



Meyers+Associates
232 N. Third St., Ste. 300
Columbus, Ohio 43215

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

RE: Penzone Live-Work Dwelling Narrative

The Penzone's are seeking to create a gallery residence as part of the master plan of the overall site that currently includes the Grand Salon and their headquarters. The location of existing easements poses a unique challenge, dividing the property into smaller lots. As such, the live-work dwelling is situated along the west property line, allowing for the future development of commercial properties along Village Parkway. These properties would offer office space for supportive industry organizations to the Penzone family of companies.

The live-work dwelling is proposed as a two-story structure and 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 south 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.

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 one non-resident employee per the guidelines set forth in *item (1)(c) of §153.059 (C)*.

The exterior façade consists primarily of stone (natural veneer and smooth panels) and glass, with natural wood cladding as an accent, similar to the Grand Salon to the south. The roofs are proposed as flat per § 153.062 (O) (4) (PP) and the highest roof line sits at 26 feet above the ground floor elevation. 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). The overall design strikes a balance between residential charm and future commercial potential, respecting the zoning guidelines.

At the north corner of the property, we envision a public art park with sculptures thoughtfully set within the landscape to add to the districts desire to create active and walkable destinations (§ 153.058 *BRIDGE STREET DISTRICT (BSD) DISTRICTS SCOPE*). This open space design would also extend south to the future development along Village Parkway. With a mixture of greenery, well-defined walkways, and gathering spaces, these spaces would serve as a welcoming gateway to the campus. By carefully incorporating these elements, we aim to establish a balanced and inviting interface between the public and private realms of the site while also enhancing the walkability of the area.

With regards,

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