



## BOARD ORDER

# Architectural Review Board

Wednesday, February 22, 2017 | 6:30 pm

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

**4. BSD HC – Mixed-Use Development (Former Biddies site) 76 – 82 S. High Street  
17-008ARB-SPR Site Plan Review**

**Proposal:** A mixed-use building with associated parking and site improvements on the east side of South High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane.

**Request:** Review and approval for a Site Plan Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

**Applicant:** Peter L. Coratola, Sr., represented by David Meleca, David Meleca Architects

**Planning Contact:** Lori J. Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

**MOTION:** Mr. Munhall moved, Ms. Fox seconded, to table the application for a Site Plan Review.

**VOTE:** 5 – 0

**RESULT:** The request for a Site Plan Review was tabled.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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Lori J. Burchett, AICP, Planner II

**4. BSD HC – Mixed-Use Development (Former Biddies site)  
17-008ARB-SPR**

**76 – 82 S. High Street  
Site Plan Review**

The Chair, David Rinaldi, said the following application is a request for a mixed-use building with associated parking and site improvements on the east side of South High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane. He said this is a request for a review and approval for a Site Plan Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

Lori Burchett reported the Basic Plan Review was approved with Waivers by the ARB on November 16, 2016 and the Site Plan Review conducted by the ART was recommended for approval with conditions, more Waivers, a Parking Plan, and a Fee-in-Lieu of Open Space. She said the Demolition for this site of the accessory buildings will also need to be approved as well as an approval for a future application for a Sign Plan.

Ms. Burchett went over the previously approved Waivers and conditions as part of the Basic Plan Review. They are as follows:

Approved Waivers

- ✓ Front Property Line Coverage
- ✓ Corner Side RBZ
- ✓ Occupancy of Corner
- ✓ Parking within building and off-street parking on side

Conditions

- ✓ Demolition Application
- ✓ Lot Combination
- ✓ Increase Accessibility
- ✓ Off-street Parking Layout
- ✓ Auto-turn Data
- ✓ Principal Entrance on Eberly Hill
- ✓ Material and Design Details
- ✓ Final Open Space, Landscape Details

While the Height Waiver was not approved, she said a condition was placed to decrease the number of stories, leading to the changes in the layout. She reported the building stories have been decreased to meet this condition. She added the conditions have been either met or carried over as continued conditions as part of the Site Plan Review.

Ms. Burchett presented the proposed Site Plan. She explained the applicant has changed the orientation of the building to address some of the conditions from Basic Plan Review. The front of the building is now oriented towards Eberly Hill Lane she said and steps down towards Blacksmith Lane. She stated the current proposed building is located east and south of the existing historic buildings, oriented along Eberly Hill Lane with access to the site proposed from Blacksmith Lane. She indicated the proposed building was re-oriented on the site to better incorporate the building into the existing grade change and the existing neighborhood.

Ms. Burchett explained there is a significant grade change from High Street towards Blacksmith Lane and the proposed site layout better addresses the site conditions. She added the applicant is proposing to preserve the existing contributing historic structures located on the property. These would include 6,160 square feet of office and two multiple-family dwelling units she said and parking is located within the structure with two, two-car attached garages proposed at the rear of the building. Additional parking is proposed along the side of the building with landscaped areas along Blacksmith Lane.

Ms. Burchett stated the applicant is requesting three Waivers as shown on the slide:

1. To allow parking to be permitted within the building;
2. To allow for foundation plantings around the rear of the property; and
3. To allow the applicant to have one primary entrance along Eberly Hill Lane where three would be required.

Ms. Burchett said the following conditions are associated with the proposal and explained each:

- 1) That the applicant works with staff to identify a more appropriate location for the bicycle parking area;
- 2) The applicant combine the two lots prior to issuance of building permit;
- 3) That the applicant ensures all light fixtures and site photometrics meet Code, and any outstanding information be provided as part of the building permitting;
- 4) That the construction of the proposed development is subject to the approval of the demolition request;
- 5) That if a change of use should occur to include a different mix of uses for the existing or proposed buildings that require additional parking provisions, the applicant would be required to gain approval of a modified Parking Plan from the ARB;
- 6) That the applicant works with staff to relocate transformers and AC units to a location more interior to the site, to the extent possible; and
- 7) That the northern portion of the proposed street wall be relocated to provide screening of the A/C units, gas meters, and transformer on the eastern side of the building;

The applicant is requesting a fee-in-lieu of open space. The current layout provides open space, that although meets the minimum size requirements, it is stepped down from High Street and would be in between two buildings. After review at ART the board had determined that a fee-in-lieu of would be more appropriate and would be used to enhance the existing open space in the area at a greater benefit to the public.

Ms. Burchett presented the proposed elevations and explained the following Waivers and Conditions requested in association with same:

Ms. Burchett state the applicant is requesting approval of Waivers to allow for a combination gable roof type, a gambrel roof type, and a pitched roof with a gambrel type. She explained this is proposed in order to best break up the massing and façade to give architectural interest in the roofline.

Ms. Burchett said a Waiver is requested to allow ground floor transparency along Eberly Hill to be 31% and 33% for S. Blacksmith Lane where 40% is required; this is proposed due to the grade changes.

A Waiver to allow the use of fiber cement siding where brick, stone, glass, and wood are permitted materials is being requested. She indicated fiber cement is appropriate for new construction and gives the appearance of wood siding.

Conditions:

- 1) That the applicant reduces the size of the upper balcony (length and depth) and detach the upper balcony from the lower balcony;

- 2) That the applicant conceals all roof penetrations (fans, exhaust, vents, etc.) and ensure these will not be visible from principal frontage streets; and
- 3) That all sign details shall be approved by the ARB, prior to the installation of signs.

Ms. Burchett explained the proposed elevations facing west - High Street and facing the east elevation - Blacksmith Lane along with adjacent properties. She said additional conditions are proposed that would include:

- 1) That the applicant revises the plan to show use of a stacked stone wall for the street wall provided on Blacksmith Lane in accordance with Code;
- 2) That additional shrubs of a similar mix as currently shown, be provide along he northerly street wall along Blacksmith Lane to meet Code;
- 3) That the doors for commercial uses along the street frontages shall be consistent with the design of the principal entrances and include full glass and full operating hardware;
- 4) That all sign details shall be approved by the ARB, prior to the installation of signs; and
- 5) That approval of the western elevation design is subject to the building permit review process.

Ms. Burchett explained the proposed Waivers and conditions for the north and south elevations:

1. To allow the retaining wall height to be 12-feet in height where a maximum 6-feet is required.

Conditions:

- 1) That the applicant ensures all recesses and/or projections required for vertical facade divisions shall meet the required depth of 18 inches; and
- 2) That all dormers be recessed by 12 inches.

Ms. Burchett reported the ART has reviewed the Waivers against the applicable review criteria and found the criteria has been met or will be met. They also reviewed the Open Space Fee-in-Lieu criteria she said and found that the criteria has been met.

Ms. Burchett noted Staff and the ART have reviewed the Architectural Review Board Standards against the applicable review criteria and found the criteria has been met or will be met with conditions.

In conclusion, the ART has reviewed the Site Plan criteria and found the criteria that is applicable to this proposal is met or will be met with conditions. She said four motions/votes are being requested from the Board this evening, which would include 10 Waivers, Parking Plan, Fee-in-Lieu, and Site Plan with 16 conditions.

Ms. Burchett indicated that the ART recommends approval of the 10 Waivers, Parking Plan, Fee-in-Lieu, and Site Plan with 16 conditions. She noted that Staff has reworded number 7 to reflect the applicant combine the two lots prior to issuance of the building permit rather than file an application.

Recommendation of Approval to ARB of 10 Waivers:

1. Roof Type Requirements (3)
2. Parking Location
3. Transparency Requirements (2)
4. Building Entrances

5. Permitted Materials
6. Retaining Wall Height
7. Foundation Plantings

Recommendation of Approval to ARB of a Parking Plan:

To approve a reduction of required parking from 22 to 20 parking spaces.

Recommendation of Approval to ARB of Fee-in-lieu of Open Space

To approve a fee paid in lieu of the provision of open space.

Recommendation of Approval to the ARB for a Site Plan Review with 16 conditions:

- 1) That the applicant work with staff to relocate transformers and AC units to a location more interior to the site, to the extent possible;
- 2) That the applicant reduces the size of the upper balcony (length and depth) and detach the upper balcony from the lower balcony;
- 3) That the applicant work with staff to identify a more appropriate location for the bicycle parking area;
- 4) That the applicant revises the plan to show use of a stacked stone for the street wall provided on Blacksmith Lane in accordance with Code;
- 5) That additional shrubs of a similar mix as currently shown be provide along the northerly street wall along Blacksmith Lane to meet Code;
- 6) That the applicant ensures all light fixtures and site photometrics meet Code and any outstanding information be provided as part of the building permitting
- 7) That the applicant combine the two lots prior to issuance of building permit;
- 8) That the applicant conceals all roof penetrations (fans, exhaust, vents, etc.) and ensures these will not be visible from principal frontage streets;
- 9) That the doors for commercial uses along the street frontages shall be consistent with the design of the principal entrances and include full glass and full operating hardware;
- 10) That the applicant ensures all recesses and/or projections required for vertical facade divisions meet the required depth of 18 inches;
- 11) That all sign details shall be approved by the ARB, prior to the installation of signs;
- 12) That the construction of the proposed development is subject to the approval of the demolition request;
- 13) That if a change of use should occur to include a different mix of uses for the existing or proposed buildings that require additional parking provisions, the applicant would be required to gain approval of a modified Parking Plan from the ARB;
- 14) That the northern portion of the proposed street wall be relocated to provide screening of the A/C units, gas meters, and transformer on the eastern side of the building;
- 15) That all dormers be recessed by 12 inches; and

16) That approval of the western elevation design is subject to the building permit review process.

Jane Fox stated she did not see the criteria meeting the *Historic Dublin Design Guidelines*.

Ms. Burchett said the criteria is not in the presentation but it is in the Planning Report on page 12 and offered to go through those as well. Ms. Fox asked that this be discussed.

Ms. Burchett explained how the proposal meets each of the following *Historic Dublin Design Guidelines*:

1. Placement and Orientation on the Lot
2. Scale and Proportion
3. Height
4. Materials, Textures, and Colors
5. Massing, Form, and Roof Shape
6. Rhythm of Openings
7. Window-to-Wall Ratio
8. Fences and Walls

*The details of the explanations can be found in the Planning Report.*

The Chair invited the applicant to add to the presentation.

David Meleca, architect, 144 E. State Street, Columbus, Ohio, said they listened to the Boards comments at the last review and made some dramatic changes. He said they have devised an economical solution that still has value for the owner but will also enhance the district. He said they broke the massing up into three pieces to make it appear as an assemblage of smaller historic buildings.

Mr. Meleca reported when they discussed the second story balcony with the ART initially, everyone was in favor of it and he is not sure what changed from the staff report, which he recalls as very different. He explained the balcony is an amenity area for the upstairs tenant and does not believe it is an opposing structure but rather a fairly lazy structure that happens over time and not inappropriate for that type of architecture.

Steve Rudy, 129 S. Riverview Street, inquired about the height of each story.

David Rinaldi answered, 12, 11, and 13 to the ridge height.

Mr. Rudy said regardless of the Board's opinions, the staff discussion read like an alternative reality having lived in the district for 20 years; he knows what scale and character are and to say we are bending language is putting it lightly. He noted the staff comments referred not to old buildings but rather to recent developments. He said it appears the height baseline has gone up by 12 or 14 feet. He said using BriHi as the baseline is absurd. As a resident, he indicated the building will appear as three stories and not 2.5 stories. He questioned if the economic value would be there if the story height was reduced that is more in tune with historic structures. He noted there are plenty of viable businesses using 9 and 10-foot ceilings all up and down High Street. He said the applicant's previous proposal disrupted the site lines less before reorienting the building. He recalled that the complaint then was the building was too tall but the orientation made it better because it was moved back and let the hill speak for itself. He asked if the applicant would consider bringing down the structure height. He added it is the building spacing that disturbs site lines and this reads as one big building because you cannot see trees, etc., between the supposed "separate" buildings.

Mr. Rudy brought up the blasting aspect and how it would affect the first footprint versus this one.

Mr. Rudy thought the City has been very kind to gain public feedback and opinions proactively on transitioning, scale, and character down through the district to the south. He said if this is a precedent he assumes this will happen everywhere like the Planning Report indicated.

David Hahm, 83 S. Riverview Street, noted he saw a few small changes made based on the feedback but his serious objections still remain and that includes the volume/mass of the building that the *Historic Dublin Design Guidelines* were designed to ensure the infill behind High Street, either direction, east or west, make a transition to the residential neighborhood behind it, which means less intense development, smaller volume, more open space and in this case is just the opposite. Therefore, he believes it violates all the *Guidelines* in terms of scale and proportion, despite what staff says. He stated it is a three-story building with three habitable floors, no matter how you describe it. He added now this huge mass has been moved closer to the residential district. He said he is still very concerned about the alley and asked what the width of the alley would be curb to curb. He said it was 13 feet, which enables only one-way traffic at a time. Right now it works he said because there are parking lots that are accessible. He said if this goes through, drivers will have to go onto other private properties to pass. Jennifer Rauch confirmed the current plan shows 13.8 feet for the width of pavement. She added this has been reviewed by Engineering and Fire and they are supportive.

Jane Fox said BSD Code states there should be 22 feet of surface in order to pass vehicles on a service street and asked if this alley applied. Ms. Rauch requested this be discussed by the Board once the public portion has been closed.

Mr. Hahm said he would like that to be attended to because there is an emerging problem. He said 22 feet would be nice but questions where it would come from. He concluded this project be disapproved in its current form.

Tom Holton, 5957 Roundstone Place, said an approved project as shown here might stand up in an analogous manner to the library. He indicated it is almost over designed in the context of surrounding structures. He said he would have liked to see it in color on the website. He suggested the windows be decreased in size on the upper levels. He inquired about the character of the stone wall, and the lighting plan for at night, and how the illumination would be shielded from the residences across the street.

Mr. Holton suggested that if the Board went through the ART's comments one by one, they would find them to be untrue. He said he was shocked at how inaccurate that information is and how disconnected from reality the ART is in terms of the Historic District. He encouraged the ARB not to rubber stamp the recommendations of the ART. He emphasized this property is in the Historic Core and it is an important site.

Mr. Meleca requested to address some of the public's comments. He said the units are 9 and 10 feet in height, which is typical and the height of the building is lower than (former) Biddies building and they meet the 2.5 story criteria due to the requirement to have a pitched roof. He restated the applicant is meeting the engineering and fire department requirements regarding all the roads and the applicant has done everything they have asked them to do during the review process. He argued that this is not overdesigned but rather simple structures and the architecture leans towards the Williamsburg character. He said there is a variety of window sizes and window divides. He restated the structure is meant to look like three separate buildings with shared walls. He explained they took the cue for colors from the (former) Biddies structure and the yellow building and but muting them a bit. He said all the lighting will be maintained on the site.

Bob Benson said he owns the Shamrock Barbershop at 86 S. High Street. He said he is right next to the property south and he is concerned about parking. He asked why parking was being downsized instead of asking for more because parking in the Historic District has always been a problem. He asked if the

developer constructs this structure and then decides to sell off the front two buildings, where those people would park.

The Chair asked if there was anyone else from the public that wished to speak with regard to this case [hearing none] he closed the public portion of the meeting.

Ms. Fox said the ARB appreciates the *Historic Dublin Design Guidelines* are as important and carry as much weight as the BSD Code. She suggested the Board go through each of these items and determine if they are met as this is a very sensitive building in a very sensitive part of the City. She said the criteria can be interpreted differently. She said the Standards of Review that the ARB must follow and in the *Historic District Design Guidelines* she would say many of the criteria are not met.

Tom Munhall indicated he had a few direct questions for Mr. Meleca. He said the biggest element he struggled with was the roof. He asked if the gambrel roof was an architectural feature they planned to use or if that was part of trying to meet height restrictions. Mr. Meleca explained the gambrel roof is fashioned after a house in the Historic District on High Street, south of this parcel and noted there were secondary roof structures on either side of it proposed. He thought this would be an appropriate roof form for this building as it would encompass the width of the building as well as complete the roof form.

Mr. Munhall requested a ridgeline view to better see the transitions between the roofs. He said he understands the intentions of those designs but is concerned how it is going to appear because he cannot see that ridgeline. Mr. Meleca confirmed the gambrel roof is a little higher than the other two roofs by two feet on each side. Therefore, he said the rake of the gambrel along with some siding will be visible and the transition will not be seen happening but will add volume to the roof without adding height.

Ms. Fox noted that some of the historical concerns that the Board had looking back, trying to design a structure with mixes to appear as two separate structures. She asked the applicant if two separate structures were discussed and considered. She said she is struggling with the footprint and the volume. She said this does not look authentic as the Historic District is made up of small individual structures, which allows this rhythm that happens on the site allowing for open spaces and informal parking. She emphasized a footprint this large is uncharacteristic of the Historic District so she is struggling with trying to create an artificial look, which is against the *Historic Dublin Design Guidelines*. She noted the *Guidelines* specifically state that if new construction is added it should not be made to look artificially like something that is already there. She suggested larger setbacks so there is not a wall of buildings and large step backs amongst the buildings so they look they were added over time. Mr. Meleca said it was a balancing act to try and get usable floor plates so setbacks were a challenge. Economics, he said, dictated not constructing three separate individual buildings; it does not meet the program they were given and it is not feasible.

Ms. Fox said she is concerned about the proximity to (former) Biddies, the building inspector, Mr. Tyler, expressed the same concerns, and the consultant is concerned because the rooflines almost abut. She added Mr. Tyler said this would not fly due to fire hazards.

Ms. Rauch said the discussion with Mr. Tyler was that the applicant would need to mitigate that. Mr. Meleca said he found this was not a building Code issue and they have a certified plans examiner on staff. Again, he said this will be addressed during the Building Permit process.

Everett Musser noted the applicant has quite a challenge designing a building in our Historic Core and on the slope of this site. He indicated he likes this building more than what was presented before. He inquired if the top floor was removed, would a sloping roof still be required and wanted to know how that might take place.

Mr. Meleca said all they would really be doing is removing the dormers off of that roof form. Mr. Musser confirmed the roof would be there but considerably lower.

Mr. Meleca added the character of a traditional roof would have a steeper roof. Mr. Musser asked if there are any flat-roof historic buildings to which Mr. Meleca answered not often.

The Chair asked Ms. Fox if she wanted to go through the exercise of reviewing each point or if there were a few that were really bothering her to discuss as a Board.

Ms. Fox strongly suggested the *Historic Dublin Design Guidelines* and the Architectural Review Board Standards be reviewed as the ART appears to have covered the BSD Code thoroughly.

The Board discussed how to best approach this. Ms. Rauch said the expectation was that the Board would review this application based on all that criteria so she suggested she raise her questions now.

Ms. Fox questioned the following:

Height – She thought the requirement was 35 feet with a step down utilizing the current grade to be compatible with surrounding properties and she does not believe that was proposed. Mr. Rinaldi said he agreed.

Alterations to the Site – She said the requirement is to be minimal and she said there are huge alterations including 12-foot walls proposed to be excavated out, a 90-foot long wall to be excavated, and sewer issues. She indicated this site is solid bedrock and so close to the historic structure on the front. She said if this is considered minimal alteration to the site, they are kidding ourselves.

Ms. Rauch explained that Engineering has reviewed this and did not have comments at the ART review but that is not the only time this is reviewed by the group; there are multiple internal staff meetings and Engineering will continue to review this as part of the Building Permit issuance.

Mr. Munhall said he is not an engineer or geologist so the bedrock issue is out of his area therefore he does not know how he would give an educated response. He asked how much is being developed underground versus above grade.

Mr. Rinaldi noted there is a drastic amount of excavation required to build this proposal as presented.

Conforms to the Character of the Site – Ms. Fox noted the Planning Report states the applicant is trying to minimize the impact to material selection. She said material selection does not minimize the impact. She restated the impact is due to the large footprint.

Placement and Orientation on the Site – Ms. Fox referenced page 12 of the *Historic Dublin Design Guidelines*, which states the new construction has to look like historic structures in the district whereas the Planning Report states this proposal looks like other mixed-use construction in the district. Therefore, Ms. Fox does not believe that criteria is met.

Scale and Proportion – Ms. Fox said the Planning Report states it was met but this is supposed to appear as three smaller structures and it reads as one large structure divided by walls and a little bit different architecture.

Mr. Musser said the elevations are misleading because they are only being presented in 2-dimension. He suggested if the Board had a 3-dimensional rendering in color, that some of Ms. Fox's concerns might not be so valid. He said the Board could table this and ask the architect to come back but every time they come back, there is always going to be some issues that someone on the Board does not agree with. Somewhere along the way, he said the Board needs to say we are not going to let anything happen on this site or we need to approve something.

Ms. Fox said she disagreed because she wants to see development on the site, but it has to be appropriate to scale of the district. She indicated the structure is 110 feet long along Eberly Hill Lane and it is only 15 feet wide, then there is a five-foot sidewalk and adding curbs would be a problem. She suggested curbs and islands need to be eliminated from the Historic District because they do not exist back on those alleys. She added there is going to be large excavation taking place along the Barbershop. The scale of the surrounding properties she noted are much smaller than this proposal will appear. She said behind the Yarn Shop, there was a new infill development and it was 1.5 – 2 stories in height and it fit appropriately by scale. She said there is no way with the curbing next to that narrow lane that two cars can pass each other unless one of the vehicles pulls way over into someone's parking lot and this will invite more traffic; this is an accessory street, not a main road. She emphasized a structure with a smaller footprint and lower profile would fit beautifully. She said that is not her opinion that is what is required according to the criteria.

Ms. Fox said some materials are nice but when it comes to retaining walls, they need to be constructed of the original old stone, not a substitute face. She asked if a 12-foot retaining wall could be reduced to a terrace six and six with plantings. She stated authentic materials need to be used in the Historic Core and the Board cannot permit a lot of artificial materials or the entire district will be degraded, little by little. She emphasized the review needs to be based on criteria to make a determination; the Board should not be asked to say yes just to get a building constructed here.

Mr. Musser said the Board is asking the applicant to design according to the *Historic Dublin Design Guidelines* but also the applicant has to have a building that will realize a return on his investment. He asked if there is a specific square-footage or size of building where it is no longer economically reasonable to build on this site. He said we are looking at Historic Guidelines but a business is a business.

Frank Albanese said staff has been working diligently for the last four months on the ARB's recommendations and the site was approved with conditions of doing a new building. He said they believe the building is down to the size that is economically feasible to build and they do not have any other choices unless they turned it back into restaurant and bar or another use that is already there and paving the parking lot. He stated this is a two-story building and how the inside of the roof is used is not important. He explained they tried to use the dirt to minimize the architecture and the demolition. He said they intend to go 6 – 8 feet into the existing ground for footers for the wall and it will be a total of 12 feet. He said (former) Biddies is 32 feet by 110 feet. He recognized the proposal is reading 2-dimensional and not 3-dimensional. He noted the Mezzo building has parapet walls that go nowhere. He said Mr. Meleca has done a great job designing a gambrel roof. He said the building cannot be moved back because they have to follow parking requirements. He reported the Fire Department requested a larger turn radius. He said there is a curb on the east side of Blacksmith Lane and there is 26 feet in there and they are proposing a malleable curb so if a fire truck is needed it can drive over top of it.

Mr. Munhall inquired about the distance from the building to the edge of the right-of-way. Mr. Albanese answered it is 13 feet, 6 inches.

Steve Lamphear, Diamond V, 8205 Smith Calhoun Road. Plain City, Ohio, said the curb plus the sidewalk is an additional seven feet totaling 20 feet, six inches.

Shannon Stenberg asked if the expectation was for passing cars to drive up on the sidewalk. Mr. Lamphear said that scenario would only happen on a rare occasion. He said if there is an instance when a car is coming they can always move over to the curb a little bit.

Ms. Fox inquired about being able to preserve open space for this and how it would affect landscaping.

Ms. Rauch emphasized the existing condition is being preserved with this proposal.

Mr. Munhall pointed out that currently someone's back yard is being driven on when two cars need to pass. So if a neighbor requested a garage for the backyard, the answer would be no because we need their yard to drive on if this building is constructed.

Ms. Fox recommended granting an easement cars could still get through there; that is how these alleys operate but we are trying to treat them as a principal roadway. Ms. Rauch clarified this is being addressed as an alley, which aligns with the Street Network Map; nowhere does the proposal or Planning Report state this is principal frontage street. She restated both Fire and Engineering reviewed this and understand the challenges in that area. She said we have to deal with what is in front of us in context with what is existing.

Ms. Fox indicated it is going to be a nightmare down there because people are used to using the alley because that neighborhood only has one access point/Short Street other than these alleys.

Mr. Musser said the only way the conditions can stay exactly the same is if nothing is developed on this property.

Mr. Albanese said it is the intent of the applicant to bring a historical looking building to the community to set a standard. He said they are hoping for approval this evening.

Fences and Walls – Ms. Fox stated per the *Historic Dublin Design Guidelines*, fences and walls cannot be more than 6 feet and need to be made out of authentic limestone so putting a face on a concrete wall is not authentic to the district. She suggested that if we have to have 12-foot retaining walls that they be built with limestone but it would nice if we could terrace that out so there could be two, six-foot fences. She asked if it is necessary to have that 90-foot wall along the side where the Barbershop is located.

Mr. Rinaldi said a 12-foot dry-laid limestone retaining wall is not possible.

Mr. Meleca agreed. He said the wall is 8 feet not 12 and the railing on top of it is the additional height. He said the only way to get a two-foot thick straight wall is to use something poured and face it with another material. He said a stepped and terraced fence system would take five to six feet of width, which would eat up all the property.

Mr. Musser confirmed the proposed stone is Glengary Landmark Stone.

Mr. Holton interjected there is an eight foot retaining wall on E. Bridge Street.

Ms. Fox said she has a problem with artificial stone that does not keep within the character of the district. She said it is happening up at the corners. She noted the artificial stone on the Mezzo building, which does not fit in with the characteristics of the district and suggested the City be careful with the materials being used.

Ms. Fox emphasized the criteria has absolutely not been met and wants to discuss each one. Ms. Stenberg asked why the application needs to be tabled if they will just address the same issues. She asked the rest of the Board how they felt about the criteria being met besides Ms. Fox.

Mr. Rinaldi said there are a couple of things for him that are more recent - equal weighing of the Code versus the *Guidelines*. He said the *Guidelines* clearly state the structure shall not exceed two stories, which is in conflict with the Code. He said that is his biggest hang-up he did not have before that meeting. He said we had legal staff there that supported that. Ms. Stenberg said her problems were with the height as well as the massing.

Mr. Rinaldi said he still wished the building stepped down with the hill. He indicated the ART was wrong in stating it does. He said the eave line seems fairly identical. He said the ridge lines are a little different but the buildings do not step down but the grade does.

Mr. Rinaldi said he is not supportive of a 10-foot retaining wall – six foot plus railing or whatever it is. In order to make the site useful, he understands that has to be done to have parking.

Ms. Fox said she would be willing to be much more lenient on retaining walls and landscaping if we could get more of a sense that it is broken up and steps down rather than one solid mass.

Mr. Rinaldi agreed the proposal is one story closer to the existing building and the grade makes it two, two and a half, however you want to read it.

Mr. Albanese said that was addressed back in December 2016. He said they would have to do a three-tiered parking lot and they were at an 8% slope, which does not work.

Mr. Rinaldi said the applicant could make the buildings lower as they progress down the hill. A second or third floor would be lost if that was done.

Ms. Stenberg inquired about the overall square feet for the residential unit B. Mr. Albanese answered ±1,700 square feet. She suggested that by reducing the size, it would be difficult to sell to which Mr. Albanese agreed. Ms. Stenberg agrees that the structure needs to step down.

Ms. Fox restated that the height is a big issue; this is too tall for the surrounding adjacent properties. She said she is not opposed to the style of the architecture. She said she really likes the cottage front. She said this is too close to the existing historic structure. She noted anything to be added to a historic site should be subordinate to the existing structures. She said she does not want to give up public landscape space. She said she cannot support the massing and of one plane and would like to see the height decreased.

Mr. Munhall suggested this application should probably be voted on and then if the applicant wants to return they can.

Mr. Rinaldi said he does not disagree because we can work through these comments. He indicated it is somewhat unfair to the applicant that the Board has this ruling that the various sources for criteria have equal weight and that was not the case the last time they were here. He said he had been using the Zoning Code essentially, as the standard and fills in the detail with the *Historic Dublin Design Guidelines*. He indicated this puts the Board in a little bit of a predicament.

Ms. Rauch said the discussion was also yes they can be used in the Board's review, they are weighted as both important, but in the end trying to tie the determination back to the criteria. She said the Code is the law and the *Guidelines* do provide guidance and both should be used to review these applications. She added the Board needs to decide what direction to take. She reminded the Board that they approved the Basic Plan with a condition that the height be reduced. If the Board does not feel that was addressed appropriately, that can still be up for discussion.

Ms. Stenberg inquired about the Basic Plan Review approval because the orientation of the structure has changed from that. Ms. Rauch said the Board needs to decide if the conditions of the Basic Plan approval have been met. She said the orientation changed but that was to address the comments of the Board in terms of meeting requirements. Changing the orientation of the building she explained was how the applicant chose to meet all the requirements.

Mr. Musser said we have changed the rules of the game, as Mr. Rinaldi pointed out, and that is not fair to the applicant. Mr. Rinaldi clarified he did not think the rules changed, but rather the interpretation of how they can be applied.

Ms. Fox said the *Historic Dublin Design Guidelines* are there purposefully so the Board gives quite a bit of weight to whether or not a particular new infill development is appropriate for the Historic Core District.

Mr. Munhall stated he agreed with that but in some ways he disagrees with that. He said a resident brought up the library, which is a strong one. He said his house was built in 1860 and its peak is 32 feet, original, two-story and roof. He said the brick house on South High Street, not too far from the one we approved a couple of years ago, same height, the original building sat where the Starbuck's sat was that high or higher. He said it is hard for him to get all the historical relevance to Dublin being 19 feet high, one-story with a little roof; that is not all of Dublin. He said he struggles with what Dublin is supposed to be. He sees a lot of mixed designs and heights. He agreed with Mr. Rinaldi that our perspectives have adjusted but is not sure it is that stark but the weighting that the Board needs to give to the *Guidelines* is heavier than what it was in the past, but again, not a stark departure. He indicated it just needs to be threaded into our discussions more regularly than it was before.

Ms. Fox said she thought this roof only came down about 14 inches from the original. She indicated the *Guidelines* state two stories are 35 feet and this is at 38 feet.

Ms. Rauch asked if the Board as a whole would like to see the applicant change the proposal.

Mr. Rinaldi reiterated his biggest concerns were two stories and not stepping down. He said however the Board proceeds, they need to give the applicant guidance.

Mr. Meleca said they were here the last time and given criteria by the ARB and the ART to meet height and they met that and now they are being told that the conditions are changing.

Ms. Stenberg said the criteria is not changing but by the applicant changing the orientation and changing the massing and the appearance, the overall character was affected the way the light hits, and the way people are going to travel and get into the lot and walk down the street.

Mr. Meleca noted the Board is asking for 2 stories versus 2.5 stories. Mr. Rinaldi answered the Board is stating that is a consideration; we have not denied 2.5 stories at this point.

Mr. Meleca said the façade that is being presented are shown flat and a lot of the line work disappears so the ins and outs of 18 inches in five sections is being read like one big plane. He restated the building is as deep as (former) Biddies and as long. He explained in stepping down the structure, they will lose two stories because he does not know how to step multiple buildings and have all the cores and rooflines connect and still try to come close to the proposed square footage. He said it seems like we have a moving bar where criteria is concerned and the client has been bending over backwards to comply and he has as well.

Mr. Musser agreed the flat elevations are misleading to the lay person. He said the block drawings are hurting the proposal where color renderings would help to show how the building goes in and out.

Ms. Fox asked Mr. Musser if a model or computer generated dimensional elevation would give the Board a better sense of the actual building proposed. Mr. Musser said these are all computer generated but a 3-dimensional rendering would be the best as this is not helpful. Ms. Fox said she would like to see that.

Ms. Stenberg asked Ms. Fox if that is going to change her opinion of the height, scale, or the massing.

Ms. Fox pointed out that the proposal went from three stories to 2.5 and only lost 14 inches and she would have expected the height would have been reduced like six feet to be more subordinate to the principal historic structure.

Mr. Rinaldi noted it was changed to a steeper roof to keep liveable space up there.

Mr. Musser asked Mr. Rinaldi if he would be agreeable to requesting color renderings.

Mr. Rinaldi said not only is it the height that is a concern but it is the concept that this is to portray development over time as three separate buildings. He said currently there is roughly the same eave height and ridge height and that is not normally how buildings would develop over time.

Ms. Rauch reiterated the Code states 2.5 stories and these old *Guidelines*, that did not anticipate this type of development in Bridge Street, state 2 stories but typically the measurement would have been calculated to the mid-point of the roof, which would be under the 35-foot requirement and that would be comparing apples to apples. Mr. Meleca clarified the measurement to the mid-point of the roof would be 30 feet.

Ms. Fox said the change in orientation changed how the building reads from the back of the property so it looks like three stories and more massive.

The Chair asked where the members were individually.

Ms. Stenberg referred to the *Guidelines*. She said she has a problem with the way it was reoriented so it is not meeting Placement and Orientation. For Scale and Proportion, she said while she agrees the overall footprint is the same as (former) Biddies, she does not think the height on #3 would be met. She concluded the *Guidelines* address her biggest issues.

Ms. Fox said in addition to what has been discussed, authentic materials are necessary.

Mr. Musser said he likes the current orientation over the first proposal and asked Ms. Stenberg how she felt. Ms. Stenberg responded she was not opposed to the first proposal but it was very high and obstructed the view of the older buildings. She said she understands the new orientation to the street to gain access from both sides, which is a nice feature, however, it does impede more on the way the landscaping and overall feel of that lot seems to shrink because it has this L-shape rather than being back to back.

Mr. Musser suggested the Board will have trouble with whatever is proposed here although there is some criteria here that he may not agree with totally but he likes the building overall and he would be willing to support it. He said he can understand how the roofs really look flat as presented but they really recede back and he is not sure everyone understands that.

Mr. Munhall said he likes this orientation overall. The massing he said is an issue. He agreed with everyone's comments that if the structure could step down from a ridgeline perspective he understands the ground floor steps down from a visual perspective. He added he likes the balconies the way they are and the amount of sunlight that does not get blocked as it appears 50% less by this design. He said the wall is not ideal but it is not visual until one gets to the back of the property. He said it is not ideal to use some of the materials he would like to see them use but it may not be practical to use them. From a massing standpoint, he said he would rather get down to a lower level as one steps back and that is the major issue he has. If it came to a vote, it is not his preference to support this proposal, as is.

Mr. Rinaldi summarized the building does not feel as if it has developed over time, which apparently was the intent. He said he wishes the last third of the structure closest to Blacksmith Lane would step down; it would have made this proposal much more palatable to the group and potentially to some of the residents. He said for the balcony he agrees with staff that it does not meet Code so he would like that depth reduced to at least half to help the back elevation. He concluded those are his strongest comments.

The Chair asked the Board if they wanted to discuss other issues or go through the various motions.

Ms. Fox questioned whether more information and materials could be requested. She noted the consultant had brought up similar concerns about the proximity of this building next to a historic building. She said she would like to see better renderings of the grading of the site, the retaining wall, the impact on the parking lot, and neighboring properties to help the Board to move forward by obtaining better direction.

The Chair asked what Ms. Fox is unclear about that she wants to see in renderings because that is putting a substantial burden on the applicant. She answered Mr. Musser has a point that we are not truly appreciating the rooflines and the dimensions in fairness to the architect because while he tried to describe it, she is not an architect, so she wants to see something that might change her mind to be fair. Because there is so much excavation of the site, she said if there is a way she could get a better understanding of what those walls look like and how this will impact the site and the Barbershop next door it would be helpful.

The Chair said he did not believe they needed any more discussion and moved onto the first motion, which is to approve the Parking Plan that is short a couple of parking spots. Ms. Rauch confirmed the applicant is short two parking spaces but there is a shared agreement with another user to use this parking during the evening hours for Harvest Pizza, after 5 pm; that is after office hours to which the ART agreed was a good solution. She clarified the parking numbers do not account for the existing uses of office in those existing buildings but if the uses change for any of this or existing buildings, from office and residential to retail and restaurant for example that would require more parking and the business would have to come back for that discussion and then the Board would have to approve something different.

Ms. Fox said in saying yes to this we limit uses in the Historic District and if we are looking for vitality, it would be limited because we would have all office and residential because not enough allowance was made for parking for the possibility that a tavern or small restaurant or like these previous come in. Ms. Rauch said on this site they would be limited to the uses they have but that is not different than any other site.

Ms. Rauch noted this is a package deal. If the Board is leaning towards wanting to table for more information she suggested the entire application be tabled. Mr. Munhall said if the motion to table gets denied then they would be proceeding.

Ms. Fox motioned to table this application to obtain additional information. Mr. Rinaldi said he disagrees unless the Board gives the applicant specific direction or this will not accomplish anything.

Mr. Rinaldi restated the biggest issue is the scale and massing. He said 2.5 stories at the west end is fine but the east end needs to step down. He asked the Board for more direction for the applicant. Mr. Munhall said he agreed with that. Ms. Fox said with the massing the issue of having it appear as it was developed over time did not happen. She said a structure that is broken up more, stepped down more, not one long piece and that has movement on the site is preferable to her. Mr. Rinaldi said it does move back and forth but agrees it does not read well on the flat 2-dimensional graphic. He said his concern is that the structure is not moving vertically the same way.

Ms. Stenberg asked if requesting the structure to step down could be made as the 17<sup>th</sup> condition or if the entire application is what the Board needs to deny. Ms. Rauch said this application can be approved with conditions and the conditions can be modified if there are ways the applicant could address the step down issue but it would not come back to the Board. If the application is tabled, and giving the applicant direction on what you want to see but if this is disapproved, the applicant appeals to City Council for review. Mr. Rinaldi said the third option would be to approve a condition, which would be worked out by the ART and out of the Board's control.

Mr. Munhall asked to make a motion to table the matter and let the applicant give consideration to the Board's comments.

Mr. Rinaldi said he wanted to make it very clear to the applicant what the Board is asking them to do. Again, he asked if the direction is the height of the whole structure or part of it. Mr. Munhall said he is not in agreement of the overall height but is in agreement on the height of the back like he said earlier; he would like to see the eastern side step down.

Ms. Fox said unless they walk through each of the criteria it is hard to give positive constructive comments because one has to go point by point. She noted the height and stepping it down so it does not look so tall from the east and to use authentic materials. She said she is fine with architecture and balconies. She asked that this be tabled so the Board has the opportunity to either get better renderings or have the architect address the Board's comments made this evening.

Mr. Rinaldi said he wanted to address authentic materials. Ms. Rauch said HardiPlank would require a Waiver because the approved primary materials are wood, siding, brick, and stone in the Historic Core for this particular building type. Ms. Fox said she is not opposed to HardiPlank. Since Dublin is known for their distinctive stone work and walls, she said then using an artificial stone face is a mistake, especially with the amount of stone proposed for the retaining walls on the site so it is a major issue for her. She indicated there may be some original stone walls on the site currently, which the Board has not even addressed.

The Chair asked if Ms. Fox would not approve a retaining wall with anything other than limestone. He indicated the applicant will find it challenging to find a structural engineer to approve dry-laid limestone for that height. Ms. Fox said artificial stone is also being proposed for the building itself and she is opposed to that because if this is to look like something that has been here awhile, real stone has to be used and that is doable.

Ms. Rauch said the Code does not differentiate between a real stone or a stone veneer; Code would permit both. Ms. Fox said it is the particular selection then that she does not find appropriate color wise and style wise as it does not show up anywhere in the district. Mr. Munhall said not everyone will agree to the same materials. Mr. Rinaldi said he is not opposed to cultured stone that is what is being constructed today for a new building; a veneer of some sort will be used. Mr. Rinaldi said he would not mind seeing samples of materials. Ms. Rauch brought the sample to their attention.

Ms. Fox said the Board does not have a sense of what the building looks like within context of the neighborhood. Ms. Rauch said there is a massing drawing in the packet. Ms. Fox said she is only seeing one angle view so the context is not being fully shown. Ms. Fox said she is having a hard time visualizing how the sidewalk works.

Mr. Musser said he likes the stone veneer. He indicated eclectic type materials will be use throughout the district; we cannot have everything look like it was built back in the 1800s.

Ms. Stenberg stated she does not have a problem with any of the materials. Mr. Rinaldi said he did not either and concluded they are being used appropriately.

Ms. Fox said she is concerned about the alley and the residents' ability to maneuver back there. She said if someone did have to pass, she does not want to see them have to run over the sidewalk and the landscaping. Ms. Rauch said she would consult with Engineering and request that someone address that because they have reviewed this proposal. Mr. Rinaldi added he is sensitive to the neighbors that use that alley but we cannot force the applicant to use private property for public domain; it is not the Board's purview and it has been reviewed and approved by Engineering. Ms. Fox said whatever we can do to mediate the difficulties down there we should consider them; that does not mean we have to rule out what is there now.

The Chair asked if there are any objections to Waivers.

Mr. Rinaldi inquired about the gambrel roof type. Ms. Burchett answered the gambrel roof with the mix of the different roof types coming together and to determine if that is architecturally appropriate for the gambrel to meet the pitch of the other roof types. She said the gambrel roof is generally associated with single family. Mr. Munhall said he is not a big fan of the gambrel roof and would prefer a higher roof up two to three feet to hide the elevator part. He clarified that does not mean he would vote against it, it is just his opinion. Mr. Musser said he is fine with the roofs. Ms. Fox said she is not opposed to the roofs, just opposed to the height and would prefer a shallower slope. Mr. Rinaldi said he does not have any issues with the roof type Waivers.

Mr. Rinaldi inquired about the parking Waiver. None of the Board members had issues with the parking.

Mr. Rinaldi said transparency had to do with the amount of windows versus solid walls on elevations that are slightly under the request. Ms. Rauch clarified it is Eberly Hill Lane on the ground floor and on the non-street facing, which is also on the ground floor on the parking lot side. Mr. Munhall answered he had no issues. Mr. Rinaldi said given the applicant is trying to look more like buildings the larger windows and he does not have an issue with transparency. The rest of the Board did not have any issues, either.

The Board did not have issues with the building entrance Waiver or materials.

Mr. Rinaldi asked the Board's opinion on the height of the retaining wall Waiver. Mr. Munhall answered he did not have an issue but Ms. Fox questioned the 90-foot wall that runs along the south side. She said she is not understanding what it looks like and the consultant questioned it as well.

Mr. Albanese said the wall is not 90 feet as it has been reduced to 50 feet. He said that is at its highest point and then it tapers down to 0 and turns into a curb the rest of the way out. He said on the backside of the Barbershop, it is going to be faced with the stone. He said the applicant can create a small ledge to make it actually look like the stone is sitting on the wall versus stuck to the wall, which provides a better appearance. He explained the space between the dumpster and the building is 36 feet approximately; there is not much wall exposed, the rest is covered with landscaping or dirt.

Ms. Fox asked if it is possible to soften the wall utilizing plantings over the wall in the landscaping plan. Mr. Albanese indicated that has been addressed where they will build planters in the wall and have vines over the top, and Cypress trees in the front.

Mr. Rinaldi again asked about the Waiver for the retaining wall height. He said he appreciates every effort that can soften the wall. No Board members had issues.

Mr. Rinaldi asked about foundation plantings as a Waiver. The Board had no issues.

The Chair summarized it is the scale, massing, and height at the Eberly Hill Lane elevation that is a concern as a consensus of the Board.

Mr. Meleca requested to see the east elevation and for the Board to help them understand how much it should be stepped down. He asked if the Board is requesting the entire height be removed of the roof mass and drop it a whole floor. He asked if they are requesting a two-foot step or 18 inches. He asked for clarity for stepping that façade.

Mr. Rinaldi said he is speaking for himself as well as what he heard from the residents. He said it is the mass of a three-story building; whether that has to come down a whole floor, he is uncertain, but that would make the structure a lot more appealing to the residents.

Mr. Munhall stated he does not like the height on the alley. He indicated the consensus is the massing is too much, now how that is addressed he cannot say. He said he is not going to tell the applicant it should be only two stories or should be a flat roof or anything like that. The massing he said is too much in general as a consensus of the Board.

Mr. Musser asked if there is any way the shingle portion of the roofline on the north elevation could be dropped down; that might satisfy a lot of what people are saying here but he is not sure how that is accomplished. He understands there are dormers in that residential unit already.

Mr. Meleca asked if he was requesting stepping the eave line as well as the roof. Mr. Musser answered the ridgeline. Mr. Rinaldi said the consistent eave line makes it read as one building instead of three buildings even though it steps forward and back 18 inches with a different type of roof in the middle. Mr. Munhall said the eave does not bother him but is hearing each Board member has separate issues.

Mr. Rinaldi restated the eave line has to drop maybe a foot if that is possible to break up the consistent line to make it appear as three buildings that grew up over time. Mr. Musser suggested if the eave line was dropped perhaps it could produce a low slope roof.

Mr. Munhall said he does not believe the Board needs to tell the applicant how to redesign it as long as the applicant understands the general idea of the Board's comments.

Ms. Fox said it is not just dropping it down a foot or two. From the alley, she said it has to read more like two stories or transitioning into the neighborhood.

Mr. Albanese reported his engineer had to leave but he stated if they step the building, they have to step the parking lot, which would take a Waiver. He said they had considered it at one time but cannot meet a 3 – 5% slope.

Having parking on different levels Ms. Rauch said may be an engineering issue dealing with drainage and grading and not necessarily a Code requirement. Ms. Fox said people are parking on a really steep slope now and get away with it. Mr. Albanese said it is gravel but once there is blacktop, it does not work for ice or snow.

Ms. Fox recognized that the applicant is having to deal with really unusual areas in the back. She said she would be more than willing to loosen up on that in order to get mass down.

The Chair asked the Board if they were still hung up on the east end. He asked if it is to appear as two stories or something else. Ms. Fox answered it has to come down to look more like a two story structure. Mr. Rinaldi said he does not care what it is called, he just wants the overall height reduced at the east end on Blacksmith Lane near the residences.

Ms. Fox restated the structure reads as one building but because of the east end, there is a way to break that up so it could be stair-stepped down it would be an easier transition on the alley and into the neighborhood.

Mr. Rinaldi said to reduce that height at that end, the roof pitch needs to be lowered that essentially eliminates the floor. He asked the Board if that was the direction they were sending the applicant. Mr. Munhall answered the Board is not going to give the applicant a generic all in one direction because they all have different ideas to reduce massing.

Mr. Musser said having different pitches from one end to the other does not work, either.

Mr. Meleca presented a modified drawing to Mr. Musser to which he responded he liked.

Mr. Meleca said he is proposing is on the gambrel portion, to raise it 8 – 12 inches to eave height and lower the eaves on the east and west ends and then lowering the pitch on the eastern building a couple of degrees. He said it would eat some square footage out of it but it will reduce height a couple of feet.

Mr. Musser requested that the applicant make those revisions and bring it back to which Mr. Meleca answered affirmatively.

The Chair asked if he is hearing the Board is getting closer to a consensus if the ridge is lowered a couple of feet on the eastern end. He asked the applicant if he was contemplating lowering the ridge on the western end as well. Mr. Meleca answered he would keep it higher on the western end. Mr. Musser said that works for him. Mr. Munhall said they are getting closer to which Mr. Rinaldi and Ms. Stenberg agreed. Ms. Fox said lowering the height on the alley side the best they can is what she would hope for.

The Chair asked the applicant if he received enough direction to which he answered he had.

**Motion and Vote**

Mr. Munhall moved, Ms. Fox seconded, to table the application for a Basic Plan Review. The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; Ms. Stenberg, yes; Ms. Fox, yes; and Mr. Munhall, yes. (Approved 5 – 0)

# OHIO HISTORIC INVENTORY

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OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

1.No. FRA 2589-1		2.County FRA		4.Present Name(s) Biddie's Coach House		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Holcomb Tuller Residence; Sells Hotel			
Roll No. 1		Picture No.(s) 14					
6.Specific Address or Location 76-78 S. High Street				16. Thematic Association(s) commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1830		17b. Alteration Date(s)	
7.City or Village Dublin				18. Style or Design Federal		<input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements	
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
				19. Architect or Engineer		30. Foundation Material stone	
				19a. Design Sources		31. Wall Construction wood frame	
9. U.T.M. Reference				22. Original Use, if apparent commercial		32. Roof Type & Material hipped/asph. shingle	
Quadrangle Name NW Columbus				23. Present Use commercial		33. No. of Bays Front 5 Side 2	
17 319880 4440550 Zone Easting Northing				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		34. Exterior Wall Material(s) wood shingles	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				25. Owner's Name & Address, if known		35. Plan Shape L	
11. On National Register? Yes		12. N.R. Potential?		26. Property Acreage		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved	
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		27. Other Surveys in Which Included National Register 4/79		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other	
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				28. Endangered? No		38. Building Dimensions	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Rectangular frame structure on a stone foundation. One story wings are located on the south (side) and east (rear) ends of the building. Features include a hipped roofline, denticular cornice, simple window architraves and entrance with transom. The exterior is covered with shingles.				39. By What?		40. Chimney Placement 2 inside end wall	
43. History and Significance (Continue on reverse if necessary) This was the home of Holcomb Tuller, a prominent merchant and businessman, from 1838 to c. 1860. Sell's Hotel operated here during the last quarter of the 19th century. Tuller owned a store, warehouse, ashery and mill.				41. Distance from and Frontage on Road			
44. Description of Environment and Outbuildings (See #52) Located close to the street in the commercial area of Old Dublin. A parking lot, outhouse and garden are located at the rear. A brick sidewalk was recently installed along the street.				46. Prepared by Bassett		PHOTO	
45. Sources of Information OHI 10/76; A Centennial Biographical History of Columbus and Franklin County; deed records				47. Organization BDR&C		48. Date Recorded in Field 10/76	
				49. Revised by N. Recchie		50. Date Revised 3/03	
				50b. Reviewed by			

FRA - 2589-1

FRANKLIN

TULLER RES. / SELLS HOTEL

76-78 S. HIGH ST.

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OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

1.No. FRA 2590-1		2.County FRA		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2590-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Harold Rose Residence				
Roll No. 1		Picture No.(s) 15						
6.Specific Address or Location 82 S. High Street				16. Thematic Association(s) architecture/19th c.		28. No. of Stories 1 1/2		FRANKLIN  HAROLD ROSE RES.
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1850s		17b. Alteration Date(s)		
7.City or Village Dublin				18. Style or Design vernacular		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		30. Foundation Material stone		
				19. Architect or Engineer		31. Wall Construction wood frame		
				19a. Design Sources		32. Roof Type & Material gable/st.seam metal		
				20. Contractor or Builder		33. No. of Bays Front 3 Side 2		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319850 4440500 Zone Easting Northing				22. Original Use, if apparent residence		34. Exterior Wall Material(s) wide beveled siding		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				23. Present Use commercial		35. Plan Shape rect.		
11. On National Register? Yes		12. N.R. Potential?		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		25. Owner's Name & Address, if known		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				26. Property Acreage		38. Building Dimensions		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				27. Other Surveys in Which Included National Register 4/79		39. Endangered? By What? No		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Cottage with gable end facing the street and lean-to addition along the south side of the building. Another lean-to addition is located at the rear. Doors and windows on the facade have been altered.						40. Chimney Placement off center roof		
43. History and Significance (Continue on reverse if necessary) This building appears to date from the mid-19th century when a number of the unpretentious little cottages in Dublin were built.						41. Distance from and Frontage on Road 15' 30'		
44. Description of Environment and Outbuildings (See #52) Located close the the street with a small front yard. A brick sidewalk crosses the property and a garage is located at the rear of the lot.						<p>PHOTO</p>		
45. Sources of Information OHI 10/76; Dublin Historical Society; Atlas of Franklin County, 1872						46. Prepared by Bassett/Recchie		
						47. Organization BDR&C		
						48. Date Recorded in Field 10/76		
						49. Revised by N. Recchie		
						50. Date Revised 3/03		
						50b. Reviewed by		

82 S. High St.



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, February 16, 2017

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

**1. BSD HC – Mixed-Use Development (Biddies site) 17-008ARB-SPR 76 – 82 S. High Street Site Plan Review**

Proposal: A mixed-use building with associated parking and site improvements on the east side of South High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane.

Request: Review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Peter L. Coratola, Sr., represented by David Meleca, David Meleca Architects

Planning Contact: Lori J. Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us

### REQUEST 1: PARKING PLAN

- §153.065(B)(2)(b) Adjustments to Required Vehicle Parking
  - Proposed Uses require 22 parking spaces, 20 parking spaces provided (Parking Plan Required)*

**Determination:** The Parking Plan was recommended for approval to the Architectural Review Board.

### REQUEST 2: FEE-IN-LIEU OF OPEN SPACE

- §153.064(E) Fee-In-Lieu of Open Space
  - Allow the applicant to pay a fee-in-lieu of the provision of open space on the site.*

**Determination:** The Fee-In-Lieu was recommended for approval to the Architectural Review Board.

### REQUEST 3: SITE PLAN WAIVERS

Request for an approval recommendation to the Architectural Review Board for 10 Site Plan Waivers:

- §153.062(D)2(a) Pitched Roof Type
  - Hipped and gable roof are permitted. Combination gambrel and hipped roofs are proposed.*
- §153.062(D)2(h) Roof Type
  - Gambrel roof and flat roof not permitted unless architecturally appropriate per required reviewing body. Gambrel roof is proposed in the central portion of the building.*
- §153.062(O)9(d)(6) Permitted Roof Type
  - Pitched roofs are permitted; other types permitted with approval. Proposal includes pitched roof with flat area and gambrel roof.*



**1. BSD HC – Mixed-Use Development (Biddies site)  
17-008ARB-SPR**

**76 – 82 S. High Street  
Site Plan Review**

4. §153.062(O)(9)(a)3. Parking Location & Loading
  - *Parking not permitted within the building. Parking proposed within two, two-car garages.*
5. §153.062(O)(9) Street Façade Requirements
  - *Ground Story Street Facing Transparency—40% required. 31% provided at Eberly Hill Lane elevation, 33% provided at South Blacksmith Lane elevation.*
6. §153.062(O)(9) Street Façade Requirements
  - *Ground Story Non-Street Facing Transparency—15% required. 13% provided on the south elevation.*
7. §153.062(O)(9)(d)3. Building Entrances
  - *Number Required on Street Facades—1 per 40 feet. 3 required at Eberly Hill Lane, 1 provided.*
8. §153.062(O)(9)(d)(5) Façade Materials
  - *Permitted Primary Materials are wood siding, brick and stone. Fiber cement siding is the proposed primary material.*
9. §153.065(E)(1)(b) Fences, Walls and Screening
  - *Exposed retaining wall and fence shall not exceed 6 feet in height. Proposed height exceeds the requirement.*
10. §153.065(D)(7)(b) Landscaping, Foundation Planting
  - *A minimum landscape bed depth away from the building of 42 inches is required, 32 inches proposed along the south elevations.*

**Determination:** The 10 Basic Plan Waivers were recommended for approval to the Architectural Review Board as part of the Site Plan Review.

**REQUEST 4: SITE PLAN REVIEW**

Request for a recommendation of approval to the Architectural Review Board for a Site Plan Review with 16 conditions:

- 1) That the applicant works with staff to relocate transformers and AC units to a location more interior to the site, to the extent possible;
- 2) That the applicant reduces the size of the upper balcony (length and depth) and detach the upper balcony from the lower balcony;
- 3) That the applicant works with staff to identify a more appropriate location for the bicycle parking area;
- 4) That the applicant revises the plan to show use of a stacked stone wall for the street wall provided on Blacksmith Lane in accordance with Code;
- 5) That additional shrubs of a similar mix as currently shown, be provide along he northerly street wall along Blacksmith Lane to meet Code;

- 6) That the applicant file an application to combine the two lots prior to issuance of the building permit;
- 7) That the applicant ensures all light fixtures and site photometrics meet Code, and any outstanding information be provided as part of the building permitting;
- 8) That the applicant conceals all roof penetrations (fans, exhaust, vents, etc.) and ensure these will not be visible from principal frontage streets;
- 9) That the doors for commercial uses along the street frontages shall be consistent with the design of the principal entrances and include full glass and full operating hardware;
- 10) That the applicant ensures all recesses and/or projections required for vertical facade divisions shall meet the required depth of 18 inches;
- 11) That all sign details shall be approved by the ARB, prior to the installation of signs;
- 12) That the construction of the proposed development is subject to the approval of the demolition request;
- 13) That if a change of use should occur to include a different mix of uses for the existing or proposed buildings that require additional parking provisions, the applicant would be required to gain approval of a modified Parking Plan from the ARB;
- 14) That the northern portion of the proposed street wall be relocated to provide screening of the A/C units, gas meters, and transformer on the eastern side of the building;
- 15) That all dormers be recessed by 12 inches; and
- 16) That approval of the western elevation design is subject to the building permit review process.

**Determination:** The Site Plan was recommended for approval to the Architectural Review Board.

**STAFF CERTIFICATION**

\_\_\_\_\_  
Vince Papsidero, FAICP  
Planning Director



## MEETING MINUTES

# Administrative Review Team

Thursday, February 16, 2017 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Jeremiah Gracia, Economic Development Administrator; Matt Earman, Director of Parks and Recreation; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Mike Altomare, Fire Marshall.

**Other Staff:** Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Logan Stang, Planner I; Nichole Martin, Planner I; Cameron Roberts, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Peter Coratola, Sr., CBS Garvey LLC; and Frank Albanese (Case 1).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the February 9th meeting minutes. The minutes were accepted into the record as presented.

### DETERMINATIONS

- |                                                                           |                                                    |
|---------------------------------------------------------------------------|----------------------------------------------------|
| <b>1. BSD HC – Mixed-Use Development (Biddies site)<br/>17-008ARB-SPR</b> | <b>76 – 82 S. High Street<br/>Site Plan Review</b> |
|---------------------------------------------------------------------------|----------------------------------------------------|

Jenny Rauch said this is a request for a mixed-use building with associated parking and site improvements on the east side of South High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the review process history and the recommendations expected today from the ART (3 motions) for the Architectural Review Board meeting February 22nd. She said the signs are removed from the application.

Ms. Rauch presented the Approved Basic Site Plan followed by the proposed Site Plan where the building had been reoriented on the site. She explained after the ART meeting on February 9, the applicant addressed the issues that were raised that included: updated grading, retaining wall details, material details and specifications, building type modifications, lighting, landscaping, and the dumpster enclosure. She said the dumpster enclosure is still in the same location as before but the applicant is proposing a trellis to be placed over the top.

Ms. Rauch said 15 conditions of approval of the Site Plan were proposed to be added and discussed each one of the following with the ART:

- 1) That the applicant works with staff to relocated transformer, AC units, and gas meters to a location more interior to the site;

Ms. Rauch asked the ART if the AC units, transformers, and gas lines should be relocated. Frank Albanese expressed his concern with that first condition. He said the mechanicals will have extensive screening and would be tough to move. He explained the applicant has completed some testing and found shale 3 feet below grade level.



Aaron Stanford said the location of the transformer might be dictated by AEP so they can have access and the gas meters need to stay and be removed from the condition.

Ms. Rauch said staff does not like the current location because they would be visible to the residents and she does not want them to perceive this elevation as the back of house.

Mr. Stanford suggested wrapping the street wall around it as an alternative in that area. Shawn Krawetzki said there is usually a 10-foot clearance required for transformers and landscaping would have to come out of that zone as well.

The ART decided to modify the first condition to remove the request to move the gas meters language, add "to the extent possible", and requested an additional condition to relocate the street wall to provide additional screening of mechanicals.

- 2) That the applicant works with staff to develop the open space area at the eastern end of the building along Blacksmith Lane as a publicly accessible open space;

Ms. Rauch asked for feedback from ART about the open space proposed on the west side of the new building. She said she has concerns about the public accessibility of the open space and how the proposed open space does not meet Code. She said staff suggests redesigning the area on the east end of the building and using that for the public open space instead.

Mr. Stanford asked if there is anticipated use of that proposed courtyard to which Ms. Rauch answered there was no programming established for that area.

The ART discussed condition number 2 and decided to remove the condition, and to recommend the ARB approve a Fee-in-Lieu of open space due to the constraints of the site.

- 3) That the applicant reduces the size of the upper balcony (length and depth) and detach the upper balcony from the lower balcony;

Ms. Rauch said the balconies need to be separated and simplified. ART agreed with the recommendation.

- 4) That the applicant works with staff to identify a more appropriate location for the bicycle parking area;
- 5) That the applicant revises the plan to show use of a stacked stone wall for the street wall provided on Blacksmith Lane in accordance with Code;
- 6) That additional shrubs of a similar mix as currently shown, be provide along the northerly street wall along Blacksmith Lane to meet Code;
- 7) That the applicant ensures all light fixtures and site photometrics meet Code, and any outstanding information be provided as part of the building permitting;
- 8) That the applicant file an application to combine the two lots prior to issuance of the building permit;
- 9) That the applicant conceals all roof penetrations (fans, exhaust, vents, etc.) and ensure these will not be visible from principal frontage streets;
- 10) That the doors for commercial uses along the street frontages shall be consistent with the design of the principal entrances and include full glass and full operating hardware;

11) That the applicant ensures all recesses and/or projections required for vertical facade divisions shall meet the required depth of 18 inches;

12) That the applicant work with staff to identify appropriate site furnishings for the public open space;

The ART determined condition number 12 was no longer applicable.

13) That all sign details shall be approved by the ARB, prior to the installation of signs;

14) That the construction of the proposed development is subject to the approval of the demolition request; and

15) That if a change of use should occur to include a different mix of uses for the existing or proposed buildings that require additional parking provisions, the applicant would be required to gain approval of a modified Parking Plan from the ARB.

Ms. Rauch asked the ART if the dormers should be recessed by 1-foot as suggested by staff. The ART agreed and said it should be added as a condition.

Jeff Tyler reiterated his previous concerns about the lack of distance between the existing building and the proposed building, and the how the building code requirements will be met given this lack of separation. He stated that the design of the western elevation may need to change in order to meet the building code, meaning the windows and openings may be required to be removed.

Ms. Rauch stated that removal of windows may have impacts on the transparency requirements and may require additional waivers to be requested.

Mr. Tyler requested a condition be added to ensure the applicant understands these challenges.

16) Northern portion of the proposed street wall be relocated to provide screening of the A/C units, gas meters, and transformer on the eastern side of the building.

17) That all dormers be recessed by 12 inches.

18) Approval of the western elevation design is subject to the building permit review process.

Ms. Rauch said there are eight Waivers proposed and discussed each of the following with the ART:

- Roof Type Requirements (3)
- Parking Location
- Transparency Requirements (2)
- Building Entrances
- Permitted Materials

Ms. Rauch stated the roof type Waivers discussed at last week's ART meeting remain unchanged.

Ms. Rauch said parking is not permitted within the building. She said a Waiver to permit parking within a building was approved during the Basic Plan but they were then in a different location. She said it seemed appropriate to reevaluate the proposed location. She said the parking is located to the rear of the building and the garages are setback from Blacksmith Lane.

Ms. Rauch said the applicant is not able to meet the requirement for building entrances due to the proposed building layout and site grading. She stated an entrance is provided on each elevation. She said the proposed entrances are easily identifiable and prominent.

Ms. Rauch said the proposed fiber cement siding is not identified as a primary material for a Historic Mixed-Use building type, requiring a Waiver.

Ms. Rauch asked if the requirements for foundation plantings had been met along the rear elevation and if there was not enough room to comply with the Code. She said the requirement is for 42 inches in depth and the applicant is showing only 32 inches. Mr. Krawetzki stated there is enough room to provide appropriate plantings, but the minimum depth is not met. The ART discussed possible alternatives and determined the addition of a Waiver should be included.

Ms. Rauch presented the change in retaining wall materials along the southern property line. She stated the retaining wall was reduced in length and size, and now includes a stone veneer on a concrete wall with railing on the top. She explained the exposed wall cannot exceed 6 feet above grade level and the area at the tallest height is a concern. She said not enough information is provided to determine the height. ART suggested the inclusion of an additional Waiver to permit the requested retaining wall and railing at the proposed height.

Ms. Rauch said a Parking Plan is proposed to reduce the number of parking spaces from 22 to 20 spaces. She stated the proposed uses have peak times that typically are offset, which eliminate potential conflicts. She confirmed this is also the case with the parking agreement in place for Harvest Pizza. Peter Coratola, Sr., CBS Garvey LLC, confirmed these spaces have not been used for Harvest Pizza users.

In conclusion, Ms. Rauch said based on the ART discussion there are four actions required today.

1. Ms. Rauch said a recommendation of approval to the Architectural Review Board for a Parking Plan is recommended.  
  
22 parking spaces (required), 20 parking spaces provided
2. Ms. Rauch said a recommendation of approval to the Architectural Review Board for a Fee-in-Lieu of the open space provision is recommended.
3. Ms. Rauch said a recommendation of approval to the Architectural Review Board for 10 Site Plan Waivers as part of the Site Plan Review is recommended:
  - 1) Roof Type Requirements (3)
  - 2) Parking Location
  - 3) Transparency Requirements (2)
  - 4) Building Entrances
  - 5) Permitted Materials
  - 6) Retaining Wall Height
  - 7) Foundation Plantings
4. Ms. Rauch said a recommendation of approval to the Architectural Review Board for a Site Plan Review with 16 conditions is recommended:
  - 1) That the applicant works with staff to relocate transformers and AC units to a location more interior to the site, to the extent possible;

- 2) That the applicant reduces the size of the upper balcony (length and depth) and detach the upper balcony from the lower balcony;
- 3) That the applicant works with staff to identify a more appropriate location for the bicycle parking area;
- 4) That the applicant revises the plan to show use of a stacked stone wall for the street wall provided on Blacksmith Lane in accordance with Code;
- 5) That additional shrubs of a similar mix as currently shown, be provide along he northerly street wall along Blacksmith Lane to meet Code;
- 6) That the applicant ensures all light fixtures and site photometrics meet Code, and any outstanding information be provided as part of the building permitting;
- 7) That the applicant file an application to combine the two lots prior to issuance of the building permit;
- 8) That the applicant conceals all roof penetrations (fans, exhaust, vents, etc.) and ensure these will not be visible from principal frontage streets;
- 9) That the doors for commercial uses along the street frontages shall be consistent with the design of the principal entrances and include full glass and full operating hardware;
- 10) That the applicant ensures all recesses and/or projections required for vertical facade divisions shall meet the required depth of 18 inches;
- 11) That all sign details shall be approved by the ARB, prior to the installation of signs;
- 12) That the construction of the proposed development is subject to the approval of the demolition request;
- 13) That if a change of use should occur to include a different mix of uses for the existing or proposed buildings that require additional parking provisions, the applicant would be required to gain approval of a modified Parking Plan from the ARB;
- 14) That the northern portion of the proposed street wall be relocated to provide screening of the A/C units, gas meters, and transformer on the eastern side of the building;
- 15) That all dormers be recessed by 12 inches; and
- 16) That approval of the western elevation design is subject to the building permit review process.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the Parking Plan, Fee-in-Lieu of Open Space, the 10 Waivers, and the Site Plan with 16 conditions for the meeting on February 22, 2017.

~~Mr. Rayburn stated the applicant had agreed to this condition prior to the meeting.~~

~~Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the meeting on February 22, 2017.~~

**2. BSD C – Home 2 Hotel 5000 Upper Metro Place  
17-006MSP Master Sign Plan**

Logan Stang said this is a request for a Master Sign Plan including two wall signs and one monument sign for a hotel on a 2.57-acre parcel, south of US 33, at the intersection with Frantz Road. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code §153.066.

Mr. Stang reported the ART had previously reviewed the proposal for three signs and provided feedback to the applicant and the applicant has since revised the signs based on the ART's concerns. He stated the applicant is proposing to install a 65-square-foot wall sign on the east elevation facing Frantz Road, a 22-square-foot projecting sign on the north elevation facing W. Bridge Street, and a 14-square-foot ground sign located 13 feet from Upper Metro Place right-of-way at the single access point servicing the site, which includes the hotel and the (future) office building. He explained the wall sign exceeds Code for size by 15 feet, height by 26 feet, and the 20% limit for secondary images; the projecting sign exceeds Code for size by 6 feet and height since it is proposed for the second floor instead of the first floor; and the ground sign meets all Code requirements. However, he said the sign plan responds to visibility and wayfinding needs of a hotel use, while working within the Bridge Street District Sign Guidelines. He explained that while a few provisions are not being met with regards to sign height and size, the design and display of the signs match the architectural character of the newly developed building.

Jeff Tyler inquired about the height of the projecting sign. Mr. Stang answered it is 36 feet at the top of the sign and 22 square feet in size.

Mr. Stang added the signs meet the context of the surrounding buildings, which have approved variances given the I-270 frontage and that the surrounding uses are predominantly hotel uses.

Mr. Stang said a recommendation of approval to the Planning and Zoning Commission is recommended with no conditions.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan for the meeting on February 16<sup>th</sup>.

### CASE REVIEWS

**3. BSD HC – Mixed-Use Development (Biddies site) 76 – 82 S. High Street  
17-008ARB-SPR Site Plan Review**

Lori Burchett said this is a request for a mixed-use building with associated parking and site improvements on the east side of South High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett reported that during the initial review of the project, staff identified 20 Waivers and she explained each one of the following:

§153.062 – Building Types – Historic Mixed-Use Building Requirements

- 1) §153.062(D)2 Pitched Roof Type
  - *Roof Structure—gambrel roof and flat roof not permitted unless architecturally appropriate per required reviewing body*
- 2) §153.062(E)1.g. Materials
  - *Hardie Plank fiber cement siding is not a permitted primary material*
  - *Proposed Hardie Plank does not meet minimum butt thickness requirement of ½”*
- 3) §153.062(I)(b) Balcony Connection to Building
  - *Balconies must be independently secured and the proposed balcony is connected to the balcony below*
- 4) §153.062(O)(9)(a)3. Parking Location & Loading
  - *Parking not permitted within the building*
- 5) §153.062(O)(9)(d)1. Street Façade Requirements
  - *Ground Story Transparency—40% required, 21% provided at Eberly Hill Lane elevation, 15% provided at South Blacksmith Lane elevation.*
  - *Upper Story Transparency—20% required, 17% provided at Eberly Hill Lane elevation, 15% provided at South Blacksmith Lane elevation*
- 6) §153.062(O)(9)(d)2. Non-Street Façade Requirements
  - *Transparency—15% required, 8% provided at 1st story south elevation*
- 7) §153.062(O)(9)(d)3. Building Entrances
  - *Number Required on Street Facades—1 per 40 feet. 3 required at Eberly Hill Lane, 1 provided*
- 8) §153.062(O)(9)(d)4. Façade Divisions
  - *Vertical Increments no greater than 30 feet required with a minimum recess or projection of 18 inches. 33.67-foot-increment in the middle portion of the building, no recess or projection meets the minimum 18-inch requirement.*

§153.064 – Open Space Types

- 9) §153.064(G)(1)(a) Minimum Size
  - *Minimum Dimension—10 feet permitted, 6.33 feet proposed*
- 10) §153.064(G)(1)(b) Minimum Size
  - *Proportion Requirement—3:1 maximum length to width permitted, 4:1 proposed*
- 11) §153.064(G)(3)(b) Districts Permitted
  - *Frontage Orientation of open space to adjacent buildings—Front or Corner, Side or Rear proposed*

§153.065 – Site Development Standards

- 12) §153.065(B)(2)(a) Parking and Loading, Minimum Parking Required

- *Proposed Uses require 23 parking spaces, 20 parking spaces provided (Parking Plan Required) Off-site parking used to meet requirement shall require an approved Parking Plan*
- 13) §153.065(D)(5)(c)2. Landscaping, Surface Parking, Interior Landscaping
    - *Minimum width of landscape islands and peninsulas is 10 feet, 9 foot wide peninsula proposed (Administrative Departure)*
  - 14) §153.065(D)(5)(c)4. Landscaping, Surface Parking, Interior Landscaping
    - *Clear space required where parking space is immediately adjacent to landscape peninsula, parking spaces directly above street walls in two locations and the stairs in another*
  - 15) §153.065(D)(7)(b) Landscaping, Foundation Planting
    - *A minimum landscape bed depth away from the building of 42 inches is required, 39 inches proposed (Administrative Departure), and no landscape beds are provided in two other locations*
  - 16) §153.0365(E)(2)(b) Street Wall Standards
    - *Street walls shall be installed along same plane as building, proposed wall is recessed from the plane of the building by 2.83 feet*
  - 17) §153.065(E)(2)(c) Street Wall Landscaping
    - *Shrubs required adjacent to street wall, shrubs proposed but not in correct location*
  - 18) §153.065(E)(3) Screening
    - *Ground Mounted Mechanical Equipment shall be screened on all sides, proposed equipment requires additional screening*
  - 19) §153.065(H)(6) Signs, Number of Permitted Signs
    - *Tenants are permitted two signs of different types, proposed signs are the same type for each tenant*
  - 20) §153.065(H)(7)(b) Specific Sign Requirements—Projecting Sign
    - *Maximum size permitted—8 square feet, proposed 13.33 square feet*
    - *Location—Within 6 feet of principal entrance, proposed 25.67 feet from principle entrance (both projecting signs proposed)*
    - *Maximum height—15 feet to the top of sign, 20 feet to top of proposed projecting sign on south elevation*

Ms. Burchett said the applicant needs to address and eliminate as many Waivers as possible. She reported staff had general concerns about the retaining wall with the railing.

Jennifer Rauch pointed out that there are a lot of grade changes and additional detail is needed in the proposal regarding the height of the wall and landings along Eberly Hill Lane. As presented, she said it appears as if the landing is in the right-of-way. She encouraged the applicant to meet as many of the Waiver issues as possible.

Frank Albanese said the retaining wall is a lot higher to accommodate the grade changes. He said the retaining wall between the former Biddies building is 12 – 14 feet high but the applicant could taper the wall so it is then no higher than the curb and perhaps not all the railing is necessary. He explained that the grade by the barber shop is not as high as it appears on the rendering.

Ms. Rauch questioned if the image represented the plans accurately.

The changes in elevation and the heights of grading were discussed amongst the ART members. Mr. Albanese explained the wall is not exposed but the railing is.

Steve Lamphear, David Meleca Architects, explained the wall would be constructed from an interlocking, stackable material. Ms. Burchett presented the wheat weathered edge material proposed. Ms. Rauch noted the material appears like stone.

Jeff Tyler inquired about the height of the wall at the back of the parking lot, to which Mr. Lamphear answered 12 feet. Ms. Rauch confirmed the height of the wall from grade to the top of the wall and that there would be an additional railing on top of that.

Mr. Albanese asked if they needed the railing all across the wall. Mr. Tyler answered the stair has to be railed. Ms. Rauch said the drawing needs to better represent the proposal for the south elevation.

Ms. Rauch asked the ART how they felt about the stone wall height and materials as well as the railing. Donna Goss answered the material for the wall is fine. Ms. Rauch confirmed the railing detail was okay. Mr. Tyler said he had concerns with the wall's exposure and the massing. He asked if the wall could be broken up somehow because he sees a problem with the blank wall. He encouraged the applicant to consider the neighborhood and find a way to soften the wall.

David Meleca, David Meleca Architects, said there are trees along the street so he did not understand the concern about exposure and starkness. Mr. Tyler indicated the wall as presented would not be supported by the Architectural Review Board.

Ms. Rauch encouraged the applicant to present renderings showing the proposed landscaping along the wall to show how well the wall would be screened with those materials and that the image should include parked cars and trees.

Mr. Tyler inquired about the dumpster enclosure. He indicated it appears awkward, tucked into the stair. Mr. Albanese explained the dumpster will just be for office and residential use so a garbage truck will not have to back in there, the dumpster will instead be rolled out of the enclosure for pick-up.

Mr. Albanese said he was surprised at the number of Waivers identified as he thought there would only be two or three today.

Ms. Burchett went through several of the Waivers again. She asked the applicant to possibly add more windows to address the transparency issues.

Ms. Rauch said since the applicant reoriented the building, the surface parking was reduced but staff is supportive of that change, which would require a Waiver. However, she said the applicant should strive to meet the transparency issue.

Ms. Burchett restated the balconies are connected and need to be disconnected. She said she is still concerned about the mass of the roof all being on the same plane.

Mr. Tyler questioned the proximity of the two buildings. He indicated the porch cannot be in the location as shown on the plans. Mr. Meleca said the spacing between the buildings was based on the property line and that the setback should work.

Mr. Tyler said the property line affects the openings permitted. He asked the applicant if they could change the treatment of facades, while removing that porch.

Mr. Albanese asked the ART if the gambrel roof breaks up the massing appropriately. Mr. Meleca asked if the roof was shown in 3-dimensions if it would help, to which the ART answered it would help. Mr. Meleca said he saw the gambrel roof used on a house on High Street and that is why he pulled it into that vocabulary.

Ms. Burchett encouraged the applicant to break up the vertical increments. She said the projection would need to be at least 18 inches in depth.

Ms. Burchett requested the ART's comments on the overall design, overall structure in the back, the treatment of facades, consistency, and the use of railings.

Ms. Goss asked if the dormers were inconsistent on purpose. Mr. Meleca explained he was trying to achieve the appearance of three separate buildings built side by side that had evolved over time.

Vince Papsidero indicated the north elevation was fine but was concerned about the south elevation.

Mr. Tyler noted the problem with the north entrance is that it is too close to the existing buildings.

Logan Stang indicated a potential problem with the lot split. He suggested that if the property line was moved, the former Biddies building would be non-conforming. Mr. Tyler encouraged the applicant to review the Building Code and ramifications. He explained an imaginary lot line does not get into the lot split issue. He suggested the applicant go through the exercise.

Claudia Husak inquired about the windows in the yellow siding section as they appear out of scale with that portion of the building.

Mr. Albanese said the northwest corner encroaches in the easement where the column has been drawn. Aaron Stanford asked if it is actually encroaching in the easement or the right-of-way. Ms. Burchett said she would review that portion of the building. Mr. Lamphear added the line of sight passes through the column.

Mr. Lamphear asked how the applicant is over the right-of-way. Ms. Rauch answered the landing steps go down into the right-of-way. Mr. Lamphear said that was not the case. Ms. Rauch suggested the drawings accurately reflect what is going on there because the drawing was deceptive.

Ms. Burchett stated the Waiver for signs was due to the requirements being there needs to be two different kinds of sign types and the location has to be within 6 feet of the principle entrance.

Ms. Burchett inquired about the pocket plaza. She said she understands there are site constraints but the depth to width ratio is over what is permitted. Taylor Pheffenberger, David Meleca Architects, said the applicant can adjust the square size to be in compliance. Ms. Burchett warned it needed to be calculated accurately. Ms. Rauch added the dedication of the open space is supposed to be for public use. Ms. Rauch indicated that if the area is just 6 feet wide at the sidewalk, it will appear as private space and not public space. She suggested moving the pocket plaza to the corner or claim a different type of open space and not a public plaza. She indicated a change in location could be supported for a Waiver.

Ms. Burchett stated the applicant has requested a Waiver for foundation planting on Eberly Hill Lane but staff wants to see foundation plantings. She explained that nothing is required for the front but foundation plantings are required for the backside that are usually 42 inches from the edge of the elevation. She referred the applicant to the Code as it is very specific about foundation planting requirements. Ms. Rauch indicated the applicant was close to meeting this requirement on the side on Blacksmith Lane but the southern elevation is the problem. Obviously, she said garages cannot be landscaped.

Ms. Burchett presented the site plan, which is short parking by three spaces.

Mr. Stanford noted the transformers and AC units need to be fully screened.

Mr. Tyler cautioned the applicants to consider the location of dryer vents as they should be located out back. He said if that is not achieved, it will require a Waiver.

Mr. Albanese said there are just two residential units so he asked if it is possible to hide the vents amongst the stone. Mr. Tyler encouraged the applicant to take the dryer vents to the rear. Mr. Meleca indicated they are not sure yet about the interior layout.

Mr. Tyler said stacks need to be on the rear also. He added range hoods will require venting and it would be easier to deal with that now rather than later.

Mr. Meleca inquired about door hardware. Mr. Tyler said those elements could be dealt with later in the process.

Mr. Albanese requested conditional approval to happen today. Ms. Burchett explained the process and how the proposal could not be recommended for determination today. She suggested the applicant meet with staff on Monday so the ART would be better equipped to make a solid recommendation of approval to the Architectural Review Board.

Mr. Meleca said if there was foundation planting on the rear it could not stretch 42 inches.

Mr. Stanford inquired about the parking lot islands. Ms. Rauch indicated the landscape could be waived but to not eliminate curbs or cars could drive over the open spaces. Mr. Tyler suggested if the applicant moves the landscaping from one location to another and softens the wall, they may have a better chance of requesting a Waiver for something else.

Ms. Pheffenberger inquired about the parking lot issues. Ms. Burchett explained an island needs to be a minimum of 10 feet. Ms. Pheffenberger asked if planting around the garages counts toward the 5% requirement. Ms. Husak said having additional landscaping speaks to their favor but it would not count.

Mr. Meleca asked if the patio terraces were acceptable because they are stacked. He explained that is due to the office location on the left and the two residences stacked on top of each other to the right.

Mr. Tyler asked if the entrance on the yellow section of the building could be removed as it appears to stick out. Mr. Meleca answered he thought he could work that out.

Ms. Rauch restated the applicant should meet internally with staff to cover possible ideas.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation for approval is scheduled for February 16, 2017.

**4: BSD-HR  
17-009ARB-MPR**

**170 S. Riverview Street  
Minor Project Review**

~~Cameron Roberts said this is a request for a deck addition and modification to a front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.~~

Mr. Stang asked the ART if he should suggest removing the ground sign and adding a projecting sign on the corner instead. The ART also considered changing the orientation of the ground sign to be vertical rather than horizontal, if the applicant wanted to keep it.

Ms. Husak said a projecting sign would be viewed as more creative as there is not one in the area, yet.

The consensus of the ART was that the signs overall were not appropriate as the intent of a Master Sign Plan is to promote creative freedom, not just to permit larger signs installed at a greater height.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation for approval was scheduled for February 2, 2017.

**2. BSD HC – Mixed-Use Development (Behind Biddies site) 76-82 S. High Street  
17-008ARB-SPR Site Plan Review**

Lori Burchett said this is a request for a mixed-use building with associated parking and site improvements on the east side of south High Street, approximately 35 feet southeast of the intersection with Eberly Hill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Site Plan Review under the provisions of Zoning Code §153.066(F) and (J).

Ms. Burchett reported the applicant had reoriented the building on the site so the prominent side is on Eberly Hill Lane. She presented the south elevation, which is the rear view. She indicated the applicant intends on keeping the former Biddies building on site but other accessory structures will need to be demolished. She presented both the west elevation facing High Street and the east elevation. She presented the proposed building with the outline of the former Biddies structure in the background for context. She said the design of the architecture appears to fit with other architecture in the district now at 2.5 stories high. The material changes submitted by the applicant, she said have helped diminish the massing. She presented general massing illustrations, including the southeast corner view. Lastly, she presented the material samples that included; a standing seam metal roof, asphalt shingles, and Hardiplank siding in various colors. The ART noted that the change in roof materials helped to break up the long appearance of the building.

Jeff Tyler noted the architecture details of the yellow house was awkward. He said he liked the reorientation as all the front now is not behind the Biddies building.

Jennifer Rauch reported the ARB liked the proposal when reviewed before but they did not approve of the height. She said this new proposed design makes the building appear to be separate buildings, which appear to have developed over time.

Claudia Husak said she was uncomfortable with the design of the south elevation because of the various window sizes and heights of balconies with railings.

Ms. Rauch explained the multi-balconies are related to the locations of the residences as now the residences are on top of one another when they were side-by-side.

Shawn Krawetzki inquired about the proximity of the building to the back of the former Biddies building. Ms. Burchett answered there was approximately 6 feet, which includes a walkway. Mr. Krawetzki asked if that limited space was too tight to accommodate the roof overhang.

Ms. Rauch said this proposed building appears smaller than before, which is appropriate. She asked if the applicant is meeting the parking requirements; if not, she said the applicant would need to submit a Parking

Plan. Logan Stang asked if the applicant needs to account for any existing parking agreements. Ms. Rauch indicated that since the surrounding businesses' hours of operation are offset that parking should not be an issue for those they share an agreement with.

Aaron Stanford inquired about lighting for the parking lot and if a photometric plan had been submitted. Ms. Burchett said she needed to investigate lighting further.

Mr. Tyler was concerned with the proximity of the proposed building to the existing buildings. He said based on the distance the applicant would be required to fire rate the structure on the west elevation and that there are probably other building code issues not being addressed.

Ms. Rauch inquired about the doorway on the Eberly Hill Lane elevation. She noted the steep walk up to the doorway and questioned the threshold and steps proposed for that doorway in the center. She stated the walkway appears to be located within the right-of-way, which could also pose an issue.

The consensus of the ART was that they liked the reorientation of the building but there was vital information missing that the applicant needs to provide.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation for approval was scheduled for February 9, 2017.

**3. BSD-HR  
17-009ARB-MPR**

**170 S. Riverview Street  
Minor Project Review**

~~Jennifer Rauch said this is a request for a deck addition and modification to front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.~~

~~Ms. Rauch said the applicant has requested these modifications to make the deck safer. She explained the back of these properties along the river have grades that drop significantly. She said the applicant is proposing to add to the size of the current deck off the back, construct a better stairway, and include a new walkway. She stated the applicant is also requesting minor modifications for the front porch that would include adding three columns and a window.~~

~~Ms. Rauch presented the proposed back deck extension with the steps leading down into the yard. She indicated the railings came from a historic structure to be reused with this proposal. Jeff Tyler said he thought the railing appeared low and even if it is existing he cannot ignore the height with this proposal.~~

~~Ms. Rauch noted the two glass panels to be included in the railing design on either side of the historic railing. She presented the Aztek decking material proposed along with other materials, posts, and lights.~~

~~Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation for approval was scheduled for February 2, 2017.~~

**ADJOURNMENT**

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:42 pm.

As approved by the Administration Review Team on February 9, 2017.



## BOARD ORDER

# Architectural Review Board

Wednesday, November 16, 2016 | 6:30 pm

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

- 2. BSD HC – S. High St. Mixed-Use Development** **76 – 82 S. High Street**  
**16-082ARB-BPR** **Basic Plan Review**
- Proposal:** Construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings.
- Request:** Review and approval of a Basic Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.
- Applicant:** Peter L. Corabala, Sr., CBS Garvey L.L.C.
- Planning Contact:** Jennifer M. Rauch, AICP, Planning Manager; (514) 410-4690, jrauch@dublin.oh.us

**MOTION #1:** Mr. Munnall moved, Mr. Musser seconded, to approve four Waivers as part of a request for a Basic Plan Review:

1. §153.062(0)(9) Building Type Parking Location parking area in the rear yard of the building (required); off-street parking area to the side of the proposed project (requested); and §153.062(0)(9) – Building Type – Parking within the Building - parking is not permitted within the building (required); parking spaces within the ground level of the building (requested).
2. §153.062(0)(9) Building Type Front Property Line Coverage minimum 80% of the front property line covered (required); 62% (requested).
3. §153.062(0)(9) – Building Type - Occupancy of Corner (requirement); non-occupancy of corner (requested).
4. §153.062(0)(9) – Building Type – Corner Side RBZ - location within RBZ (required); not to be located within RBZ (requested).

**VOTE:** 3 – 1

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

**RECORDED VOTES:**

David Rhoads	Yes
Thomas Munnall	Yes
Everett Musser	Yes
Jane Fox	No
Shannon Stenberg	Absent

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**MOTION #2:** Ms. Fox moved, Mr. Rinaldi seconded, to approve a fifth Waiver as part of a request for a Basic Plan Review:

5. §153.062(0)(9) – Building Type – Maximum Building Height - 2.5 stories maximum (permitted); 2.5 to 3 – stories (requested).

**VOTE:** 0 – 4

**RESULT:** This request for one Waiver was disapproved.

**RECORDED VOTES:**

David Rinaldi	No
Thomas Munhall	No
Everell Mussler	No
Jane Fox	No
Shannon Stenberg	Absent

**MOTION #3:** Mr. Mussler moved, Mr. Munhall seconded, to approve a request for a Basic Plan Review with the eight conditions:

- 1) That the applicant submit a demolition application for review and approval by the ARB, prior to the approval of the Site Plan Review for the site;
- 2) That the applicant obtain a lot combination to create a single parcel for the site, prior to the issuance of a building permit;
- 3) That the plans be revised to increase the width of the ADA accessible space from 5 feet to 8 feet;
- 4) That the applicant continue to work with staff on the off-street parking layout and maneuverability;
- 5) That the applicant provide auto-turn data for the site, Eberly Hill Lane, and Blacksmith Lane with the submission of the Site Plan Review application;
- 6) That the applicant work with staff to identify an opportunity to provide a principal entrance along Eberly Hill Lane as part of the Site Plan Review;
- 7) That the applicant continues to provide additional material and design details with the Site Plan Review; and
- 8) That the final details regarding open space provision, landscaping, street wall, lighting, utilities, and stormwater will be required with the Site Plan Review.

**VOTE:** 3 – 1

**RESULT:** This request for a Basic Plan Review was approved.

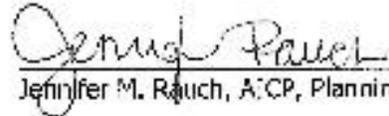
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**RECORDED VOTES:**

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	No
Shannon Stenberg	Absent

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Planning Manager



if this is a design they would be more amenable to. The use for the second floor, he said could be office or residential (condominiums or apartments).

Mr. Musser said this newest design addresses some of the Board's concerns. He inquired about the square footage. Mr. Hunter answered around 7,000 – 8,000 square feet and the basement level is significantly smaller.

Mr. Musser said this is much more compatible, looks more historic, and the rooflines are much softer.

Mr. Munhall said he wants people to be able to live, shop, eat, and work here. He said if it is just going to be restaurant and office use, he does not like it as much. He indicated this newest plan is easier to look at and can see it moving through the process easier.

Mr. Rinaldi said even though the overall height is similar, the eave height was brought down dramatically and he appreciates that. He said it still reads as one big building but maybe that could be worked out and may be better received.

Ms. Fox said she struggles with the height being the same and was hoping the massing would be decreased as that height does not occur anywhere in the Historic District. She indicated that if it was three separate buildings and had movement, she would like it better and it would feel like it belonged.

Mr. Hunter asked if different façade treatments to break up the mass is what is preferred or is the physical presence of the building to be considered.

Mr. Rinaldi said the north and south elevations look pretty good broken up but across the High Street elevation it still reads as one.

Mr. Hunter asked if a different shape is preferred by the Board, not necessarily wanting different façade types.

Mr. Rinaldi said he would not necessarily change materials.

Mr. Munhall said he would disagree because material types are important.

Ms. Fox encouraged the applicant to not do different façade types because an artificial look is achieved. She said the large single mass is incongruent and she would rather see separate buildings down the hill. She said she wants a unique, classic, timeless building and not a cookie-cutter style.

Mr. Musser encouraged the applicant to provide a visual break between the east and west ends of the building with an architectural feature that makes them appear as two separate buildings.

Ms. Fox suggested an archway that invites people to come and sit down could provide a gathering place.

Mr. Hunter thanked the Board for their comments.

## **2. BSD HC – S. High St. Mixed-Use Development 16-082ARB-BPR**

## **76 – 82 S. High Street Basic Plan Review**

The Chair, David Rinaldi, said the following application is a request for the construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic

commercial buildings. He said this is a request for a review and approval of a Basic Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch stated there is no Development Agreement associated with this particular project so all reviews stay with the ARB. She said the applicant has revised the proposal since the Informal Review in May 2016 based on the feedback received from the Board as well as the residents that were in attendance. She reported the ART reviewed this application and made a recommendation on November 10, 2016. She explained the Basic Plan is to outline the framework to which the applicant will proceed.

Ms. Rauch presented an aerial view of the site as well as the existing context photos of the surrounding structures. She presented the site plan that reflected the reduction of area, a distance between the existing single-family units, and opened vistas as those were issues at the last meeting. She said there is a single access off Blacksmith Lane, which leads into the majority of off-street parking and there is additional parking underneath the building. She said the first floor is office space with residential on the top floor. She explained this plan is reduced by half compared to what was previously proposed; square footage went from 13,000 square feet to 7,804 square feet. She noted parking meets the total number of spaces required but maneuverability in the off-street lot needs to be examined further.

Ms. Rauch presented the proposed elevations from different views as well as a comparison to existing building height and size as well as the significant grade change. She presented the proposed paint colors and materials.

Ms. Rauch said five Waivers have been preliminarily identified and explained each:

1. Parking Location (2)
2. Front Property Line Coverage
3. Corner Occupancy Requirement
4. Corner Side RBZ
5. Number of Building Stories

Ms. Rauch reported the ART recommended approval of the first four Waivers but disapproval of the fifth Waiver, which dealt with the height that exceeded Code. She provided a graphic to further explain the height differential and another to highlight the massing in context behind the existing buildings.

Tom Munhall asked for the measurement from the back level up to the top of the roof and if that is how all buildings are measured. Ms. Rauch explained it is not the maximum height that is the issue but the number of stories.

Ms. Rauch presented the three-story building directly south of the cottages from the alley, which is adjacent to the proposed building. Jane Fox emphasized what a three-story, large mass structure looks like next to small structures, which is a mistake.

Ms. Rauch explained the previous Code addressed overall height of 35 feet, prior to the BSD Code. She clarified how stories are counted and a minimum/maximum height for each story is considered.

Peter Coratola, 37 W. Bridge Street, said the building is a lot smaller than the first one they proposed.

The Chair invited public comments.

David Hahm, 83 S. Riverview Street, said he totally agrees with the recommendation of the Planning staff; three stories is too high and overshadows the existing historic buildings on High Street. He suggested the building should drop down as it approaches the river. He emphasized that there is a single-lane right-of-way on Blacksmith Lane and Eberly Hill Lane. He explained that in some areas the road is only 13 feet wide but works as a two-way road because people can pass by going onto private

property. He said this means that everybody that owns property along there contributes something of their private property to the functionality of single-lane roads. He said if one property actually claims and completely privatizes right up to the property line, the turns become impossible and the driver has to rely on somebody else to provide the passing space. He indicated this needs to be addressed more seriously. He said he is happy to see the revised plan where the proposed building is moved back but by putting structures there and adding landscaping it does not do anything to solve the single-lane right-of-way issue for two-way traffic. He suggested that maybe permitting the removal of three parking spaces could be the solution; a sacrifice that should be considered. He concluded traffic maneuverability is as important as the building height issue.

Steve Rudy, 129 S. Riverview Street, questioned the Waivers permitting the building to go all the way to the corner of the lot. Ms. Rauch confirmed there were three Waivers to cover the layout.

Mr. Rudy asked if there is a way to split this building into two parts, make each two stories, permitting parking in between the buildings that end up facing the residents with two stories instead of three. He said he thought that would solve the aesthetic problem, the Code issue, and two or three of the Waivers could be eliminated plus the scale/massing issue would be resolved. He added this would permit the applicant the square footage desired while compromising on parking to provide same rental space but less parking. He said this would also provide the side entry and a more consistent façade. He indicated he anticipates the next developers will want three stories as well if this is approved, going all the way down the alley.

David Meleca, 144 E. State Street, Columbus, said they compromised by moving the building back. He said they can meet the building height requirements on the back but it will cause the building to creep forward in order to get the square footage desired on the upper stories. He said they meet the 2.5 story requirement on three sides of the building with the fourth side/back containing the garage designated for the residents above. He said the Waivers are requested to address the neighbors' concerns. He said he does not want to make two buildings out of one when it is a small building to begin with and the infrastructure would make it even more expensive with dual elevators and mechanical systems, etc. He indicated the floor plan is not that large for office use and two residences. He stated they are held to the roof height of the (former) Biddies so even the graphic showing alignment with their roof, in perspective, will recede because the roof is going to fall back so the building will look smaller from High Street than it even shows in the graphics. He concluded that a three, or three and a half story building with a one and a half story behind it is not in keeping with what this building will be.

Mr. Munhall inquired about the number of feet between the proposed building and the end of the parking lot and how many feet the applicant would need to kick out the building to achieve two stories. Mr. Meleca answered he thought  $\pm 18$  feet in the back, losing two rows of parking. Additionally, he said they would have to condense the roof into the floor plate, creating dormers.

Everett Musser suggested instead of having landscaping at the alley, to leave it open to alleviate the two-way traffic encroaching on private properties. Ms. Rauch said screening for the parking lot is required. She said Engineering understands the characters of these roads and are not requiring a change.

Tom Holton, 5957 Roundstone Place, indicated the photos comparing the existing rooflines to what is proposed is compelling. He suggested turning the building so the roofline is divided and turned so from the other side of the street which is uphill, instead of seeing one massive roofline they would see a smaller roofline with a break in the middle.

Jane Fox said the ARB is bound to look at the BSD Code but also *Historic Dublin Design Guidelines*, from which she read an excerpt. She said she does not believe that a building this size is enhancing the buildings in front, enhancing the site, enhancing the view down the alley, or enhancing the elevation looking from the east side of the river. She said the BSD Code is directly causing problems by requiring

landscaping and curb cuts. She said fundamentally, we are trying to fit a square peg into a round hole. She said these massive buildings do not comply with the *Historic Dublin Design Guidelines*. She said in the wake of all these conditions, we are allowing a structure that does not fit by trying to make it fit. She emphasized that if the Board is to preserve this historic character with unique elements, smaller buildings that are broken apart, with vistas that matter we should be considering the surroundings. She said with this proposal, traffic patterns will substantially change and the appearance of the alleys will change as all of this comes into conflict when permitting a mass of that size. She indicated she could go point by point in the *Historic Dublin Design Guidelines* and explain how this proposal does not comply. She added the Code requires any new fencing has to be dry laid stone and the applicant is proposing anything but. She concluded this proposal does not fit the site or the character of the district. She encouraged the public to comment on this application.

David Rinaldi said the details will be worked out later in the process. Ms. Fox said it is not fair to the applicant to lead him on when this proposed building is not designed appropriately for this space.

Mary Szuter, 80 Franklin Street, said she has resided in the downtown area for the past nine years. She asked if smaller homes or separate buildings could be the solution for this area. She said she agreed with Ms. Fox in that this proposed building is too massive.

Mr. Rinaldi indicated he appreciates the reduction in scale. He said he could support all the Waivers except for the one addressing the height as three stories is not going to work here. He said three stories and mass were discussed extensively on the other case heard this evening. He said this is one large roof over three buildings essentially, and the proposed building will overpower that area and not be subordinate to the historic buildings on High Street. He indicated the rooflines could be broken up without needing multiple systems for each section. He said he thought some of the parking spaces proposed are not realistic.

Mr. Musser said he agreed with the architect that the view from High Street will recede because we are looking at the elevation instead of in perspective. He said the west elevation probably will not be visible because of the Biddies building. He said he has concerns with the east elevation that is three stories in height while appreciating the reduction in size of the building. He said an 11,000-square-foot building is not a large building, although it appears so in the elevations. He suggested the building be reduced in size even more as the Board has stated they cannot support three stories on one side. He questioned the maneuverability for parking.

Ms. Rauch clarified the parking requirements. She said the applicant could file a Parking Plan requesting less parking with future development.

Mr. Munhall suggested how to solve the height challenge. Mr. Meleca said it would be feasible but there would be a balancing act with parking because by picking up 18 feet, 6 parking spaces would be lost. Mr. Munhall asked if additional underground parking was possible. Mr. Meleca said the parking garage would be more compressed and enclosed, and it would affect the air circulation. Currently, there is a single row of parking proposed he said.

Ms. Fox said the whole idea of the Historic District is to keep the Historic Core preserved. She said when new construction is added to a site with existing historic structures, the ARB must ensure the new building is subordinate to the historic structures and matches the character of the surrounding buildings. She said this building is located right in the middle of the Historic Core and mass, scale, height, simplification of design, and the subordination to the original site are not being addressed by this style of building. She said even though this might be permitted per the BSD Code, the *Historic Dublin Design Guidelines* are just as important to be abided by. She added she is very worried about getting fire equipment to the site along with the general problems of maneuverability for any vehicle. She stated she could support giving up landscaping and fencing if it would make it easier on the neighbors. She

concluded she could not support a building of this size and the way it works functionally for the neighborhood.

Julie Seel, 83 S. High Street, said she lives directly opposite of this building and everything that Ms. Fox said reflects her thoughts. She stated the design and size concerns her a lot. She said at that height the roofline will have a considerable impact and completely overpower High Street. She reported she talked to a lot of the elderly people who live in this neighborhood who do not necessarily come to the meetings or have access to the internet. She indicated a lot of them have expressed concern about a building of this size coming into this small area.

Mr. Hahm noted there is a conflict between the BSD Code and the *Historic Dublin Design Guidelines*. He said the Historic District has always been heavily populated with residences and permitted on the first floor, businesses and residences mixed. He said all of a sudden we have a rule that residential use cannot be on the first floor, which is completely out of character with the Historic District and that creates a problem for infill development. He asked if that rule can be waived to give developers another option.

Ms. Fox said the ARB has the ability to make suggestions to City Council about changes such as that. She said she agreed, people should be able to live on the first floor and it would be easier to get a small cottage or a condominium built.

Ms. Rauch clarified the City is in the process of modifying the BSD Code and the *Historic Dublin Design Guidelines* but this application has to be reviewed against the current Code.

Ms. Fox said the applicant submitted an application to be reviewed under the BSD Code but also to be reviewed by the ARB under the *Historic Dublin Design Guidelines*. She said the *Guidelines* are quoted in the BSD Code to be utilized equally. She said overall, we have to decide if a site plan is correct, or that the building style, character, and impact are just as heavily weighted as a zoning issue like parking or whether or not a building is so many feet from frontage.

The Chair said there are three motions before the Board.

### **Motion and Vote**

Mr. Munhall moved, Mr. Musser seconded, to approve four Waivers as part of a request for a Basic Plan Review:

1. §153.062(0)(9) – Building Type – Parking Location - parking area in the rear yard of the building (required); off-street parking area to the side of the proposed project (requested); and §153.062(0)(9) – Building Type – Parking within the Building - parking is not permitted within the building (required); parking spaces within the ground level of the building (requested).
2. §153.062(0)(9) – Building Type – Front Property Line Coverage - minimum 80% of the front property line covered (required); 62% (requested).
3. §153.062(0)(9) – Building Type – Occupancy of Corner (requirement); non-occupancy of corner (requested).
4. §153.062(0)(9) – Building Type – Corner Side RBZ - location within RBZ (required); not to be located within RBZ (requested).

The vote was as follows: Ms. Fox, no; Mr. Rinaldi, yes; Mr. Musser, yes; and Mr. Munhall, yes. (Approved 3 – 1)

**Motion and Vote**

Ms. Fox moved, Mr. Rinaldi seconded, to approve a fifth Waiver as part of a request for a Basic Plan Review:

5. §153.062(0)(9) – Building Type – Maximum Building Height - 2.5 stories maximum (permitted); 2.5 to 3 – stories (requested).

The vote was as follows: Mr. Munhall, no; Mr. Musser, no; Mr. Rinaldi, no; and Ms. Fox, no. (Disapproved 0 – 4)

**Motion and Vote**

Mr. Musser moved, Mr. Munhall seconded, to approve a request for a Basic Plan Review with the eight conditions:

- 1) That the applicant submit a demolition application for review and approval by the ARB, prior to the approval of the Site Plan Review for the site;
- 2) That the applicant obtain a lot combination to create a single parcel for the site, prior to the issuance of a building permit;
- 3) That the plans be revised to increase the width of the ADA accessible space from 5 feet to 8 feet;
- 4) That the applicant continue to work with staff on the off-street parking layout and maneuverability;
- 5) That the applicant provide auto-turn data for the site, Eberly Hill Lane, and Blacksmith Lane with the submission of the Site Plan Review application;
- 6) That the applicant work with staff to identify an opportunity to provide a principal entrance along Eberly Hill Lane as part of the Site Plan Review;
- 7) That the applicant continues to provide additional material and design details with the Site Plan Review; and
- 8) That the final details regarding open space provision, landscaping, street wall, lighting, utilities, and stormwater will be required with the Site Plan Review.

The vote was as follows: Mr. Rinaldi, yes; Ms. Fox, no; Mr. Musser, yes; and Mr. Munhall, yes. (Approved 3 – 1)

**3. R-1 – Kittrell Residence  
16-089ARB**

**5051 Brand Road  
New Construction**

~~The Chair, David Rinaldi, said the following application is a request for new construction of a single-family dwelling on a 4.91-acre parcel on the south side of Brand Road, approximately 1,000 feet east of the intersection with Coffman Road. He said this is a request for a review and approval of an Architectural Review Board Application for the designated property located outside of the Historic District and under the provisions of Zoning Code §153.170, Appendix G and the *Historic Dublin Design Guidelines*.~~

~~JM Rayburn presented an aerial view of the site and the proposed Site Plan. He noted the plans indicate the use of the existing gravel driveway and a new loop in front of the house to be added to lead to the~~



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, November 10, 2016

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

- |                                                                        |                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. BSD HC – S. High St. Mixed-Use Development<br/>16-082ARB-BPR</b> | <b>76 – 82 S. High Street<br/>Basic Plan Review</b>                                                                                                                                                                                                              |
| Proposal:                                                              | Construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings. |
| Request:                                                               | Review and recommendation of approval to the Architectural Review Board of a Basic Plan Review under the provisions of Zoning Code §153.066 and the <i>Historic Dublin Design Guidelines</i> .                                                                   |
| Applicant:                                                             | Peter L. Coratola, Sr., CBS Garvey LLC.                                                                                                                                                                                                                          |
| Planning Contact:                                                      | Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us                                                                                                                                                                                   |

### REQUEST 1: BASIC SITE PLAN WAIVERS

Request for an approval recommendation to the Architectural Review Board for 4 Basic Site Plan Waivers:

- §153.062(0)(9) – Building Type – Parking Location - parking area in the rear yard of the building (required); off-street parking area to the side of the proposed project (requested); and §153.062(0)(9) – Building Type – Parking within the Building - parking is not permitted within the building (required); parking spaces within the ground level of the building (requested).
- §153.062(0)(9) – Building Type – Front Property Line Coverage - minimum 80% of the front property line covered (required); 62% (requested).
- §153.062(0)(9) – Building Type – Occupancy of Corner (requirement); non-occupancy of corner (requested).
- §153.062(0)(9) – Building Type – Corner Side RBZ - location within RBZ (required); not to be located within RBZ (requested).

Request for an approval recommendation to the Architectural Review Board for the following Waiver was recommended for disapproval:

- §153.062(0)(9) – Building Type – Maximum Building Height - 2.5 stories maximum (permitted); 2.5 to 3 – stories (requested).

**Determination:** The 4 Basic Site Plan Waivers were recommended for approval to the Architectural Review Board as part of the Basic Site Plan Review and 1 Waiver was recommended for disapproval.



**1. BSD HC – S. High St. Mixed-Use Development  
16-082ARB-BPR**

**76 – 82 S. High Street  
Basic Plan Review**

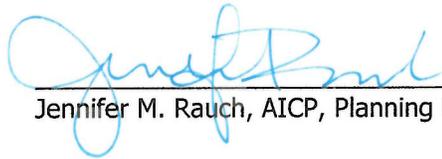
**REQUEST 2: BASIC SITE PLAN REVIEW**

Request for a recommendation of approval to the Architectural Review Board for a Basic Site Plan Review with 8 conditions:

- 1) That the applicant submit a demolition application for review and approval by the ARB, prior to the approval of the Site Plan Review for the site;
- 2) That the applicant obtain a lot combination to create a single parcel for the site, prior to the issuance of a building permit;
- 3) That the plans be revised to increase the width of the ADA accessible space from 5 feet to 8 feet;
- 4) That the applicant continue to work with staff on the off-street parking layout and maneuverability;
- 5) That the applicant provide auto-turn data for the site, Eberly Hill Lane, and Blacksmith Lane with the submission of the Site Plan Review application;
- 6) That the applicant work with staff to identify an opportunity to provide a principal entrance along Eberly Hill Lane as part of the Site Plan Review;
- 7) That the applicant continues to provide additional material and design details with the Site Plan Review; and
- 8) That the final details regarding open space provision, landscaping, street wall, lighting, utilities, and stormwater will be required with the Site Plan Review.

**Determination:** The Basic Site Plan was recommended for approval to the Architectural Review Board with 8 conditions.

**STAFF CERTIFICATION**



Jennifer M. Rauch, AICP, Planning Manager



## MEETING MINUTES

# Administrative Review Team

Thursday, November 10, 2016 | 2:00 pm

**ART Members and Designees:** Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

**Other Staff:** Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; Logan Stang, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

**Applicants:** Peter Coratola, Sr., CBS Garvey LLC; Dave Meleca, David B. Meleca Architects, LLC; and Frank Albanese (Case 1).

Jeff Tyler called the meeting to order at 2:01 pm. He asked if there were any amendments to the meeting minutes from October 27<sup>th</sup> or November 3<sup>rd</sup>. Both sets of minutes were accepted into the record as presented.

### DETERMINATIONS

#### 1. BSD HC – S. High St. Mixed-Use Development 16-082ARB-BPR

#### 76 – 82 S. High Street Basic Plan Review

Jennifer Rauch said this is a request for the construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings. She said this is a request for a review and recommendation of approval to the Architectural Review Board of a Basic Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the applicant made revisions to the site plan, which she presented. She said per the square footage, 19 parking spaces are required and the applicant is showing 21 spaces. She said the two access points were consolidated into one to avoid the close proximity with the intersection. She reported that Planning still has concerns with maneuverability in the parking lot. She said they have requested the applicant provide auto-turn data with the site plan application.

Ms. Rauch said there are a number of Waivers due to the location and layout of the building. She said Eberly Hill Lane is the front property line based on street frontage. She said the focus is to have pedestrian activity meaning an entrance is required. She said Planning recommends working with the applicant to locate an entrance along Eberly Hill Lane.

Ms. Rauch said approval is recommended to the Architectural Review Board for four Waivers as part of the Basic Site Plan Review:

1. §153.062(0)(9) – Building Type – Parking Location - parking area in the rear yard of the building (required); off-street parking area to the side of the proposed project (requested); and §153.062(0)(9) – Building Type – Parking within the Building - parking is not permitted within the building (required); parking spaces within the ground level of the building (requested).
2. §153.062(0)(9) – Building Type – Front Property Line Coverage - minimum 80% of the front property line covered (required); 62% (requested).



3. §153.062(0)(9) – Building Type – Occupancy of Corner (requirement); non-occupancy of corner (requested).
4. §153.062(0)(9) – Building Type – Corner Side RBZ - location within RBZ (required); not to be located within RBZ (requested).

Ms. Rauch said disapproval is recommended to the Architectural Review Board for the following Waiver as part of the Basic Site Plan Review:

5. §153.062(0)(9) – Building Type – Maximum Building Height - 2.5 stories maximum (permitted); 2.5 to 3 – stories (requested).

Ms. Rauch said the elevations were not significantly revised. She said Staff is not recommending approval of the Waiver for the height of the building as it does not meet Code and is not consistent with the development pattern. She explained the building is 2 stories along the west elevation and 3 along the east elevation. She said the applicant has designed the building to use the grade change as it moves down the hill.

Ms. Rauch said approval is recommended to the Architectural Review Board for a Basic Site Plan Review with eight conditions:

- 1) That the applicant submit a demolition application for review and approval by the ARB, prior to the approval of the Site Plan Review for the site;
- 2) That the applicant obtain a lot combination to create a single parcel for the site, prior to the issuance of a building permit;
- 3) That the plans be revised to increase the width of the ADA accessible space from 5 feet to 8 feet;
- 4) That the applicant continue to work with staff on the off-street parking layout and maneuverability;
- 5) That the applicant provide auto-turn data for the site, Eberly Hill Lane, and Blacksmith Lane with the submission of the Site Plan Review application;
- 6) That the applicant work with staff to identify an opportunity to provide a principal entrance along Eberly Hill Lane as part of the Site Plan Review;
- 7) That the applicant continues to provide additional material and design details with the Site Plan Review; and
- 8) That the final details regarding open space provision, landscaping, street wall, lighting, utilities, and stormwater will be required with the Site Plan Review.

David Meleca, David Meleca Architects, LLC, said he does not think he could change the roofline; they would lose 25% of the top floor square footage to meet the half-story requirement. He said they already tried to minimize the foot print. Peter Coratola, Sr., CBS Garvey LLC, added the neighbors really like the plan. He said cutting the roof down would not be feasible. He said if he loses the top units, the project would not be feasible.

Frank Albanese inquired about storm sewers. Aaron Stanford said he hoped the applicant would make a connection. He cautioned the applicant that stormwater could be an issue. He encouraged the applicant to start considering lighting as it might have an effect on the parking area. He indicated he is interested to see the auto turn.

Jeff Tyler said massing is critical at this point in the process.

Mr. Albanese asked about fire access as we had discussed before the possibility of not having equipment going down the alleys. Mike Altomare said he cannot say where a truck will need to go for a fire; he cannot make that determination at this point.

Colleen Gilger suggested the applicant consider the office spaces and how signs might be installed as this site might be challenging.

Mr. Tyler asked if an entrance was possible along Eberly Hill Lane. Mr. Meleca answered grade access is an issue, and it will depend on the tenant's needs and desires.

Mr. Tyler questioned if a gateway feature could be installed at Eberly Hill Lane to signify the entrance at the stairs.

Donna Goss asked the applicant to consider the programming of the building as it might help their case if they could explain what is going on the ground floor and how it relates to the residential units on the upper story.

Mr. Tyler inquired about the dumpster location and its access. Ms. Rauch pointed out the location on the plan and explained the dumpster enclosure doors slide so they do not encroach the right-of-way.

Shawn Krawetzki said this is an issue of three-story height since it does not meet Code. He suggested the ART should be consistent and allow the ARB to make that determination regarding the building height.

Mr. Tyler asked the ART how they felt about the Waivers. It was determined that the ART would adhere to Staff's recommendation as presented.

Mr. Tyler asked the ART about the eight conditions. The ART members agreed the conditions would stand as presented.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the Basic Plan Review with the first 4 Waivers, disapproval of the fifth Waiver, and recommending approval of the 8 conditions.

## **ADJOURNMENT**

Jeff Tyler asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:30 pm.

As approved by the Administrative Review Team on November 17, 2016.

- 2) That the applicant relocate the trash enclosure to the north side of the house and use landscaping material for screening in lieu of the proposed fencing.

Aaron Stanford emphasized that if the City had to make changes to the right-of-way, the City would not replace the materials with the same custom materials the applicant is proposing. He explained that in order to permit the custom materials, the City is not going to take on the liability for higher quality materials.

Mark Rigsby clarified that the cobblestone apron would be replaced with concrete as condition #1 states. He questioned condition #2 as he noted where the grade drops, which cannot be built up. He explained they proposed a concrete pad with a fence for the trash receptacles there and that landscape is not possible on the driveway edge.

Vince Papsidero asked if a picket fence would be permitted with the potential Code change. Logan Stang answered the material is permitted in the amended Code section but the location is the issue. He said trash receptacles are not permitted in front of the structure.

Jennifer Rauch clarified the residence has a two-car garage and asked why the trash cannot be stored inside the garage. Mr. Rigsby answered he keeps a lot of work equipment in his garage so he did not think there was enough room for trash cans as well. Ms. Rauch emphasized the trash either needs to be stored in the garage or to the side or rear of the house.

Mr. Papsidero asked if the applicant could request a variance. Tammy Noble answered to get a variance through the Board of Zoning Appeals, the applicant would need to demonstrate that the trash needs to go in the front with a fence because there is nowhere else to put it. She indicated that because there was an ample garage, that the BZA would not likely approve a variance in this case.

Mr. Rigsby pointed out that his next door neighbor has a wooden enclosure in the front for his trash.

The consensus of the ART was that they could recommend approval to the ARB if the conditions were amended as follows:

- 1) That should the City need to perform construction in the right-of-way, only lawn and standard type, right-of-way materials would be replaced. However, the applicant may choose to restore the area with these proposed materials at their own cost.
- 2) That the applicant relocate the trash receptacles to the interior of the garage.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the Architectural Review Board for the Minor Project Review.

## **CASE REVIEW**

### **2. BSD HC – S. High St. Mixed-Use Development 16-082ARB-BPR**

### **76 – 82 S. High Street Basic Plan Review**

Jennifer Rauch said this is a request for the construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings. She said this is a request for a review and recommendation of approval to the Architectural Review Board of a Basic Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a Site Plan and explained Staff had met internally to review this application as well as with the City's consultant, Dan Phillabaum, Land Plan Studios. She noted there are six parking spaces under the building and there is a walkway with landscaping that steps down from the upper level on High Street down to Blacksmith Lane and there is landscaping on the perimeter of the site. She presented the elevations for each direction and noted how they relate to the existing historic buildings. She presented the view from High Street to show the comparison between the massing of the buildings.

Ms. Rauch discussed concerns identified:

- Two access points in the parking area when there should be one; eliminate the access closest to the intersection of Eberly Hill Lane.
- 30 parking spaces are required and two must be ADA spaces; the plans do not meet that requirement
- Parking circulation issues as the plans do not meet the minimum requirements for parking space size or number, or the drive aisle width. This can be dealt with through a Parking Plan.
- Parking spaces along High Street were not calculated accurately; only three would be permitted in this plan.
- No accommodation for bicycle parking
- Dumpster located off Blacksmith Lane – the doors cannot be permitted to open into the alley
- Shared parking agreements reference this site
- The overall lot coverage exceeds what is permitted
- 2.5 stories are permitted and 3 are being requested
- Dimensions of the sidewalk – fit in the streetscape as proposed?
- Building scale and massing
- Elevations and dimensions do not match up
- Blank wall on the south elevation
- Transparency
- Building separation

Ms. Rauch indicated parking issues could be resolved with a Parking Plan.

Jeff Tyler noted the Sketch-up model provided by the consultant really highlights the massing comparison.

Peter L. Coratola, Sr., CBS Garvey LLC, questioned the elevation models as compared to the existing buildings. Dave Meleca, David B. Meleca Architects LLC, verified that the drawings submitted were to scale and the massing comparison was accurate.

Mr. Tyler asked if the second floor of the former Biddies Coach House was going to be removed because that would make the massing comparison even more striking. Mr. Coratola answered they have not done anything yet but that is a consideration. He explained the exterior would still be the same height with the floor removed internally.

Mr. Tyler stated for garages underneath another use, sprinklers would be required for that floor. He also asked the architect to look at the building separation requirements in the building code. He said the west-facing wall of the proposed building and the east-facing walls of the existing buildings may be affected as far as wall rating requirements and the percentage of opening that may be allowed.

Mr. Coratola indicated the neighbors love the project as it is being presented. He said an Economic Development Agreement is being considered but they have not finalized the decision with the City.

Ms. Rauch clarified that if there is no Economic Development Agreement, the next step is for approval by the Architectural Review Board for a Basic Plan Review. However, she said if the applicant pursues an

Economic Development Agreement, the review by the ARB would only be an Informal Review and the application would be forwarded to City Council.

The ART recommended the applicant make the revisions to the plans and meet with the City's consultant and that a recommendation could be made to the ARB on November 3 for their meeting on November 16, 2016.

**ADJOURNMENT**

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:50 pm.

**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**MAY 25, 2016**

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

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

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

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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JM Rayburn, Planner I



**Planning**

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**ARCHITECTURAL REVIEW BOARD**

**MEETING MINUTES**

**MAY 25, 2016**

**AGENDA**

- 1. BSD HC – S. High Street Mixed-Use Development 16-032INF 76-82 S. High Street Informal Review**
- 2. BSD HTN – Bridge Park West 16-033ARB-MPR/WR 94-100 N. High Street Minor Project Review (Approved 5 – 0) Waiver Review (Approved 5 – 0)**

The Chair, David Rinaldi, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox, Thomas Munhall, Everett Musser, and Shannon Stenberg. City representatives were: Jennifer Rauch, JM Rayburn, Donna Goss, Alan Perkins, and Laurie Wright.

**Administrative Business**

**Motion and Vote**

Mr. Munhall moved, Ms. Stenberg seconded, to accept the documents into the record. The vote was as follows: Ms. Fox, yes; Mr. Musser, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; and Mr. Munhall, yes. (Approved 5 – 0)

**Motion and Vote**

Mr. Munhall moved, Mr. Musser seconded, to accept the April 27th meeting minutes as presented. The vote was as follows: Ms. Fox, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; Mr. Musser, yes; and Mr. Munhall, yes. (Approved 5 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board during this meeting.

- 1. BSD HC – S. High Street Mixed-Use Development 16-032INF 76-82 S. High Street Informal Review**

The Chair, David Rinaldi, said the following application is a request for an Informal Review for a mixed-use development for a site with existing historic commercial buildings and construction of a proposed structure on the east side of South High Street, south of the intersection with Eberly Hill Lane. He said this is a request for review and non-binding feedback for a future application under the provisions of Zoning Code §153.066.

JM Rayburn presented the Bridge Street Historic District Review Timeline for a typical application and an aerial view of the site. He said the site is zoned BSD Historic Core, which permits a mix of uses including multiple-family, office, retail, and restaurant. While residential is a permitted use, he noted it is limited to upper floors and not permitted on the ground story. He added the zoning and uses surrounding the site

include Historic Core, which is largely commercial uses to the north, south, and west; Historic Residential is located to the rear of the property and contains single-family use.

Mr. Rayburn presented the existing Site Plan that shows three existing historic structures located along S. High Street and two accessory structures to the rear of the property, adjacent to the gravel parking area. He said vehicular access to the site is provided from Blacksmith Lane and Eberly Hill Lane. He pointed out the significant grade change from west to east of approximately 16 feet in photos of the site.

Mr. Rayburn presented a conceptual drawing of the proposal, which retains the existing historic structures along S. High Street, the demolition of the accessory structures to the rear of the property, and the proposed development of a 2.5-story mixed-use building. He said the proposed mixed-use building includes ground floor parking, first story office, and second story residential, taking advantage of the 16-foot grade change between S. High Street and Blacksmith Lane. He noted the proposed plaza area shown between the existing historic buildings and the proposed development.

Mr. Rayburn indicated the ART encouraged the applicant to ensure the proposal fits appropriately with the existing neighborhoods. He presented the proposed development in context with the existing historic neighborhood along High Street that shows the proposed 2.5 story to the rear, which does not exceed the height of the existing building along High Street.

Mr. Rayburn presented a list of questions for the Board to consider as part of this review. He said Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, the site layout, scale, architectural concept, and site details.

The Chair called for public comment.

Richard Taylor, 48 S. High Street, Dublin, Ohio, said he is okay with the concept of this project, the uses of the building, and the location. He said when he was on the ARB, this is the type and scale of building he was expecting to see for this area. He indicated he liked that the historic buildings on this site would be preserved and the new building sits back from High Street. He said he likes the plaza that would separate the old from the new. He stated he had issues with the massing of the building that should instead be made to look like a grouping of smaller buildings. He indicated the entrance to the garage should be moved to the side due to the concerns of the residents behind there and the east side should be made more sensitive to the neighbors in that area. He said he was confused by the character of the three-dimensional sketch as it does not look anything like Historic Dublin. He questioned the review process and indicated he did not think there was enough reviews for the ARB and the public before it gets to the point it is pretty well developed.

Jane Fox said she had several concerns but one was how the original structure on High Street will be utilized as that is the structure that should get the most attention. She inquired about the Code requirements for uses on the floors for the mixed-use building.

Ms. Rauch said the Code states for a Historic Mixed-use building type in the Historic Core, residential is not permitted on the ground floor, which has to do with activating a streetscape. She said limiting residential to the upper story would then ensure that more commercial or active uses would be at the street level.

Ms. Fox stated the proposal is not appropriate for the site given the surrounding development. She said this is a 25,300-square-foot building and the surrounding properties are much smaller:

- 63 S. High Street = 11,000-square-foot home across the street
- 55 S. High Street = 13,400-square-foot two-story building
- 66 S. High Street = 2,000 square feet

Therefore, she said the massing of the proposed building does not fit into the surrounding small rhythmic structures. She stated the ARB is tasked with making sure any new structure fits within the scale, the massing, and the pedestrian feel of what is already in the Historic District. She said the proposed building is 2.5 stories with a parking garage underneath and there is nothing quite like it. She referred to photos she had taken of the area and placed in the drop box. She said the physical character of the area is both commercial and residential and includes large open areas that contribute to the overall rhythm and history of this neighborhood. She indicated that if this large building is put on this corner, the little sheds, the outhouse, tree canopies, and soft edges of grass and shrubs would all disappear from view. She said whatever development happens on that corner, needs to mimic what is already there as far as physical attributes and the way it is utilized.

Ms. Fox said this is the heart or core of the Historic District here. She said one of the reasons it has existed for as long as it has is because there is only one access in and out of this neighborhood, which is a two lane street and the rest is alleyways and they were never meant to carry traffic. She suggested the City resurface the alleys to look more like cobblestone and grass so it deters traffic where there is already an issue and to invite pedestrian traffic instead.

Ms. Fox concluded the scale of the proposed building is too large. She said for development in areas where the Historic District borders residences, one has to be sensitive to ensure the transitions from the historic residential neighborhood to historic commercial are soft transitions so neighbors do not lose sunlight to their backyard, the tree canopy, the pedestrian scale, and the essence of the Historic District character. She encouraged the applicant to reduce the mass of the building and mimic the surrounding area and if it is done correctly, the area will be highly sought after. She indicated people are knocking down doors to live in quaint cottages. She said this area should feel natural and indigenous to the area and the existing residents should not be made to feel like a large building has intruded into their Historic Core.

Mr. Rinaldi asked Ms. Rauch if deviations from the Code have been identified by staff. Ms. Rauch answered not enough information has been provided at this point given this is just an Informal Review. She indicated she anticipates any new development will have Waivers or Administrative Departures associated with the proposals because the Code cannot account for every single scenario. She said there are concerns identified thus far about building materials, parking, and maneuverability.

Ms. Fox said she could not imagine getting a fire truck down there because it is an alley and not a street. Ms. Rauch said the Fire Department is represented on the ART and they have reviewed the proposal preliminarily.

Mr. Rinaldi said he echoes a lot of what Mr. Taylor said. He said on a conceptual basis, he is not opposed to this and likes that it is separated from the existing historic structures. He said massing is his main concern as it appears as one big building and does not fit the character of the surrounding historic structures. He said he agreed with Ms. Fox in that the mixed-use building cannot look like the yellow structure to the south. He said the details are far from where they need to be and invited the applicant to speak to the concerns.

Pete Coratola, CVS Garvey, LLC, said he is the managing partner at 37 W. Bridge Street, Dublin, Ohio. He introduced Frank Albanese as their construction consultant. He said the building is 13,000 square feet including 6,500 square feet of both residential and office, not including the parking garage. He reported he has met with the neighbors and there is concern about the alley. He said the entryway was proposed to come from the alley but they would consider changes.

Mr. Coratola said the former Biddies Coach House was always a concern. He indicated they would maintain the heritage of Historic Dublin and invest money in the structure.

Mr. Rinaldi asked if the second floor would be removed. Mr. Coratola answered the second floor is not very safe. He said they had a historian inspect the building, which has nice wood beams made from the trees in the early 1800s and hopefully their intended renovations are headed in the right direction.

Shannon Stenberg asked how the applicant is going to address getting pedestrians to that secondary building if it is supposed to be office space and mixed-use. Mr. Coratola said there is a five-foot breezeway to the north of 82 S. High Street (yellow building) they intend to keep.

Ms. Fox asked the applicant if they would be willing to meet with the Historical Society, the neighbors, and Historic Dublin Foundation to brainstorm to create a design feel that would work for everyone. Mr. Coratola answered yes. He said the rendering is a general concept and they have already decreased the size and use from the original plans. He said they want to be good neighbors. He said their offices are the old Dublin Firehouse so they have a stake in the area.

Mr. Rinaldi inquired about the renovations intended for the historic structures. Mr. Coratola answered cosmetic changes would be made mostly but the structures have dirt basements, which will have to be reinforced. He said the second floor of Biddies is caving in and they plan to add windows. For the yellow building, he said they plan to paint and add a new roof.

Ms. Fox asked if there were anticipated uses for the former Biddies Coach House. Mr. Coratola said Biddies had a liquor license but it is not their intention at this point to make it into a liquor establishment; they are considering an office use. He explained they want to maintain that courtyard and a restaurant, bar, or deli may generate too much noise and trash; he indicated there is a lot of interest in the project for both residences and offices.

Ms. Fox said the proposed rendering is not an unattractive design; it is the scale and feel in the heart of that neighborhood that really is the challenge. She encouraged the applicant to find a way to create a cottage grouping that provides a wonderful pedestrian feel; that would be a home run. She restated the need for a soft transition to the neighbors like European villages and limiting the traffic.

Mr. Coratola said the benefit of this project being half office use is that people will arrive at 8 am and leave at 5 pm and there will only be 6,500 square feet of residences consisting of three or four units.

Everett Musser suggested the applicant first engage an architect that could create a design concept that fits the Historic District.

Mr. Coratola said they are requesting the ARB's feedback on the concept of 13,000 square feet of both office and residential with the parking garage underneath. He said the look and the building materials etc. can be worked out.

Mr. Rinaldi stated he is fine with the mixed-use proposal. He said there are challenges such as parking, trash storage and collection. From an aesthetic standpoint, he said he likes that it comes off the alley but from the practical and functional standpoint that might not be the best solution.

Steve Rudy, 129 S. Riverview Street, said he would run through an abbreviated version of what was presented to City Council two days ago. He said residents on the south end of the Historic District have coexisted with a mix of businesses for decades and the short answer to this project is it is not a good neighbor. He said he totally agrees with Ms. Fox's comments in terms of this blocking out the light and destroying the character and rhythm of the district. He encouraged everyone to walk the street as the sun goes down to witness the light streaming through the district illuminating the historic structures.

Mr. Rudy said they had pointed out to Council that this would go through the ART without any serious concern whereas he personally went through the ART for his proposal for a half addition for his National

Register listed property and the ART ripped him to shreds and said not to build it. He said he does not believe the ART has the guidance and parameters that the ARB has. He said there is no question that this project would change the scale and the character of the District and hopes Council gets involved. He summarized he wants to see transitional use and not a lot of tall buildings and emphasized traffic issues that prohibit kids from riding their bikes during lunchtime and rush hours. He said the Fire Department did a run and it did not work. He said the development being built across the river and the historic character does not need to be crushed here in order for that vision to work over there.

Frank Albanese, ISL Communities, 37 W. Bridge St., said there is a misnomer about the scale. He said the applicant did an aerial perspective of this building and have spent five months with civil engineers to come up with a plan that would make them a good neighbor for the community. He agreed the rendering made the building look out of scale. He pointed out that there are gables and hip roofs in the district so by an architectural perspective this proposal could fit. He said the applicant is in the process of obtaining the right architect for this project in Dublin. He said it is a two-story but there is light that comes down behind the yellow house into that parking area. He said he understands the issues with parking and that is why they proposed underground parking. He said this plan cleans up the streetscape of Historic Dublin. He concluded that the applicant wants to work with the City of Dublin.

Mr. Carroll inquired about the height of the roof. Mr. Albanese said the building is lower than Biddies.

Ms. Rauch confirmed historic residential structures are permitted a height of 35 feet.

Kurt Schmitt, 97 S. Riverview Street, said he was encouraged by the Board's comments. Mr. Schmitt recalled the height of 27 feet that he had requested for his home's proposed renovation that was not acceptable. He said his main concern is the scale of the proposed building and that if this is permitted, many others would follow requesting increased size and height. He said there is bedrock in the area and the applicant will not be able to blast to get an underground garage in the limestone. He said he knows first-hand because he tried to get a wine cellar built and it took three weeks of pounding to get it in and the size was very small in comparison to this project. He indicated the applicant could get approved for this garage and then when they could not build it due to the stone, they would be permitted to raise the building.

Mr. Schmitt said the Fire Department brought in the smallest piece of equipment and Blacksmith Lane is the concern. He said the Planning Report states the building would not be taller than the structure on High Street but he and his neighbors are concerned about the view from Blacksmith Lane and Riverview going the other way. He said it will look good from High Street but it would look terrible from their side.

Mr. Schmitt indicated that if the applicant created a building that looked like it had been created over time, there would not be the objections because there would not be one large mass.

David Hahm, 83 S. Riverview Street, said he has resided there since 1970. He said he understands this is an early concept. He said the alley is 13.5 feet from the curb to one of the light posts. He said an electric light post can be moved to the property line. He said it is 14.5 feet to an existing curb and he resides right behind it. He referenced the historic garage that was originally a horse barn and then later turned into a garden shed because cars increased in size. He said the alley is 1.5 lanes wide and cars are 7 feet wide so one cannot get by anywhere without using private property for a passing lane. He pointed out the big hole in his building that was from a garbage truck incident and this was the third time since they have been living there. He concluded that nobody should be permitted to build up to the property line.

Mr. Rinaldi restated the Board recognizes the traffic concerns.

Elizabeth Larson, 76 S. Riverview Street, inquired about the terminology used in the Planning Report and other materials supplied for the meeting. She asked about the size of the terrace/plaza/walkway. Mr. Albanese answered it is 15 feet wide.

Ms. Larson said she had concerns about the property values going down and the amount of traffic that would be generated if this project was approved as proposed.

Tom Holton, 5957 Roundstone Place, said he represents the Dublin Historical Society. He said he thought the ARB should be asking questions about the excavation that would need to happen to build that underground parking garage because in years past there was a significant amount of damage done to foundations to some of the buildings when the City did excavation for water and sewer lines. He indicated he anticipates a lot of rock to be found in that hill and the former Biddies building's foundation could be affected.

Anne Gleine, 75 S. High Street, said Ha'penny Bridge Ports of Ireland is right across the street from the former Biddies structure. She said Biddies was a gem and hopes that a similar business goes in there, possibly expanding the building.

Michael Carroll, 190 S. High Street, Dublin, Ohio, asked if traffic can finally be resolved before the development is determined.

Mr. Rinaldi asked staff if a traffic study is required. Ms. Rauch answered a traffic study it is not required as part of this proposal. She said she hears the concerns about traffic from the residents and will have a conversation with Engineering, Fire, and Police.

Ms. Fox said development in the Bridge Street District has brought a lot of changes and has changed the Code in the City. She reiterated the ARB is bound to protect the Historic District including the look and feel of it, the rhythm, history, character, tree canopies, physical landscape, river valleys, and vistas, etc. She indicated that as development comes in it is starting to push up against these guidelines. She said this is where a conversation with City Council must happen. She said they can be told about the traffic issues and the development that is being proposed that is too large as infill in a neighborhood that has small structures with historical elements.

Ms. Rauch said concerns were raised at City Council and as a result, Staff was asked to review the Code related to the Historic District as a priority. She said Staff is in the process of outlining the scope and working with the consultant with public participation anticipated. She emphasized there is forward movement on this topic. She said traffic and maneuverability will be part of the ART's discussion during upcoming reviews should this proposal move forward.

Mr. Munhall asked to get back to the topic of the applicant's request for an Informal Review.

Ms. Fox told the applicant that she feels bad for him because the Historic District is going through some major changes that are not necessarily working with this plan. She said we are in the midst of development but we have the Historic District to protect.

Ms. Larson said she wanted it on record that laws are being broken due to traffic circulation.

Mr. Rudy said he attended the new Historic Dublin Leadership meeting that will meet monthly. At that meeting, he said Amy Salay confirmed that the Historic District would get a light touch per City Council.

Mr. Taylor asked for clarification of the Code §153.066(D)(1)(b)(3) regarding the review process. Ms. Rauch said understanding the sensitivity of this project, the project will proceed through the ARB. She

said the applicant requested an Informal Review tonight and they did not have to take this step but they wanted to get input and feedback before they move forward with a formal submission.

Christina Wentz, 54 S. High Street, asked if 30 parking spaces is enough for the proposed development. Ms. Rauch said the final parking numbers would be reviewed with a formal submission.

Mr. Rinaldi confirmed the applicant will need to meet the parking requirements of the Zoning Code for this property or gain approval of a parking plan.

Shannon Stenberg encouraged the applicant to consider green space and transition space between the residential neighborhood and the proposed commercial buildings.

Ms. Rauch stated the next steps would be submission of a formal application.

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

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

~~The Chair, David Rinaldi, said the following application is a request for modifications to the landscape planters along North High Street, a tenant space within the Historic Mixed-Use building, and the Apartment building elevations to permit mechanical louvers along street facing facades within the Bridge Park West development on the east side of North High Street, north of the intersection with North Street. He said this is a request for review and approval of a Minor Project Review and a Waiver Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.~~

Jennifer Rauch presented an aerial view of the site and the mixed-use elevations. She noted the existing entry door for the southernmost tenant space of the mixed-use building and the proposed modification that relocates the door for improved internal operations and changes the front curtain wall. She explained by moving the door, the applicant is requesting a change to the landscaping that was previously approved and presented the additional proposed plant materials. She said the width of the columns and the tower has changed from the approved proposal based on the needs of the tenant.

Ms. Rauch presented the east elevation of the apartment building and noted the mechanical louvers, which the Code requires to be on non-street facing facades. She referred to another application where vents were approved due to similar issues with the internal space layout. She said the vents are located in an organized fashion and aligned with each other and match the building. She said the second Waiver request addresses the number of doors. She presented the mixed-use building on High Street with 7 entrance doors but 9 doors are required by the Code and 7 were approved in April 2015. She emphasized the number of doors was retained and just the spacing was different. She reported the ART recommended approval of the two Waivers as well as the Minor Project Review with no conditions.

Tom Munhall inquired about the rooflines. Ms. Rauch confirmed changes were approved administratively due to the drainage issues relating to the rooflines.

Michael Carroll, 190 S. High Street, Dublin, Ohio, inquired about the previous location of the vents. Ms. Rauch said the details of how the vents would be installed was not included in the original plans. She said as the internal plans of the floor plans were determined, this was identified to meet the Building Code.

Mr. Carroll asked what the vents are used for.

Mike Burmeister, OHM Advisors, 580 N. 4<sup>th</sup> Street, said the vents provide fresh air intake and exhaust for equipment in the units including bathroom exhaust, furnace exhaust, and washer/dryers. He said the vents are metal caps that will be painted to match the façade like what is found on the outside of a residential home.



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

**MAY 5, 2016**

**ART Members and Designees:** Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Aaron Stanford, Senior Civil Engineer; Colleen Gilger, Director of Economic Development; Alan Perkins, Fire Marshal; Mike Altomare, Deputy Fire Marshall; Matt Earman, Director of Parks and Recreation; and Tim Hosterman, Police Sergeant.

**Other Staff:** Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Katie Dodaro, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Pete Coratola, CBS Garvey, LLC. and Frank Albanese (Case 2); and Mike Burmeister, OHM Advisors (Case 3).

Vince Papsidero called the meeting to order at 2:04 pm. He asked if there were any amendments to the April 28, 2016, meeting minutes. The minutes were accepted into the record as presented.

#### INTRODUCTIONS

**1. BSD SCN – Party City  
16-031MPR**

**6655 Sawmill Road  
Minor Project Review**

Katie Dodaro said this is a request for the installation of a wall sign for an existing retail center on the west side of Sawmill Road and north of the intersection with Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Dodaro presented an aerial view of the site and the proposed illuminated sign that is comprised of all red text that reads "Party City". She said it will be placed over the main entrance on the front façade. She stated the application meets all the sign requirements for the Bridge Street District. She said there is a temporary sign also requested with this proposal. She said approval is recommended for the Minor Project Review with the following condition:

- 1) That the applicant apply for a Certificate of Zoning Plan Approval for the temporary sign banner.

Vince Papsidero asked if there were any questions regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review.

Ms. Dodaro indicated the owner of the property intends to request ground signs but that will be part of a separate application.

**2. BSD HC – S. High Street Mixed-Use Development  
16-032INF**

**76-82 S. High Street  
Informal Review**

Jennifer M. Rauch said this is a request for an informal review for a mixed-use development for a site with existing historic commercial buildings and construction of a proposed structure on the east side of South High Street and south of the intersection with Eberly Hill Lane. She said this is a request for review and non-binding feedback for a future application under the provisions of Zoning Code Section 153.066.

Ms. Rauch presented an aerial view of the site. She explained all the buildings on the site were on the National Register. She said the applicant will retain all three buildings and construct a new mixed-use building as well, which will include commercial, residential, and parking.

Ms. Rauch presented the north elevation and noted the significant grade change. She pointed out the location of the proposed terrace with a pedestrian walkway. She said the parking garage access is on the rear of the building leading to the ground floor and offices and residential units will be above. She said this meets the mixed-use requirements because the residential units are not on the ground story. She indicated the height of the building will be subordinate to the historic structure on High Street and because it also abuts a residential neighborhood.

Ms. Rauch presented a rendering of the new building adjacent to the existing buildings. She also presented the parking configurations. She indicated the applicant will provide further detail that is not available today as this is an introduction.

Pete Coratola, CBS Garvey, LLC, said he has owned these properties for approximately eight months. He said the building that was occupied by Biddies Coach House Restaurant is vacant and there is currently an office tenant at 82 S. High Street. He indicated they have not determined if this will be modified for more office space or a restaurant. He said the second floor of the former Biddies Coach House needs to be removed before it falls down but they intend to leave the exterior the same with the exception of a few windows that may need to be replaced. He said this proposal provides enough parking for a restaurant or an office use.

Jeff Tyler inquired about the office tenant at 82 S. High Street (yellow house – former retailer, Blankets and Booties). Mr. Coratola said the tenant is using the space for an office and is on a month-to-month lease. Mr. Tyler said that would require a Certificate of Occupancy as the use has changed from retail to office.

Vince Papsidero questioned if the applicant will meet the parking requirements if a restaurant is proposed. Ms. Rauch reiterated that this is just an introduction so the parking plan had not been reviewed yet.

Mr. Coratola said both stories of the former Biddies Coach House equal 5,800 square feet but he intends to remove part of the second story, which then leaves 1,769 square feet.

Mr. Tyler requested more renderings of the other elevations for the next review. He indicated the building appeared very large in this single rendering.

Mr. Papsidero suggested the massing could be broken up, possibly modifying the elevations so it appears and feels like multiple buildings. He said that since this is next to a residential neighborhood, the modified pieces of elevations might be more favorable to the neighbors.

Mr. Albanese said the final roof plan had not been submitted as a potential hip roof may be proposed all the way across the back. He said they have created four-sided architecture and intend to present those renderings.

Mr. Albanese said the building will contain a stone foundation, vertical siding, chimneys and gables so it will blend in with the historic buildings in the area. He said the project called for four condominiums atop 6,500 square feet of offices and 30 parking spots in a garage that extends underground into the eastward sloping hill. Therefore, he said the building will not exceed 2.5 stories. He emphasized this development will feel like Historic Dublin. He pointed out the proposed pedestrian walkway, which will coordinate with

the brick walkway along the yellow structure. He said they are considering a wrought iron fence to be used as a guest entrance and the brick will continue along the backside.

Mr. Papsidero asked if there is potential for outdoor dining. Mr. Albanese pointed out the terrace area. Mr. Tyler affirmed that would be very nice back there.

Aaron Stanford encouraged the applicant to review the Code for stormwater management. He said he was concerned about the proposed parking spaces off Blacksmith Lane since they are so close to the intersection and Blacksmith Lane is very narrow. He thought safety might be an issue for vehicles backing in/out. He indicated accessibility might be another challenge. He asked if the lots might be combined as there are two separate parcels and what the timing might be. Mr. Coratola answered the timing would be immediate.

Mr. Papsidero inquired about a landscaping plan because if parking lot islands are required to attain enough open space, it would affect the number of parking spaces. Ms. Rauch agreed and stated the applicant has on-street parking as well.

Colleen Gilger asked about the outhouse as it may be considered a historic structure. Mr. Coratola said the applicant would need to request a demolition for that structure as well as the two-car garage. He indicated he was willing to donate the outhouse, if someone wanted it.

Mr. Papsidero inquired about the allocation of square footage. Mr. Coratola said there will be approximately 6,500 square feet of office space on the first floor and 6,500 square feet of residential space on the second floor. He indicated this would allow for approximately four residential units.

Mr. Coratola said they have an interested buyer/lease that would want 4,500 square feet.

Ms. Gilger inquired about parking for the office. Mr. Coratola said four, two-car garages are proposed for residents and the rest of the parking structure can be for office parking.

Mr. Papsidero asked if an elevator was planned to which Mr. Coratola responded affirmatively.

Mr. Tyler inquired about trash management. Mr. Albanese said the dumpster will be accessed from the back alley for pick-up. Mr. Coratola said they are leaning more towards considering office use instead of a restaurant use due to the amount of trash that would be generated from a restaurant. Mr. Tyler recommended relocating the dumpster, moving it away from the intersection.

Mr. Coratola asked if the ART had an issue with the parking spaces where the vehicles would have access on Blacksmith Lane. Mr. Stanford replied he was okay with the plan but reiterated that Blacksmith Lane is narrow.

Mr. Coratola asked the ART if they had concerns about the location of the main entrance, halfway down hill. He said the entry by the existing barber shop and yellow house could be ADA spaces.

Matt Earman asked if the terrace would qualify as open space. Ms. Rauch answered part of it might be or a pocket park could be considered at the corner.

Mr. Papsidero asked if an easement would be required. Ms. Rauch indicated it would be if the terrace was dedicated to the City as open space.

Mr. Stanford asked if there might be outdoor use on the High Street side of the building. Mr. Coratola answered there would not.

Mr. Albanese asked if the fire department identified any issues. Alan Perkins said normally in Historic Dublin the fire department will have access from High Street but they may have to get access to Blacksmith Lane and navigating that narrow road needs to be analyzed. Mr. Albanese asked if Mr. Perkins had checked the fire hydrant locations. Mr. Perkins said that information can be found on the civil plans but asked if there would be a sprinkler system. Mr. Albanese said the garage parking is open and will provide cross-street ventilation and the floors will be separated. Mr. Perkins said having to use shorter hoses could be critical if there is no fire protection.

Logan Stang asked if there would be a gate to the covered parking and that noise of the gate going up and down would need to be considered.

Mr. Coratola indicated that by having a gated community, it is more attractive for buyers/leasing.

Mr. Albanese asked if the police see any issues. Tim Hosterman said police is typically concerned with street width to accommodate emergency vehicles, traffic, and adequate lighting as a safety component.

Ms. Rauch said the applicant does not need to return to the ART before the application is taken informally to the Architectural Review Board as the next step.

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

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

~~Jennifer M. Rauch said this is a request for modifications to the landscape planters along North High Street, a tenant space within the Historic Mixed-Use building, and the Apartment building elevations to permit mechanical louvers along street facing facades within the Bridge Park West development on the east side of North High Street, north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review and a Waiver Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.~~

~~Ms. Rauch presented an aerial view of the site. She said the HVAC vents proposed for the residential units on the street facing façade are not permitted but a Waiver could be attained like the Tuller Flats project as they will hardly be visible and no vents are proposed for (future) Riverview Street. She said this technical Waiver needs to be reviewed by the ARB as it changes the look of the façade but again it would be minimal as the vents can be field painted to match the adjacent finish.~~

~~Ms. Rauch pointed out the mixed-use elevation would contain the Cameron Mitchell restaurant and the south elevation was revised to relocate the far west door within the storefront system to best coordinate with the interior layout of the proposed restaurant space; the middle and far east columns were shifted to the east to clear the existing sanitary line underground for structural foundations after an in-field exact survey was conducted; and both columns were reduced in width and depth for more usable space within the patio as well as to reduce the structural foundation. She said originally the plan was for all glass on the storefront with the entrance on the side but now the tenant is requesting a door be added on the front, which is appropriate. She added the entry door to the stair tower for access to the parking garage was revised to include a sidelight and the width of the far north doors to be used for Cameron Mitchell space was revised as well as relocating doors within the storefront so as to not conflict with the structural column in the corner.~~

~~Mike Burmeister, OHM Advisors, explained Cameron Mitchell reorganized the doors for staff operations on the patio. Ms. Rauch indicated she did not anticipate any issues with this technical Waiver since the new location mirrors the original plan.~~