

March 7, 2016

City of Dublin Building Standards
5800 Shier Rings Rd.
Dublin, OH 43016

Attn: Ms. Jennifer M. Rauch
City of Dublin Planning
Re: Charles Penzone Grand Salon Waiver Request

Ms. Rauch,

The purpose of this waiver request is to seek relief from the following Zoning Code Section requirements:

1. Front Property Line Coverage: Table 153.062 (O)(4) for Loft Building types requires a minimum of 75% of the front property line be covered by the façade of the principle building. Section 153.062 (N)(1)(a)(4) allows for 10% of the minimum coverage to be substituted with a street wall in lieu of building façade allowing for a total of 65% of the front property line to be covered by the principle building.

Based on the current site conditions and taking into account any and all easements and setback requirements, the principal street frontage dimension on Village Parkway is approximately 359'-6". In order to meet the code requirement as indicated, the principle building façade would be required to extend approximately 236'-10 with an additional 36'-6" of street wall to meet the minimum coverage.

The proposed building design is based on 12,000 sf of total building area and has been studied and created to provide an efficient layout that maximizes the needs of the salon as well as creates adjacencies that are critical to the performance of the services provided. The result of this effort has created a square building shape that feeds off an internal courtyard and the added length required to meet the Zoning requirement would result in a more linear building shape that could negate many of the adjacencies that are required for the day-to-day services the salon provides. The current building design and site layout include a principle building façade of 126'-8" in length (35%), a street wall of 56'-6" in length (15%) and an open space pocket park of 69'-8" in length (25%) that all front Village Parkway and cover a combined total of 75% of the front property line.

2. Maximum Allowable Parking: Table 153.065-A indicates that a building which falls under the Principal Use Group of "Personal, Repair & Rental Services" is required to have a minimum of 2 parking spaces per 1,000 sf of building area and is not allowed to exceed 125% of the minimum. At 12,000 sf, the proposed building would be required to have a minimum of 24 parking spaces and would not be allowed to exceed 30 parking spaces.

The average daily parking count is outlined in the data below.

A. Dublin Grand Salon Parking Summary:

Non Peak = 93

Peak = 143

- *Peak days consist of Thursday, Friday, and Saturday*
- *Non-peak days consist of Sunday, Monday, Tuesday, and Wednesday*
- *These numbers are the average of cars parked between 8/21/15 to 12/17/15*

B. New Salon/Existing Building:

Employees	75 (professionals plus 4 associates)
Guests	84 (64 guests plus 20 double booking /overlapping appointments)
Home Office	30
Total:	189 (visitors/employees per day)

The proposed site layout currently indicates 93 total parking spaces including accessible spaces as required by code. The need for additional parking spaces is supported by data collected by the owner in regards to their daily operations and number of customers that visit the salon during regular and peak hours as well as the number of employees that are working at the salon during these times. The additional parking areas are screened from Village Parkway by an open space pocket park and street wall.

Please don't hesitate contact me with any additional questions or comments.

Thank you,

Christopher P. Meyers, AIA, LEED AP
Principal Architect