



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 19, 2016

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

- 1. BSD HTN – Bridge Park West 94-100 N. High Street**
16-033ARB-MPR/WR 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 recommendation of approval to the Architectural Review Board for a Minor Project Review and a Waiver Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Michael Burmeister, OHM Advisors

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

REQUEST #1: Recommendation of approval to the Architectural Review Board of this 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.

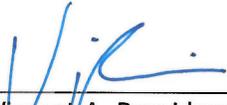
Historic Mixed-Use Buildings – Principal Entrances

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).

REQUEST #2: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with no conditions.

Determination: The Minor Project Review and two Waivers were forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director