

Parcel 273-012386 **Address** 35 S High St **OHI** FRA-2557-1

Year Built: Ca.1880	Map No: 116	Photo No: 1872-1876 (7/10/16)
Theme: Domestic/commercial	Historic Use: Single family house/doctor office	Present Use: Commercial
Style: Gabled-ell	Foundation: Stone	Wall Type: Frame/brick
Roof Type: Cross gable/slate	Exterior Wall: Stucco/board and batten	Symmetry: No
Stories: 2	Front Bays: -	Side Bays: -
Porch: Hipped roof porch supported by Doric columns	Chimney: None visible	Windows: 1-over-1

Description: The building has an irregular footprint from multiple additions. The core of the building is a two-story stucco gabled-ell residence, with a one-story office addition, clad in board and batten, on the south elevation. The roof of the original house is sheathed in slate, with imbricated patterns. An open shed-roof porch is on the façade ell, and is supported by Doric columns. A second enclosed porch is on the north elevation. Pedestrian entrances that feature transoms are within the façade porch, and on the office component. Windows are one-over-one sashes. A canted bay window is on the façade first story. A modern building behind the house is designed to look like a carriage house.

Setting: The building is located on the west side of S High St in the old village core of Dublin. West of the building is a parking lot.

Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: Y
Workmanship: Y Feeling: Y Association: Y

Integrity Notes: The building has good integrity, which is somewhat diminished by additions.

Historical Significance: The building is listed on the NRHP as part of the Washington Township MRA, is within the boundary and recommended contributing to the City of Dublin's local Historic Dublin district, and the NRHP-listed Dublin High Street Historic District. It is recommended to remain contributing to Historic Dublin and the recommended Dublin High Street Historic District, boundary increase.

District: Yes Local Historic Dublin district
National Register: Washington Township MRA /
Dublin High Street Historic District,
boundary increase

Contributing Status: Recommended contributing
Property Name: J. G. Butler Residence/ Dr. Henry
Karrer Residence and Office



35 S High St, looking southwest



35 S High St, rear modern building, looking northwest

OHIO HISTORIC INVENTORY

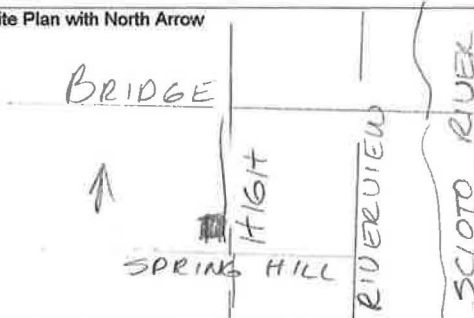
THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2557-1		2.County FRA		4.Present Name(s) <input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2557-1 FRANKLIN J.G. BUTLER RES. / DR. KARRER RES. & OFFICE 35 S. HIGH ST.
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) J.G. Butler Residence/Dr. Henry Karrer Res. and Office				
Roll No. Picture No.(s) 1 7						
6.Specific Address or Location 35 S. High Street		16. Thematic Association(s) architecture, 19th c.		28. No. of Stories 2		FRANKLIN J.G. BUTLER RES. / DR. KARRER RES. & OFFICE 35 S. HIGH ST.
6a. Lot, Section or VMD Number		17. Date(s) or Period C. 1880s	17b. Alteration Date(s)	29. Basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity Dublin		18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material stone		
8. Site Plan with North Arrow 		18a. Style of Addition or Elements(s)		31. Wall Construction brick		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319810 4440600 Zone Easting Northing		19. Architect or Engineer		32. Roof Type & Material gable/asp.shingle		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object		19a. Design Sources		33. No. of Bays Front 3 Side 2		
11. On National Register? Yes		12. N.R. Potential?		34. Exterior Wall Material(s) stucco		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		35. Plan Shape L		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)		20. Contractor or Builder		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)		
		21. Building Type or Plan gabled ell		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
		22. Original Use, if apparent residence		38. Building Dimensions		
		23. Present Use commercial		39. Endangered? No By What?		
		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		40. Chimney Placement gable end/interior		
		25. Owner's Name & Address, if known		41. Distance from and Frontage on Road		
		26. Property Acreage		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Simple gabled ell form with octagonal projecting bay, box cornice with returns, one-over-one windows and a porch with simple columns. A small office addition is located in the southeast corner with additions on the north side and the rear, as well.		
		27. Other Surveys in Which Included National Register 4/79		43. History and Significance (Continue on reverse if necessary) Built c. 1880, the land was owned by J. G. Butler at approximately that time. Dr. Henry Karrer used this as his home and office when he began his medical practice in Dublin in 1935. It is a good example of late 19th century vernacular architecture in Dublin.		
		44. Description of Environment and Outbuildings (See #52) Situated on a landscaped corner lot in the center of Old Dublin. A brick sidewalk is located in front and two garages are located at the rear of the lot.		46. Prepared by Basset/Recchie		
		45. Sources of Information OHI 8/76; owner in 1976; 1872 Atlas of Franklin County; Shanachie Historical Magazine, Vol.II, Spring 1985,		47. Organization BDR&C		
				48. Date Recorded in Field 8/76		
				49. Revised by N.Recchie		
				50. Date Revised 3/03		
				50b. Reviewed by		



City of Dublin

Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

AUGUST 24, 2016

The Architectural Review Board took the following action at this meeting:

**1. BSD HC – Building Modifications
16-059ARB-MPR**

**35 S. High Street
Minor Project Review**

Proposal: To paint the exterior on the original two-story portion of an existing commercial building located on the west side of South High Street at the intersection with Spring Hill.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code §154.066 and §153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Tom Bassett

Planning Contact: JM Rayburn, Planner I; (614) 410-4653, jrayburn@dublin.oh.us

MOTION: Mr. Munhall moved Mr. Musser seconded, to approve a Minor Project Review with no conditions.

VOTE: 5 - 0

RESULT: This request for a Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION



JM Rayburn, Planner I



Planning

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fax 614.410.4747

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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

AUGUST 24, 2016

AGENDA

1. **BSD HC – Building Modifications** **35 S. High Street**
16-059ARB-MPR **Minor Project Review (Approved 5 – 0)**

2. **BSD HR** **73 S. Riverview Street**
16-049ARB **Demolition (Approved 5 – 0)**

3. **Presentation - History of Dublin**
Tom Holton, Dublin Historical Society

The Chair, David Rinaldi, called the meeting to order at 6:33 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox, Thomas Munhall, Everett Musser, and Shannon Stenberg. City representatives were: Jennifer Rauch, JM Rayburn, and Laurie Wright.

Administrative Business

Motion and Vote

Ms. Fox moved, Ms. Stenberg seconded, to accept the documents into the record. The vote was as follows: Mr. Musser, yes; Mr. Munhall, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; and Ms. Fox, yes. (Approved 5 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board during this meeting.

1. **BSD HC – Building Modifications** **35 S. High Street**
16-059ARB-MPR **Minor Project Review**

The Chair, David Rinaldi, said the following application is a request to paint the exterior on the original two-story portion of an existing commercial building on the west side of South High Street at the intersection with Spring Hill. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §154.066 and §153.170 and the *Historic Dublin Design Guidelines*.

JM Rayburn presented an aerial view of the site and the front elevation of the building. He said the intent is to paint the stucco on the original two-story portion of the building a darker color of Westchester Gray. He said the remainder of the structure will remain Roycroft Gray, which is lighter shade of gray. He explained the Ohio Historic Inventory establishes the date of construction for 35 S. High Street as circa 1880. Based upon this, he said the proposed color scheme with a darker color for the main structure meets the intent of the *Guidelines*.

Mr. Rayburn said approval is recommended with no conditions.

Tom Bassett, the applicant, provided the Board with paint samples. He said they are adding new wood windows and will have white trim.

David Rinaldi asked if any analysis had been conducted to see what the original paint color was. Mr. Bassett explained the building was a wood structure and originally had wood siding but about the 1940s, it was covered in stucco so it is hard to tell what the original color may have been.

Motion and Vote

Mr. Munhall moved, Mr. Musser seconded, to approve a request for the Minor Project Review. The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Ms. Fox, yes; Mr. Musser, yes; and Mr. Munhall, yes. (Approved 5 – 0)

2. BSD HR 16-049ARB

73 S. Riverview Street Demolition

~~The Chair, David Rinaldi, said the following application is a request for the demolition of an existing single-family residence for a property at the southeast corner of South Riverview Street and Eberly Hill Lane. He said this is a request for a reconsideration, review, and approval of a Demolition under the provisions of Zoning Code §153.170-6 and the *Historic Dublin Design Guidelines*.~~

~~JM Rayburn stated this is a reconsideration of a previously denied application for the demolition of this historic structure. He presented an aerial view of the site and the site layout that shows a single-family residence set back approximately 20 feet from Eberly Hill Road and approximately 25 feet from South Riverview Street and a detached two-car garage, approved for demolition, along the rear property line in the northwestern corner of the site. He presented more elevations of the residence.~~

~~Mr. Rayburn said the Board reviewed this request on July 27, 2016, and denied the request for the residence demolition based on the determination that not all required criteria were met. He said the Board requested additional information to address rehabilitation potential of the historic property. He said the applicant provided additional information regarding costs for:~~

- ~~✓ Foundation and walls~~
- ~~✓ Chimney repair~~
- ~~✓ Window replacement~~
- ~~✓ Structural movement~~
- ~~✓ Sanitation and mold removal~~
- ~~✓ Overall renovation~~

~~Mr. Rayburn said a site visit was conducted.~~

~~Mr. Rayburn explained the applicant has requested the Board move to reconsider this application as the applicant has provided additional information (as stated above) to be reviewed. He said The Rules and Regulations of the Architectural Review Board permit the reconsideration of a previously considered application by its own motion or for a good cause shown. He noted any member who voted on the prevailing side (denial of the demolition request) may move to reconsider any action of the Board, provided that such a motion is made no later than the second regular meeting after the original action from which reconsideration is being requested. He said reconsideration shall be granted by a majority vote of the members in attendance after a determination that there are new facts or a change in circumstance from the original decision.~~



City of Dublin
Land Use and Long Range Planning
 5800 Shier Rings Road
 Dublin, Ohio 43016-1236
 phone 614.410.4600
 fax 614.410.4747
 www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 1, 2012

The Administrative Review Team made the following determination at this meeting:

3. BSC Historic Core District – Temptations Yarn – Site & Architectural Modifications
12-077ARB-MPR **35 South High Street**
Minor Project Review

Proposal: Architectural modifications to an Existing Structure including a 450-square-foot addition to a retail establishment at the northwest corner of the intersection of High Street and Spring Hill in the BSC Historic Core District.

Request: This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: James Thomas Bassett, property owner, represented by Heidi Bolyard

Planning Contact: Jeannie Martin, ASLA, Landscape Architect

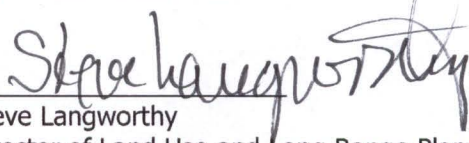
Contact Information: (614) 410-4650; jmartin@dublin.oh.us

DETERMINATION: To recommend approval to the Architectural Review Board of this application for Minor Project Review as submitted, with the following four Administrative Departures:

- 1) Roof Type: To permit a flat roof in the Historic Core
- 2) Building Material: To permit the use of stucco as a primary building material
- 3) Transparency: To permit the non-street ground story transparency along the north building elevation to be 10%, the street façade upper story transparency along the east building elevation to be 23%, the non-street façade upper story transparency along the north and south building elevations to be 0% and 6%
- 4) Setbacks: To permit a fence to be located within the side yard setback

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


 Steve Langworthy
 Director of Land Use and Long Range Planning
 Administrative Review Team Chair

Determinations

2. **12-079ARB-MPR – BSC Historic Core District – ReMax – Signs – 106 South High Street**

Jonathan Lee said this is a request to install a 4-square-foot projecting sign and a 3.7-square-foot window sign for an office located at the southeast corner of the intersection of South High Street and Pinney Hill Lane in the BSC Historic Core District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Lee said the new sign will be placed on the existing post and bracket, which has a 5-foot, 1-inch clearance to the bottom of the proposed sign. He said the post height was previously approved by the Architectural Review Board because there are shrubs directly below the sign, and therefore the sidewalk will not be obstructed. He noted that an Administrative Departure is requested because the proposed sign is located more than 6 feet from the principal entrance, although that reflects an existing condition. He said the proposal meets all of the applicable review criteria.

Rachel Ray said that normally the projecting sign would be located closer to the main entrance building; in this instance the existing sign, which was previously approved by the Architectural Review Board, will be used.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He concluded that the Administrative Review Team would make a recommendation of approval as submitted to the Architectural Review Board of this Minor Project Review application, with one Administrative Departure:

- 1) That the projecting sign be permitted to be located 11 feet north of the front entrance where the existing sign bracket is installed, instead of within 6 feet as required by Zoning Code Section 153.065(H)(7).

Mr. Langworthy stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Thursday, November 15, 2012.

3. **12-077ARB-MPR – BSC Historic Core District – Temptations Yarn – Site & Architectural Modifications – 35 South High Street**

Jeannie Martin said this is a request for architectural modifications to an Existing Structure including a 450-square-foot addition to a retail establishment at the northwest corner of the intersection of High Street and Spring Hill in the BSC Historic Core District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin described the proposed building addition and its location on the site. She stated that this application also includes three building-mounted signs, in addition to Waivers to the building material, roof type, side yard setback, and transparency requirements of the Code. She noted that the Architectural Review Board has the authority to review these Code requirements and make a determination on a case-by-case basis whether these requirements are appropriate to individual applications. She said that the proposed setback Waiver is to permit a fence along the north side property line to prevent pedestrians from cutting through the property.

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Architectural Modification
Temptations Yarn
35 S. High St

Ms. Martin said the site plan includes a walkway, foundation, plantings and proposed fence off of the carriage house and exterior rear ADA entrance. She said the north side of the façade has no openings, either windows or doors, as a result of Building Code requirements. She said Planning has determined that the flat roof and the proposed stucco material on the addition are in character with the Existing Structure.

Heidi Bolyard, representing the applicant, said an ADA ramp will be added to the rear entrance and the floor has been dropped to eliminate a long ADA ramp.

Ray Harpham asked if occupancy will be less than 49 patrons. Ms. Bolyard said yes.

Mr. Harpham asked if there will be an elevation change on the inside of the building. Ms. Bolyard said yes.

Dan Phillabaum inquired about the foundation material. Ms. Bolyard replied that the foundation would be block.

Mr. Phillabaum asked how much of the foundation will be exposed. Ms. Bolyard said approximately eight inches will be exposed.

Ms. Martin said there will be boxwood and ivy planted on the north and west sides of the addition, which will partially conceal the block.

Steve Langworthy asked how a flat roof is architecturally appropriate for this structure.

Ms. Bolyard said adding another pitched roof would make the building convoluted and would potentially block existing windows, and they felt that the flat roof would be appropriate as an addition and a secondary building element.

Fire Chief Alan Woo asked if the entry at the southwest corner is a designated exit. Mr. Harpham said it will be an exit, but the main exit is located in the front of the building.

Mr. Woo inquired about the amount of illumination around the rear exit and if the fence has an exit point which can be used in the case of an emergency. Mr. Harpham said one footcandle of lighting is required between the exit and the right-of-way.

Ms. Bolyard said anyone can enter or exit through the proposed gate. Ms. Martin said the property is well lit from Spring Hill. Mr. Langworthy said the lighting will be checked to ensure it creates a safe environment for pedestrians at building permitting.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He explained the Administrative Review Team would make a recommendation of approval as submitted to the Architectural Review Board of this Minor Project Review application and that this proposal would be reviewed by the Architectural Review Board on November 15, 2012.

~~4. 12-063ARB-BPR – BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment – Demolition and Basic Plan Review – 40 Blacksmith Lane – 53 North Riverview Street~~

~~Steve Langworthy said this is a request for a recommendation of approval to the Architectural Review Board of the demolition of six existing residential structures located on the west side of North Riverview~~

12-077ARB-MPR
Architectural Modification
Temptations Yarn
35 S. High St

2. 12-078MPR – BSC Commercial District – Shoppes at River Ridge – The Pint Room – Site & Architectural Modifications – 4415 West Dublin-Granville Road

Rachel Ray said this is a request to replace an existing window for a service door and reconfigure an existing patio area for a new eating and drinking facility in the Shoppes at River Ridge shopping center. She said this is a request for Minor Project Review in accordance with Zoning Code Section 153.066(G).

Ms. Ray said the applicant plans to remove the two existing patio fences for the Bruegger's Bagels outdoor dining area and the outdoor dining area for the previous restaurant that occupied the tenant space. She said that the new patio area will be approximately 500 square feet. She said the Bridge Street Code has use specific standards stating that the patio furniture must be consistent with the standards for outdoor dining furniture and not contain any logos or advertising. She presented photos of the existing building and pointed to the service area on the west side elevation. She noted that the applicant is proposing to replace one of the existing windows with a new service door, and the plans confirm that the trim around the new entry will match the existing window trim. Ms Ray stated that approval is recommended with the following two conditions:

- 1) That the applicant repair the sidewalk where the existing fencing is removed, and obtain Administrative Review Team approval prior to installing any new patio fencing for adjacent tenants; and
- 2) That the applicant submit outdoor dining furniture specifications, subject to Planning approval.

Ms. Ray asked the applicant and ART members if they had any questions or concerns regarding the recommended conditions.

Dan Phillabaum inquired if the windows in the kitchen will be tinted.

Keith Moreland, The Pint Room, said the intent is to add film to the windows identical to what is currently in the sprinkler room. Steve Langworthy suggested adding a condition requiring the use of the same film.

Mr. Langworthy confirmed that Mr. Moreland agreed to the three conditions. He confirmed that the Administrative Review Team members had no further comments on this application and stated that this request for Minor Project Review had been approved with three conditions:

- 1) That the applicant repair the sidewalk where the existing fencing is removed, and obtain Administrative Review Team approval prior to installing any new patio fencing for adjacent tenants;
- 2) That the applicant submit outdoor dining furniture specifications, subject to Planning approval; and
- 3) That the service door use black window tinting film to match the existing windows.

Introductions

3. 12-077ARB-MPR – BSC Historic Core District – Temptations Yarn – Site & Architectural Modifications – 35 South High Street

Jeannie Martin said this is a request for architectural modifications to an Existing Structure including a 450-square-foot addition to a retail establishment at the northwest corner of the intersection of High

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Architectural Modification
Temptations Yarn
35 S. High St

Street and Spring Hill in the BSC Historic Core District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin described the proposed building addition and its location on the site. She added that this application also includes three building-mounted signs, in addition to Waivers to the building material, roof type, side yard setback, and transparency requirements of the Code. She noted that the Architectural Review Board has the authority to review these Code requirements and make a determination on a case-by-case basis whether these requirements are appropriate to individual applications. She said that the proposed setback Waiver is to permit a fence along the north side property line to prevent pedestrians from cutting through the property.

Steve Langworthy inquired if the proposed fence would result in the sidewalk from the adjacent restaurant's rear entrance being fenced on both sides. Ms. Martin said the proposed fence will be a three foot picket fence with a gate permitting access to the adjacent parcel, whereas the "fencing" on the north side of the sidewalk is actually a service structure screen.

Barb Cox said the plans do not show that the sidewalk is to be removed. She said removal of the sidewalk may result in a loss of pedestrian connectivity from the rear of the building to the High Street sidewalk if the walkway is removed.

Heidi Bolyard, representing the applicant, said the fence is intended to discourage pedestrians from cutting through the adjacent property, and the brick walkway will be removed.

Jeff Tyler noted that egress requirements will need to be met, which may have some impact on the walkway locations.

Ms. Bolyard said the new sidewalk will lead to the parking lot.

Mr. Langworthy asked why a Waiver is necessary for the proposed flat roof.

Dan Phillabaum said there is no historic precedent for flat roofs in the Historic District, since most of the historic structures have pitched roofs.

Ms. Bolyard said the purpose of the flat roof is to avoid covering windows on the main structure with a roof pitch.

Mr. Phillabaum said that the roof type requirements were generally for new structures and significant additions, whereas the proposed addition is more of a minor addition and secondary architectural element, which the Architectural Review Board may find appropriate for a flat roof.

Mr. Langworthy confirmed with Ms. Martin that the proposed use of stucco is consistent with the Existing Structure.

Ms. Martin said the Waiver request for transparency is due to the proximity of the proposed addition to the existing Dublin Village Tavern next door. She explained that no windows are proposed on the north side elevation because of a Building Code limitation.

Mr. Tyler said the walls would need to be fire rated. He inquired how the addition will be used.

Ms. Bolyard said the proposed addition is intended to be used as a meeting room, mainly for group knitting and some display area.

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Architectural Modification
Temptations Yarn
35 S. High St

Mr. Tyler asked what the occupancy load will be. Ms. Bolyard said she will confirm the proposed occupancy.

Ms. Cox inquired about the proposed site drainage. She said draining the downspouts into the flower beds may be acceptable. She said there is no drainage on the sidewalk in the low lying area, and filling the area with concrete may create more of a low spot. She said there are no storm drains in the area, so the downspouts will need a place to outlet. She suggested disconnecting the downspouts into splash blocks in the landscape beds.

Mr. Langworthy asked how that should be documented. Ms. Cox said that the building permit plans should be noted accordingly.

Ms. Cox inquired about where the air conditioner will be relocated and the removal of the cellar doors.

Ms. Bolyard said doors will be built into the floor, currently the cellar doors provide the only access to the basement for the entire building.

Ray Harpham inquired about the asphalt shingles noted on the plans.

Ms. Bolyard said there will be a few shingles placed where the roof slopes to tie in the new roof with the existing roof.

Mr. Tyler asked how the shingles will be visible.

Ms. Bolyard said they will not be very visible.

Mr. Harpham encouraged using an ice dam rather than asphalt shingles over a rubber roof.

Mr. Harpham asked about the relationship of the new floor to the existing surface. Ms. Bolyard said it will have a step down.

Mr. Harpham said the entrance will need to be handicap accessible; one-foot of step-down is equal to twelve-feet of ramp. He said there may be an occupancy issue for the meeting area; he said that based on the building code occupancy calculations, the space will hold eighty people, which will create an issue with the number of exits provided.

Mr. Harpham said if the occupancy is fifty or more there must be a second door which is handicap accessible. Mr. Tyler suggesting making the new entrance handicap accessible.

Ms. Martin said two additional parking spaces will be required due to the addition, and there are two on-street parking spaces directly in front of the building that may be counted toward the required parking.

Ms. Cox asked if an additional handicap space will be required. Mr. Tyler said one space is sufficient.

Ms. Martin confirmed that there were no further questions or comments on this application, and she asked the Administrative Review Team (ART) members to send any comments or recommendations to be incorporated into the ART report next week.

Rachel Ray said the ART recommendation date for this case is November 1 and Architectural Review Board determination is scheduled for November 15.



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

FEBRUARY 23, 2005

The Architectural Review Board took the following action at this meeting:

2. Architectural Review Board – 05-011ARB – 35 & 39 South High – Bassett Property

Location: 0.25-acre site located at the northwest corner of South High Street and Spring Hill.

Existing Zoning: CB, Central Business District.

Request: A 375-square-foot expansion to the existing structure along with other exterior modifications to the existing building including replacement of windows, re-roofing, re-siding and installation of a brick sidewalk.

Proposed Use: 1,984-square-foot retail space.

Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.

Staff Contact: Joanne Ochal, Planner.

Contact Information: (614) 410-4683 / E-mail: jochal@dublin.oh.us.

MOTION: David Larson made a motion to approve this application, as modified. It was seconded by Tom Holton. The motion was to approve this application as it meets the intent of the *Guidelines* and will enhance the Historic District subject to the following ten conditions.

- 1) That batten spacing on the new addition be consistent on all elevations at 8" to match the carriage house;
- 2) That the proposed cupola is allowed for the addition with a copper standing seam roof to match the carriage house;
- 3) That the south elevation display window be reduced to between four and five feet wide, altered to a rectangular rather than an arched design and utilize a four-paned design rather than a multi-paned design;
- 4) That the proposed alterations to the existing building be reduced in scope maintaining the paired windows on the east elevation, to allow battens to the exterior wall of the existing one-story shop matching 8" or as proposed on the plan, subject to staff approval and to use a-trellis or similar treatment on the blank recessed wall in place of shutters, subject to staff approval;
- 5) That all necessary permits be obtained from the Building Division prior to construction;

08-087ARB
31-35 S. High St.
Bassett Property

2. Architectural Review Board – 05-011ARB – 35 & 39 South High – Bassett Property (Continued)

- 6) That the applicant comply with City Council's recommendation regarding Stormwater management;
- 7) That a fully executed Hold Harmless Agreement be reviewed and approved;
- 8) That a right-of-way encroachment request be forwarded to City Council;
- 9) That the property is brought into Code compliance, subject to staff approval; and
- 10) That all necessary variances are approved by the Board of Zoning Appeals.

* Tom Bassett agreed to the above conditions.

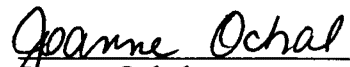
VOTE: 4 - 0

RESULT: The application was approved.

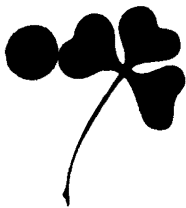
RECORDED VOTES:

Allan Staub	Yes
Richard Taylor	ABSENT
David Larson	Yes
Thomas Holton	Yes
Kevin Bales	Yes

STAFF CERTIFICATION



Joanne Ochal
Planner



ARCHITECTURAL REVIEW BOARD
BOARD ORDER

October 22, 2003

CITY OF DUBLIN.

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600

Fax: 614-761-6566

Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

- Architectural Review Board 02-092ARB – Bassett Property – 35-39 South High Street**
Location: 0.25-acre located at the northwest corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a revised exterior paint color.
Proposed Use: Conversion of two 672-square foot garages into a combined 2,325-square foot carriage house for office uses.
Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve this request as submitted because the proposed paint selection is generally consistent with the *Guidelines* and will better coordinate with the primary structure.

VOTE: 3 – 0.

RESULT: The application was approved by the Board with the direction that a natural finish for the exterior doors be utilized.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Absent
Thomas Holton	Absent

STAFF CERTIFICATION

Carson C. Combs, AICP
Senior Planner

08-087ARB
31-35 S. High St.
Bassett Property

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

September 24, 2003



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600

Fax: 614-761-6566

Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

2. **Architectural Review Board 03-097ARB – 35-39 South High Street – Temptations**
Location: 0.25-acre located at the northwest corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a six-square foot projecting sign.
Proposed Use: Antiques Store.
Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017; represented by Karen Wilkins, 39 South High Street, Dublin, Ohio 43017.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve this request with three conditions:

- 1) That the proposed sign be architecturally integrated above the center of the 39 South High Street addition at a height consistent with the *Guidelines*;
- 2) That a sign permit be obtained from the Division of Planning prior to installation; and
- 3) That any future lighting for signage be brought back to the ARB for review and approval.

*No representative for the applicant was present.


VOTE: 4 – 0.

RESULT: The Board, noting general compliance with the *Guidelines*, approved the application with modifications. Deviation from this approval will require that this request be returned to the ARB for further consideration.

RECORDED VOTES:

Janet Axene	Absent
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

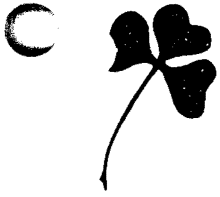
STAFF CERTIFICATION


Carson C. Combs, AICP
Senior Planner

02-092ARB
Bassett Property
35-39 South High Street

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

September 3, 2003



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 03-093ARB – Bassett Property – 35-39 South High Street**
Location: 0.25-acre located at the northwest corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of two replacement windows to the rear addition of the primary structure.
Proposed Use: Antique Store.
Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.
Staff Contact: Carson Combs, AICP, Senior Planner.

MOTION: To approve this request with two conditions:

- 1) That all signage be brought into compliance with the Zoning Code by Friday, September 5, 2003; and
- 2) That a building permit from the Division of Building Standards be obtained prior to installation of the proposed windows.

*Thomas Bassett, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The request was approved.

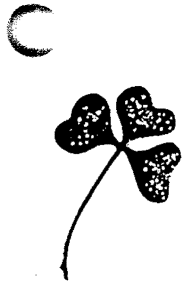
RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Absent
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION

Carson C. Combs, AICP
Senior Planner

02-092ARB
Bassett Property
35-39 South High Street



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 7, 2002

The Planning and Zoning Commission took the following action at this meeting:

4. **Conditional Use 02-108CU – Bassett Property – 35 South High Street**
Location: 0.25-acre located at the northwest corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a residential use within a 2,325 square foot detached carriage house for offices under the conditional use provisions of Section 153.236.
Proposed Use: Two detached live/work units.
Applicant: Thomas Bassett, 5641 Glenberrie Court, Dublin, Ohio 43017.
Staff Contact: Carson Combs, AICP, Senior Planner.

MOTION: To approve this conditional use because it is compatible with the mixed-use nature of the Historic District, supports the Community Plan goals, and substantially upgrades the appearance of the buildings in a historically compatible manner, with 18 conditions:

- 1) That a variance for the incorporation of the residential use be obtained if necessary, and that one space be provided per residential use with appropriate signage;
- 2) That all necessary variances for development standards, landscaping, and parking be obtained from the BZA, or that Code be met, and that all variances apply only to the proposed improvements;
- 3) That the proposed patio be located outside the required side yard, consistent with the approved ARB plans;
- 4) That the proposed carriage house doors utilize a simple, rectangular detail, subject to staff approval;
- 5) That all final details/specifications for windows and doors be submitted, subject to staff approval;
- 6) That the proposed improvements meet all ADA requirements for striping, signage, ramp design, etc., subject to staff approval;

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
NOVEMBER 7, 2002

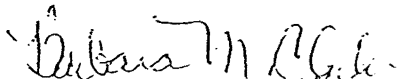
4. Conditional Use 02-108CU – Bassett Property – 35 South High Street (Continued)
- 7) That the proposed “concrete lanes” be eliminated and that appropriate access be provided from the brick walk;
 - 8) That the proposed parking spaces and curbing meet Engineering requirements for strength and durability;
 - 9) That all landscaping meet requirements for sight visibility;
 - 10) That matching steps be provided from the north end of the front porch, subject to staff approval;
 - 11) That coordination of proposed sidewalk connections to the municipal parking lot be finalized, or that the connections be eliminated, subject to staff approval;
 - 12) That the proposed sidewalk connection to Mill Lane be aligned, if practicable, and that remaining portions of the wall be retained with appropriate transitions, subject to staff approval;
 - 13) That all landscape and site plans be revised to indicate all site details and provide additional detailed information as noted in this report, subject to staff approval;
 - 14) That a storm water waiver and building easement agreement be obtained from City Council prior to the issuance of a building permit;
 - 15) That any future use of the space for residential purposes meet Code requirements;
 - 16) That a building permit be obtained prior to construction of the proposed improvements;
 - 17) That all applicable property maintenance issues be resolved by September 28, 2002, or that Code Enforcement action be taken; and
 - 18) That the proposed cupola utilizes a standing seam roof treatment.

* Thomas Bassett agreed to the above conditions.

VOTE: 6-0.

RESULT: This conditional use application was approved.

STAFF CERTIFICATION


Barbara M. Clarke
Planning Director

Ms. Clarke said staff will investigate the level of homeowner maintenance here to assure it is consistent with Council's policy. Ms. Boring and Mr. Sprague agreed.

Mr. Ruma agreed the homeowners association would be forced and funded.

Mr. Hale requested a tabling of this case. Mr. Gerber made the motion to table this rezoning application, and Mr. Ritchie seconded.

Ms. Boring said before taking the vote, she would like to say this is Mr. Hale's absolutely best thought-out design so far for this particular property and it is very, very comprehensive.* She said the Commissioner suggestions were made merely to enhance it. She thanked the applicant for the good work.

Mr. Gerber said the concept is very good, and the Commission only needs more data to vote. Mr. Ruma understood and wanted a chance to work things out.

The vote on the motion to table this application was as follows: Ms. Boring, yes; Mr. Ritchie, yes; Mr. Zimmerman, yes; Mr. Sprague, yes; Mr. Messineo, yes; Mr. Gerber, yes. (Tabled 6-0.)

**3. Final Development Plan/Conditional Use 02-104FDP/CU - Anchor Auto Care Retail
- 3999 West Dublin-Granville Road**

Chris Cline, attorney for Anchor Auto, Car Wash case requested tabling. Mr. Gerber made a motion to table this final development plan and conditional use. Mr. Messineo seconded the motion, and the vote was as follows: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Zimmerman; Mr. Messineo, yes; and Mr. Gerber, yes. (Tabled 6-0.)

4. Conditional Use 02-108CU - Bassett Property - 35 South High Street

Mr. Combs said this is a conditional use request for a residential use, a live/work unit, in the CB, Central Business District. He said this applicant has received approval to convert two existing garages to a carriage house of 2,325 square feet. It includes two office spaces with a loft above. The applicant is requesting the future potential to have a residential loft apartment or combined live/work unit within the structure. There are commercial uses to the north, east and south.

Mr. Combs said the two garages are located to the rear of the property. The property also has approvals from the Architectural Review Board and the Board of Zoning Appeals. The applicant has also been to City Council to obtain approval for the stormwater waiver, and to obtain an easement to meet Building Code requirements for architectural upgrades. Some additional site improvements are being done in coordination with this. The existing driveway is being reconfigured to provide parking from Spring Hill Lane. There will be additional pedestrian linkages to adjacent sites, upgrades to the building, and to the municipal parking lot.

The concrete block garages are being retrofitted by raising the roof pitches and adding decorative façades. A central breezeway will connect to the Town Center I parking lot. Staff believes this is very appropriate. Historic districts support a mix of uses, and this encourages local pedestrian activity. He noted many of the conditions are repeated from the BZA and ARB, largely for administrative ease. Based on the final square footage, an additional parking variance for one

space may be needed. Staff also recommends that appropriate signage be installed for assigned parking for the residence. Staff recommends approval with 18 conditions:

- 1) That a variance for the incorporation of the residential use be obtained if necessary, and that one space be provided per residential use with appropriate signage;
- 2) That all necessary variances for development standards, landscaping, and parking be obtained from the BZA, or that Code be met, and that all variances apply only to the proposed improvements;
- 3) That the proposed patio be located outside the required side yard, consistent with the approved ARB plans;
- 4) That the proposed carriage house doors utilize a simple, rectangular detail, subject to staff approval;
- 5) That all final details/specifications for windows and doors be submitted, subject to staff approval;
- 6) That the proposed improvements meet all ADA requirements for striping, signage, ramp design, etc., subject to staff approval;
- 7) That the proposed "concrete lanes" be eliminated and that appropriate access be provided from the brick walk;
- 8) That the proposed parking spaces and curbing meet Engineering requirements for strength and durability;
- 9) That all landscaping meet requirements for sight visibility;
- 10) That matching steps be provided from the north end of the front porch, subject to staff approval;
- 11) That coordination of proposed sidewalk connections to the municipal parking lot be finalized, or that the connections be eliminated, subject to staff approval;
- 12) That the proposed sidewalk connection to Mill Lane be aligned, if practicable, and that remaining portions of the wall be retained with appropriate transitions, subject to staff approval;
- 13) That all landscape and site plans be revised to indicate all site details and provide additional detailed information as noted in this report, subject to staff approval;
- 14) That a storm water waiver and building easement agreement be obtained from City Council prior to the issuance of a building permit;
- 15) That any future use of the space for residential purposes meet Code requirements;
- 16) That a building permit be obtained prior to construction of the proposed improvements;
- 17) That all applicable property maintenance issues be resolved by September 28, 2002, or that Code Enforcement action be taken; and
- 18) That the proposed cupola utilize a standing seam roof treatment.

Tom Bassett, 5641 Glenbervie Court, the owner, said this will improve a prominent and unsightly building. It should be attractive and compatible with the area. It will provide two units that could be used as offices, or one could be combined as a living/working environment, or even simply a residence. He wanted to combine the two together and that is why he is asking for their permission. Mr. Bassett consented to the 18 conditions listed above.

Mr. Zimmerman asked if the issues in Condition 17 had been resolved by September 28, 2002. Mr. Combs said the applicant has done everything that is not directly tied to the building.

* Amended by vote at the December 5, 2002 Commission meeting.

Ms. Boring noted the large trees in the photographs submitted. She hopes they will be careful to preserve the beautiful trees when the roof pitch is raised. Mr. Bassett agreed, but said they will need to limb the trees up to some degree.

Mr. Messineo said this is very nice looking and asked if there is a proposed tenant. Mr. Bassett said currently there are an advertising firm and a CPA, but the buildings are not leased.

Mr. Sprague noted the stormwater waiver had been passed by City Council, and he asked if there will be additional any impervious surface. Mr. Combs said yes, but it is minimal.

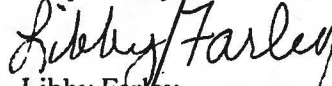
Mr. Zimmerman made a motion to approve this conditional use because it is compatible with the mixed-use nature of the Historic District, supports the Community Plan goals, and substantially upgrades the appearance of the buildings in a historically compatible manner, with 18 conditions:

- 1) That a variance for the incorporation of the residential use be obtained if necessary, and that one space be provided per residential use with appropriate signage;
- 2) That all necessary variances for development standards, landscaping, and parking be obtained from the BZA, or that Code be met, and that all variances apply only to the proposed improvements;
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- 8) That the proposed parking spaces and curbing meet Engineering requirements for strength and durability;
- 9) That all landscaping meet requirements for sight visibility;
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- 13) That all landscape and site plans be revised to indicate all site details and provide additional detailed information as noted in this report, subject to staff approval;
- 14) That a storm water waiver and building easement agreement be obtained from City Council prior to the issuance of a building permit;
- 15) That any future use of the space for residential purposes meet Code requirements;
- 16) That a building permit be obtained prior to construction of the proposed improvements;
- 17) That all applicable property maintenance issues be resolved by September 28, 2002, or that Code Enforcement action be taken; and
- 18) That the proposed cupola utilizes a standing seam roof treatment.

Mr. Gerber said this is a fantastic proposal. It is quite compatible and consistent with the long range planning in that area, and he appreciates this application. Mr. Zimmerman agreed. Mr. Gerber seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Ritchie, yes; Mr. Gerber, yes; and Mr. Zimmerman, yes. (Approved 6-0.) Mr. Sprague told Mr. Bassett this will be wonderful and appreciated the addition in Old Dublin.

Mr. Sprague announced the next meetings would be December 5 and 12. Ms. Boring said she would be absent on December 6. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Libby Farley
Administrative Secretary
Planning Division

RECORD OF PROCEEDINGS

Minutes of Dublin City Council Meeting

November 4, 2002

Page 6

Held

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Mr. Reiner stated that the fixture shown is fine - a shoebox fixture or cut off light fixture would work as well. The appropriate number of fixtures should be a decision made by the applicant and staff.

Mayor McCash stated that his concern is not with the number of fixtures, but what kind of standard will be developed for this field in a residential area. From the residents' standpoint, the parking lot is screened with landscaping; however, the lighting may be a bigger nuisance for the residents. The important thing is that the residents, Planning staff and the applicant all understand what is trying to be achieved with the lighting.

Mayor McCash moved to approve the rezoning with the additional condition that in conjunction with this development, the applicant clean up the accumulated vegetation and yard waste materials on the site.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mr. Lecklider, yes; Ms. Salay, yes.

Herman Suarez, 6152 Holywell Drive stated that his lot lies closest to the church lot. He requested that the City review the existing raised crosswalk on Avery - it was poorly executed by the City. The traffic over the raised crosswalk generates excessive noise at all hours of the day and it does not discourage the construction traffic from speeding. Another solution should be identified and implemented. The execution of the project is another concern. The design is impressive, but the actuality may be quite different. The landscaping renderings are also very nice, but they would like to see them executed. Mayor McCash suggested that staff provide him with a list of areas in the City where similar screening has been implemented.

Second Reading/Public Hearing of Ordinance 129-02 (Amended) Revising the Fee and Service Charge Revenue/Cost Comparison System and Establishing a Schedule of Fees and Service Charges for City of Dublin Services. Ms. Grigsby stated that the fees reviewed and recommended by the Finance Committee have been incorporated into the document. Following adoption of the ordinance tonight, the revised fees will be effective January 1, 2003.

Ms. Chinnici-Zuercher, Finance Chair clarified that:

- 1) In regard to the proposed military recognition event, the Finance Committee indicated that it would be more appropriate for a military service group to provide that formal recognition. She asked that this be communicated to the Parks and Recreation Advisory Commission.
- 2) Under S-109, the narrative should indicate that it was brought to the Committee's attention by special event groups that the police officer staffing requirements of the City were excessive - the issue was not related to staff meetings with the event sponsors.

Ms. Chinnici-Zuercher stated that the Committee is recommending adoption at this time.

Mayor McCash asked for clarification about the gas line inspection issue. Is staff indicating that Columbia Gas had previously inspected the line inside the building and they have now discontinued this practice? In any case, his understanding was that these inspections were part of the plumbing code inspection.

Mr. Price responded that Columbia Gas has discontinued their inspections.

Ms. Grigsby stated that legal staff would review the code changes regarding this inspection.

Ms. Chinnici-Zuercher moved approval of the ordinance as amended.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mayor McCash, yes; Mrs. Boring, yes.

Second Reading/Public Hearing of Ordinance 130-02(Amended) Authorizing the City Manager to Execute and Grant an Easement and Lease Agreement with Tom Bassett for the Development of Property Located at 35 S. High Street in the City of Dublin, County of Franklin, State of Ohio, and Declaring an Emergency.

Mr. Hammersmith stated that Council provided direction at the October 21st meeting for staff to pursue a market rate basis for this easement and lease agreement. Staff recommends approval as an emergency.

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DAYTON LEGAL BLANK, INC. FORM NO. 1014E

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Mrs. Boring asked if the lease agreement is available.
 Mr. Hammersmith stated that the lease would be drafted after the appraisal is done.
 Mr. Smith stated that staff has been working with an appraiser for a general fair market value for properties in Old Dublin. If the property owner is unwilling to pay the fair market value, a lease agreement will then be executed with him.
 Mrs. Boring suggested amending the ordinance to include the language, "based upon fair market value" in Section 1.
 Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Mr. Reiner, yes; Ms. Salay, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes; Mayor McCash, yes; Mrs. Boring, yes.
 Ms. Chinnici-Zuercher moved for emergency passage.
 Ms. Salay seconded the motion.
Vote on the motion: Mrs. Boring, yes; Mr. Reiner, yes; Ms. Salay, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes; Mayor McCash, yes.
Vote on the Ordinance: Mayor McCash, yes; Ms. Salay, yes; Mrs. Boring, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes.

Introduction/First Reading of Ordinance 132-02
 Authorizing the Purchase of a 3.847 Acre Parcel Located at 5715 Avery Road and a 1.0 Acre Parcel Located at 6274 Shamrock Lane from the Shamrock Lane Development Company for the Purpose of Acquiring Additional Parkland, and Declaring an Emergency.

Ms. Salay introduced the ordinance.
 Ms. Grigsby stated that staff has been working with the Shamrock Lane Development Company on the acquisition of these parcels, and agreement has been reached on the amount of \$1.412 million, as previously reported to Council. Additional information has been provided in regard to potential environmental remediation on this site.
 Ms. Chinnici-Zuercher asked if this land cost was included in the project update on the pool given to Council recently.
 Ms. Grigsby responded that it was not included in the report.
 Ms. Salay asked how the site assessment and remediation would be handled.
 Ms. Grigsby stated that it has been determined that there are potential environmental issues on the site. The property owner will retain a firm to determine the extent of the environmental issues and what they are. Based upon those findings and the estimated costs to alleviate or eliminate them, a decision will be made about whether the City will continue to pursue the acquisition of the property. The seller has an out clause, and the City still has the ability to pursue the acquisition if the costs exceed \$95,000 - in the event the City chooses to pay the costs in excess of \$95,000.

Mrs. Boring asked who would be responsible for razing the buildings on the site.
 Ms. Grigsby responded that the property owner would raze the buildings. The City has the option of completing the demolition or having the owner perform this work.
 Mrs. Boring stated that the \$1.412 million is then not the total cost for this land.
 Ms. Grigsby stated that there would be some additional costs, including the demolition. As the businesses are relocated, the sellers are responsible for those demolitions. In cases where a business has not been relocated, the City is responsible for the demolition costs.

Ms. Chinnici-Zuercher asked how many businesses have already relocated.
 Ms. Grigsby stated that staff will follow-up on this; she is not certain of the number.
 Ms. Chinnici-Zuercher asked about the worst-case scenario in terms of costs for razing.
 Ms. Grigsby stated that the City has the option of having staff do the work, and perhaps some materials may be of use. She does not have a cost estimate available at this time.
 Mr. Reiner asked if consideration has been given to auctioning the buildings.
 Ms. Grigsby stated that this could be reviewed as an option.

There will be a second reading/public hearing at the November 18 meeting.

OTHER BUSINESS

Final Plat - Llewellyn Farms South (Case No. 02-077FP) (Applicant: Dublin Manor, LLC, c/o Brad Yates, 15 Clairedan Drive, Powell, OH 43065)

Mr. Gunderman stated that the site is currently under development and is zoned PLR. It is located at the corner of Dublin and Tuttle Roads. The entryways are on Tuttle and Dublin Roads. The fencing for this is somewhat unusual, as it will be placed around the reserve areas that are located generally along the road and on the west

02-092ARB
 Bassett Property
 35-39 South High Street

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Held

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There will be a second reading/public hearing at the November 4 Council meeting and review of the ordinance is scheduled on October 28 by the Finance Committee.

Introduction/First Reading of Ordinance 130-02

Authorizing the City Manager to Execute an Agreement Granting an Easement to Tom Bassett for the Development of Property Located at 35 S. High Street in the City of Dublin, County of Franklin, State of Ohio.

Ms. Salay introduced the ordinance.

Mr. Hammersmith stated that details of the agreement are outlined in the staff report. He offered to respond to questions.

Mr. Kranstuber asked why an easement is necessary to build windows on another building.

Mr. Hammersmith responded that a 10-foot fire separation is required from adjacent structures and assurance that there won't be structures built within ten feet of this building in order to meet the building code requirements.

Ms. Brautigam stated that this is similar to the Eggspuehler property where the structure was too close to the property line. In order to allow the structure to continue to exist at that location, there must be 10 feet separation from another structure.

Mayor McCash stated that it is similar to a sideyard requirement for zoning.

Mr. Lecklider noted that the City property is being used to achieve the setback.

Ms. Chinnici-Zuercher noted that this property owner is also requesting a stormwater waiver, as the stormwater will be handled in the overall City project in Old Dublin.

Mr. Lecklider asked if staff is recommending that the applicant compensate the City at the market rate for the property. He would agree with this course of action.

Mr. Hammersmith agreed with taking a similar approach to the one on Darby Street. The easement documents are not ready at this time but will be provided at the second reading. Staff may request emergency action at the second reading, as the applicant has a pending permit.

There will be a second reading/public hearing at the November 4 Council meeting.

- Stormwater Regulation Waiver Request – Bassett Property at 35 S. High Street

Mayor McCash stated that he assumes that the stormwater waiver is being requested in consideration of the pending stormwater project.

Mr. Hammersmith agreed, adding that due to the present nature of the area, it is not entirely feasible to provide stormwater detention and meet the regulations as currently written.

Ms. Chinnici-Zuercher moved to approve the waiver.

Mr. Lecklider seconded the motion.

Vote on the motion: Mrs. Boring, yes; Mr. Kranstuber, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes; Ms. Salay, yes; Mayor McCash, yes.

Introduction/First Reading of Ordinance 131-02

An Ordinance Providing for a Change in Zoning for Approximately 5.89 Acres Located at the Northeast Corner of Avery Road and Shier-Rings Road, from: RI, Restricted Industrial District (Washington Township Zoning Classification), to: PCD, Planned Commerce District (Case No. 02-1052 - Medex Site - 6252 Avery Road).

Mrs. Boring introduced the ordinance and moved referral to Planning & Zoning Commission.

Mr. Lecklider seconded the motion.

Vote on the motion: Ms. Salay, yes; Mrs. Boring, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mr. Kranstuber, yes; Mayor McCash, yes; Mr. Lecklider, yes.

Introduction and Public Hearing of Resolution 40-02

Waiving the Timing and Platting Provisions of Section 153.056 (I)(8) and (J) as Relate to the Platting Requirements on the Cardinal Health, Inc. Development, Commonly Known as the McKittrick PUD.

Ms. Salay introduced the resolution.

Mr. Stevens stated that this resolution relates to a request for a waiver from Cardinal Health. Essentially, they would like to proceed with their final development plan review by Planning & Zoning Commission, and have the approval in essence "put on the shelf" in order that they will be ready to move forward at a later date with their building permits. They have recently leased 60,000 square feet in the Tuttle area, and plan on adding 285

additional jobs in Dublin by the end of 2002. Representing Cardinal Health tonight are



**BOARD OF ZONING APPEALS
BOARD ORDER**

September 26, 2002

CITY OF DUBLIN

Division of Planning
800 Stier-Rings Road
Dublin, Ohio 43016-1236

TEL: 614-410-4600
Fax: 614-761-6566
Site: www.dublin.oh.us

The Board of Zoning Appeals took the following action at this meeting:

3. Variance 02-093V – Bassett Property – 35 South High Street

Location: 0.25-acre located at the northwest corner of South High Street and Spring Hill.

Existing Zoning: CB, Central Business District.

Request: A variance to the following Code sections:

- 1) 153.030 (C)(3) to reduce the northern required side yard from 15 feet to zero feet;
- 2) 153.030 (C)(4) to reduce the required rear yard from 15 feet to zero feet;
- 3) 153.133 (A)(5) to waive the required vehicular use screening; and
- 4) 153.212 to reduce the required number of on-site parking spaces from 16 to eight; and
- 5) 153.071(B)(2) to reduce the southern required side yard from five feet to zero feet for the installation of pull-in parking.

Proposed Use: Conversion of two 672-square foot garages into a combined 2,325-square foot carriage house for office use.

Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.

Staff Contact: Carson Combs, AICP, Senior Planner.

MOTION: To approve this variance application with 17 conditions:

- 1) That all necessary variances for development standards, landscaping, and parking be obtained from the Board of Zoning Appeals, or that Code be met, and that all variances apply only to the proposed improvements;
- 2) That the proposed patio be located outside the required side yard, consistent with the approved ARB plans;
- 3) That the proposed carriage house doors utilize a simple, rectangular detail, subject to staff approval;

**BOARD OF ZONING APPEALS
BOARD ORDER**

September 26, 2002

3. Variance 02-093V – Bassett Property – 35 South High Street (Continued)
- 4) That all final details/specifications for windows and doors be submitted, subject to staff approval;
- 5) That the proposed improvements meet all ADA requirements for striping, signage, ramp design, etc., subject to staff approval;
- 6) That the proposed “concrete lanes” be eliminated and that appropriate access be provided from the brick walk;
- 7) That the proposed parking spaces and curbing meet engineering requirements for strength and durability;
- 8) That all landscaping meet requirements for sight visibility;
- 9) That matching steps be provided from the north end of the front porch, subject to staff approval;
- 10) That coordination of proposed sidewalk connections to the municipal parking lot be finalized, or that the connections be eliminated, subject to staff approval;
- 11) That the proposed sidewalk connection to Mill Lane be aligned, if practicable, and that remaining portions of the wall be retained with appropriate transitions, subject to staff approval;
- 12) That all landscape and site plans be revised to indicate all site details and provide additional detailed information as noted in this report, subject to staff approval;
- 13) That a storm water waiver and building easement agreement be obtained from City Council prior to the issuance of a building permit;
- 14) That any future use of the space for residential purposes meet Code requirements;
- 15) That a building permit be obtained prior to construction of the proposed improvements;
- 16) That all applicable property maintenance issues be resolved by September 28, 2002, or that Code Enforcement action be taken; and
- 17) That the proposed cupola utilize a standing seam roof treatment.

*Thomas Bassett agreed to the above conditions.

BOARD OF ZONING APPEALS
BOARD ORDER

September 26, 2002

3. Variance 02-093V – Bassett Property – 35 South High Street (Continued)

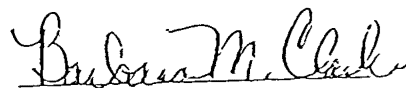
VOTE: 3 – 0.

RESULT: This variance was approved.

RECORDED VOTES:

Brent Davis	Absent
Laurie Elsass	Yes
Jennifer Malinoski	Absent
Jeffrey Ferezan	Yes
G. Lynn McCurdy	Yes

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

Note: These conditions are repeated from Board Order 02-092ARB, approved by the Architectural Review Board on August, 28, 2002.

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

August 28, 2002



CITY OF DUBLIN

Division of Planning
5800 Stier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

3. **Architectural Review Board 02-092ARB – Bassett Property – 35 South High Street**
Location: 0.25-acre located at the northwest corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of the proposed conversion of two existing garages to office space, and other minor site modifications including parking, landscaping and future patio.
Proposed Use: Detached office spaces.
Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.
Staff Contact: Carson Combs, AICP, Senior Planner.

MOTION: To approve this application with 16 conditions:

- 1) That the proposed carriage house doors utilize a simple, rectangular detail, subject to staff approval;
- 2) That all final details/specifications for windows and doors be submitted, subject to staff approval;
- 3) That the proposed improvements meet all ADA requirements for striping, signage, ramp design, etc., subject to staff approval;
- 4) That the proposed "concrete lanes" be eliminated and that appropriate access be provided from the brick walk;
- 5) That the proposed parking spaces and curbing meet engineering requirements for strength and durability;
- 6) That all landscaping meet requirements for sight visibility;
- 7) That matching steps be provided from the north end of the front porch, subject to staff approval;

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

August 28, 2002

3. Architectural Review Board 02-092ARB – Bassett Property – 35 South High Street (Continued)
- 8) That coordination of proposed sidewalk connections to the municipal parking lot be finalized, or that the connections be eliminated, subject to staff approval;
 - 9) That the proposed sidewalk connection to Mill Lane be aligned, if practicable, and that remaining portions of the wall be retained with appropriate transitions, subject to staff approval;
 - 10) That all landscape and site plans be revised to indicate all site details and provide additional detailed information as noted in this report, subject to staff approval;
 - 11) That a storm water waiver and building easement agreement be obtained from City Council prior to the issuance of a building permit;
 - 12) That all necessary variances for development standards, landscaping, and parking be obtained from the Board of Zoning Appeals, or that Code be met;
 - 13) That any future use of the space for residential purposes meet Code requirements;
 - 14) That a building permit be obtained prior to construction of the proposed improvements;
 - 15) That all applicable property maintenance issues be resolved by September 28, 2002, or that Code Enforcement action be taken; and
 - 16) That the proposed cupola utilize a standing seam roof treatment.

*Tom Bassett agreed to the above conditions.

VOTE: 5 – 0.

RESULT: This application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION



Carson Combs, AICP
Senior Planner

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

December 19, 2001



CITY OF DUBLIN

Division of Planning
80 Shier-Kings Road
Dublin, Ohio 43016-1236

TDD: 614-410-4600
Fax: 614-761-6566
Website: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

- I. Architectural Review Board 01-129ARB – Bassett Property Roof Replacement – 35 South High Street
Location: 0.25-acre located on the west side of South High Street, 125 feet south of West Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of exterior modifications to two existing garages, including roof replacement and addition of cupolas.
Proposed Use: Existing storage garages.
Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.
Staff Contact: Kelly Canter, Planner.

MOTION: To approve this roof replacement because it will rehabilitate a deteriorating structure in Old Dublin Historic District with four conditions:

- 1) That all debris along Mill Lane be removed to conform with Code provisions for property maintenance;
- 2) That gutters and downspouts, painted to match, be installed, subject to staff approval;
- 3) That a building permit be obtained prior to construction; and
- 4) That all changes, other than roof replacement, be brought back for ARB approval and that plans submitted for building permits reflect only those changes approved by the ARB.

*Tom Bassett agreed to the above conditions.

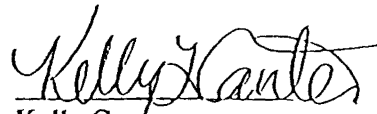
VOTE: 5 – 0.

RESULT: This application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION


Kelly Canter
Planner

02-092ARB
Bassett Property
35-39 South High Street



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

March 22, 2000

The Architectural Review Board took the following action at this meeting:

- 2. **Architectural Review Board 00-026ARB – Bassett Property – 35-39 South High Street**
Location: 0.25 acres located on the west side of South High Street, approximately 125 feet south of West Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of exterior modifications to an existing building, including door replacement, signage and color change.
Proposed Use: Art Gallery.
Applicant: Thomas Bassett, 5641 Glenbervie Court, Dublin, Ohio 43017.

MOTION: To approve this application with six conditions:

- 1. That the proposed paint colors be acceptable, in keeping with the intent of the Old Dublin Sign Guidelines;
- 2. That the proposed sign fonts, in keeping with the intent of the Old Dublin Design Guidelines, be acceptable;
- 4. That the applicant utilize the existing lighting;
- 5. That signage meet the requirements of the Old Dublin Sign Guidelines and Code, including secondary image requirements and a total permitted sign area of six square feet, subject to staff approval; and
- 6. That a sign permit be obtained from the Division of Planning.

VOTE:

RESULT: The application was approved.

RECORDED VOTES:

Janet Axene
Larry Frimmerman
Kristan Swingle
Richard Termeer
David Larson

STAFF CERTIFICATION

Carson Combs
Planner

**02-092ARB
Bassett Property
35-39 South High Street**