



RECORD OF DETERMINATION

Administrative Review Team

Thursday, June 8, 2023

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

**1. Remediation Trailer at 215 W. Bridge Street
23-019MPR**

Minor Project Review

Proposal:	Installation of a remediation trailer at an existing gas station on a 1.21-acre site zoned Bridge Street District, Historic Transition Neighborhood.
Location:	Southeast of the intersection with Corbin Mills Drive.
Request:	Review and approval of a Minor Project application under the provisions of Zoning Code §153.066.
Applicant:	Christopher Balough, Verdantas LLC
Planning Contact:	Zachary C. Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/23-019

Motion: Ms. Rauch motioned, Deputy Fire Marshal Hamilton seconded, to approve the Minor Project with four (4) conditions:

- 1) The applicant work with Staff to finalize the color of the fence;
- 2) The applicant work with Staff to ensure the location of fence posts do not impact the existing catch basin;
- 3) The applicant work with Staff to delineate all trench areas with the submittal of the site permit through Building Standards; and
- 4) The applicant work with Staff to assure proposed and existing utilities are appropriately spaced on the site.

Vote: 7 – 0

RECORDED VOTES:

Jennifer Rauch	Yes
Brad Conway	Yes
Jenna Goehring	Yes
Shawn Krawetzki	Yes
Heidi Rose	Yes
Michael Hiatt	Yes
Jake Stoll	Yes

Determination: This Minor Project was approved (7 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

Jennifer M. Rauch, AICP, Planning Director





RECORD OF DETERMINATION

Administrative Review Team

Thursday, June 8, 2023

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

**2. 4056 & 4070 W. Dublin-Granville Road
23-047MPR** **Minor Project Review**

Proposal:	Demolition of two, single-family homes with driveways and one detached garage on a 1.1-acre site zoned Bridge Street District, Office.
Location:	Northwest of the intersection with David Road.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
Applicant:	Sarah Wilson, EMH&T; Aaron Underhill, Underhill & Hodge, LLC; and Troy Kemelgor, Quiet Holdings, LLC
Planning Contact:	Taylor Mullinax, AICP Candidate, Planner I
Contact Information:	614.410.4632, tmullinax@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/23-047

Motion: Ms. Rauch motioned, and Ms. Goehring seconded, to approve the Minor Project for the demolition of two, single-family homes with five conditions:

- 1) The W. Dublin-Granville Road curb cut shall be removed and the vertical curb be restored to City Standards, subject to staff review and approval and finalized at demolition permitting;
- 2) The shared-use path be restored to City Standards, subject to staff review and approval and finalized at demolition permitting;
- 3) The applicant shall provide a Maintenance of Traffic Plan at demolition permitting, subject to staff review and approval;
- 4) The lot shall be returned to pre-development conditions, graded and seeded after demolition, and inspected after demolition permitting; and
- 5) The existing structures shall be demolished within one year of City Council’s approval of the Preliminary and Final Plats.

Vote: 7 - 0

RECORDED VOTES:

Jennifer Rauch	Yes
Brad Conway	Yes
Jenna Goehring	Yes
Shawn Krawetzki	Yes
Heidi Rose	Yes
Michael Hiatt	Yes
Jake Stoll	Yes



**3. 4056 & 4070 W. Dublin-Granville Road
23-047MPR**

Minor Project Review

Determination: This Minor Project Review was approved (7 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

STAFF CERTIFICATION

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Jennifer Rauch

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Jennifer M. Rauch, AICP
Planning Director

