



**Land Use and Long
Range Planning**
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

APRIL 24, 2013

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

**3. St. John's Lutheran Church 6135 Rings Road
13-025ARB Site and Architectural Modifications**

Proposal: Modifications to the existing site and building, including the creation of a new entrance vestibule and covered vehicular drop-off area located to the rear of the building, and associated site improvements. The site is located on the south side of Rings Road, west of Avery Road.

Request: Review and approval of architectural and site modifications for a historic property located outside of the Historic District under the provisions of Zoning Code Section 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: James Kuhn, Berardi & Partners, Inc.

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

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

MOTION: To approve this application for site and architectural modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with three conditions:

- 1) An alternative cladding material that complements the existing materials, such as cast stone be used in the areas located below the windows and doors in order to meet the Building Code.
- 2) A detailed landscape plan be provided as part of the building permit review to ensure the interior landscaping and vehicular use area screening requirements are met.
- 3) The accessible parking spaces be consolidated immediately adjacent to the east elevation of the building.

VOTE: 3 – 0.

RESULT: The application for site and architectural modifications was approved.

RECORDED VOTES:

Robert Schisler Yes
Bob Dyas Yes
David Rinaldi Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

with Bridge Street. She presented a photograph of the building showing the existing projecting sign frame where the applicant is proposing to install a new sign. She said the proposed sign contains the business name and logo. Ms. Rauch said the sign meets the requirements for height, area, and size. She said the proposed two colors and the location of the sign above the door meet the Bridge Street Code requirements. She said the Administrative Review Team found that the criteria were met and recommended approval to the Board of the proposal. She said that Planning is therefore recommending approval of this application with no conditions.

Bob Dyas said that he had visited the site, and the bracket looked bad. He asked if it was going to be painted or cleaned.

Pamela Sell (5802 Scotia Court, Dublin, Ohio), said that their maintenance person would take care of that.

Motion and Vote

David Rinaldi moved, seconded by Robert Schisler, to approve this application for sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code.

The vote was as follows: Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

2. BSC Historic Residential District – Larson Residence 13-023ARB-MPR

76 S. Riverview Street Minor Project Review – Roof Replacement

Sharonnda Whatley presented this request for Architectural Modification and a Minor Project Review application for the Larson residence, located at the intersection of Riverview Street and Eberly Hill in the Bridge Street Historic Corridor. She presented images of the home. She said the roof materials found in the Historic District include composite shingles, asphalt, ceramic tile, standing seam, shake, and metal. Ms. Whatley said the colors permitted in this district are from the Historic Color palette of the manufacturer's collection. She said that the applicant is proposing to replace the current roofing material with LEED and Energy Star compliant Galvalume tiles in Colonial Red. She said that the proposal meets all applicable requirements, standards and criteria, and that Planning is recommending approval of this application.

Motion and Vote

Bob Dyas moved, seconded by Robert Schisler, to approve this application for the roof replacement because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code.

The vote was as follows: Mr. Rinaldi, yes; Mr. Schisler, yes; and Mr. Dyas, yes. (Approved 3 – 0.)

3. St. John's Lutheran Church 13-025ARB

6135 Rings Road Site and Architectural Modifications

Jennifer Rauch presented this request for review and approval for site and architectural modifications to a church located on the south side of Rings Road, east of the intersection with Avery Road. She said the historic portion of the church is located along the frontage of Rings Road with significant expansions to the south and rear of the property. She said the proposed modifications are occurring at the rear of the expansion and no alterations are being made to the historic portion of the church. She explained that although the site is located outside the District, Appendix 'G' in Dublin's Code includes it as a historic property that has to be reviewed by the Board before architectural modifications can be made.

Ms. Rauch said the proposed new entrance is a covered entryway to be enclosed to create an internal vestibule to access the existing building. Ms. Rauch said, the applicant is proposing it be connected to a new porte cochère and a covered vehicular drop off area for church patrons. She presented the proposed site plan changes which include a modification to the existing landscape lawn area to accommodate a new drive aisle to provide access to the new covered area. She said that the modifications to the existing parking spaces will require four spaces and the landscape island to move. Ms. Rauch said that a variance was previously approved for this site, so parking will continue to be met with this proposal. She said also with this application, an additional parking area is proposed to be accessed from the easternmost access point which will accommodate additional vehicles. Ms. Rauch presented a graphic showing the new vestibule, ramp area, and stair modifications to the existing landscape area. She said that it consists of brick columns with steel framing, and then an asphalt shingle roof. She said as part of the modifications, Planning has proposed two conditions, one of which is related to the vestibule entrance in that stucco is shown on the lower portion under the windows which the Building Department has identified as an issue and requested that a material that meets the Building Code be used. Ms. Rauch said that as part of the site plan, a condition of approval regarding the landscape plan has been added to make sure that it is more detailed in terms of an inventory of what is there, to make sure that it is compliant, which can be dealt with as part of the Building Permit application process. Ms. Rauch said that Planning is recommending approval with those two conditions.

Robert Schisler asked about the proposed location for the proposed ADA accessible parking spaces.

Ms. Rauch suggested that there could be a condition added that the ADA parking be located closer to the entrance.

Rolando Martinez, Berardi & Partners, Inc., (369 East Livingston Avenue, Columbus, Ohio), representing St. John's Lutheran Church, indicated on the plan where the proposed handicap parking spaces and ramped curb could be located. Mr. Martinez said to avoid any cold spots on the closure of the porte cochère with the new storefront, they wanted to raise it from the slab, which would create a space between the seal and the slab. He said they had proposed to use stucco there, but it was not a problem to integrate some type of cast stone material. He said the product that best matched what was existing would be used for all the cast accents shown in the rendering illustration, and also on the seal that Ms. Rauch had referenced.

Ms. Rauch referred the Board members to Sheet A-201 which showed the details of the materials assigned to that particular area.

Ms. Rauch suggested a condition, 'That the accessible parking spaces be consolidated immediately adjacent to the east elevation of the building.'

Motion and Vote

Bob Dyas moved, seconded by Robert Schisler, to approve this application for site and architectural modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with three conditions:

- 1) An alternative cladding material that complements the existing materials, such as cast stone be used in the areas located below the windows and doors in order to meet the Building Code.
- 2) A detailed landscape plan be provided as part of the building permit review to ensure the interior landscaping and vehicular use area screening requirements are met.
- 3) The accessible parking spaces be consolidated immediately adjacent to the east elevation of the building.

The vote was as follows: Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)



CITY OF DUBLIN

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BOARD ORDER

ARCHITECTURAL REVIEW BOARD

May 27, 1998

CASE 1: Application 98-045ARB - St. John Lutheran Church - Reconsideration of Expansion - 6135 Rings Road.

Location: Existing church on 15.9 acres located on the southeast corner of Rings and Avery Road.

Existing Zoning: R-2, Limited Suburban Residential District.

Request: Review and approval of alterations to an approved 19,916 square foot sanctuary and mezzanine addition to an existing 22,251 square foot church.

Proposed Use: Expansion of an existing church.

Applicant: St. John Lutheran Church, c/o Jeff Stauch, 1550 Scotts Lawn Road, Marysville, Ohio 43040; and Phillip Markwood Architects, Inc., 240 North Fifth Street, Suite 140, Columbus, Ohio 43215.

MOTION: To approve the deletion of the two windows, one on the north and one on the south elevation, and to allow the detached bell tower to be optional with the following 12 conditions:

- 1) That the minimum number of parking spaces meet Code (242) or as otherwise approved by the Board of Zoning Appeals;*
- 2) That all applicable Engineering and Building Code requirements be met;*
- 3) That landscaping conform to Code, subject to staff approval;*
- 4) That exterior lighting conform with the Dublin Lighting Guidelines;*
- 5) That the height of the addition be approved by the Fire Chief and the Planning Commission;*
- 6) That all mechanical units be screened to Code;*
- 7) That right-of-way (30 feet from centerline) be dedicated to the City with a general warranty deed, prior to issuance of a building permit;*
- 8) That a fee, as determined by the City Engineer, covering the cost of construction of a five-foot sidewalk along the Rings Road frontage be paid to the City, prior to issuance of a building permit unless waived by City Council;**
- 9) That this parking variance expire if, and when, periodic inspections by staff indicate a regular parking shortfall (parking on berms, in aisles, on-paved areas, etc.), in the opinion of staff;***
- 10) That the additional paved parking be installed, weather permitting, within 120 days of notification by Dublin of the need for additional parking,

- subject to staff approval;***
- 11) That all applicable Code requirements be met, including but not limited to signage, landscaping, and lighting;***
 - 12) That a bikeway easement be provided along Cramer Ditch, unless otherwise approved by the Planning Commission.

* Indicates previously imposed conditions by the ARB on April 23, 1997.

** Indicates previously imposed conditions by the Planning Commission on June 19, 1997.

*** Indicates previously imposed conditions by the Board of Zoning Appeals on April 23, 1998.

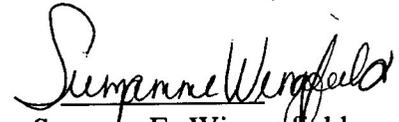
VOTE: 4-0

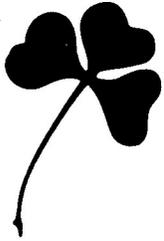
RESULT: This application was approved.

RECORDED VOTES:

Janet Axene	Yes
Larry Frimerman	Yes
Carole Olshavsky	Absent
Kristan Swingle	Yes
Richard Termeer	Yes

STAFF CERTIFICATION


Suzanne E. Wingenfeld
Planner



CITY OF DUBLIN

**BOARD OF ZONING APPEALS
BOARD ORDER**

APRIL 23, 1998

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

1. **Variance 98-032V - St. John Lutheran Church - 6135 Rings Road**
Location: Existing church located on 13.68 acres located on the southeast corner of Rings and Avery Roads.
Existing Zoning: R-2, Limited Suburban Residential District.
Request: A variance to Code Section 153.212 to reduce the number of required parking spaces from 242 spaces to 159 spaces.
Proposed Use: A 19,916 square foot expansion of the sanctuary, lobby and offices of an existing 22,251 square foot church.
Applicant: St. John Lutheran Church, c/o Jeff Stauch, 1550 Scotts Lawn Road, Marysville, Ohio 43040; and Phillip Markwood, Phillip Markwood Architects, Inc., 240 North Fifth Street, Suite 140, Columbus, Ohio 43215.

MOTION: To approve this variance with the following four conditions:

- 1) That this parking variance expire if, and when, periodic inspections by staff indicate a regular parking shortfall (parking on berms, in aisles, non-paved areas, etc.), in the opinion of staff;
- 2) That the additional paved parking be installed, weather permitting, within 120 days of notification by Dublin of the need for additional parking, subject to staff approval;
- 3) That all applicable Code requirements be met, including but not limited to signage, landscaping, and lighting; and
- 4) That all conditions, as listed in the June 19, 1997 Planning and Zoning Commission Record of Action and the ARB Record of Action 97-082, be met to the satisfaction of staff.

*Ray Riska, representing the applicant, accepted the above conditions.

VOTE: 4-0

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Absent
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION


 Barbara M. Clarke
 Planning Director



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
June 19, 1997**

CITY OF DUBLIN

5800 Shier Rings Road
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The Planning and Zoning Commission took the following action at this meeting:

- 5. Building Height 97-082 - St. John Lutheran Church - 6135 Rings Road**
Location: 15.9 acres located on the south side of Rings Road, approximately 330 feet east of Avery Road.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of a proposed building which exceeds the usual 35-foot maximum height, under the provisions of Section 153.021.
Proposed Use: A 19,916 square foot addition to an existing 22,251 square foot church.
Applicant: St. John Lutheran Church, c/o Jeff Stauch, 1550 Scotts Lawn Road, Marysville, Ohio 43040; represented by Phillip T. Markwood, Phillip Markwood Architects, Inc., 240 North Fifth Street, Suite 140, Columbus, Ohio 43215.

MOTION: To approve this application because the proposed height of the structure, is appropriate for the area, and proportional with the size and design of the existing building, with seven conditions:

- 1) *That all applicable Engineering and Building Code requirements be met;*
- 2) *That all screening, landscaping, and parking requirements be met, subject to staff approval;*
- 3) *That exterior lighting conform with the Dublin Lighting Guidelines;*
- 4) *That right-of-way (30 feet from centerline) be dedicated to the City by a general warranty deed, prior to issuance of a building permit;*
- 5) *That an bikepath easement, if applicable, be provided along Cramer Ditch, subject to staff approval;*
- 6) *That a fee, as approved by the City Engineer, covering the cost of construction of a five-foot sidewalk along the Rings Road frontage be paid to the City, prior to issuance of a building permit, unless waived by City Council; and*

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
June 19, 1997**

5. **Building Height 97-082 - St. John Lutheran Church - 6135 Rings Road (Continued)**
- 7) That revised plans meeting all conditions of approval and formatting requirements of the City, including a site dimension plan, be submitted within two weeks.

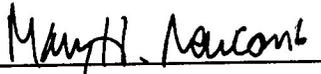
Conditions separately imposed by the Architectural Review Board are in italics.

* Phillip Markwood agreed to the above conditions.

VOTE: 5-0.

RESULT: This application was approved.

STAFF CERTIFICATION



Mary H. Newcomb
Landscape Planner

5. Application 97-082 - Building Height - St. John Lutheran Church - 6135 Rings Road

Mary Newcomb presented this application for a structure in excess of the 35-foot maximum height in the R-2, Limited Suburban Residential District. The proposal is an addition to St. John Lutheran Church located on Rings Road. Churches are a permitted use within the district. In this case, Code requires that any non-residential use exceeding 35 feet be approved by the Fire Chief and the Planning Commission. The Washington Township Fire Department has already approved it. This is not a planned district, and only the building height triggered this review. It is not a variance and does not require finding of hardship for approval. This expansion was approved in April by the Architectural Review Board (ARB). The original portion of the church was built in 1860 and is listed on the National Register of Historic Places.

Ms. Newcomb said the site contains 15 acres and is L-shaped. An addition was built in 1989. Cramer Ditch bisects the site. The existing roof also exceeds the 35 feet in height but was built prior to annexation. The existing roof is about 50 feet to the peak, and 40 feet as measured by Code. Approval of a building height of 44 feet (52 feet to the peak) is requested. The parking area will be expanded. Materials and details of the existing church will be matched.

She said staff is recommending approval with seven conditions:

- 1) *That all applicable Engineering and Building Code requirements be met;*
- 2) That all screening, landscaping, and parking requirements be met, subject to staff approval;
- 3) *That exterior lighting conform with the Dublin Lighting Guidelines;*
- 4) *That right-of-way (30 feet from centerline) be dedicated to the City by a general warranty deed, prior to issuance of a building permit;*
- 5) That an bikepath easement be provided along Cramer Ditch, subject to staff approval and prior to issuance of a building permit;
- 6) *That a fee, as approved by the City Engineer, covering the cost of construction of a five-foot sidewalk along the Rings Road frontage be paid to the City, unless waived by Council, prior to issuance of a building permit; and*
- 7) That revised plans meeting all conditions of approval and formatting requirements of the City, including a site dimension plan and engineering site improvement plans be submitted within two weeks.

[Conditions previously imposed by the Architectural Review Board are in italics.]

Mr. Ferrara asked if the existing signs will remain. Ms. Newcomb said yes, signage was not discussed. Mr. Ferrara thought bringing the site into sign compliance should be a condition.

Mr. Peplow asked how the Code measures roof height. Ms. Newcomb said the measurement on a sloped roof is the mean between the eave and the peak. Mr. Peplow asked if the measurement included the cupula. Ms. Newcomb said no. One of the cupolas is 67 feet high.

Phil Markwood, Phillip Markwood Architects, said the church design was based on the programmatic needs and the mission of the church. The focus is to make the outside of the church a derivative of and most compatible with the historic structure. The existing first floor footprint is 18,600 square feet, and the first floor footprint of the addition is 11,400 square feet. The lower

scale roof matches that of the existing building and will wrap around the building except on the east side. The sanctuary is approximately 60 feet from the right-of-way of Rings Road. The dimension from the first floor to the eave line is approximately 29 feet.

Mr. Markwood agreed with the above conditions except Condition 5. He said the bikepath issue conflicts with the planting and screening necessary along Cramer Ditch for the parking lot. They requested eliminating Condition 5 regarding the bikepath easement to allow them to work out the details with the staff. They plan to request a sidewalk waiver from City Council.

Mr. Markwood said the western part of the church is historic and the rest is new. Ms. Chinnici-Zuercher said the steeple is shown on the model but not on the plan. Mr. Markwood said a cupola was being bid as an alternate.

Mr. Ferrara asked about signage. Mr. Markwood knew there were outstanding sign issues, but no sign changes are proposed. Mr. Ferrara wanted the existing signage to meet Code, consistent with other churches in Dublin. He said Condition 8 could be: "That signage be addressed", because there are a number of signage issues.

Mr. Ferrara asked if the entire building would be matching brick and was it exactly as shown to ARB for approval, including the bell tower. Mr. Markwood said yes.

Mr. Lecklider asked if the lantern cupolas would be illuminated. Mr. Markwood said yes. Mr. Lecklider asked about the bell tower. Mr. Markwood said the goal was to have electronic chimes. Mr. Lecklider was concerned about the adjacent residential areas regarding bells and lighting. Mr. Markwood said the lighting will only have an internal glow.

Ms. Newcomb asked if deleting "the engineering site improvement plans" from the condition was acceptable. Randy Bowman said yes, the site dimension plan was most important.

Ms. Newcomb said Condition 5 was added because Dublin's bikepath plan shows one running along Cramer Ditch to link the township park. It has not been detailed further. She suggested the condition be amended deleting "...and prior to the issuance of the building permit". Staff will work with the applicant to determine feasibility of a bikepath through the site in that location.

Ms. Boring asked if it was known which side of the ditch the bikepath would be located. Ms. Newcomb said no. Ms. Chinnici-Zuercher said a bikepath was planned along Cramer Ditch, and the applicant should work with the City on developing the path and providing easements.

Mr. Ferrara asked if 24-hour illumination of the cupola met the Dublin Lighting Guidelines. Ms. Newcomb said the guidelines did not address the length of time for illumination. She said staff will look at the lighting plan to make sure it was not providing off site glare.

Mr. Ferrara asked for an update on noise control regarding bell towers, such as St. Brigid's Church. Mitch Banchevsky said a noise ordinance was considered at that time but not adopted. His office is currently working on it.

Ms. Chinnici-Zuercher reminded the group that this hearing was regarding building height only.

Mr. Ferrara wanted a condition 8: "That signage be brought within the Dublin Sign Code".

Ms. Boring liked church towers and felt they should be internally illuminated. Mr. Lecklider had no problem with controlled illumination of the tower.

Mr. Peplow made the motion for approval because the proposed height of the structure, is appropriate for the area, and proportional with the size and design of the existing building, with seven conditions:

- 1) *That all applicable Engineering and Building Code requirements be met;*
- 2) That all screening, landscaping, and parking requirements be met, subject to staff approval;
- 3) *That exterior lighting conform with the Dublin Lighting Guidelines;*
- 4) *That right-of-way (30 feet from centerline) be dedicated to the City by a general warranty deed, prior to issuance of a building permit;*
- 5) That an bikepath easement, if applicable, be provided along Cramer Ditch, subject to staff approval;
- 6) *That a fee, as approved by the City Engineer, covering the cost of construction of a five-foot sidewalk along the Rings Road frontage be paid to the City, prior to issuance of a building permit, unless waived by City Council; and*
- 7) That revised plans meeting all conditions of approval and formatting requirements of the City, including a site dimension plan, be submitted within two weeks.

**Conditions separately imposed by the Architectural Review Board are in italics.*

Mr. Lecklider seconded the motion.

Mr. Markwood agreed to the above conditions. He asked if the existing signage had to be brought into compliance with Code. There was discussion of a potential Condition 8: That the site signage be brought into compliance with the Code. Ms. Chinnici-Zuercher said all existing and future signs should comply with Code. Mr. Markwood said the existing signage is grandfathered.

Ms. Clarke said existing signage predated annexation in 1990. The current signs include a changeable copy sign which is not now permitted. There may be other signage issues. She recollected that this site was not in conformance with current code.

Mr. Ferrara said this was a substantial addition to the church, and there were multiple signs, including off-site signage. He said a variance application was withdrawn from the Board of Zoning Appeals. He asked if another sign could be added. Ms. Clarke said no.

Mr. Markwood said any new signs would comply with the Sign Code.

Ms. Boring said a changeable copy sign was approved at the Dublin Community Church because of its age and history.

Mr. Banchevsky said the Code did not require removal of legal non-conforming signage. However, this was a discretionary review on the height of this structure. The review was limited.

Mr. Ferrara asked how any conditions could ever be applied. Mr. Banchevsky said it was because it was a discretionary review. Mr. Banchevsky said that was a judgement call.

Ms. Clarke said the Sign Code permits only one sign per street frontage or use. The church is entitled to only one sign on Rings Road frontage and a second sign, if it has frontage on Avery Road.

Mr. Ferrara asked if the recommendation was to strike Condition 8. Mr. Banchevsky said yes. Mr. Ferrara requested that the church be informed of this sign discussion and that staff take note.

Mr. Markwood agreed to the seven modified conditions above.

The vote was as follows: Mr. Ferrara, yes; Ms. Chinnici-Zuercher, yes; Ms. Boring, yes; Mr. Lecklider, yes; and Mr. Peplow, yes. (Approved 5-0.)

6. Rezoning/Corridor Development District 97-074Z - Ameritech - Tuller Road/Riverside Drive

Mary Newcomb presented this case for 1.7 acres located on Tuller Road and presented slides of the area. The request is to rezone from the R-1, Restricted Suburban Residential District, to OLR, Office Laboratory and Research District. Also requested is approval of a Corridor Development District (CDD) application. The proposed use is a 300 square foot equipment building to be used in conjunction with an existing communication tower immediately adjacent to the property line. The tower is on the veterinary clinic site which is on the corner of Tuller Road and Riverside Drive, and within unincorporated Perry Township. She said it is Dublin's policy to co-locate such facilities whenever possible. This proposal will go to City Council for rezoning and to the Board of Zoning Appeals for a variance.

Ms. Newcomb said the subject site is L-shaped with 60 feet of frontage on Riverside Drive. The building will be constructed to the north of the existing tower. There will be no access onto Riverside Drive. Access is being requested from Tuller Road. Further study will be required by the City Engineer and should include dimensions, off-set locations, and distances to existing curbcuts. No employees will staff this location. No sanitary sewer or water services will be needed. The site's stormwater management will need to satisfy the City Engineer prior to issuance of a building permit.