



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 21, 2016

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

**2. BSD HC - Harvest Pizza
16-027ARB-MPR**

**45 N. High Street
Minor Project Review**

Proposal: Exterior modifications to the roof, review of a parking plan, and the installation of a new awning sign and projecting sign for an existing house on the west side of North High Street approximately 100 feet south of the intersection with North Street.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Chris Crader, Grow Restaurants

Planning Contact: Logan Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us and Lia Yakumithis, Planning Assistant; (614) 410-4654, lyakumithis@dublin.oh.us

REQUEST #1: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with the two conditions:

- 1) That the applicant provide revised sign drawings with all relevant sign details prior to filing for a sign permit, subject to Staff approval; and
- 2) That the applicant provide the bicycle rack detail and proposed location, subject to Staff approval.

REQUEST #2: Recommendation of approval to the Architectural Review Board of this request for a Waiver:

Section 153.062(O)(10)(2) – Buildable Area – minimum 3 feet (required) – 0 feet (requested)

Determination: The Minor Project Review and Waiver was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planning Manager

**2. BSD HC - Harvest Pizza
16-027ARB-MPR**

**45 N. High Street
Minor Project Review**

Logan Stang said the proposal is for exterior modifications to the roof, review of a parking plan, and the installation of a new awning sign and projecting sign for an existing building on the west side of North High Street approximately 100 feet south of the intersection with North Street. He said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Stang said the applicant is proposing to install the rooftop exhaust vents on the north portion of the roof and will be screened on the north side by a gray parapet wall with fiber cement siding that will match the existing building façade; the exhaust vents will be screened from all other angles by the existing roof structure. He said the proposed HVAC condenser units will be located on the ground adjacent to existing units on the north side of the building and will be screened using evergreen landscaping. He said an additional HVAC condenser unit and air unit will be screened with a gray fence matching the existing façade, similar to the rooftop screening and is proposed on the north property line approximately six feet from the building. He stated the fence screening is proposed at a height of 3 feet 9 inches in order to meet the Code requirement of being one-foot taller than the structure being screened.

Mr. Stang said the site contains 5 parking spaces on site, which were approved through a variance for the previous user. He explained the change in use requires additional parking spaces to be provided for the applicant to gain approval of a parking plan. He said the applicant is proposing to retain the existing parking spaces and has requested approval of a parking plan, as additional parking spaces cannot be accommodated on-site.

Mr. Stang reported the applicant has provided 4 off-site parking agreements, which account for the provision of 24 off-site parking spaces largely reserved for use by employees. He said the properties located at 109 South High Street, 82 South High Street, 76-78 South High Street, and 58-66 South High Street are located south of Bridge Street making employee parking a more desirable use. He said the on-site spaces and surrounding public parking spaces will be for customer parking due to their proximity to the site. He said the applicant has indicated that they will also utilize the valet services provided at Bri-Hi Square in order to supplement their parking. He stated a few parking garages are currently under construction with surrounding developments and future parking garages will be developed in conjunction with development proposals in the Bridge Street District.

Mr. Stang stated the applicant is also required to provide bicycle parking as part of this application; Code requires one bicycle space for every 10 required vehicular parking spaces, or 4 bicycle spaces. He said the applicant has indicated the required bicycle spaces will be installed and all the necessary details will be provided, subject to Staff approval.

Mr. Stang said the applicant is proposing two signs: a ground sign located along N. High Street and an awning sign located to the rear of the building. He said the ground sign will replace the existing sign and use the existing posts. He described the sign as double-sided consisting of a wood background with "Harvest Pizzeria" located near the center in black on top of an orange moon. The text will be raised from the sign face while the background is recessed. The background is white with an orange trim consistent with the moon logo. He said the awning sign will utilize the existing awning frame and will consist of the "Harvest Pizzeria" text and moon logo located in the center with white copy and the orange moon; the left side of the awning will read "Pizzas – Salads" and the right side will read "Burgers - Sandwiches" both in white copy. He said the awning itself will be the same material as the existing awning along with the same red color that compliments the building. He stated the shape and size of the proposed signs meet Code

requirements for size, height, and location and the sign colors and style complement the architecture and surrounding context.

Mr. Stang recommended approval to the ARB of the Minor Project Review with two conditions:

- 1) That the applicant provide revised sign drawings with all relevant sign details prior to filing for a sign permit, subject to Staff approval; and
- 2) That the applicant provide the bicycle rack detail and proposed location, subject to Staff approval.

Mr. Stang recommended approval to the ARB for a Waiver:

Section 153.062(O)(10)(2) – Buildable Area – minimum 3 feet (required) – 0 feet (requested)

Mr. Stang explained there needs to be space between the fence and the units for future maintenance so there is no room for additional landscape screening.

Chris Crader, Grow Restaurants, asked if the bike rack needs to meet a specific style. Jennifer Rauch said that standard is written in the Code. Ray Harpham encouraged the applicant to look at the bike racks in the area for examples.

Jennifer Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation of approval to the ARB for the Waiver and the Minor Project Review with two conditions for the ARB meeting on April 27th.

**3. BSD HC - Berkshire Hathaway - Sign
16-029ARB-MSP**

**109½ S. High Street
Master Sign Plan**

Nicki Martin said this is a proposal for the installation of a new projecting sign and a new wall sign for an existing carriage house south of Pinney Hill Lane at the intersection with Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the graphics of the proposed projecting signs for the carriage house located on the property behind the main structure. She explained that a projecting sign and a directory sign plaque were approved by the ARB in January for Gerber & Mitchell, LLC - main structure, which was to be repainted Carriage Red with Capitol White for the trim. She reported the doors of both structures are painted Amber Slate and the carriage house was to be painted in the same Carriage Red and Capitol White color scheme as the main building. She said the GEM Law signs matched the building with Amber Slate as the background color and Capitol White as the trim and text color.

Ms. Martin explained the applicant had proposed custom Berkshire Hathaway Cabernet and Berkshire Hathaway Cream colors to the ART but the ART decided the colors should be consistent across the two buildings and the Berkshire Hathaway Cabernet clashed with the building color. Additionally, she said the ART determined two projecting signs are more appropriate for the accessory structure due to access and visibility. She said the ART also recommended the applicant consider a mounting arm for the projecting signs that is more appropriate to the scale of the structure and height of the proposed signs.

Ms. Martin presented three color scheme options for consideration. The ART recommended approval of the color scheme that coordinates with the primary structure's approved signs with the Amber Slate background

**2. AT&T Tower Co-Location
16-025ARTW**

**7401 Avery Road
Administrative Review – Wireless**

Lori Burchett said this is a request for the installation and replacement of 2 LTE antennas, 1 new antenna, and associated coax cables on the Avery Park water tower located on the west side of Avery Road approximately 600 feet south of the intersection with Brand Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Burchett presented the site and the final tower elevation. She said the antenna is designed to be unobtrusive; does not extend above the highest point of the supporting structure; and complies with applicable provisions of §99.05.

Ms. Burchett said approval is recommended for this wireless communications facility application with one condition:

- 1) That any associated cables or other wiring should be trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.

Ms. Burchett noted the applicant was not present but had agreed to the above condition prior to the meeting.

Donna Goss reported that she met with the Legal Department and found that the City is the landowner and that Legal negotiated an agreement with the wireless provider.

Jennifer Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's approval of a wireless communications facility.

INTRODUCTIONS

**3. BSD HC - Harvest Pizza
16-027ARB-MPR**

**45 N. High Street
Minor Project Review**

Logan Stang said the proposal is for exterior modifications to the roof, review of a parking plan, and the installation of a new awning sign and projecting sign for an existing building on the west side of North High Street approximately 100 feet south of the intersection with North Street. He said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Stang presented an aerial view of the site and noted the former tenant was Sister's Sweet Shoppe. He described the one-story historic structure as a vernacular building from the 1880s with a stone foundation, cement shingle siding, and a standing seam metal roof with an addition of asphalt roof shingles. He said the proposed new roof vents, HVAC units, and air unit will be screened with materials that complement the site.

Jeff Tyler inquired about the exhaust fans. Jon Stephens, Sullivan Bruck Architects, explained the discharge is up. Mr. Tyler encouraged the applicant to read Ohio Mechanical Code Section 506.5.5.

Jennifer Rauch asked if the screening for the ground units encroach into the setbacks and if so, a Waiver would be necessary. Mr. Stang explained the various screening proposed and said he would research the setback requirements.

Mr. Stang said the proposed ground and awning signs will match the shape and size of the existing signs and meet Code requirements for size, height, and location. He added the sign colors and style complement the architecture and surrounding context. He said the awning on the west side will be the same measurements as the existing awning but the Harvest Pizza text and graphics will be represented. He said the previous awning was approved so he anticipates the proposed awning will still meet the Code.

For the ground sign, Mr. Stang asked if the moon was a registered logo. Chris Crader, Grow Restaurants, answered the logo is not registered but the name is. Mr. Stang said it appears the logo may need to be decreased in size slightly to meet the Code requirement.

Ms. Rauch inquired about the paint colors. The applicant said the colors are specific corporate colors.

Mr. Stang explained that 42 parking spaces required for the restaurant use cannot all be provided on-site so parking for employees will be provided off-site. He said there are only five spaces available on-site but there are 24 additional off-site spaces. He reported the three public lots in this district provide over 100 spaces so the parking plan meets the Code requirements.

Jennifer Rauch inquired about previously approved variances for parking.

Mr. Stang said a number of properties were granted variances to reduce the required parking, prior to zoning for the Bridge Street District. He said the applicant has provided a series of parking agreements to provide additional parking that cannot be accommodated on the site. Per the agreements, he said 60 – 75% of the spaces can be provided and that he would review the history of the variances.

Rachel Ray asked if the parking agreements include South High Street to which Mr. Stang said he would clarify. He said parking spaces closer to this building should be reserved for customers and employees should park farther away. Ms. Ray said she was interested in whether parking spaces have already been designated for other businesses in the area.

Mr. Tyler asked if a valet service would be provided. Mr. Crader replied they would use the valet service and have already reached out to the service.

Ms. Rauch asked the applicant if he planned to install a patio space. Mr. Crader said he was considering sharing the patio with the neighbor but does not plan to move forward at this time.

Mr. Stang noted the applicant plans to replace the existing barn door like-for-like as part of the exterior modifications.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is scheduled for April 21st for the ARB meeting on April 27th.

**4. BSD HC - Berkshire Hathaway - Sign
16-029ARB-MPR**

**109½ S. High Street
Minor Project Review**

Nicki Martin said this is a proposal for the installation of a new projecting sign and a new wall sign for an existing carriage house south of Pinney Hill Lane at the intersection with Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 24, 2013

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

**1. BSC Historic Core – Sisters Sweet Shoppe
13-060ARB-MPR**

**45 North High Street
Architectural and Site Modifications**

Proposal: Architectural and site modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, and new paint color and new sign for an existing business located on the east side of S. High Street south of the intersection with North Street.

Request: Review and approval of a minor project review application under the provisions of Code Section 153.062, 153.065 and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Lori Botkins, Cedarbrook.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION: Bob Dyas moved, Thomas Munhall seconded, to approve this Minor Project Review application for site and architectural modifications because it meets the provisions of Zoning Code Sections 153.062, 153.065 and 153.170, and the *Historic Dublin Design Guidelines*, with five conditions:

1. The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
2. The proposed awning located along the front elevation be removed;
3. The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering;
4. The existing projecting sign on the rear be removed prior to the installation of the awning;
5. The applicant be permitted to only paint the front door red and keep the existing color scheme for the window trim.

*Larry Burchfield, representing the applicant, agreed to the above conditions.

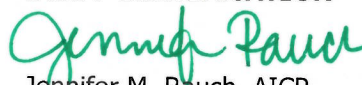
VOTE: 5 – 0.

RESULT: This Minor Project Review application 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
Planner II

**1. BSC Historic Core – Sisters Sweet Shoppe
13-060ARB-MPR**

**45 North High Street
Architectural and Site Modifications**

Mr. Lee presented this request for review and approval of architectural and site modifications for an existing retail business located at 45 North High Street. He said the business is located between North High Street and Darby Street with entrances on both streets. He said the site is zoned BSC Historic Core. He highlighted the existing site features and stated the applicant is proposing to the site and the building. He stated the original proposal reviewed by the Administrative Review Team included awnings on the west and south elevations, and at the entranceway along North High Street. He said the originally proposed canvas awnings were a rounded style with scalloped edges, which did not match the building. Mr. Lee stated the proposal also included brick pavers on either side of the entranceway along North High Street. He said the Administrative Review Team reviewed this case and made a recommendation of approval to the Architectural Review Board with three conditions:

- 1) The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
- 2) The proposed awning located along the front elevation be removed; and
- 3) The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.

Mr. Lee said the applicant revised the proposal before the Board tonight based on these conditions. He said the applicant has removed the awning along North High Street and changed the awning style to a traditional shed awning design with a flat edge on the west and south elevations. He said the brick pavers have been extended to the public sidewalk along North High Street and will match the sidewalk pavers. He said with this revised submittal, the applicant is proposed to remove the existing projecting sign and replace it with an awning sign on the rear (west) elevation. He said the proposal also includes painting the window trim along North High Street and the entrance doors red to match the canvas awnings. He said red planter boxes will also be added to the front porch along North High Street and the patio located to the rear along Darby Street will be covered with a tile paver. He said the proposed awning sign along Darby Street meets Code, and the applicant has revised the application to meet the conditions imposed by the Administrative Review Team. He said the proposal meets the applicable review criteria and approval is recommended with addition of a condition stating the existing projecting sign along Darby Street be removed.

Robert Dyas verified the canvas awning was red, as it printed out orange. Mr. Lee confirmed it was Jockey Red by Sunbrella.

Mr. Dyas asked how the proposed pavers would transition between the public sidewalk and the existing entrance way along North High Street. Larry Burchfield (Cedarbrook Nurseries, Glick Road, Powell) said the pavers will taper to eliminate a trip hazard.

David Rinaldi verified the locations of the red trim and doors. He asked whether the red trim was only on the windows along the North High Street elevation. Mr. Burchfield said yes.

Mr. Dyas asked if the trim would be incorporated along the south windows facing Tucci's. Mr. Lee said no, it was not part of the applicant's proposal.

Mr. Schisler stated in the pictures they received there is green trim on the front elevation. He asked if there is green trim elsewhere on the building and if the intent is to have green, red, white trim with the

existing siding colors. Claudia Husak confirmed the red trim is proposed in addition to the existing color scheme.

Mr. Mathias said the building has green gutters and green trim on the front elevation along the North High Street. Ms. Husak said he was correct.

Mr. Dyas said he did not agree with painting the doors and the trim red, given the existing building has a green and white color scheme. He said he was supportive of the red awnings.

Mr. Mathias said he liked the red door, but the color scheme on the back would be different than the front and would not look cohesive.

Mr. Schisler said the applicant could keep the windows green and paint the door green or red, then the design would seem a little more cohesive.

Mr. Dyas stated Mr. Munhall was right, it is a distinct difference in the structure from the historic schoolhouse out front and the additions along alley in the back. He said he could support the red door but not the red window trim.

Mr. Mathias said he thought with the door painted red the window trims might be out of character. Mr. Dyas agreed.

Mr. Mathias asked if it would be inappropriate to ask the applicant to match the green on the rest of building.

Ms. Husak said a condition could state the applicant be allowed to only paint the front door red and keep the existing color scheme for the window trim. Mr. Schisler agreed a condition should be added.

Mr. Burchfield agreed to the condition.

Mr. Mathias asked for clarification regarding the location of the tiles on the rear patio. Mr. Burchfield said the tiles are located under the awning on the rear of the building.

Motion and Vote

Mr. Dyas moved to approve this Minor Project Review application for site and architectural modifications because it meets the provisions of Zoning Code Sections 153.062, 153.065 and 153.170, and the *Historic Dublin Design Guidelines*, with five conditions:

1. The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
2. The proposed awning located along the front elevation be removed;
3. The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering;
4. The existing projecting sign on the rear be removed prior to the installation of the awning;
5. The applicant be permitted to only paint the front door red and keep the existing color scheme for the window trim.

*Larry Burchfield, representing the applicant, agreed to the above conditions.

Mr. Munhall seconded the motion. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; and Mr. Munhall, yes, and Mr. Dyas, yes. (Approved 5 – 0.)



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 03, 2013

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

2. 13-060ARB-MPR – BSC Historic Core – Sisters Sweet Shoppe – Architectural Modifications – 45 North High Street

This is a request for exterior modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, and new paint color for an existing business located on the east side of S. High Street south of the intersection with North Street. This Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Property Owner: Craig Sonksen, Sonksen Properties LLC.

Applicant: Lori Botkins, Cedarbrook

Planning Contacts: Jennifer M. Rauch, AICP, Planner II at (614) 410-4690 or jrauch@dublin.oh.us

DETERMINATION: To recommend approval of this application to the Architectural Review Board with three conditions:

1. The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
2. The proposed awning located along the front elevation be removed; and
3. The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.

RESULT: This application was recommended for approval.

STAFF CERTIFICATION

Steve Langworthy
Director of Land Use and
Long Range Planning

Mr. Langworthy asked for details regarding the proposed modifications to the tower on the structure.

Ms. Rauch said the applicant was adding stone to create the tower feature and Staff believes that it meets code and there are no problems with it.

Ms. Rauch reiterated that the recommendation for the application is approval with one administrative departure for the awning clearance and then two conditions.

Mr. Tyler said he reviewed an exhibit concerning building code for awning clearance that shows a minimum of 7 feet clearance as being satisfactory.

Ms. Rauch said Staff will work with the applicant to meet the minimum clearance requirement of 7 feet for the proposed awnings.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this application with three conditions.

1. The approved materials specifications be updated to only include the materials approved as part of this review;
2. The applicant verify the height to the bottom of the awning has eight-foot minimum clearance above the sidewalk and, if necessary modify the height accordingly to meet the Code; and
3. All proposed light fixtures be full cutoff, subject to Planning approval.

2. 13-060ARB-MPR – BSC Historic Core – Sisters Sweet Shoppe – Architectural Modifications – 45 North High Street

Jennifer Rauch said this is a request for exterior modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, and new paint color for an existing business located on the east side of N. High Street south of the intersection with North Street. She said this Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Ms. Rauch briefly reviewed the proposed modifications to the structure that were introduced the previous week. She said there was significant discussion regarding the appropriateness of the proposed awnings. The proposed awnings were rounded in shape and the Historic Dublin Design Guidelines discouraged this particular shape of awnings. She said one of the conditions for approval of this application was that the shape of the proposed awnings be flat and angular rather than rounded.

Ms. Rauch said that there was discussion among Staff and during the previous Administrative Review Team meeting on the appropriateness of the proposed awning along the front elevation. She said that Staff does not believe the proposed awning fits the character of the building and therefore that approval of the application be based on the condition that the proposed awning is removed.

Ms. Rauch said the final condition for approval involves the use of brick pavers on either side of the brick walkway connecting the store to the brick walkway along High Street. She said that approval of the application is conditioned such that the applicant fills in the space between the originally proposed brick pavers and the brick sidewalk in the right-of-way with brick pavers.

Lori Botkins asked for clarification on if the recommendation was for the applicant to remove the awning proposed on the store elevation along North High Street.

Ms. Rauch said that Staff was recommending that awning be removed.

Ms. Botkins said the owner wants to have that awning and she intends to talk to him about the issue.

Steve Langworthy asked Ms. Botkins if she knew any other details as to why the owner was interested in having that particular awning.

Ms. Botkins said the owner only expressed an interest in having awning go all the way to the front property line along North High Street.

Mr. Langworthy said that if all of the Administrative Review Team members agreed with the recommendation, the report would go to the Architectural Review Board for a final decision.

Ms. Botkins asked if the proposed awnings on the elevation along Darby Street were fine.

Ms. Rauch said the location and color was fine but that the edge shape that is proposed as rounded needs to be changed to be angled. She said the Historic Dublin Design Guidelines provides images of the angled, non-rounded, awnings.

Mr. Langworthy asked if the proposed brick pavers along North High Street require an easement because they will encroach the right-of-way.

Barb Cox said they are not a problem as long as they are the same material and they do not provide any safety or traffic issues.

Ms. Rauch said the Architectural Review Board meeting is July 24 and that the discussion of the conditioned items can continue then.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application to the Architectural Review Board with three conditions.

1. The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
2. The proposed awning located along the front elevation be removed; and
3. The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.

Case Review

3. 13-049DP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road & Village Parkway

Rachel Ray said this is a request for review of an approximately 324-unit podium apartment building to be constructed on an approximately 6.4-acre site with approximately 7.82 acres of new public streets and 7.78 acres of off-site improvements in the BSC Sawmill Center Neighborhood District. She said this is a request for Development Plan Review by the Administrative Review Team under the provisions of Zoning Code Section 153.066(E).

Ms. Ray said the Administrative Review Team is still looking at a determination for this case occurring next Thursday, July 11. She said the Preliminary Plat was approved by City Council this past Monday and the revised plans should be forthcoming.

Stephen Caplinger said that at this point most of the plans are revised, they added open space information and details and have cleaned up a lot of the site and plan details. He said the architectural revisions are complete and that the engineering and landscaping revisions are in good shape.



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Property Owner: Craig Sonksen, Sonksen Properties LLC.

Applicant: Lori Botkins, Cedarbrook

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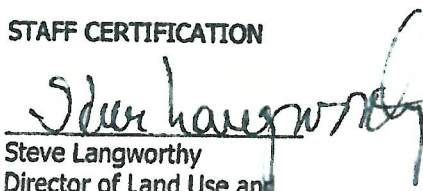
Deadline: Wednesday, July 3, 2013 – target ART determination

DETERMINATION: To recommend approval of this application to the Architectural Review Board with three conditions.

1. The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
2. The proposed awning located along the front elevation be removed; and
3. The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.

RESULT: This application was approved.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and
Long Range Planning

13-060ARB-MPR
Minor Project Review
Sisters Sweet Shoppe
45 N. High Street



Land Use and Long
Range Planning

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

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1. 13-060ARB-MPR – BSC Historic Core – Sisters Sweet Shoppe – Architectural Modifications – 45 North High Street

Jennifer Rauch said this is a request for exterior modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, and new paint color for an existing business located on the east side of N. High Street south of the intersection with North Street. She said this Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Ms. Rauch briefly reviewed the proposed modifications to the structure that were introduced the previous week. She said there was significant discussion regarding the appropriateness of the proposed awnings. The proposed awnings were rounded in shape and the Historic Dublin Design Guidelines discouraged this particular shape of awnings. She said one of the conditions for approval of this application was that the shape of the proposed awnings be flat and angular rather than rounded.

Ms. Rauch said that there was discussion among Staff and during the previous Administrative Review Team meeting on the appropriateness of the proposed awning along the front elevation. She said that Staff does not believe the proposed awning fits the character of the building and therefore that approval of the application be based on the condition that the proposed awning is removed.

Ms. Rauch said the final condition for approval involves the use of brick pavers on either side of the brick walkway connecting the store to the brick walkway along High Street. She said that approval of the application is conditioned such that the applicant fills in the space between the originally proposed brick pavers and the brick sidewalk in the right-of-way with brick pavers.

Lori Botkins asked for clarification on if the recommendation was for the applicant to remove the awning proposed on the store elevation along North High Street.

Ms. Rauch said that Staff was recommending that awning be removed.

Ms. Botkins said the owner wants to have that awning and she intends to talk to him about the issue.

Steve Langworthy asked Ms. Botkins if she knew any other details as to why the owner was interested in having that particular awning.

Ms. Botkins said the owner only expressed an interest in having awning go all the way to the front property line along North High Street.

Mr. Langworthy said that if all of the Administrative Review Team members agreed with the recommendation, the report would go to the Architectural Review Board for a final decision.

Ms. Botkins asked if the proposed awnings on the elevation along Darby Street were fine.

Ms. Rauch said the location and color was fine but that the edge shape that is proposed as rounded needs to be changed to be angled. She said the Historic Dublin Design Guidelines provides images of the

13-060ARB-MPR
Minor Project Review
Sisters Sweet Shoppe
45 N. High Street

angled, non-rounded, awnings.

Mr. Langworthy asked if the proposed brick pavers along North High Street require an easement because they will encroach the right-of-way.

Barb Cox said they are not a problem as long as they are the same material and they do not provide any safety or traffic issues.

Ms. Rauch said the Architectural Review Board meeting is July 24 and that the discussion of the conditioned items can continue then.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application to the Architectural Review Board with three conditions.

1. The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
2. The proposed awning located along the front elevation be removed; and
3. The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.



**Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 27, 2013

**1. 13-060ARB-MPR – BSC Historic Core – Sisters Sweet Shoppe – Architectural
Modifications – 45 North High Street**

Jennifer Rauch said this is a request for exterior modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, and new paint color for an existing business located on the east side of N. High Street south of the intersection with North Street. She said this Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Ms. Rauch said she met several times with the applicant prior to submission in which they discussed potential issues with the proposed modifications. She noted that the potential concerns included the awnings matching one another, how much the awning along North High Street could extend over the sidewalk and the shape of the awning matching the character of the existing historic building.

Dan Phillabaum asked if the awning along North High Street, as shown, encroaches the right-of-way.

Barb Cox said it looks like it needs to be setback approximately 3 feet from the brick walk to ensure it is not encroaching the right-of-way.

Ray Harpham asked if the awning being cantilevered met Code or fit the character of the structure.

Mr. Phillabaum said that Code permits canopies to be cantilevered but what the applicant is proposing is an awning, not a canopy.

Mr. Harpham asked why the applicant was interested in awning as the structure already provides a covered front porch for the store entrance.

Ms. Cox said it may be due to the applicant wanting more of a street presence on the North High Street side of the store entrance.

Mr. Phillabaum said the applicant will need to provide specification samples on the umbrellas for the Architectural Review Board to review.

Rachel Ray said the applicant would also need to provide wind load specifications on the awning.

Dave Marshall said choosing a fire resistant material will limit their color options.

Mr. Harpham said the awning does not appear to match the existing architectural elements of the building as there are no curves on the building. He said the gingerbread shape on the bottom of the awnings needs to be eliminated to match the building.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.]

13-060ARB-MPR
Minor Project Review
Sisters Sweet Shoppe
45 N. High Street

Ms. Ray said the target Administrative Review Team determination for this proposal is Wednesday, July 3, 2013.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 23, 2008

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

- 1. Sisters Sweet Shoppe Sign** **45 N. High Street**
08-061ARB **Sign**

Proposal: A sign for the Sisters Sweet Shoppe located on the west side of North High Street, approximately 70 feet north of Wing Hill Lane.

Request: Review and approval of the proposal under the provisions of the Historic Dublin Design Guidelines.

Applicant: Michael L. Crommes, Signcom, Inc.

Planning Contact: Jonathan Papp, Planner.

Contact Information: (614) 410-4683, jpapp@dublin.oh.us.

MOTION: Thomas Holton made a motion, seconded by William Souders, to approve this application because it meets the Historic Dublin Design Guidelines and Zoning Code, is appropriate historic materials, colors, font styles, and continues the pedestrian scale of the Historic District with three conditions:

- 1) That Option 1 with the painted tubular side support option be used to fasten the sign to the fascia overhang;
- 2) That the three proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

*Micheal Crommes, Signcom Inc., representing the applicant, agreed to the above conditions.


VOTE: 4 – 0.

RESULT: This application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Absent
Tom Currie	Yes

STAFF CERTIFICATION


Jonathan Papp
Planner

Mr. Gunderman reported that the First Reading of an ordinance to rezone three parcels from the current CC, Community Commercial District to the HB, Historic Business District will be on the August 4th City Council agenda which meets the ARB condition that the parcels be rezoned.

Mr. Currie stated that he had previously attended a Traditional Building Conference in Washington, D.C. to update himself on what was available and what other cities and towns were doing in the lines of historic preservation and restoration. He said there was another such conference in September of which he was planning to attend and he encouraged other members to attend.

Mr. Holton asked if there was a Webcast available. Mr. Gunderman said he did not think so, but said sometimes the recorded sessions are available in digital form. He said there were a lot of good topics on building construction. Mr. Gunderman explained that the City's policy was not to pay for out-of-state training, but registration for training seminars on the same topic within the State may be possible. Mr. Holton asked if the City would pay for a copy of training session materials that the Board could share. Mr. Gunderman said that was possible. Mr. Holton asked Mr. Currie to see if a copy of the applicable sessions will be available.

Mr. Gunderman reported Planning will be conducting Board training in the near future.

Mr. Bryan explained the purpose and procedures of the Board and asked those interested in speaking in regards to the cases on this agenda be placed under oath, including the applicants or their representatives and City representatives.

Mr. Gunderman introduced Jonathan Papp who was recently employed as a planner for the City.

**1. Sisters Sweet Shoppe Sign
08-061ARB**

**45 N. High Street
Sign**

Jonathan Papp presented this request for review and approval of a proposed 4.98-square-foot sign that will be located on the west elevation under the existing fascia overhang for an existing building located on Darby Street and High Street. He stated that the oval sign will be placed parallel to the building facade over the entrance door, centered between the overhang support columns facing Darby Street. Mr. Papp said an existing 5.93-square-foot ground sign with three tenant panels was approved in September 2007 and is located along the High Street frontage. He said a second sign is permitted for buildings with frontage on two streets. In addition to the Darby Street frontage, there is approximately 68 feet of frontage along North High Street.

Mr. Papp explained that the applicant requests that the Board choose between the two proposed methods to hang the sign.

Option 1: Two chains, painted black, with the possibility of adding two side supports, painted to match the adjacent columns, to prevent wind damage.

Option 2: A rigid-mounted system, attaching the sign to the fascia and painted to match the adjacent columns. Three fixed mounts are used to attach the sign, one located on the center of the sign connected to the fascia and two on each end of the sign attached to the adjacent support columns.

Mr. Papp indicated that Planning prefers Option 1, the chain-mounted design. Mr. Papp said the three colors proposed from the Sherwin-Williams Collection are Vogue Green for the sign face, Dover White for the lettering and inner border, and Classic Yellow for the outer border.

Mr. Papp said this proposal meets the Historic Dublin Guidelines, and is compatible with other signs within the Historic District, therefore Planning recommends approval with the following three conditions:

- 1) That Option 1 be used to fasten the sign to the fascia overhang;
- 2) That the three proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Michael Crommes, Signcom Inc., representing the applicant, said the sign material was an HDU, a high-density urethane material. He said they propose a painted aluminum backer on the sign for additional support in this windy location. He said the mounting supports and the aluminum backer panel are proposed to be painted to match the existing putty-colored fascia and posts.

Mr. Holton asked if using two side chains to help stabilize the sign would provide a more uniform appearance would be acceptable.

Mr. Crommes said a tubular mount could easily be extended from the top to the aluminum backer panel and the same application could be used for the sides of the sides and be fastened metal-to-metal. He said chains on all three sides could look heavy and problematic in fastening the side chains. He said it would not be as rigid, but it would hold it in place. Mr. Crommes said the proposed aluminum backer plate was 1/8-inch thick, and the HDU board thickness was 1.5-inch.

Mr. Bryan said in keeping with the Historic District, he would rather see something with the appearance of 1/2-inch or 5/8-inch pipe, rather than square tubing. He suggested a pipe could be drilled straight into the sides of the sign.

Mr. Crommes said that would be acceptable if it went into a round extended piece of metal, like a sleeve and secured on the back of the sign where it would not be visible from Darby Street.

Mr. Bryan said he would support that if the proposed material would not support the sign. He confirmed that even if aluminum was used, it would be painted to match at least the base color of the sign face. Mr. Crommes said the backer panel, the supports, etc. would be painted gray to match. He suggested that the chain be the same color so that everything matched.

Mr. Currie preferred the vertical support chain and the side chains are authentic looking. Mr. Holton expressed concern about using chains on the sides because the sign would swing.

Mr. Papp pointed out that if Option 1 was used with the addition of the side restraints, the sign would not swing at all. Mr. Holton preferred the tubular option for a more historical look.

Mr. Souders agreed that Option 1 with the side supports was the best, as long as the round pipe does not exceed the proportions and overwhelm the sign. Mr. Holton added that the more unobtrusive, the better.

Mr. Bryan suggested the fasteners not be painted to match the columns, but made deliberately to stand out because that becomes part of the framing. Mr. Souders was okay with the chains standing out, but he thought the side support needed to disappear as much as possible. Mr. Crommes confirmed that the two rigid supports should be painted to match the trim, and the chain needed to stand out as was described in Option 1.

Mr. Bryan clarified that chain mounts should be placed on the top of the sign with painted tubular fasteners on the sides.

Mr. Papp proposed Condition 1 be amended: That Option 1, with the painted tubular side support option be used to fasten the sign to the fascia overhang. Mr. Souders clarified that the tubular dimension cannot exceed what was shown as a proportion to the sign.

Motion and Vote

Mr. Holton made a motion, seconded by Mr. Souders, to approve this application because it meets the *Historic Dublin Design Guidelines* and Zoning Code, is appropriate historic materials, colors, font styles, and continues the pedestrian scale of the Historic District with three conditions:

- 1) That Option 1 with painted tubular side supports be used to fasten the sign to the fascia overhang;
- 2) That the three proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Michael Crommes, Signcom Inc., representing the applicant, agreed to the above conditions.

The vote was as follows: Mr. Currie, yes; Mr. Bryan, yes; Mr. Souders, yes; and Mr. Holton, yes. (Approved 4 – 0.)

2. King Residence – Exterior Modifications 08-055ARB

**170 S. Riverview Street
Architectural Review Board**

The Board members decided to proceed with a case presentation despite the absence of the applicant or a representative for this case.

Rachel Swisher presented this application for a request for modifications to a 1,400-square-foot home built in 1960. She described the existing windows, identifying the different shapes, types and sizes. She said that the applicant is proposing to replace one window on the west (front) elevation, one window on the south (side) elevation, and two windows on the east (rear) elevation. She explained that on the west elevation, the applicant is proposing to replace an existing picture window with a double-paned casement/picture window combination with wood muntins and an aluminum-clad Fibrex® frame, and the proposed window will have a picture window that will not open in the center and casement windows that will open on either side. She pointed out that the applicant is proposing to match this window with the other two windows on the west elevation. Ms. Swisher said that on the south elevation, a sliding window will be replaced with one 24-inch by 36-inch aluminum-clad Fibrex® awning window with a hinge on top. She said that on the east elevation, the applicant is proposing to replace one casement window with another casement window and an existing picture window with another picture window.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

September 26, 2007

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

**2. Krema 45 North High Street
07-089ARB Sign**

Proposal: A 5-square-foot multi-tenant ground sign for an existing business located on the west site of North High Street approximately 97 feet south of Darby Street.

Request: Review and approval of a sign under the provisions of the *Historic Dublin Guidelines*.

Applicant: R. Craig Sonksen, Sonksen Properties.

Planning Contact: Diane Alecusan, Planning Assistant and Joanne M. Ochal, Planner.

Contact Information: (614) 410-4635, dalecusan@dublin.oh.us
(614) 410-4683, jochal@dublin.oh.us

MOTION: Linda Kick made a motion, seconded by Thomas Holton, to approve this application with four conditions:

- 1) That the three proposed paint colors be matte or flat finish;
- 2) That the "Krema" sign along Darby Street be removed upon installation of the permanent sign;
- 3) That only one sandwich board be used and adhere to the requirements of the *Guidelines*; and
- 4) That any additional signs be brought back to the ARB for their approval.

* R. Craig Sonksen agreed to the above conditions.

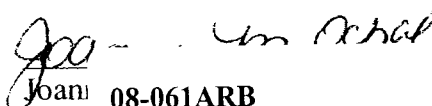
VOTE: 5 – 0.

RESULT: This application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

STAFF CERTIFICATION


Joanne M. Ochal
Plan 08-061ARB
Sisters Sweet Shoppe
Sign
45 N. High Street

Mr. Bryan made a motion, seconded by Mr. Currie, to approve this Sign Review with the following two conditions:

- 1) The three proposed paint colors be matte finish to blend with the building; and
- 2) The proposed paint colors are subject to staff approval.

Mr. Shaffer agreed to the above conditions.

The vote was as follows: Mr. Souders, yes; Ms. Kick, yes; Mr. Holton, yes; Mr. Currie, yes; and Mr. Bryan, yes. (Approved 5 – 0.)

**2. Krema
07-089ARB**

**45 North High Street
Sign**

Joanne Ochal presented this request for review and approval of a multi-tenant ground sign for an existing business. She said the 0.2-acre site is located in Historic Dublin, on the west side of North High Street, just south of Darby Street. Ms. Ochal said the site contains a one-story building with four parking spaces in the rear, along Darby Street.

Ms. Ochal said the proposed five-foot tall cedar sign measures 5.93-square feet in area. She said it will have three tenant panels. She said the applicant is proposing to use University Roman and Baskerville fonts for the 'Sisters' Sweet Shop', and Baskerville for 'Grandma's Fruitcake'. She said 'Krema Since 1898 Peanut Butter' is the company logo, and that font is similar to Times Bold to meet the *Guidelines*. Ms. Ochal said the colors proposed are Pure White for the sign face, the letters are in Shamrock, and the sign post will be Perfect Greige. She said the applicant is proposing two mountable low-voltage black metal landscape lights on each side of the sign. She said the sign base will be landscaped by six common boxwoods. Ms. Ochal said the sign will be located on the southeast corner of the site, eight feet from the property line and eight feet from the right-of-way. She presented a slide showing the existing building and the proposed sign location.

Ms. Ochal said the *Guidelines* also allow additional signs at the rear entrance of a business, as long as the entrance is off the parking lot or street. She said however, the Sweet Sisters' Shop is accessed off the parking lot, not actually Krema. She said there is a Krema sign located above a dock door and Planning recommends that sign be removed. Ms. Ochal said if the applicant wishes to have another sign identifying Sisters' Sweet Shop, he may come back to the Board for review and approval of that sign.

Ms. Ochal said a temporary banner that had not received a permit was removed and therefore, the previously recommended Condition 3 had been removed. She said after reviewing the standards, it was Planning's opinion that this application be approved with the remaining four conditions listed in the Planning Report.

Clayton Bryan confirmed that the proposed lights were not halogen. He said the stark white shown was not actually a historic color, and he preferred a more antique white. Craig Sonksen, the applicant agreed to soften the white paint on the sign so that it does not look as brilliant.

Ms. Ochal explained that a two-square-foot identification sign for Crema would be permitted to be placed next to that door without coming back to the Board for approval. She said it would identify to pedestrians that it was the Crema entrance, not the Sisters' Sweet Shop. She said informational signs for each of the three tenants' entrances would be permitted. Ms. Ochal said that Planning had interpreted the Code to permit one sign located on the rear of the parking lot, but if another sign were requested, a two-foot informational sign identifying each individual tenant by the door would be permitted.

Motion and Vote

Linda Kick made a motion, seconded by Thomas Holton, to approve this application with the following four conditions:

- 1) That the three proposed paint colors be matte or flat finish;
- 2) That the "Crema" sign along Darby Street be removed upon installation of the permanent sign;
- 3) That only one sandwich board be used and adhere to the requirements of the *Guidelines*; and
- 4) That any additional signs be brought back to the ARB for their approval.

Mr. Sonksen agreed to the above conditions. The vote was as follows: Mr. Bryan, yes; Mr. Souders, yes; Mr. Currie, yes; Ms. Kick, yes; and Mr. Holton, yes. (Approved 5 – 0.)

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,



Libby Farley
Administrative Assistant



**BOARD OF ZONING APPEALS
BOARD ORDER**

May 25, 2006

CITY OF DUBLIN..

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The Board of Zoning Appeals took the following action at this meeting:

2. Variance 06-074V – Parking Reduction – 45 North High Street – Krema Products Company

Location: 0.25-acre lot located on the west side of North High Street, 300 feet north of Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval of a variance to Section 153.212 to reduce the required number of parking spaces from eleven to four.

Proposed Use: Warehouse and retail space.

Applicant: Patrick Grabill, 109 South High Street, Dublin, Ohio 43017, represented by Craig Sonksen, 45 North High Street, Dublin, Ohio 43017.

Staff Contact: Joanne Ochal, Planner, and Justin Goodwin, Planning Intern

Contact Information: (614) 410-4600/Email: jochal@dublin.oh.us and (614) 410-4600/Email: jgoodwin@dublin.oh.us.

MOTION: Mr. Shankar made a motion, seconded by Mr. Harpham, to approve this variance because special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other properties in the same zoning district under the terms of the zoning ordinance, and granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity, with one condition and the conditions carried over from the May 24, 2006 Architectural Review Board case #06-041ARB:

1) That this variance applies only to the uses proposed with this application.

*Joe Sullivan, representing the applicant, agreed to the above conditions.

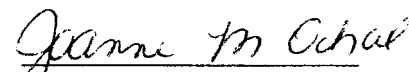
VOTE: 3 – 0.

RESULT: This variance was approved.

RECORDED VOTES:

Drew Skillman	Yes
Keith Blosser	Absent
Jeffrey Ferezan	Absent
Ray Harpham	Yes
Bangalore Shankar	Yes

STAFF CERTIFICATION


Joanne Ochal
Planner

1. Special Permit 06-070SP – Portable Classrooms – 8815 Manley Road – Deer Run Elementary

Mr. Skillman said that this case is consent, which means that the applicant has agreed to the conditions as listed in the staff report and asked if there were any comments or questions regarding this case. [There were no comments or questions from the Board or audience regarding this case]

Mr. Shankar made a motion to approve this special permit because the installation of portable classrooms on a temporary basis is permitted by Code, the proposed incorporation of the 1919 Building in Historic Dublin into the school district is expected to relieve the Deer Run Elementary's capacity shortage within two years, with three conditions:

- 1) That this special permit expires on August 23, 2007;
- 2) That the landscaping and screening provided on site be preserved; and
- 3) That this special permit shall not be construed as a waiver or variance for any provisions of city, state, or federal laws which may be applicable to this property including but not limited to the Ohio Commercial Code and ADA Accessibility Guidelines. Responsibility for compliance with these or other applicable laws shall rest solely with the applicant.

Mr. Jim Davis, representing the Dublin City Schools, agreed to the above conditions.

Mr. Harpham seconded the motion and the vote was as follows: Mr. Skillman, yes; Mr. Harpham, yes; and Mr. Shankar, yes. (Approved 3 – 0.)

2. Variance 06-074V – Parking Reduction – 45 North High Street – Krema Products Company

Mr. Goodwin presented this case is a request in a parking reduction from eleven spaces to four. He said as part of an agreement with the City of Dublin the applicant is moving from 35 Darby Street to 45 North High Street. He said the City intends to purchase 35 Darby Street to construct a municipal parking lot that will provide approximately 87 parking spaces for Historic Dublin. He said currently there are a couple of parking agreements with surrounding restaurants within the district. He said the existing parking is for approximately 11 spaces. He said the existing 1,200 square foot building is being relocated 12 east and will be office space and 3,000 square foot addition for mail order processing and a 422 square foot retail store and will require 11 parking spaces in total. The applicant is proposing five spaces along Darby Street, code requires one ADA van accessible space which results in a loss of one of these spaces and a revised site plan will be required when applying for building permits.

Staff considers the scale and character of commercial properties within the historic district to be a special circumstance with regard to the application of parking standards as required by Code, current staff is working toward a recommendation to City Council to revise the parking standards in the Historic District and staff will continue to support applications that are appropriate to the general development patterns and goals for Historic Dublin and staff recommends approval of the parking variance with the one condition listed in the staff report, along with the conditions carried forward from the May 24, 2006 Architectural Review Board.

Mr. Skillman asked if there were questions for staff.

Mr. Shankar asked if there was a timeframe that they are working with to make the changes for the Historic Dublin Guidelines. Mr. Goodwin said they are working toward the middle or end of this summer.

Joe Sullivan, Sullivan Brock Architects, representing the applicant said that for clarification, the square footage for the whole proposal is 3,000, of which 2,578 square feet is warehouse space and 422 square feet of retail space.

Mr. Shankar made a motion to approve this variance because special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other properties in the same zoning district under the terms of the zoning ordinance, and granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity, with one condition and the conditions carried over from the May 24, 2006 Architectural Review Board:

- 1) That this variance applies only to the uses proposed with this application.

Mr. Sullivan, representing the applicant, agreed to the conditions.

Mr. Harpham seconded the motion and the vote was as follows: Mr. Skillman, yes; Mr. Harpham, yes; and Mr. Shankar, yes. (Approved 3 – 0.)

3. Variance 06-079V – Accessory Structure – 91/95 South High Street – Dublin Hair and Nails

Mr. Skillman said this is the third and final case for the night and will be Ms. Costanzo's final presentation to the Board.

Ms. Costanzo said this is a request for the review and approval for a variance to allow the size of an accessory structure to exceed the permitted 25 percent of the gross floor area of the primary structure. She said last night the Architectural Review Board heard this case for the demolition and construction of the new accessory structure and it was approved. She said the primary structure is 1,464 square foot that serves as a hair salon. She said the existing accessory structure is deterioration, which requires the demolition. The applicant is proposing to utilize the accessory structure as a part of the nail salon. She said in November 2001 the Board of Zoning Appeals approved two variances for this property, but nothing was discussed regarding the size of the accessory structure. She said that the existing structure is currently legally non-conforming it is 39 percent of the primary structure and the proposed structure is 53 percent. She said the difficulty of this case is that the principal structure is modest in size and basically all the properties in the Historic District are the same size but have different size of main structures. She said that staff believes that increasing the percentage to 53 percent as proposed is substantial, however staff supports the increase for three reasons:

- 1) That the City Historian has reviewed the proposal and believes that the modifications are appropriate for the district.
- 2) Staff supports applications that are appropriate to the general development patterns and goals for the District. The current Code does specially address such special circumstances or the character of the district.



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ARCHITECTURAL REVIEW BOARD BOARD ORDER

MAY 24, 2006

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

3. Architectural Review Board 06-041ARB – 45 North High Street – Krema Products Addition

Location: 0.25-acre lot located on the west side of North High Street, 300 feet north of East Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval of the relocation of an existing 1,208-square-foot building and a 3,422-square-foot addition to the existing building.

Proposed Use: Warehouse and retail space.

Applicant: Craig Sonkson, 45 North High Street, Dublin, Ohio 43017.

Staff Contact: Jeff Jacobs, Planning Intern, or Joanne Ochal, Planner.

Contact Information: (614) 410-4677/Email: jwjacobs@dublin.oh.us, or (614) 410-4683/ Email: jochal@dublin.oh.us.

MOTION #1: Linda Kick made a motion, seconded by Kevin Bales, to approve the building relocation with one condition:

Demolition

The demolition of the existing outbuilding is within the *Guidelines*, as it is not economically feasible to restore the structure and because there is no reasonable economic use for the structure as it exists Staff believes the removal of this outbuilding for the construction of the sidewalk will provide connectivity from Darby Street to North High Street and will enhance the Historic District. Staff recommends approval with the following condition:

- 1) That if a demolition is approved; the owner of the land which contains the out building is required to obtain a demolition permit from the Division of Building Standards prior to demolition.

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

MAY 24, 2006

3. Architectural Review Board 06-041ARB – 45 North High Street – Crema Products Addition (Continued)

VOTE: 5-0

RESULT: The building demolition was approved.

RECORDED VOTES:

Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Yes

MOTION #2: Thomas Holton made a motion, seconded by Linda Kick, to approve this building addition with ten conditions:

New Construction:

Staff believes that the proposed expansion is compatible with the Historic District and will provide a suitable and consistent addition to the existing building and the character of the streetscape. The expansion provides architectural detailing and relief and generally meets the intent of the *Guidelines*. Staff recommends approval of this application with the following ten conditions:

- 1) That the applicant revise the landscape plan to reflect the comments in the memo dated May 12, 2006;
- 2) The applicant comply with ensuring all stormwater is adequately routed to a public stormwater system and not onto adjacent properties;
- 3) That the applicant obtain a parking variance from the Board of Zoning Appeals or that Code be met;
- 4) That the applicant file an application with Land Use and Long Range division to rezone the property to Historic Business (HB) prior to issuance of a building permit;
- 5) That the applicant return to the ARB for approval of any additional signage prior to installation;
- 6) That the applicant obtain a sign permit for the relocated sign;
- 7) That the applicants lighting plan be revised to meet the Dublin Lighting Guidelines;
- 8) That the applicant pay a fee of \$100.00 per inch for any required tree caliper inches not relocated on site;

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

MAY 24, 2006

3. Architectural Review Board 06-041ARB – 45 North High Street – Crema Products Addition (Continued)

- 9) That if a demolition permit is necessary, it be obtained from the Division of Building Standards prior to demolition; and
- 10) That can lighting be eliminated from the original structure and ceiling mounted fixture be installed, subject to staff approval.

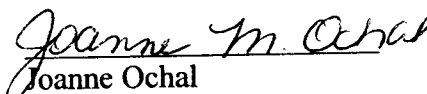
VOTE: 5-0

RESULT: This building construction was approved.

RECORDED VOTES:

Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Yes

STAFF CERTIFICATION


Joanne Ochal
Planner

2) That demolition occurs within six months of ARB approval.

Vote: The vote on the motion regarding the demolition of the existing outbuilding was as follows: Mr. Holton, yes; Mr. Bales, yes; Mr. Bryan, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 5-0.)

MOTION #2: Thomas Holton made a motion, seconded by Clayton Byran, to approve this building construction because the structure will replace an unsafe, historically insignificant outbuilding, it is consistent with the *Historic Dublin Design Guidelines* and the building materials are of high quality and have been traditionally used throughout the Historical District with 16 conditions:

- 1) That the applicant rezone the property to HB, Historic Business District;
- 2) That the applicant obtains a variance for the size of the accessory structure;
- 3) That the two lots be combined prior to the issuance of a building permit;
- 4) That a building permit be obtained prior to construction of the proposed improvements;
- 5) That the plans be revised to show existing and proposed conditions, including the location of ADA accessible parking, utility services, and pedestrian paths;
- 6) That the necessary civil plans be prepared prior to submitting for a building permit;
- 7) That the applicant complies with the City's Stormwater Management and Stream Corridor Protection Zone Ordinance;
- 8) That landscaping requirements be met, subject to staff approval;
- 9) That protective chain link fencing for the black locust tree be installed prior to and maintained during all construction activity;
- 10) That if the black locust tree dies or becomes a hazard within five years, it will be replaced on an inch by inch basis or the appropriate fee will be paid;
- 11) That gray asphalt shingles be used on the new accessory structure's roof, subject to staff approval;
- 12) That a tree removal permit be obtained prior to the issuance of a building permit;
- 13) That any lighting proposed for the new construction be subject to staff approval;
- 14) That all mechanicals be screened to Code subject to staff approval;
- 15) That any proposed signage be brought back to this Board prior to installation; and
- 16) That the applicant work with the property owner to the north to install a brick sidewalk to provide connectivity from Mill Lane to the parking lot, if feasible, and to install coach or post lighting fixtures along this sidewalk, subject to staff approval.

Vote: The vote on the motion regarding the building construction was as follows: Mr. Holton, yes; Mr. Bales, yes; Mr. Bryan, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 5-0.)

3. Architectural Review Board 06-041ARB – 45 North High Street – Krema Products Addition

Jeff Jacobs presented the staff report and slides. He said this is a request for review and approval of a demolition of a 135-square-foot outbuilding and an addition to the site. He said the site is located in the northeast portion of the Historic District and it is zoned CB, Central Business District. He said the applicant is proposing to deed 12 feet along the southern property line to the City to provide for a sidewalk connectivity from High Street to Darby Street. He said the City is also looking into the relocation of the outbuilding to another site within the District.

Mr. Jacobs said the site includes a 1,208-square-foot building located along North High Street. He said the applicant is proposing to relocate the structure approximately 12 feet closer to High Street and convert the building into office space. Mr. Jacobs said 2,578 square feet are proposed to be retail warehouse area, and 422 square feet of that area will be a retail showroom. He said the total size of the building will be 3,000 square feet, slightly different than was indicated in the staff report and on the original plans.

Mr. Jacobs said new parking spaces are proposed on the west side of the lot. He said the applicant is going to request a variance on the number of required parking spaces.

Mr. Jacobs said fiber-reinforced cement board siding and trim will be used. The siding will be painted Agreeable Grey and the trim will be painted Mega Greige. He said the windows are white Andersen 400 Architectural Series. He said the cupola proposed for the west peak is to be painted Billiard Green to match the existing roof. Mr. Jacobs said the applicant had taken into consideration the historian's recommendations for limiting the number of cupolas on the building. He said the cupola trim will be painted Agreeable Grey which will match the siding of the addition. He said the new retail space will be located on the west elevation. Mr. Jacobs said the existing building will be repaired and repainted. He said the siding of the building will be painted a Mega Greige and the trim will be Agreeable Grey. Mr. Jacobs said the windows on the existing building will remain and be painted to match the windows of the addition. He said the existing metal standing seam roof will be repainted a Billiard Green. He said downspouts and ogee gutters will be prefinished five-inch aluminum in Natural Linen.

Mr. Jacobs said the applicant will be retaining the front porch structure, adding a decorative Billiard Green metal railing to match the roof and cupola. He said the porch on the south elevation will be removed and rebuilt to coordinate with the front porch and a ramp and railings will be added to meet ADA requirements.

Mr. Jacobs said the applicant is proposing to relocate the previously approved sign from the current site. He said coach lights have been added based on staff recommendations. He said can lights are proposed for the soffits.

Mr. Jacobs said staff recommends approval the demolition with the following condition which had been modified and distributed to the Commission: That if a demolition is approved; the owner of the land which contains the out building is required to obtain a demolition permit from the Division of Building Standards prior to demolition.

Mr. Jacobs said staff recommends approval of the application for the addition with the nine conditions as listed in the staff report.

Tom Holton said there seemed to be a contradiction with the demolition and the relocation.

Mr. Jacobs explained that the historian had indicated that outbuildings are an important part of the District, but this particular building is not architecturally significant. Staff has contact other property owners to see if they would like to relocate the outbuilding.

Mr. Bales said there was a Board concern about the perspective from the street regarding the appearance of the flat elevation having more mass. He said most of the mass disappeared behind the existing building.

Joe Sullivan, Sullivan Bruck Architect, representing the applicant said the addition has very little impact from the street.

Mr. Bryan said if it were rotated southward, there would be nothing to obscure the roof line all the way to Bridge Street. He said the back of the original structure would still wind up even or in front of the face of Tucci's.

Mr. Sullivan said the addition would be two to three feet in front of Tucci's. He said the existing house will be exposed, but the building behind will be mostly obscured by Tucci's. He said there is a slight grade change which will diminish the scale from a distance.

Mr. Bales said a lot of it will disappear with the landscaping.

Mr. Sullivan apologized and said that they had exchanged the colors on the plan. He said the design intent was not to have the two buildings the same color, but a palette of different colors. He said it was more appropriate to have a darker siding and lighter trim on the front structure that faced the street, and then to reverse that on the addition where there is lighter siding with the trim being darker. He said the lighter color will recede and diminish its perceived scale. He said the additional railing on the front is on the steps only. He said they are maintaining the existing porch rail. Mr. Sullivan said on the side, the railing was at the ramp, but not at the porch.

Mr. Holton asked why metal railing was proposed instead of wood.

Mr. Sullivan said they felt that using wood was out of character with the rest of the house. He said the thin metal railing painted Billiard Green would recede and not be a prevalent element.

Mr. Sullivan clarified that railing on the front elevation has balusters and the south elevation does not.

Mr. Holton asked if there was signage on the front of the building.

Mr. Jacobs said the applicant was proposing to add signage later and it would come back to this Board for approval.

Mr. Bales said the drawing did not show exterior can lighting, as in soffit lighting.

Ms. Ochal said staff had suggested coach lighting to replace the flood lighting shown. However, the applicant still wants can lighting.

Mr. Bales said that can lighting has not worked in the past.

Mr. Sullivan said can lighting was on the existing facility. However, he said if there is an objection to can lights, they could do a surface-mounted porch light to the ceiling which would be historically appropriate.

Mr. Holton said it was the Board members consensus to allow recessed lighting in the rear only.

Mr. Bryan asked about the shingles material.

Ms. Ochal provided a sample of the dimensional shingle proposed.

Mr. Jacobs said dimensional shingles had been approved by the Board in the past.

Mr. Holton recalled that the Board had approved the three-tab gray or black shingles in the past. He thought that was what the *Guidelines* recommended.

Ms. Ochal said that the dimensional shingles have been approved in the District.

Mr. Holton noted that this will be the largest roof in the area and will be very visible.

Mr. Sullivan said they were trying to get more texture on the roof because of its scale. He said they specifically wanted that roof different than the one on the house. He said the house had a standing seam roof painted green.

Mr. Holton asked what was the concern about dimensional shingles.

Mr. Bryan said dimensional shingles allude to a look that is not authentic.

Mr. Sullivan said this addition was a new structure. He agreed to go in the direction the Board wanted. He said they thought getting texture on the large roof was good. He said it being a new structure, they did not feel it compromised the historic quality of the neighborhood.

Mr. Bryan agreed.

Mr. Holton said the Board wanted to be consistent. He asked if the Weathered Wood shingle color was acceptable.

Ms. Kick agreed that the warm gray shingle color was acceptable.

Mr. Holton said in regards to the dimensional vs. three-tab shingles, the Board needed to be consistent with their decision.

Mr. Bales said dimensional shingles are now being manufactured to look more like cedar wood. He repeated that continuity within the District and the *Guidelines* is the issue. He said if the owner and architect have objections to using a three-tab shingle to maintain the criteria within the design *Guidelines*, then that is what should be used.

Mr. Sullivan agreed to use three-tab shingles. He said the building will still look good. He said dimensional shingles will define the texture.

Mr. Bryan said he had a problem deviating from the *Guidelines*, but that the *Guidelines* are only guidelines. He said if that deviation had been allowed in the past, then he suggested they were doing a disservice to a patron by disallowing something that would be a preferred item. He said

as long as the Board could provide some idea or rationale for changing from the *Guidelines* because of something that is already pre-existing and approved, then he had no problem approving a dimensional shingle.

Mr. Holton asked if the Board had decided on dimensional shingles.

The Board members all agreed.

Mr. Bryan said the only additional recommendation was the change from recessed lighting to surface mounted lighting on the original structure.

Mr. Holton asked if the storm water would be tied into the City system.

Mr. Sullivan said yes.

Mr. Holton asked if the Hackberry tree in the front would stay.

Mr. Sullivan said it was already significantly damaged and would not stay. He said new trees will be added in the tree line.

MOTION #1: Linda Kick made a motion, seconded by Clayton Bryan, to approve the demolition, with two conditions:

- 1) That if a demolition is approved; the owner of the land which contains the out building is required to obtain a demolition permit from the Division of Building Standards prior to demolition
- 2) That demolition occurs within six months of ARB approval.

Mr. Holton asked who owned this property now.

Mr. Sonksen said Pat Grabill owned the property now, but he would simultaneously buy this property and do the 12-foot strip so that the City can put their sidewalk through. He said in reality, the building was the City's problem, not his.

Ms. Ochal confirmed that the building actually sat on the City's property.

MOTION #2: Thomas Holton made a motion, seconded by Linda Kick, to approve this building addition with 10 conditions:

- 1) That the applicant revise the landscape plan to reflect the comments in the memo dated May 12, 2006;
- 2) The applicant complies with ensuring all storm water is adequately routed to a public storm water system and not onto adjacent properties;
- 3) That the applicant obtain a parking variance from the Board of Zoning Appeals or that Code be met;
- 4) That the applicant file an application with Land Use and Long Range division to rezone the property to Historic Business (HB) prior to issuance of a building permit;
- 5) That the applicant return to the ARB for approval of any additional signage prior to installation;

- 6) That the applicant obtain a sign permit for the relocated sign;
- 7) That the applicants lighting plan be revised to meet the Dublin Lighting Guidelines;
- 8) That the applicant pay a fee of \$100.00 per inch for any required tree caliper inches not relocated on site;
- 9) That if a demolition permit is necessary, it be obtained from the Division of Building Standards prior to demolition; and
- 10) That can lighting be eliminated from the original structure and ceiling mounted fixture be installed, subject to staff approval.

VOTE: Mr. Souders, yes; Mr. Bryan, yes; Mr. Bale, yes; Ms. Kick, yes; and Mr. Holton, yes.
(Approved 5-0.)

Mr. Sonksen agreed to the above conditions.

The meeting was adjourned at 9 p.m.

Respectfully submitted,



Libby Farley
Administrative Assistant



CITY OF DUBLIN.

Land Use and
Long Range Planning
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ARCHITECTURAL REVIEW BOARD BOARD ORDER

MARCH 22, 2006

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

1. **Architectural Review Board – 06-041ARB – 45 North High Street – Krema Products Addition**

Location: 0.25-acre lot located on the west side of North High Street, 300 feet north of East Bridge Street.

Existing Zoning: CB, Central Business District.

Request: Review and approval of the relocation of an existing 1,208-square-foot building and a 3,000-square-foot addition to the existing building.

Proposed Use: Warehouse and retail space.

Applicant: Craig Sonkson, 45 North High Street, Dublin, Ohio 43017.

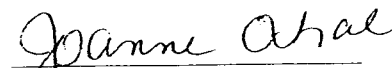
Staff Contact: Jeff Jacobs, Planning Intern, or Joanne Ochal, Planner.

Contact Information: (614) 410-4677/Email: jwjacobs@dublin.oh.us; (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: This was an informal review intended to provide general feedback to the applicant regarding this proposal. The Board agreed that the following issues should be addressed:

- 1) That the applicant provide samples of proposed colors and materials;
- 2) That the site meet the Landscape Code;
- 3) That the applicant work with the Engineering Division with regard to Stormwater;
- 4) That the applicant incorporate the recommendations of the City's historic consultant with regard to architecture;
- 5) That the applicant submit an application to the Board of Zoning Appeals for a parking variance; and
- 6) That the applicant rezone the property to Historic Business (HB).

STAFF CERTIFICATION


Joanne Ochal, Planner

06-041ARB
Krema Products Addition
45 North High Street



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AMENDED ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

MARCH 22, 2006

Chair Allan Staub called the meeting to order at 7:00 p.m.

Members present were Vice Chair Thomas Holton, Kevin Bales, Clayton Bryan, and William Souders. Staff members present were Joanne Ochal, Gary Gunderman, Tammy Noble, and Flora Rogers.

Mr. Staub made a motion, seconded by Mr. Bryan, to accept the documents into the record. All voted in favor (5-0.)

Mr. Staub made a motion, seconded by Mr. Holton, to approve the February 22, 2006 meeting minutes. All in favor (5-0.)

Ms. Ochal introduced Tammy Noble, Senior Planner, and said she has recently joined our staff.

Mr. Staub asked those in attendance who intended to speak concerning the cases on the agenda to stand and swear to tell the truth. All those in attendance agreed.

1. Architectural Review Board – 06-041ARB – 45 North High Street – Krema Products Addition

Mr. Staub said this is an informal review and will be limited to a 30-minute discussion.

Joanne Ochal presented this case and said it is an informal review intended to provide general feedback to the applicant regarding this proposal. She said there is a small shed that will be removed with this proposal. The proposal is to relocate the existing approximately 1,200-square foot Louise's Needle Shop, which is currently vacant, on site 12 feet east and be used as the primary office area and directly behind adding a 3,000-square foot warehouse with a 422-square-foot showroom. The existing building will be renovated and repaired along with adding a front porch. The parking lot to the rear of the property will be removed and replaced with a five space parking lot with one handicap space behind the addition and constructing a sidewalk providing connectivity running along the south end of the property from North High Street to Darby Street. She said the applicant would like suggestions and feedback on the proposal and they will be back with a finished product with material samples for this Board.

06-041ARB
Krema Products Addition
45 North High Street

Mr. Holton asked if the parking space of the current parking area is included in any of the current parking agreements and is there a net loss. Ms. Ochal said there is a parking agreement with Tucci's for 14 spaces at this site, which is difficult to determine because the lot is gravel with no striping. She said they are proposing to reduce the number to five spaces and the applicant will need to request a parking variance.

Mr. Bryan asked if Tucci's would have to find additional parking. Ms. Ochal said that Tucci's has a variance for their parking and part of granting the variance was that they obtain parking agreements with area establishments. She thought they would be able to obtain agreements for the loss of the 14 spaces.

Craig Sonkson said the only reason he is doing this relocation is because of negotiations with the City of Dublin to sell his existing site to create parking for the District.

Mr. Bryan said he was concerned with the height of the new roofline. He recommended that gables be added to the east side of the pendical.

It was recommended by Mr. Souders that a gable element be integrated into the roofline of the warehouse addition on the east elevation.*

Joe Sullivan, representing the applicant, said the height of the roofline is related to the operation of the warehouse space in order to function, they have tried to break the massing down with pieces that would be consistent with garage buildings within the neighborhood.

Mr. Sullivan said this is an unusual circumstance given the importance of real estate in this location and maintaining the Crema business in this area. He said moving the house forward has improved the pedestrian quality and behind by breaking the building into sections they are minimal impacts to the site and made this a successful integration into the neighborhood which has become a commercial corridor.

Mr. Staub reviewed the recommendations made by the Historian Consultant that was in the staff report. The Board agreed that the following issues should be addressed:

- 1) That the applicant provide samples of proposed colors and materials;
- 2) That the site meet the Landscape Code;
- 3) That the applicant work with the Engineering Division with regard to Stormwater;
- 4) That the applicant incorporate the recommendations of the City's historic consultant with regard to architecture;
- 5) That the applicant submit an application to the Board of Zoning Appeals for a parking variance; and
- 6) That the applicant rezone the property to Historic Business (HB).

Ms. Ochal said that the Historian will review the revised plans and provide comments for the formal application.

*As amended by Board motion and vote on April 19, 2006.



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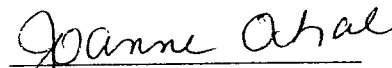
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MOTION: This was an informal review intended to provide general feedback to the applicant regarding this proposal. The Board agreed that the following issues should be addressed:

- 1) That the applicant provide samples of proposed colors and materials;
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AMENDED

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

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It was recommended by Mr. Souders that a gable element be integrated into the roofline of the warehouse addition on the east elevation.*

Joe Sullivan, representing the applicant, said the height of the roofline is related to the operation of the warehouse space in order to function, they have tried to break the massing down with pieces that would be consistent with garage buildings within the neighborhood.

Mr. Sullivan said this is an unusual circumstance given the importance of real estate in this location and maintaining the Crema business in this area. He said moving the house forward has improved the pedestrian quality and behind by breaking the building into sections they are minimal impacts to the site and made this a successful integration into the neighborhood which has become a commercial corridor.

Mr. Staub reviewed the recommendations made by the Historian Consultant that was in the staff report. The Board agreed that the following issues should be addressed:

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