



Engineers, Surveyors, Planners, Scientists

March 5, 2025

Rati Singh, Assoc. AIA
City of Dublin
Community Planning and Development
5200 Emerald Parkway
Dublin, Ohio 43017

Subject: Bridge Park Block H AFDP
Waiver Request Letter

Dear Rati,

We are requesting the following waivers as part of the Block H2 & H3 AFDP application (24-143AFDP).

Tower Quantity §153.062(D)(4)(a)

The roof terrace stair tower locations are integral with the interior staircase location of each townhome living unit that allow for vertical circulation access to each units' rooftop area.

- Building H2-01 to H2-07: 7 towers
- Building H2-08 to H2-10: 3 towers
- Building H2-11 to H2-14: 4 towers
- Building H2-15 to H2-21: 7 towers
- Building H3-01 to H3-04: 4 towers
- Building H3-05 to H3-07: 3 towers
- Building H3-08 to H3-11: 4 towers
- Building H3-12 to H3-14: 3 towers
- Building H3-15 to H3-17: 3 towers
- Building H3-18 to H3-21: 4 towers

Balcony Size §153.062(I)(1)(a)

Due to structural limitations of our floor system for these townhomes, 5'-3" is the maximum length that can be achieved with the cantilevered rear balconies. The balcony dimensions are noted on the main level floor plans on sheet 8 as '16' wide x 5'-3" deep, and the 5'-3" dimension has been added to the right-side elevation sheet 4 for all buildings.

Non-Street Façade Transparency §153.062(O)(2):

Non Street façade transparency to be:
H2-01 to H2-07 (1st Floor Rear/West): 0%
H2-01 to H2-07 (1st Floor North & South): 12%
H2-01 to H2-07 (2nd Floor North & South): 15%
H2-01 to H2-07 (3rd Floor North & South): 5%
H2-08 to H2-10 (1st Floor Rear/South): 0%
H2-08 to H2-10 (1st Floor East & West): 13%
H2-08 to H2-10 (2nd Floor East & West): 15%
H2-08 to H2-10 (3rd Floor East & West): 5%
H2-11 to H2-14 (1st Floor Rear/North): 0%
H2-11 to H2-14 (1st Floor East & West): 14%
H2-11 to H2-14 (2nd Floor East & West): 15%
H2-11 to H2-14 (3rd Floor East & West): 5%
H2-15 to H2-21 (1st Floor Rear/East): 0%
H2-15 to H2-21 (1st Floor North & South): 12%
H2-15 to H2-21 (2nd Floor North & South): 14%
H2-15 to H2-21 (3rd Floor North & South): 5%
H3-01 to H3-04 (1st Floor Rear/West): 0%
H3-01 to H3-04 (1st Floor North & South): 11%
H3-01 to H3-04 (2nd Floor North & South): 15%
H3-01 to H3-04 (3rd Floor North & South): 5%
H3-05 to H3-07 (1st Floor Rear/South): 0%
H3-05 to H3-07 (1st Floor East & West): 11%
H3-05 to H3-07 (2nd Floor East & West): 15%
H3-05 to H3-07 (3rd Floor East & West): 5%
H3-08 to H3-11 (1st Floor Rear/South): 0%
H3-08 to H3-11 (1st Floor East & West): 11%
H3-08 to H3-11 (2nd Floor East & West): 14%
H3-08 to H3-11 (3rd Floor East & West): 5%
H3-12 to H3-14 (1st Floor Rear/South): 0%
H3-12 to H3-14 (1st Floor East & West): 12%
H3-12 to H3-14 (2nd Floor East & West): 14%
H3-12 to H3-14 (3rd Floor East & West): 5%
H3-15 to H3-17 (1st Floor Rear/North): 0%
H3-15 to H3-17 (1st Floor East & West): 14%
H3-15 to H3-17 (2nd Floor East & West): 15%
H3-15 to H3-17 (3rd Floor East & West): 5%
H2-15 to H2-21 (1st Floor Rear/East): 0%
H2-15 to H2-21 (1st Floor North & South): 13%
H2-15 to H2-21 (2nd Floor North & South): 14%
H2-15 to H2-21 (3rd Floor North & South): 5%

The 1st floor rear wall on all units consists of a wall length of 20'-0" with 16' wide garage doors on all units. No additional window openings can be provided on this wall segment.

Permitted Primary Materials §153.062(O)(2)

The City of Dublin Zoning Code allows rear elevations to be comprised of a combination of primary and secondary materials. In our case, the primary material is brick veneer, and the secondary material is fiber cement lap siding meeting the specification noted in the zoning code.

Minimum Finish Floor Elevation §153.062(O)(2)

Required: Minimum Finished Floor Elevation required 2.5 feet above the adjacent sidewalk elevation.
Requested to allow finished floor elevations to be at <2.5 feet above adjacent sidewalk elevation:

- H2-08: 0.60'
- H2-09: 0.95'
- H2-10: 0.65'
- H2-11: 0.48'
- H2-12: 1.23'
- H2-13: 0.70'
- H2-14: 1.00'
- H2-15: 2.18'
- H2-16: 2.28'
- H3-14: 2.42'
- H3-15: 1.07'
- H3-16: 2.13'
- H3-17: 1.18'
- H3-21: 2.23'

Minimum Stoop Size §153.062(I)(3)

Required: Stoops shall have a minimum width and depth of 5' of open area

Request to allow reduced stoop depth due to limited clearance to right of way or property lines.

- H2-01: 3' depth x 6' width
- H2-02: 3' depth x 6' width
- H2-03: 3' depth x 6' width
- H3-09: 4' depth x 18.13' width

Please let us know if you have any questions or need any other information regarding the Block H2 & H3 waiver request.

Thank you,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Sarah Wilson, PE
Engineer

Enclosures: 1

Copies: Todd Johnson (Crawford Hoying)
Jared Tajfel, Chuck Wilson (Fischer Homes)