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City of Dublin
Planning & Zoning Commission
5200 Emerald Parkway
Dublin, Ohio 43017

RE: 23-072INF - Penzone Live/Work Narrative

Thank you for your consideration of this project. We recognize that this is a somewhat unique request but we hope you would see the alignment and support of the Bridge Street District Code.

In the early 1980's Charles Penzone founded his salon business at Riverside Drive and Dublin Granville Road and then in the late 80's purchased this Dublin property with the vision to develop the first Grand Salon and Spa offering extensive services to the community. Mr. Penzone was a visionary leader with his innovative concept that sparked an industry of large full service salons and spas. The Dublin Grand Salon in the eighties received national attention including a visit by The Today Show to interview Mr. Penzone and find out more about this new concept he had created.

Finding enormous success in Dublin, The Charles Penzone Grand Salon concept flourished and led to multiple locations over the next few decades. The company continued to grow in its core business but also led to additional concepts focused on beauty, wellness and health and fitness. The Penzone organization is a thriving local business now led by its President Debbie Penzone.

In 2015 with a focus on re launching their brand the Penzones looked at multiple locations throughout Central Ohio and chose to come back to their roots and where it all started. They developed a new Grand Salon and Spa adjacent to the original Grand Salon building in Dublin in a prominent corner location on Village Parkway.

The new building has received much praise and recognition with architectural awards and also the designation of National Salon of The Year through professional organizations and publications. With the launch of the new salon, the original building was to be re developed into the corporate headquarters of the organization and is now currently going through a significant alteration to create enhanced spaces for company operations, training, social gathering for various philanthropic pursuits and also to share and display the art collection of the Penzones.

Debbie and Chuck Penzone currently reside in German Village, over 20 miles from the Penzone Dublin headquarters. They spend the majority of their time at the headquarters, training and managing a large staff of health and beauty professionals. They also have grown so fond of the renewal of the Dublin area and the wonderful offerings at Bridge Park and other successful developments nearby.



As Mr. Penzone has stepped back in his leadership role, Mrs. Penzone continues to champion the organization to a global power in the industry by the way she has fostered innovation and growth of the multiple facets of the business.

Throughout his career Mr. Penzone has cultivated his love of art, building a collection of many significant pieces and also cultivating his own skill as a creator. His many paintings are striking and bold and have garnered the attention of numerous connoisseurs and collectors.

In an effort to continue to develop the overall property, the Penzones are seeking to create a gallery residence as part of the master plan of the overall site. In addition to the Live Work dwelling, the next stage of development includes two additional buildings forward in the property offering office space for supportive industry organizations to the Penzone family of companies.

The two future buildings are planned to be Loft style structures of 2 and 3 stories with office functions in upper floors with lower level spaces available as retail, start ups for emerging professionals and other community engagement functions.

Along with the future buildings a corner pocket park is being considered to enhance the corner with an area for the extension of the public green spaces and walk path on Village Parkway. This concept intends to offer enhancement to the walkability of the area, an element of Dublin that The Penzones so enjoy.

The Gallery Residence is intended to remedy the long commute that The Penzones have, giving them the time on the site in their work environment and also within the community that they cherish. It is intended to offer a space for Mr. Penzone to develop and show his art while also offering a space for social gatherings and events with those in the community and guests visiting the headquarters.

Some of the key characteristics of the proposed concept are:

1. In the Sawmill Center Neighborhood and as proposed a two-story live-work dwelling as permitted by *Table 153.059-A: Permitted and Conditional Uses in BSD Districts* of the Bridge Street District Development Code. The ground floor will house a gallery, painting studio, office and meeting spaces, and the second floor will consist of the property owner's living space. The gallery and associated spaces will be operated by the residents and the use will be limited to no more than two non-resident employees per the guidelines set forth in *item (1)(c) of §153.059 (C)*.
2. The building is designed to follow the Loft building type requirements, permitted on the site per *Table 153.062-A*. The ground floor of the main volume is 12'-0" in height, whereas the gallery is approximately 14'-0" to allow for clerestory windows into the space. Visitor and staff parking is located southeast of the gallery and resident parking is located in the rear behind a privacy gate (*§ 153.062 (O) (4)*). The principal entrance is located facing the primary street façade of Village Parkway.
3. The exterior façade consists primarily of stone (natural veneer and smooth panels) and glass, with natural wood cladding as an accent. The roofs are proposed as flat per *§ 153.062 (O) (4) (PP)*. The character of the structure is designed to be harmonious with surrounding areas, as noted in the definition of a live-work dwelling in the zoning code (*§ 153.002 DEFINITIONS*).
4. Public walking path and green space are proposed along the street facades of the future buildings. Connecting to this path is a future pocket park at the corner of Village Parkway and Cooperstone Drive to add to the districts desire to create active and walkable destinations (*§ 153.058 BRIDGE STREET DISTRICT (BSD) DISTRICTS SCOPE AND INTENT (B) (5)*).



5. The dwelling portion of the building represents less than 30% of the overall area. It is a single sleeping room and not a multi bedroom residence.

We recognize this is a unique application and understand that a conventional single family residence is not permitted in the Sawmill Center Neighborhood district.

We also understand the intent of Live Work dwellings in the code possibly implies to be for multiple dwelling units but with the nature of this overall campus of buildings and first floor uses, we contend that with the intent of the code in mind, the concept of this building is truly a live work use, which is allowable in the district.

We ask that you thoughtfully consider this application and that you see the efforts of Mr. and Mrs. Penzone to continue to be a champion of Dublin through their pursuit of further enhancing and developing their property in support of their thriving businesses.

With regards,

Christopher Meyers AIA, NCARB, LEED AP
Principal Architect and Founding Owner