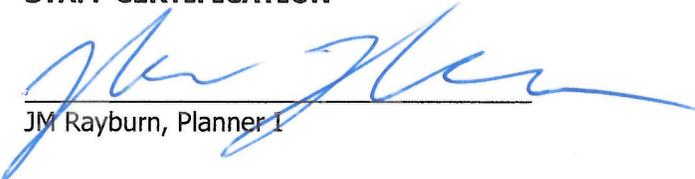
- 1. BSD HC – S. High Street Mixed-Use Development 16-032INF** **76-82 S. High Street Informal Review**
- Proposal: Informal review for a mixed-use development for a site with existing historic commercial buildings and construction of a proposed structure on the east side of South High Street, south of the intersection with Eberly Hill Lane.
- Request: Review and non-binding feedback for a future application under the provisions of Zoning Code Section 153.066.
- Applicant: Pete Coratola, CBS Garvey, LLC.
- Planning Contacts: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us) and JM Rayburn, Planner I; (614) 410-4653, [jrayburn@dublin.oh.us](mailto:jrayburn@dublin.oh.us)

**RESULT:** The Board conducted an informal review to retain the existing historic commercial buildings along S. High Street and propose the construction of a 2.5-story mixed use building to the rear of the site along Eberly Hill Lane. The Board members heard public comments regarding concerns of the proposed scale and mass of the new building and the design details, parking, access, traffic, maneuverability, architecture, height, and service details. The Board members supported the mix of uses but expressed similar concerns particularly regarding the scale and mass of the proposed development and the overall design details for the project. The Board encouraged the applicant to investigate how these details are addressed as the proposed project moves forward through the process.

**MEMBERS PRESENT:**

David Rinaldi Yes  
Thomas Munhall Yes  
Everett Musser Yes  
Jane Fox Yes  
Shannon Stenberg Yes

**STAFF CERTIFICATION**

  
JM Rayburn, Planner I



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**MAY 25, 2016**

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

**2. BSD HTN – Bridge Park West 16-033ARB-MPR/WR 94-100 N. High Street  
Minor Project Review and Waiver Review**

Proposal: Modifications to the landscape planters along North High Street, a tenant space within the Historic Mixed-Use building, and the Apartment building elevations to permit mechanical louvers along street facing facades within the Bridge Park West development on the east side of North High Street, north of the intersection with North Street.

Request: Review and approval of a Minor Project Review and a Waiver Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Mike Burmeister, OHM Advisors

Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**MOTION #1:** Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for two Waivers:

*Apartment Building – Mechanical Louvers*

1. §153.062(N)(4)5 - Façade Requirements – Vents (mechanical systems) shall not be part of street-facing facades. Request is to allow mechanical louvers on street-facing façades for the apartment building elevation along the (future) North Riverview Street extension.

*Historic Mixed-Use Buildings – Principal Entrances*

2. §153.065(O)(9)(d)3 – Façade Requirements – Building Entrance - one principal entrance for every 40 feet of façade along a principal frontage street – 9 entrances (required). Request to increase the distance between the required principal entrances along North High Street – 7 entrances (requested).

**VOTE:** 5 – 0

**RESULT:** This request for two Waivers was approved.

**RECORDED VOTES:**

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

**2. BSD HTN – Bridge Park West  
16-033ARB-MPR/WR**

**94-100 N. High Street  
Minor Project Review and Waiver Review**

**MOTION #2:** Ms. Fox moved, Ms. Stenberg seconded, to approve a request for a Minor Project Review with no conditions.

**VOTE:** 5 - 0

**RESULT:** This request for a Minor Project Review was approved.

**RECORDED VOTES:**

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

**STAFF CERTIFICATION**



Jennifer M. Rauch, AICP, Planning Manager