

PLANNING REPORT
Architectural Review Board
Wednesday, August 28, 2024

38/50 W Bridge St
24-066MPR


<https://dublinohiousa.gov/arb/24-066/>


Case Summary

Address	38 and 50 W Bridge St, Dublin, Ohio 43017
Proposal	Proposal for a building addition, dumpster enclosure, and site improvements for two properties in the Historic District.
Request	Review and approval of a Minor Project Review (MPR) with a Waiver under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC: Historic Core District
Planning Recommendation	<u>Approval of the Minor Project Review with a Waiver and conditions.</u>
Next Steps	Upon approval of the MPR by the Architectural Review Board (ARB), the applicant may work with staff to satisfy conditions of approval and file for Building Permits through Building Standards.
Applicant	Timothy Bass, Bass Studio Architects Elie Younes, Bass Studio Architects
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us



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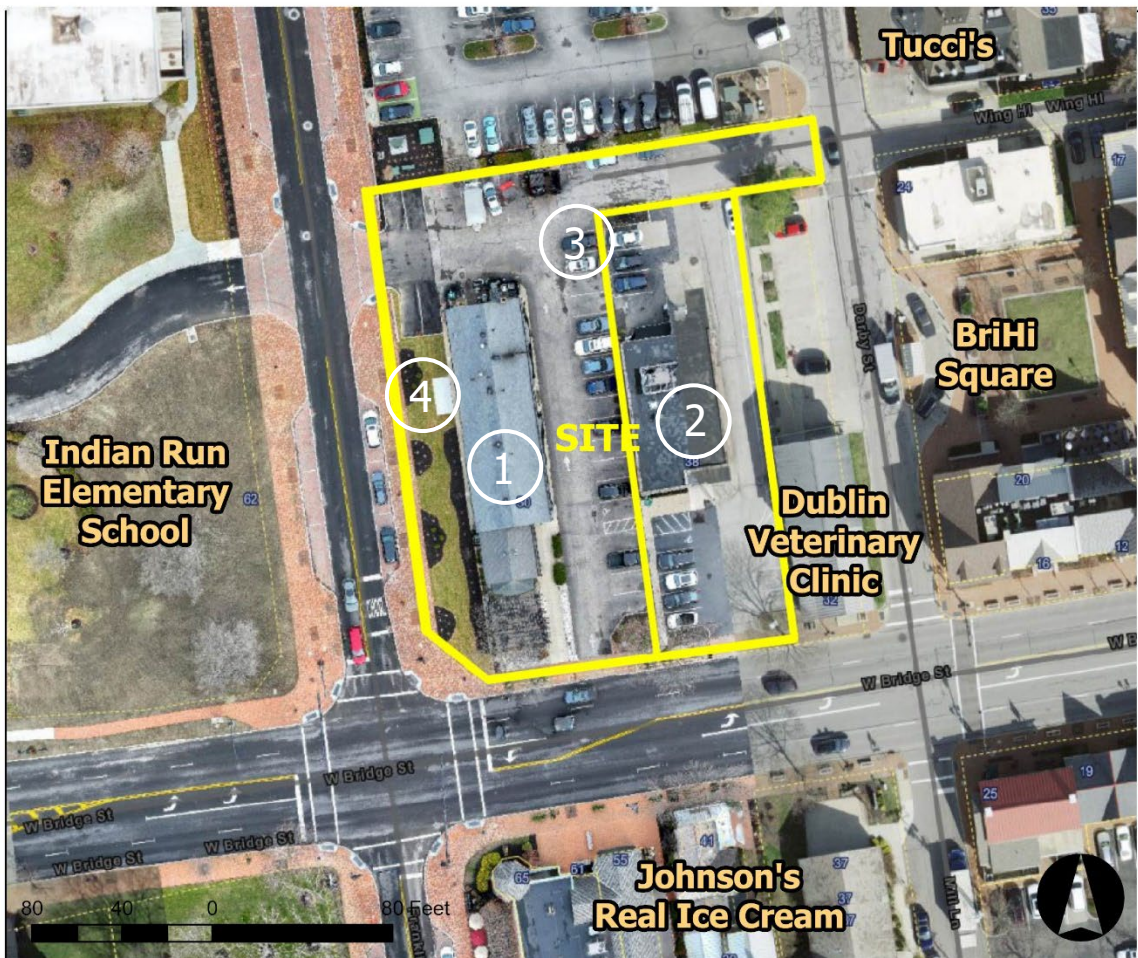
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Site Location Map

24-066MPR - 38/50 W Bridge St



- Site Features**
- 1 50 W Bridge St
 - 2 38 W Bridge St
 - 3 Dumpster enclosure location
 - 4 Building addition location



1. Background

Site Summary

The project spans two parcels: 50 W. Bridge Street (0.589 acres) and 38 W. Bridge Street (0.293 acres), located northeast of the intersection of W. Bridge Street and Franklin Street. Access is provided from W. Bridge Street, Franklin Street, and Darby Street, with internal drives connecting both sites. Both properties are owned by the same entity.

The Fox in the Snow coffee shop (38 W. Bridge Street) occupies a Landmark building constructed in 1965, originally serving as a U.S. Post Office until 1982. The J. Liu of Dublin restaurant (50 W. Bridge Street) occupies a Background building built in 1972.

Case History

January 2023

ARB approved a MPR with a Waiver for landscape improvements associated with the Franklin Street extension project at 50 W. Bridge Street.

April 2022

ARB approved a MPR and Parking Plan for 38 W. Bridge Street, including two Waivers and conditions. A condition of approval requires Fox in the Snow's existing out-of-compliance dumpster to be screened within two years, either individually or as part of a shared enclosure with the J. Liu restaurant.

Process

A MPR is an efficient single-step process for smaller projects that do not have significant community effects.

2. Zoning Code

Historic District Code

Both properties are zoned HD-HC: Historic District – Historic Core. The intent of the Historic Core, as outlined in Code, is to "ensure sensitive infill development and provide an improved environment for walking while accommodating vehicles." The Code identifies Site Development Standards in Section 153.173 including setbacks, lot coverage, building height, and landscaping, and Design Standards in Section 153.174.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. The Guidelines provide recommendations regarding site design, building additions, new construction, and materials, specifically in Chapters 4, 5, and 6.

3. Project

Summary

A request for approval of a MPR including a building addition with a Waiver for a flat roof, dumpster enclosure, and site improvements at 50 W. Bridge Street and 38 W. Bridge Street.

Building Addition

An existing vehicle on site is being used for storage, which is not permitted by Code. The proposed building addition replaces the vehicle. The 264-square-foot storage addition will be built on the existing concrete pad on the west façade of the J. Liu building.

Code Section 153.173(E)(2) and Guidelines Section 4.12 state that building additions should be subordinate to and clearly separated from the original structure, located at the rear of the building so significant building faces are given priority. Because this is a Background building, these requirements are not as critical as for Landmark buildings. Additionally, given the existing development on the site, there are few options for an addition. Staff worked closely with the applicant to mirror the form, shape, and style of the pergola on the south side of the building to ensure the addition is as simple, and as cohesive with the existing building, as possible. Additionally, the design best meets the roof forms of adjacent buildings (Guidelines Section 5.3). The resulting flat roof form will require a Waiver to Code Section 153.174(B)(2). The addition meets the lot coverage and setback requirements of the Historic Core District as noted in the table below.

Development Standard	Required	Proposed
Maximum Lot Coverage	85% of the lot area	84%
Minimum Front/Side Yard Setbacks	0 feet	116 feet/11 feet
Minimum Rear Yard Building/Pavement Setback	5 feet	86 feet, 5 inches

The walls will be clad with James Hardie fiber cement smooth panels and wood trim, both painted SW6991 Black Magic. The flat roof will be finished with Black Thermoplastic Polyolefin (TPO), which will not be visible from the street. The existing exterior door will be relocated to the addition and also painted Black Magic. The materials, colors, and other details align with the existing pergola at the front of the building (Guidelines Section 5.8A).

Dumpster Enclosure

The existing outdoor storage and waste containers at 38 and 50 W. Bridge Street do not meet screening requirements. Currently, there is a dumpster enclosure behind 50 W. Bridge Street that occupies two parking spaces.

To address this, the applicant proposes a new, combined dumpster enclosure for both restaurants, located between the buildings. The new 8-foot-tall enclosure, located at the northeast corner of the building, will also occupy two parking spaces. It will be constructed of CMU with a Red Brick Veneer and a stone cap to match the Fox in the Snow building, and self-closing wooden gates painted Black Magic.

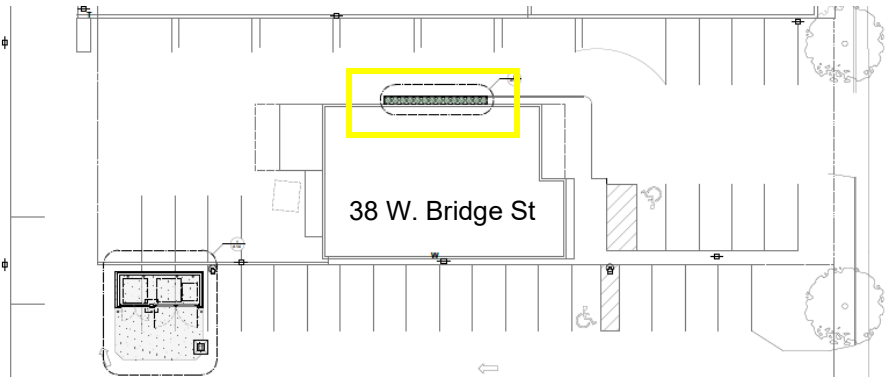
All Code requirements and Guidelines Section 6.8A for outdoor waste enclosures and screening are met. This enclosure fulfills a condition from the 2022 MPR for Fox in the Snow which is a long-term outstanding issue. For that reason, a recommended condition of approval states the combined dumpster enclosure shall be fully constructed, and all additional outdoor waste, storage containers, and vehicles shall be removed from both properties within 60 days of ARB approval.

Site Improvements

Landscaping

Foundation plantings will be added around the building addition to meet requirements in Code Section 153.173(H)(6), and Guidelines Section 6.3, which suggests landscaping to soften the building’s appearance along a street. The applicant has not provided details on plant species, quantities, sizes, or bed lines. Staff supports the proposed layout, but recommends a condition that these details be submitted for review and approval during building permitting.

During construction, a landscape bed was added without approval below the windows on the east side of 38 W. Bridge Street, as highlighted on the attached plans and the diagram to the right. The location of the bed is appropriate, and staff appreciates the additional foundation



plantings. However, the proposed boxwoods are too large for the space, so staff recommends a condition that they be replaced with more appropriate plants.

Parking Signs

Seven parking and towing signs will be added to both sites to designate spaces for each restaurant, per the approved parking plan for both sites. Parking signs are not regulated by the Code; this information is provided for reference only.

Site Lighting

Two parking pole lights at 50 W. Bridge Street will be repaired and reinstalled in the same location. Staff are supportive of this maintenance work.

4. Plan Review

Waiver Review

Code Section 153.174 (B)(2)(a): Flat roofs are permitted within Historic Dublin, except for buildings that are zoned Historic Core, unless otherwise determined by the ARB to be architecturally appropriate.

Request: To permit a flat roof for a small building addition.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: Surrounding properties have similar flat roof styles: 38 W. Bridge, 1919 Building, Library Parking Garage. The applicant experimented with sloped roof forms, and it did not integrate well with the existing building. Emulating the existing on-site pergola was the best option.

2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features without the Waiver.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.
9. In the event of Waiver from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

Criterion Met: Similar roof forms are directly adjacent as noted above; overall context will not be affected. Modern Male, at 24 Darby Street, is a nearby flat-roofed example in the district.

Criterion Met: If approved, the Waiver will generally meet all City plans and policies.

Criterion Met: The flat roof allows the addition to tuck under the existing roof's eave, thereby removing complicated roof connections. Cost and convenience have not factored into this decision.

Criterion Met: If approved, the Waiver ensures quality design for the addition, complementing the pergola and creating a cohesive theme for the building. Materials are high quality and appropriate for the addition.

Criterion Met: The request is best made as a Waiver, rather than through a Code amendment.

Not Applicable: The use of the property is not changing, nor is it affected by the Waiver request.

Not Applicable: The request is not a Waiver from a numeric or dimensional standard.

Not Applicable: The property and building will remain a Background resource.

Minor Project Review

Criteria	Review
<p>1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i>, and adopted plans, policies, and regulations.</p>	<p>Criterion Met with Waiver and Conditions: The MP is generally consistent with all plans, policies, and Guidelines requirements. With an approved Waiver and conditions, the Code requirements are met.</p>
<p>2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.</p>	<p>Not Applicable: No PDP or FDP exists for this property.</p>
<p>3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.</p>	<p>Criterion Met with Waiver and Conditions: The MP will be consistent with the record established if the flat roof Waiver is approved. The project addresses a condition of approval from 2022, allowing the site to be brought into conformance with the Code.</p>
<p>4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.</p>	<p>Not Applicable: The land use is not changing with this request.</p>
<p>5. The proposed development is consistent with the <i>Historic Design Guidelines</i>.</p>	<p>Criterion Met: Staff supports the location of the addition because this is a Background building and there is little room elsewhere on the site for an addition. Staff has guided the applicant on the form and design to best meet adjacent roof forms (Section 5.3) and mimic forms, materials, and details of the existing pergola (Section 5.8A). The dumpster enclosure successfully addresses Section 6.8A.</p>
<p>6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.</p>	<p>Criterion Met with Waiver: The Waiver allows the project to be consistent with the surrounding historic context and character. Scale is appropriate.</p>
<p>7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the <i>Historic Design Guidelines</i>.</p>	<p>Criterion Met with Conditions: The building addition location is appropriate and will be mitigated with foundation plantings as required, per the recommended conditions. The Development Standards are met, and the Guidelines are met.</p>

8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Criterion Met with Conditions: The site improvements will meet the Code and Guidelines with conditions for landscape details and outdoor waste and storage containers.

Recommendations

Planning Staff recommend **Approval** of the **flat roof Waiver**.

Planning Staff recommend **Approval** of the **Minor Project** with conditions:

- 1) A landscape plan for the foundation plantings at 50 W. Bridge Street shall be submitted detailing species, quantities, size at installation, and bed lines, subject to staff review and approval at building permitting.
- 2) The plants at 38 W. Bridge Street are revised and submitted for staff review and approval and planted within 60 days of ARB approval.
- 3) Within 60 days of ARB approval, the combined dumpster enclosure shall be fully constructed, and all additional outdoor waste and storage containers/vehicles shall be removed from both properties.