



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

Project Description

The Apothecary and Uncorked

30 & 32 S. High Street

October 30th, 2023

In review,

- This proposal was originally granted full Dublin ARB approval in 2018, including the requested partial demolition at 30 S. High and the removal of the accessory structures at 32 S. High.
- The current proposal was issued Dublin ARB Approval on December 15th, 2021.
- This current application is for Final Development Plan amendment as it relates to the removal of the proposed parking lot and related site improvements. In all, the restoration, renovation and construction portions of the project remain as initially submitted and approved.

Site Improvements:

Due to the costly efforts of constructing this parking lot, ramp and retaining wall, and associated tree replacement fees, this project would not be feasible with this added burden of providing on site parking.

Accessing the required parking lot has posed design challenges, the site falls significantly from High Street to Blacksmith Alley (+/- 14'). Further, code requires an ADA accessible route from the parking lot to the building entrance; in order to achieve this, a circuitous ramp would be required having landings and handrails to meet code. Further, to achieve the required grading, retaining walls would be required, as well as further rock excavation, grading and extensive tree removal in order to provide a code compliant parking lot and site access.

Since the initial ARB application and approval, permitting and bidding exercises, there have been numerous meetings, calls and correspondence with Dublin Building Department, Planning and Engineering, Washington Township Fire Department, the owners, the architects, and engineers to determine the Final Site Development plan as currently proposed with no parking lot. These efforts have been a great collaboration with the shared goal of saving these historic structures and preserving more of the fabric and character of the historic Bridge Street District.

In all only 3 street spaces will be utilized for local parking and instead the businesses are proposing to rely on public provided parking and foot traffic for their patrons. Two bicycle parking spaces are still proposed.