

December 2, 2022

Mr. Zachary Hounshell, Planner II  
**City of Dublin Department of Planning**  
5200 Emerald Parkway  
Dublin, Ohio 43017

**Re: Valentina's Outdoor Speakers – Conditional Use Statement**

**PROJECT NAME:** Valentina's

**PROPOSED USE:** Restaurant

**ADDRESS OF APPLICATION:** 4595 Bridge Park Avenue, Dublin, Ohio 43017

**APPLICANT:** Lessee / Baltimore Corner Restaurant LLC  
c/o Cameron Mitchell Restaurants; Wayne Schick  
390 West Nationwide Boulevard  
Columbus, Ohio 43215

**AGENT:** Carter Bean  
J. Carter Bean Architect LLC  
4400 North High Street, Suite 401  
Columbus, Ohio 43214  
614-595-2285

**CONDITIONAL USE STATEMENT:** So as to assist in activating the streetscape as desired by the City, Landlord and Tenant, the applicant is requesting a conditional use permit to allow outdoor speakers within the exterior, west-facing patio area at Valentina's.

The use of said speakers will be limited to the hours of operation, not to exceed one (1) hour past closing, as follows: Monday – Thursday 10:00 a.m. – 11:00 p.m.; Friday – Saturday 10:00 a.m. – 12:00 a.m.; and Sunday 10:00 a.m. – 10:00 p.m.

The volume of the speakers shall be set to comply with the City of Dublin Noise Ordinance, such that 'plainly audible' sound from the speakers shall not extend beyond a 50-foot buffer from the patio space. Additionally, the Lease contains a 'quiet clause', which governs noise affecting Tenants.

Please note: Cameron Mitchell Restaurants utilizes speakers to play ambient music only, not television programs or sporting events. The same music is played throughout the restaurant, both inside and out, on one zone.

**SPEAKER SPECIFICATION:** Klipsch CA-525T; (4) units.

**SURROUNDING PROPERTY OWNERS:**

**North:** 273-012660  
BP CBLOCK 1&2 LLC

**South:** 273-012719  
BRIDGE PARK HOTEL LLC

**East:** 273-012669  
BRIDGE PARK BBLOCK LLC

**West:** N/A