



DUBLIN BRIDGESTREET FIREHOUSE
INVESTMENTS

**City Dublin Application
For Accessory Structure
February 13th, 2018**



To: City of Dublin

From: Peter Coratola, Owner Dublin Bridge Street Firehouse Investments LLC

Re: Summary of the Accessory Structure

Dublin Bridge Street Firehouse Investments LLC. is submitting for approval on the construction of an accessory structure to be located on the north side of the original firehouse building at 37 W. Bridge Street. The use of the accessory structure will be an outdoor patio venue that will be open to the public serving legal beverages only. There will be no food served by the establishment; however, food delivery will be allowed from surrounding restaurants.

STRUCTURE: The accessory structure will be approximately 240 square feet (24x10) which will allow seating for approximately 26 patrons around the structured bar. This square footage represents only 3.5 % of the main firehouse building, which is 7100 square feet. The accessory structure will have a height of 12.5ft compared to the 22.5ft height of the firehouse. The bar structure will have metal and glass bi-fold style garage doors that will allow for the structure to be secured when not occupied. This style of door was chosen to allow the historic structure and character of the firehouse to always be visible to the public. The accessory structure will have the following elements; 3ft black rod iron fence around permit area with 3 gates, stone exterior, metal roof, concrete bar top, paver patio, and extensive landscaping.

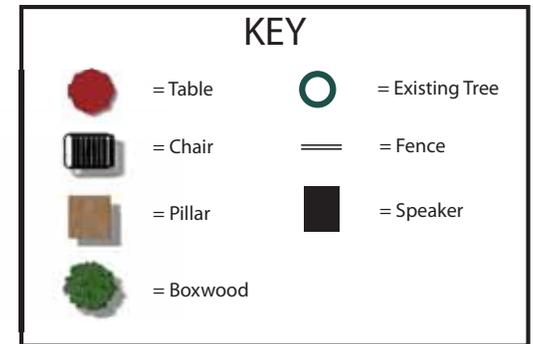
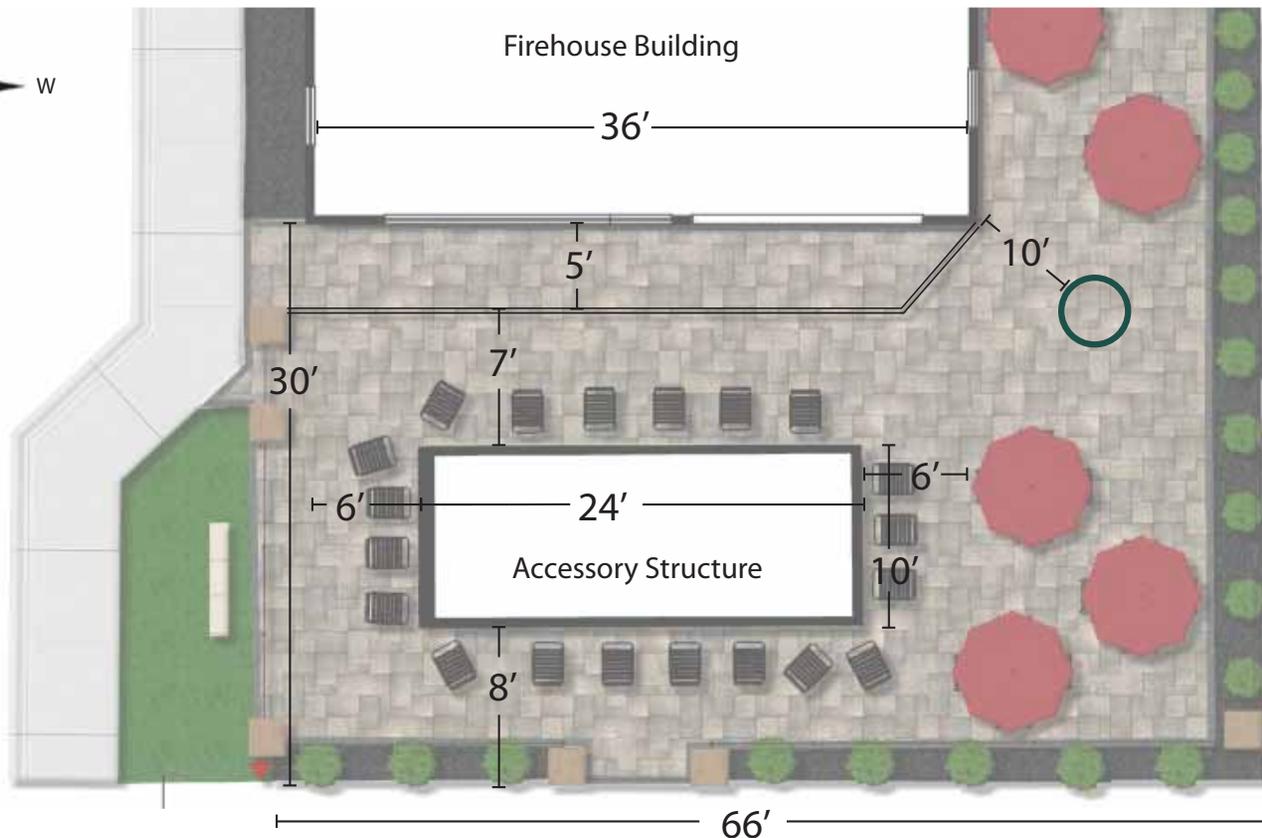
The venue offers no inside seating so the existing patio size will be increased to allow for additional table seating on the west and southwest side of the accessory structure. The venues restrooms will be located on the southwest side of the firehouse. The accessory structure is permanent in nature; however, the operation of the venue will be seasonal.

**Outdoor speakers and music will be applied for under another application.*

LOCAL OFFICIAL'S REVIEWS: Prior to the filing of this application, we invited local officials to visit the site to ensure that we were working within all City and historic guidelines. The following individuals did a visual inspection, Ray Harpham, Building Standards, Mike Altomare, Fire Marshal, Michael Hiat, City of Dublin Landscape Dept. and Andre Smith, State of Ohio Liquor Department, all of whom gave favorable feedback and saw no problems with the location or obtaining a permit.

HISTORY: With its history well known, the old Firehouse located at 37 W. Bridge Street is a 7100 square foot building built in 1944. The current tenants consist of offices and retail space. The current patio on the north side of the building is approximately 900 sq. ft. and has never been utilized for public use. As a member of the historic community, we strive to find ways to increase the number of visitors to this area. We want to add to experience with a fun, exciting, and energetic atmosphere. We look forward to working with the City and ARB to bring this new addition to the historic area.





North-South measurements

30' from the North edge of Firehouse building to sidewalk
 5' from North edge of Firehouse building to fence
 7' from fence to south edge of Accessory Structure
 8' from south edge of Accessory Structure to sidewalk
 Accessory Structure is 10' wide

East-West measurements

Accessory Structure will be centered to Firehouse building with
 6' of Firehouse building showing on either side
 Accessory Structure is 24' long
 Firehouse building is 36' long
 Parcel is 66' long

Other measurements

10' from northwest corner of Firehouse building to existing tree
 Accessory Structure will be 12' 5" and not exceed height of
 bottom trim on existing Firehouse building

PROJECTED MATERIALS



Accessory Structure
 Material:
 Ohio Tan Block



14 Boxwood Bushes
 12" in diameter
 (along Bridge St.,
 west side, west side
 inside fence)



Viburnum plant
 (west side inside
 fence)



Stone Pillar & Cap:
 24" square, 2" in height



Bed around existing
 tree:
 Existing stone



Arborvitae (along
 A/C on west side of
 building)



Hosta (along west
 side inside fence)

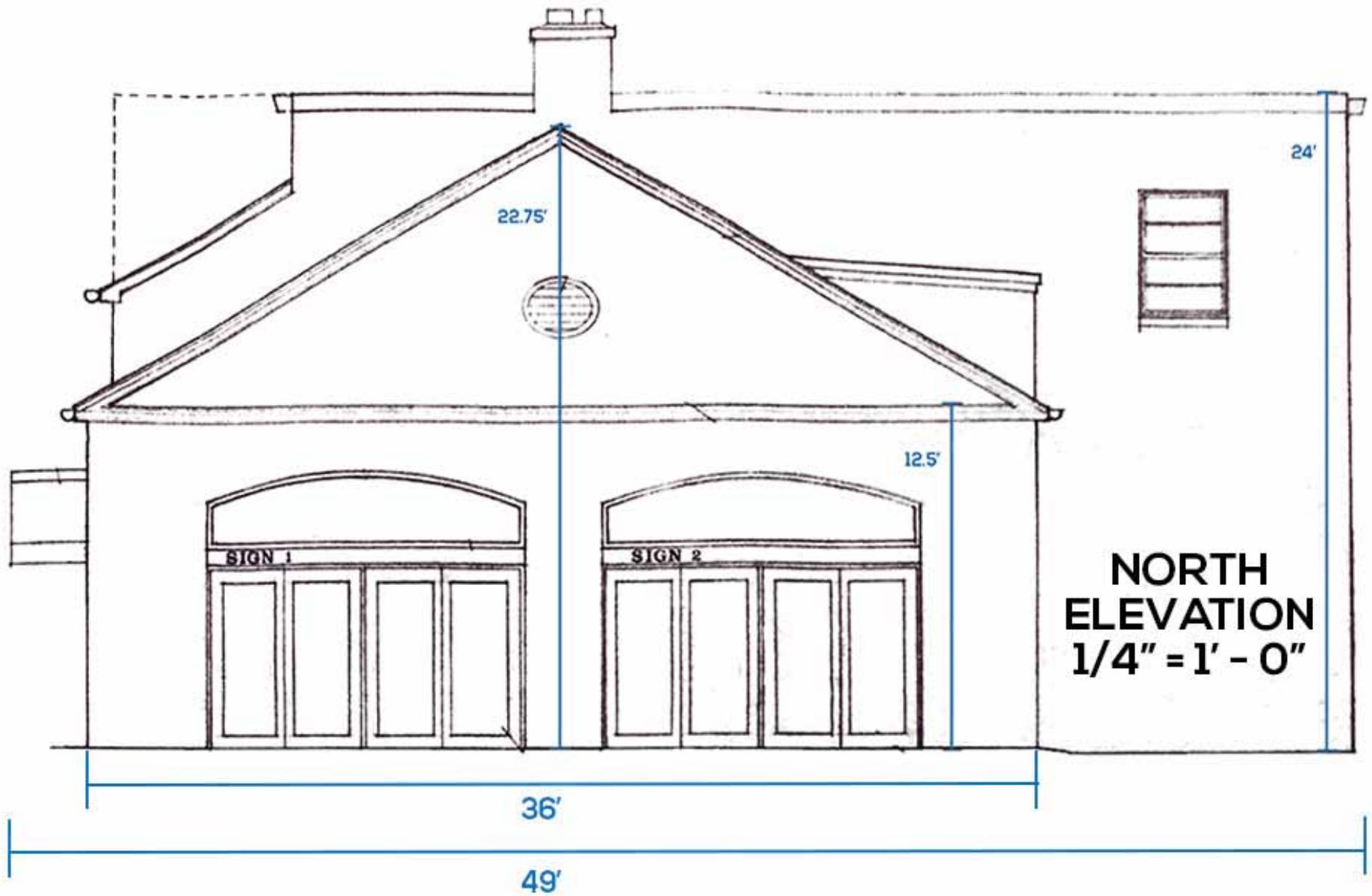


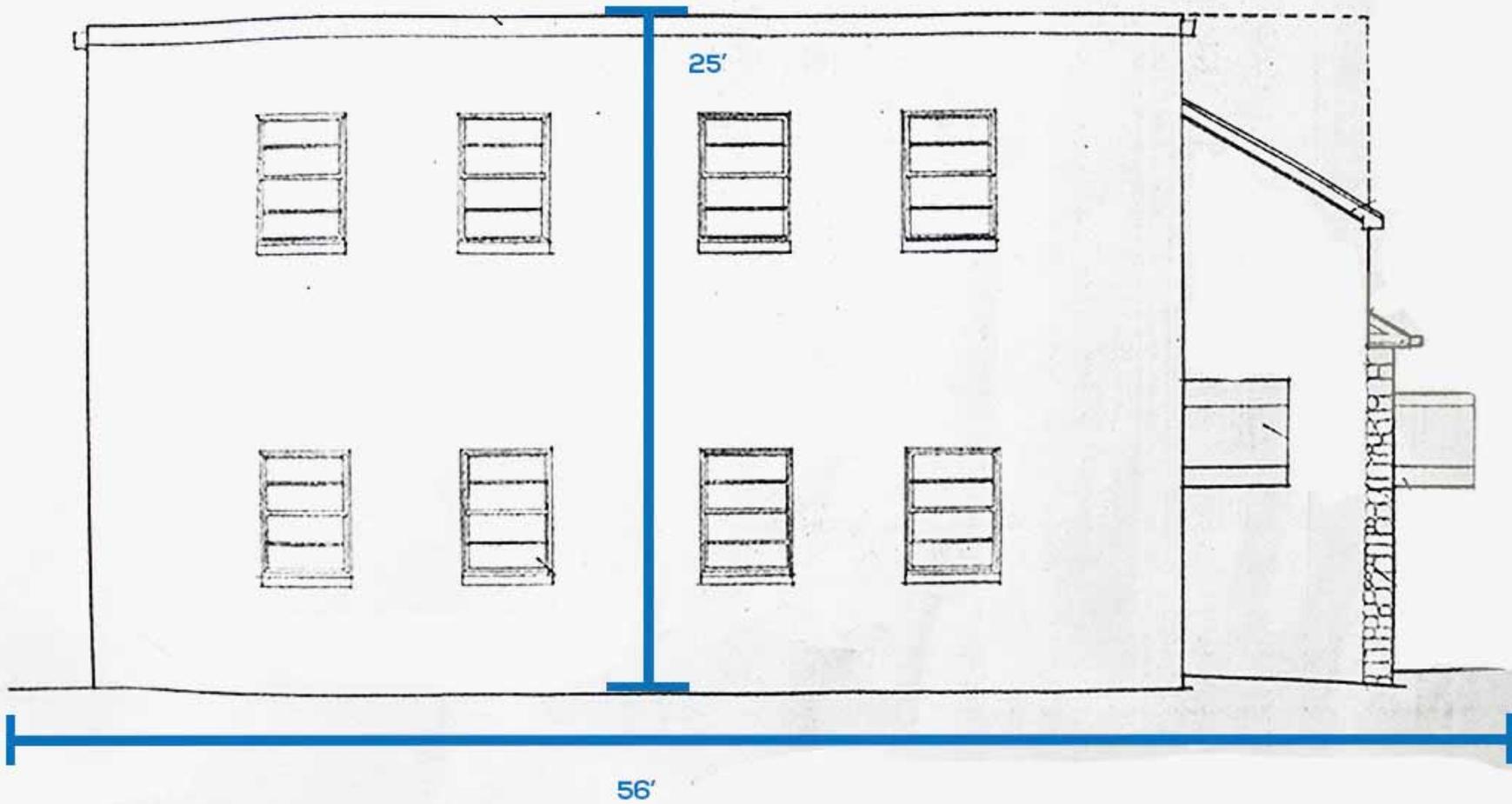
Spirea Plant (along
 west side inside
 fence)

Wrought iron fence and gate

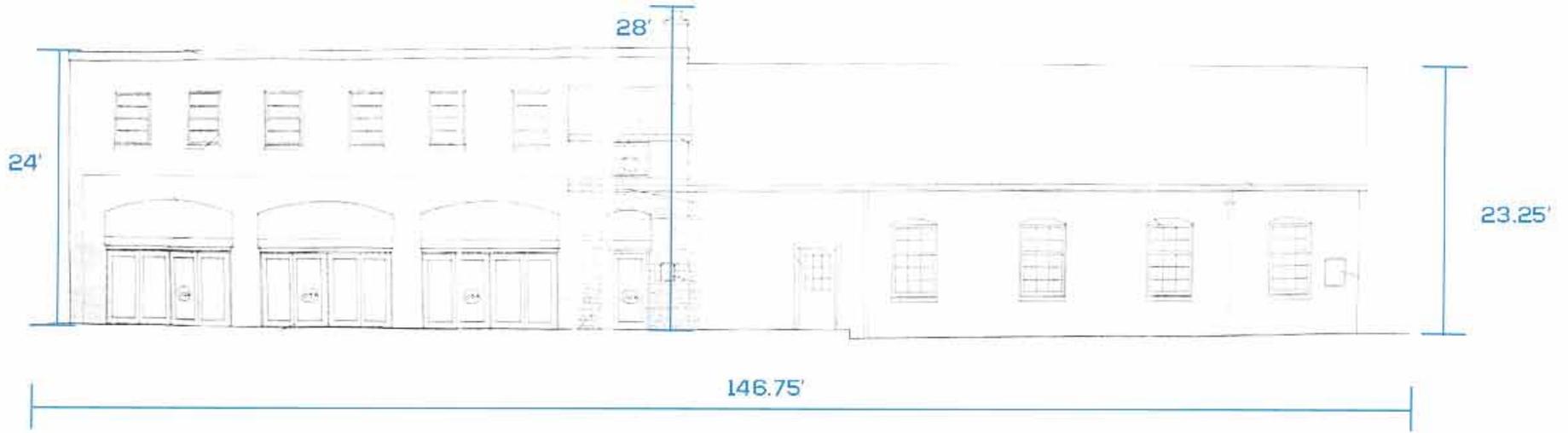


Pavers:
 Beacon Hill Flagstone

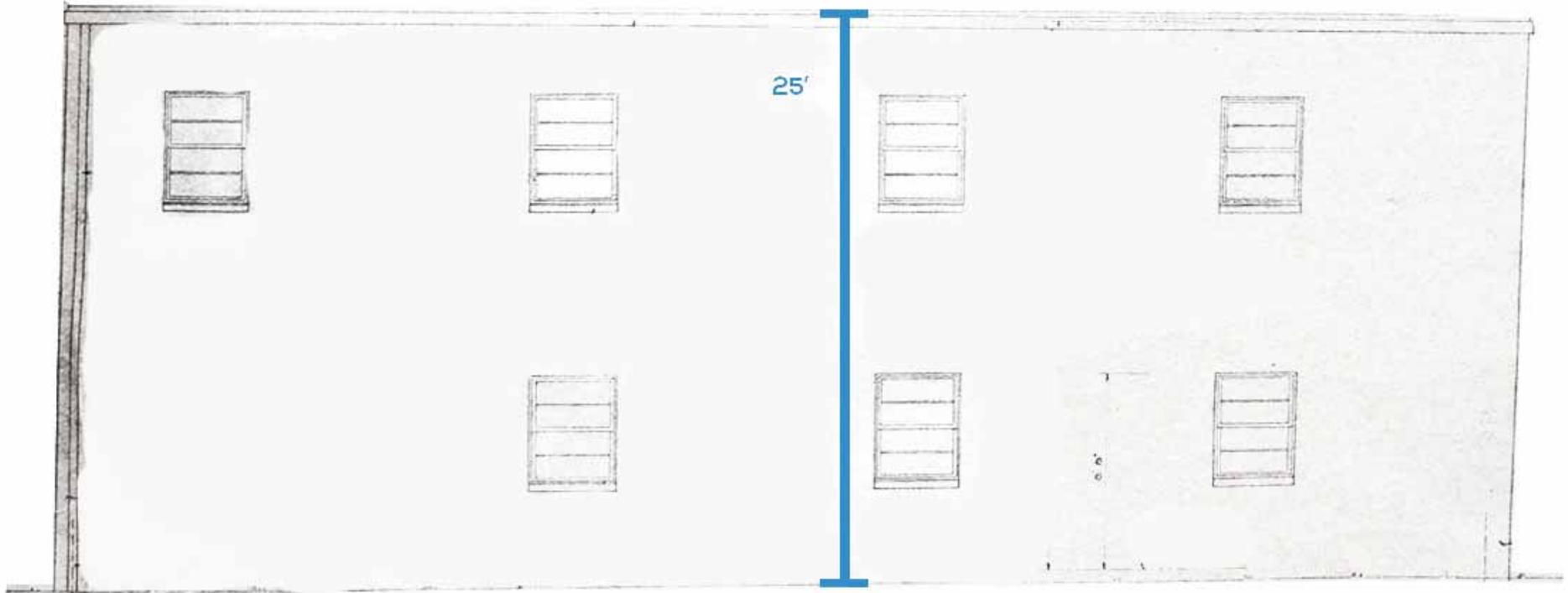




SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/10" = 1' - 0"



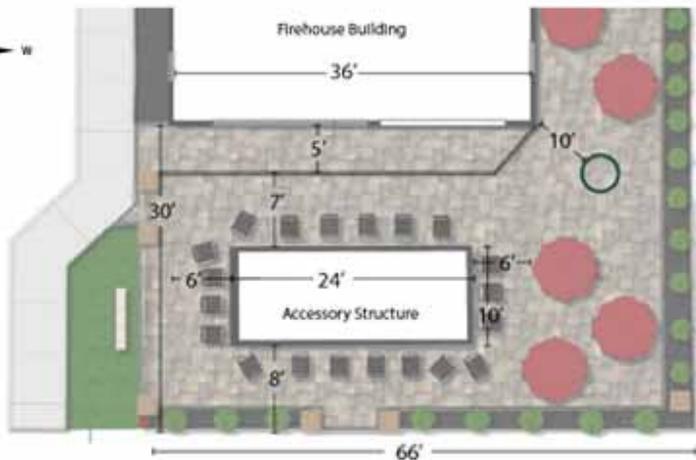
25'

61'

**WEST
ELEVATION**
1/4" = 1' - 0"



Front (Open)



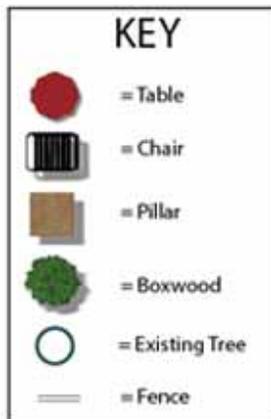
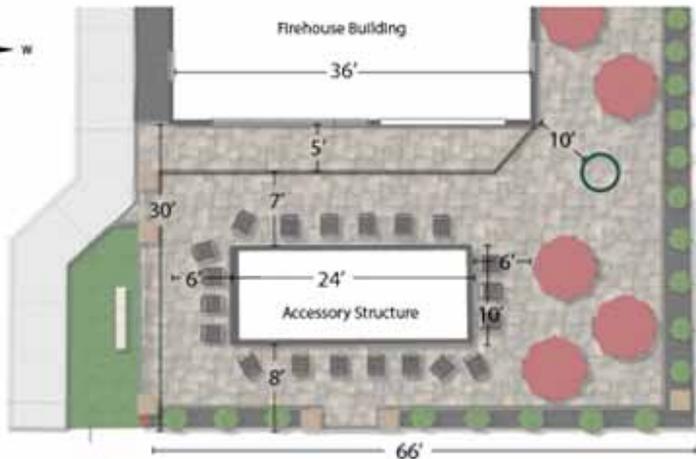
Height of Firehouse Building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



Front (Closed)



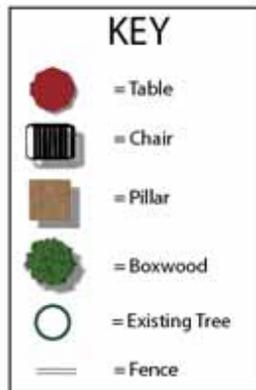
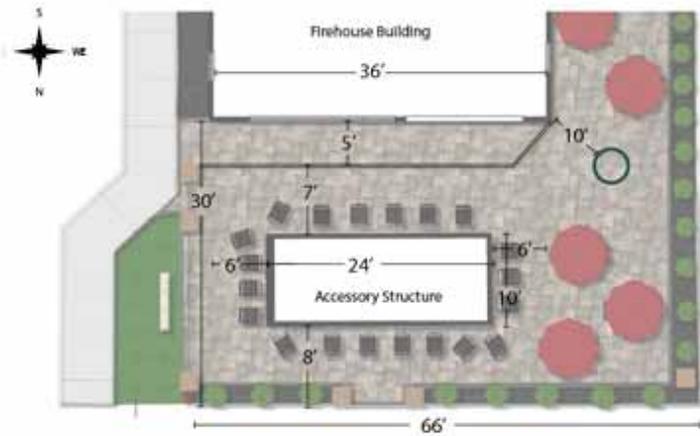
Height of Firehouse Building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



To Bridge Street (Open)



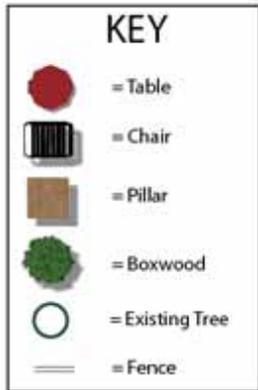
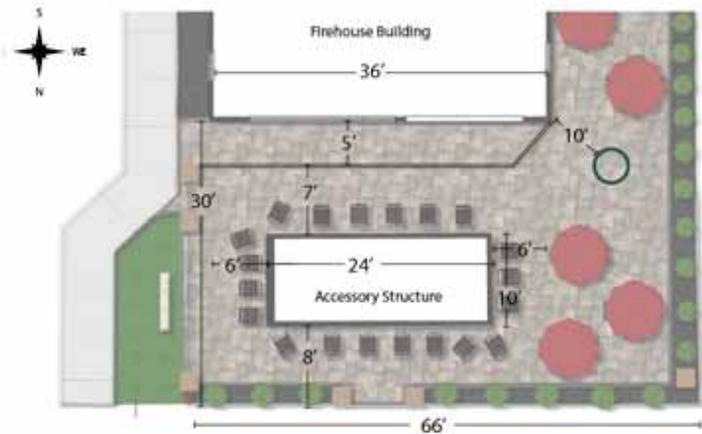
Height of Firehouse building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



To Bridge Street (Closed)



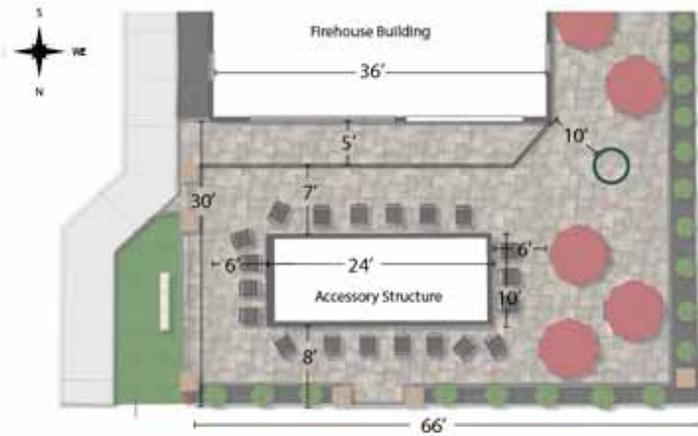
Height of Firehouse building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



Looking East down Bridge Street (Open)



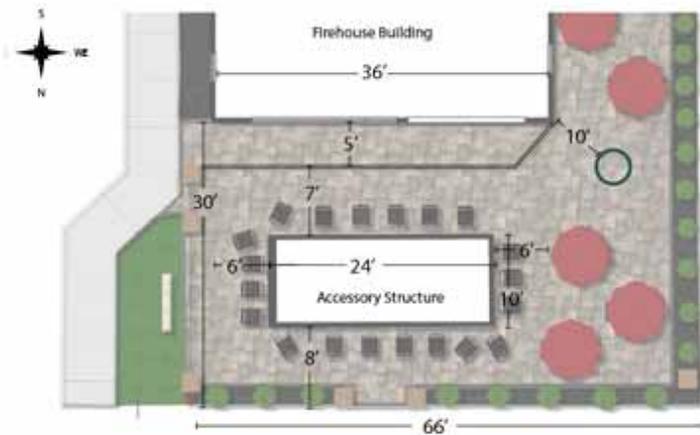
Height of Firehouse building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



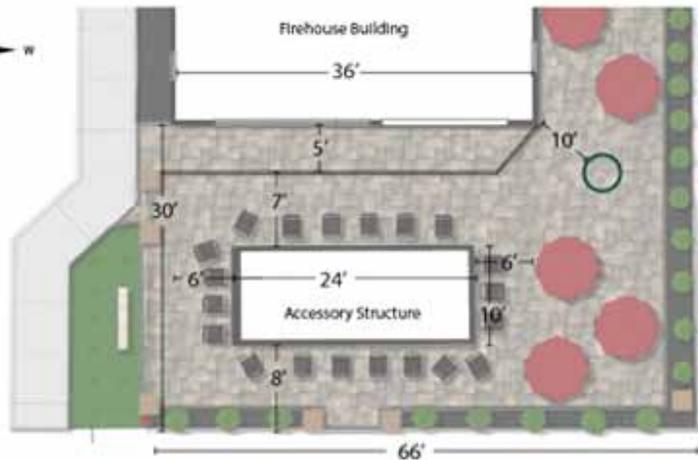
Looking East down Bridge Street (Closed)



Height of Firehouse building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



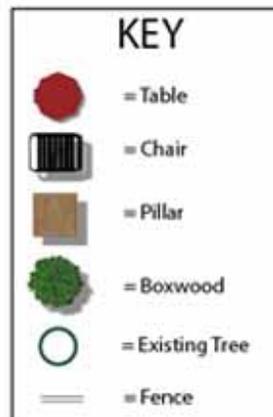
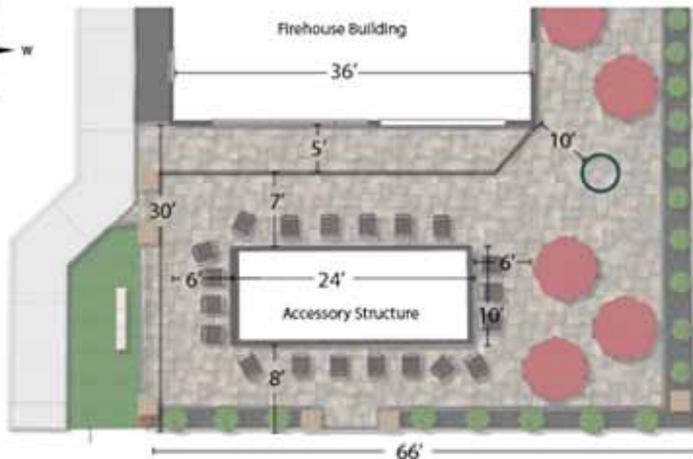
Height of Firehouse Building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



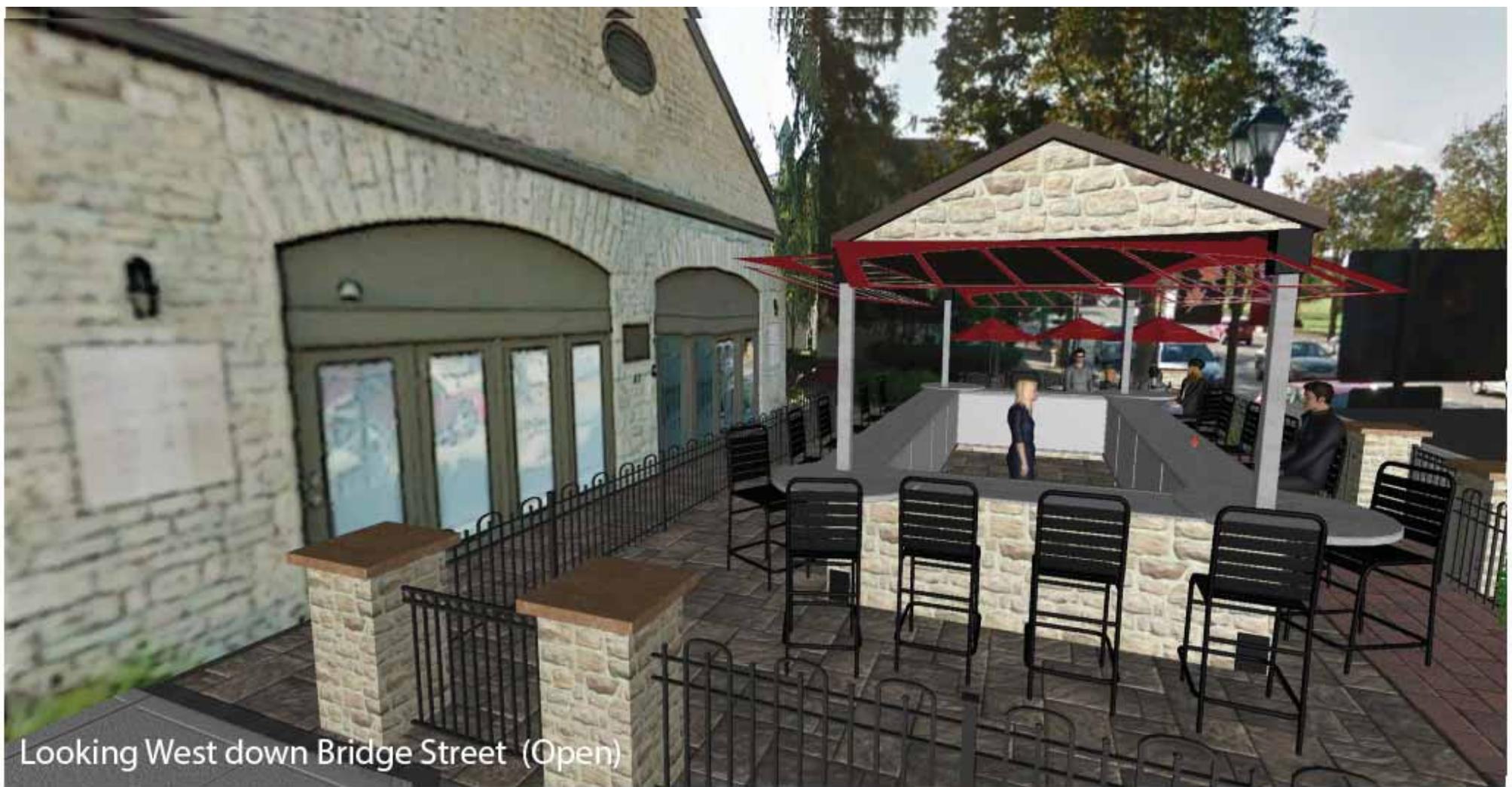
Looking East down Bridge Street (Closed)



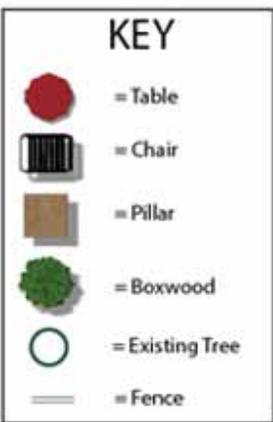
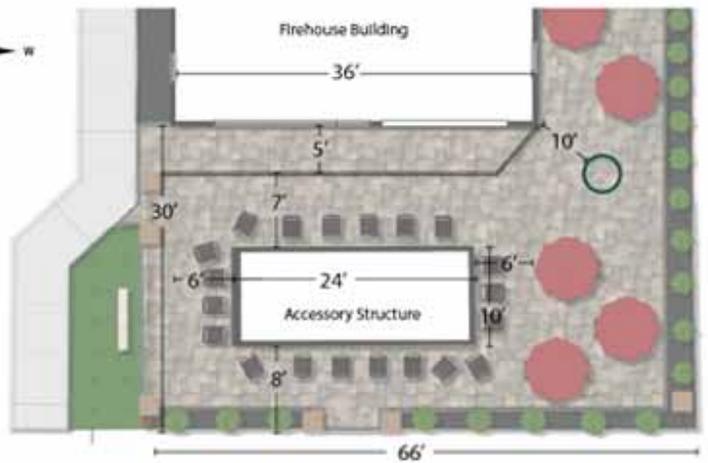
Height of Firehouse Building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



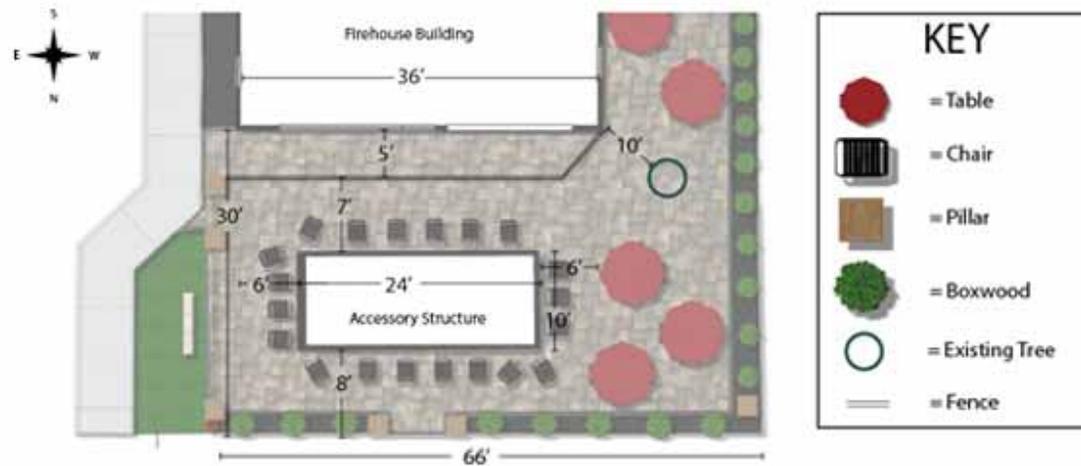
Looking West down Bridge Street (Open)



Height of Firehouse Building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



Height of Firehouse Building:
22.5'

Height of Accessory Structure:
12.5'

Height of Accessory Structure
does not exceed height of
lower trim on Firehouse
Building



To Bathroom



To Bathroom



To Bathroom