

## **PROJECT NARRATIVE:**

Describe the proposed demolition, outlining the basic scope and intent of the project:

**Proposing to demolish two existing buildings located on parcel #273-000053-00 as a part of constructing a new mixed-use development. The basic scope of this project was presented in the informal review and agreed upon as non-conforming to the community. The intention is to demolish the shed attached on the north side of the existing building located at 22 N High St. and the non-contributing and deteriorating garage located on Blacksmith Ln.**

Explain how the proposed demolition meets one of the review criteria requirements for the ARB listed in Section 153.176(J)(5)(b).:

**The proposed demolition meets two of the review criteria listed in Section 153.176(J)(5)(b).**

- 1. The structure contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.**
- 2. The location of the structures impedes the orderly development of the District, substantially interferes with the purposes of the District, and detracts from the historical character of its immediate vicinity; and the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity of the District.**

**Project Name:**

Demolition of existing shed & garage

**Project Address:**

16-22 N. High Street  
Dublin, OH 43017  
Dublin Historic District

**Owner:**

Jorge Luis Briones Mejia  
Papi Briones, LLC.  
3250 Henderson Rd.  
Columbus, OH 43220  
jorgeluis9873@gmail.com

**Project Phase:**

Concept Review

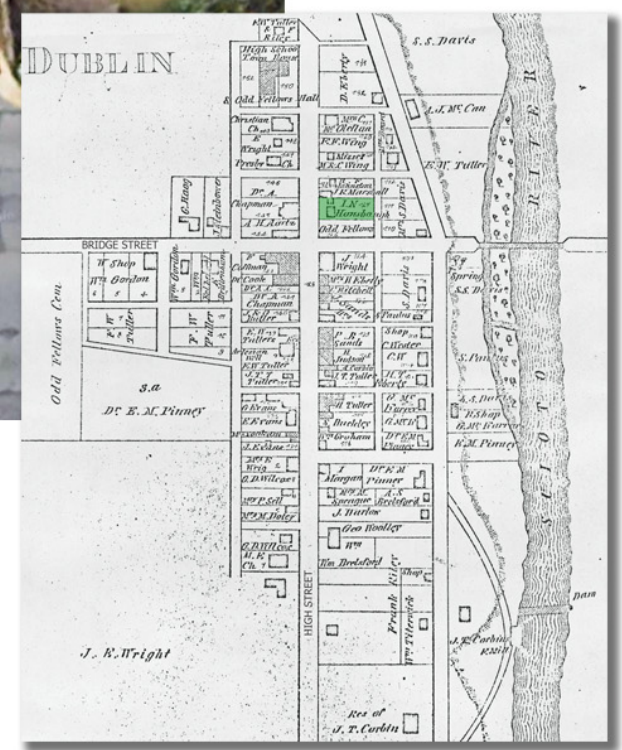
**Project Representative:**

Ann Adams,  
GRI, PSA, AHWD®, SFR, C2EX, REALTOR®  
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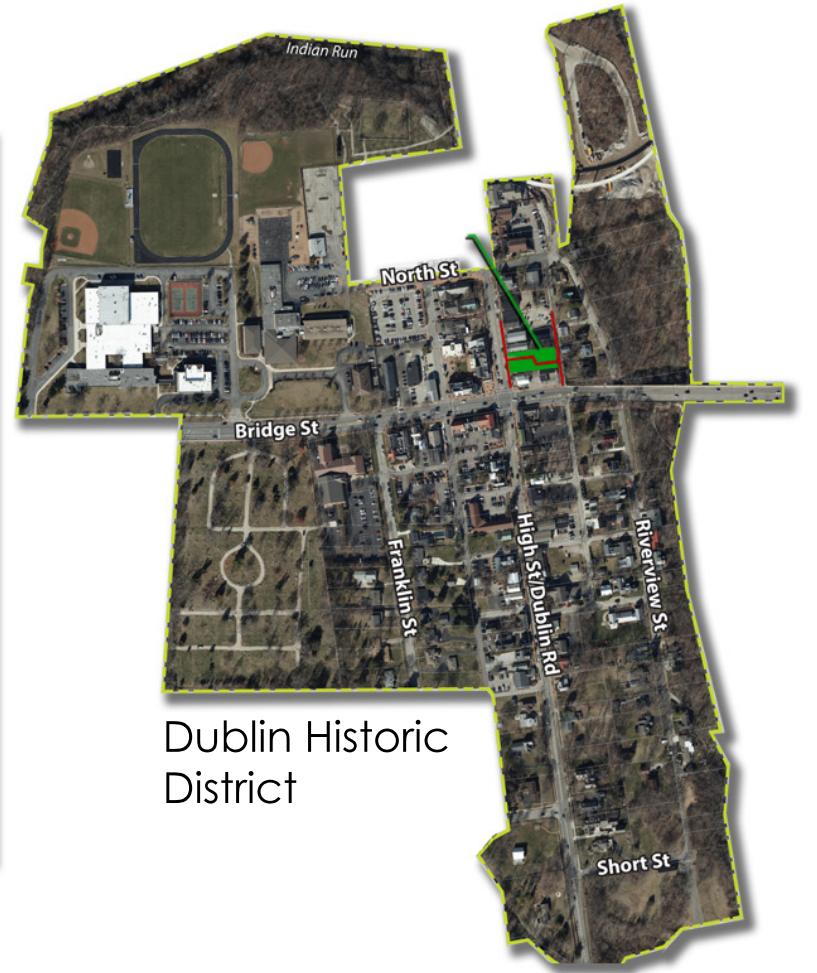
**Architect:**

Joseph A. Trepicone, AIA  
Trepicone + Associates Architects  
600 Stonehenge Parkway; Flr. 2  
Dublin, OH 43017  
614.358.4500  
jtrepicone@trepicone.com





Historical Map of Dublin (showing site)



Dublin Historic District





**Views to the East**







**Views to the South**







Views to the West







**View to the North**





## Notification of a new major construction by your CoHatch project in Dublin

Adams, Ann <ann.adams@cbrealty.com>

Mon 10/9/2023 12:34 PM

To: matt@cohatch.com <matt@cohatch.com>

Matt,


Good afternoon. I wanted to reach out once more to see if you saw my last email below from October 3rd? We are ready to start an application with the city of Dublin for an upcoming project, and it was requested to notify any residential parcels near the property of the project. Please let me know if you have seen my email and have any concerns?

All the best,



**ANN ADAMS**  
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**From:** Adams, Ann <ann.adams@cbrealty.com>

**Sent:** Tuesday, October 3, 2023 2:26 PM

**To:** matt@cohatch.com <matt@cohatch.com>

**Subject:** Notification of a new major construction by your CoHatch project in Dublin

Matt,

Hello. Good afternoon. I spoke with Rati Singh the planner for the city of Dublin. My client has a property at 16/22 N High St that he is looking to construct two family dwellings over an office space. We are planning to be meeting in November and are preparing for that informal meeting now. One of the items was to notify the residential neighbors about our plans. I saw Sarah Holt is working with you on your amazing project coming to the area, and that you are renovating the residential houses that are right behind my client's parcel. We did have an informal architectural meeting with Sarah along with a couple other board members last month to prepare us for the actual informal meeting with the board. Rati mentioned I could email you to notify you of my clients plans. I am helping with the project as well, so if you have any questions, please let me know. Right now, we are trying to compliment your exterior options with our project. This is going to be great to be working together in almost the same timeline to beautify the area and keep with the same historical charm. If you want to know more please let me know.


All the best,



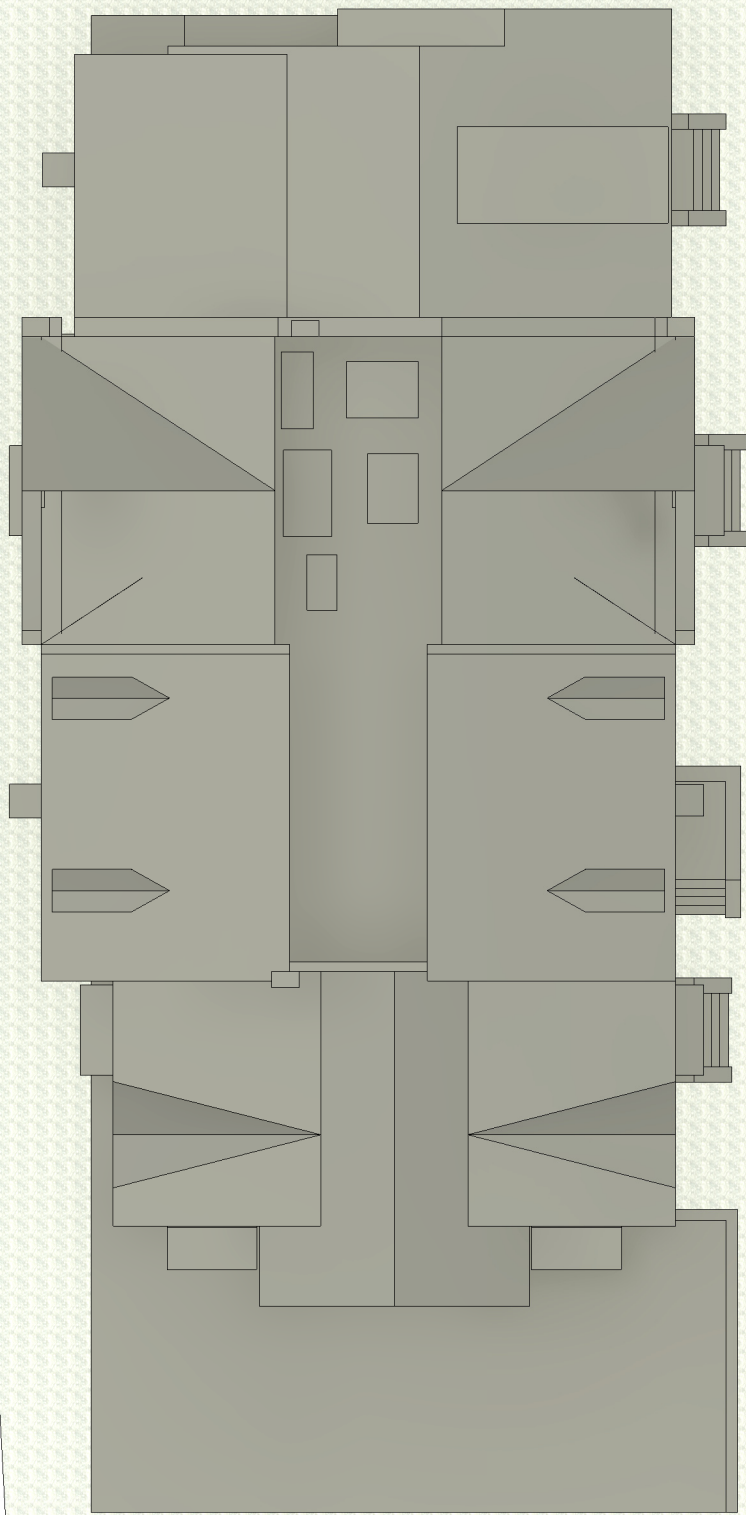


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Wing Hill Ln.

N. High St.

E. Bridge St.

N. Blacksmith Ln.

39.34'

Existing Building

28.63'

Existing Building

69.83'

+/-882sf  
(by removing attached shed)

166'

Existing dirt-floor shed  
to be demolished

Existing garage to  
be demolished

39.34'

28.63'

69.83'

811'

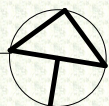
1,614sf from  
Auditor's site)

166'

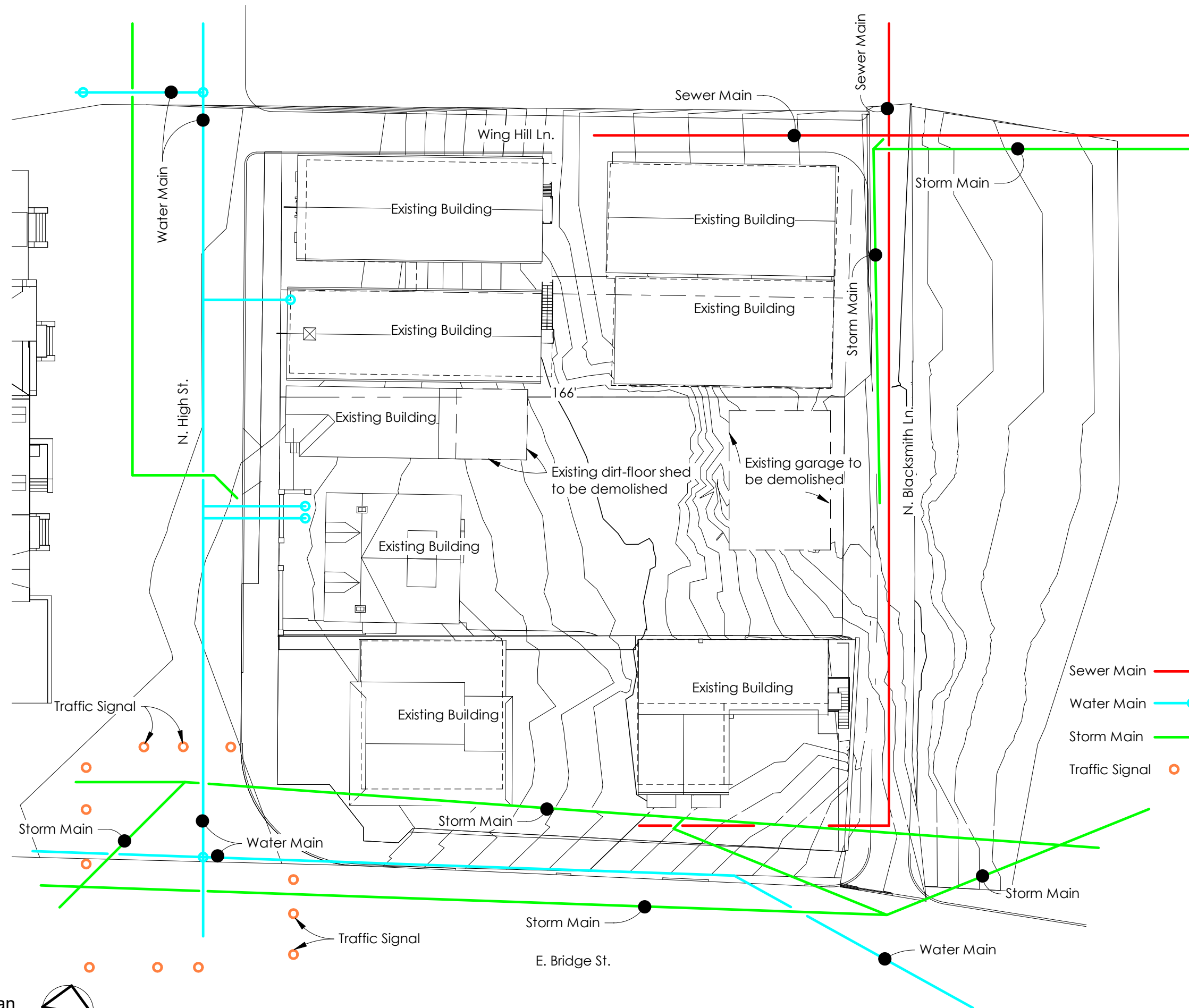
Existing Building

Existing Building

820'







- Sewer Main ———
- Water Main —○—
- Storm Main ———
- Traffic Signal ○

① Existing Utility Plan  
1" = 30'-0"

