



PLANNING REPORT

Planning and Zoning Commission

Thursday, September 18, 2025

EHG Partners Tenant Improvement 25-086WR

<https://dublinohiousa.gov/pzc/25-086>

Case Summary

Address	4495 Bridge Park Avenue, Dublin, OH 43017
Proposal	Request for review and approval of a Waiver request to allow a reduction in the ground story transparency for an existing tenant space.
Request	Review and approval of a Waiver Review under the provisions of Zoning Code Section 153.066.
Zoning	BSD-SRN: Bridge Street District – Scioto River Neighborhood
Planning Recommendation	<u>Approval of a Waiver Review.</u>
Next Steps	Upon review and approval of the Waiver Review by the Planning and Zoning Commission (PZC), the applicant may proceed to Building Standards.
Applicant	Matthew Lones, Orange Frog
Case Manager	Zachary Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us



Community Planning and Development



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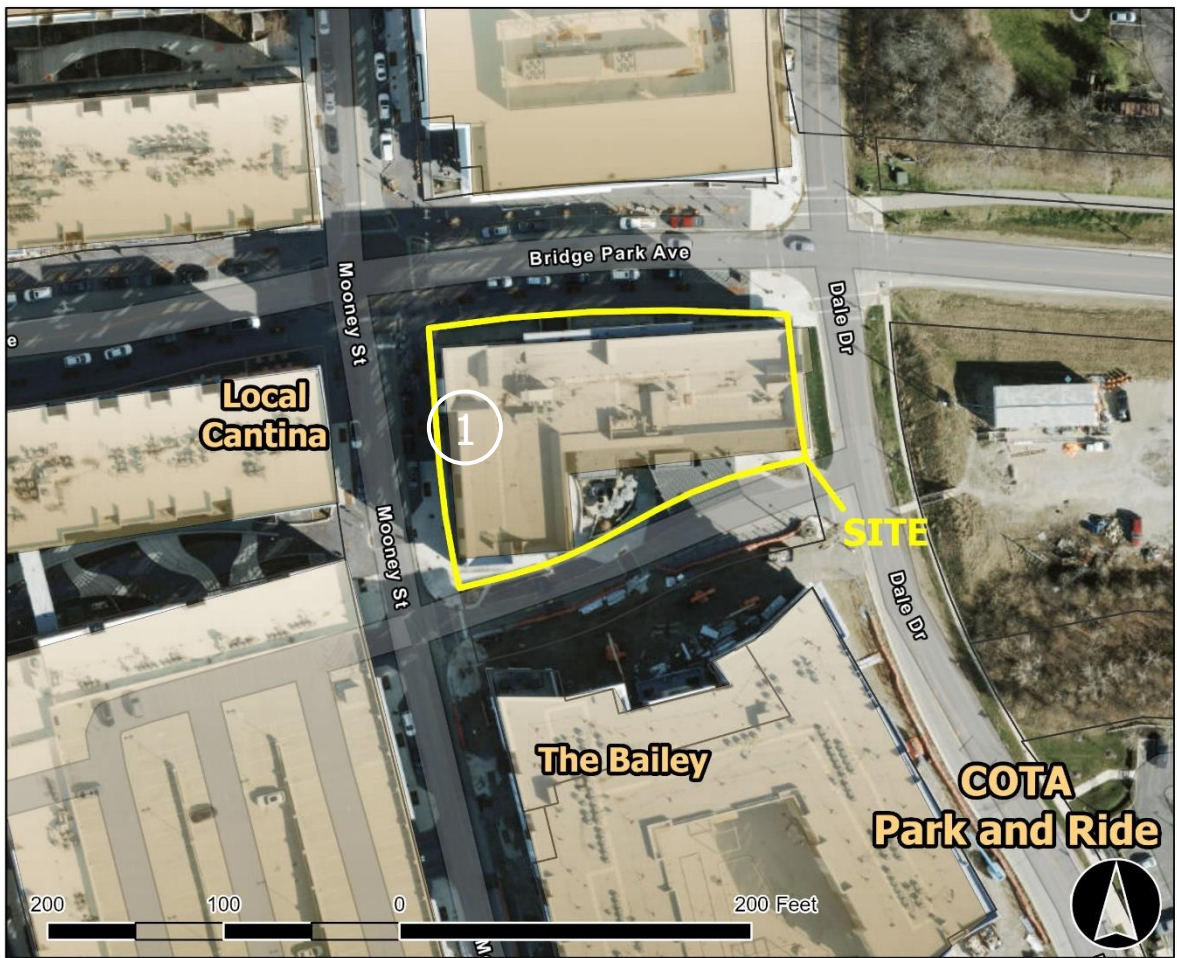
Site Location Map

25-086WR – EHG Partners



Site Features

- 1 Tenant space in Building F1 (Springhill Suites)



1. Request and Process

Request

The applicant is seeking approval of a Waiver Request for the reduction of transparency to aid in the development of a tenant space.

Process

Deviations from the Bridge Street District Code that exceed the authority of an Administrative Departure require Planning and Zoning Commission approval of a Waiver, as defined in 153.066.

2. Background

Site Summary

4495 Bridge Park Avenue is a 8,500-square-foot tenant space located within Building F1 (Springhill Suites) of the Bridge Park development. The tenant space is located southeast of the intersection of Mooney Street and Bridge Park Avenue.

Building History

Building F1 was approved in 2019. As part of the Site Plan (Final Development Plan) approval, the building was approved for several Waivers to building requirements in the Code. One of the approved Waivers was to Street-Facing Transparency, which has a requirement of 60 percent transparency along the ground story of street-facing facades. The Waiver was approved to allow 46 percent transparency along Mooney Street. Any reduction to the approved Waiver requires a new Waiver application to accommodate the proposed building changes.

3. Project

The applicant is requesting approval of a Waiver to permit a reduction in the permitted ground story transparency requirement for the application of louvers within existing storefront window opens located on the west façade of the building facing Mooney Street. Building F1 is approved for a ground-story transparency requirement of 46 percent along Bridge Park Avenue. Ground story transparency is calculated by dividing the total transparent areas of the entire ground story façade by the total ground story façade area. The proposed louvers are located within several windows at the top of the ground story facade, reducing the percentage of transparency on the ground story of the west façade to approximately 38 percent. These locations are highlighted in green on the elevation below. The reduction is requested due to the construction of the hotel and limitations on where ventilation can occur within the building. As originally planned, the space is no longer able to be vented through the roof of the building and has to occur in these façade locations. To account for any future tenant modifications, the Waiver requested is 35 percent.



4. Plan Review

Criteria	Review
Waiver Review	
1. The need for the Waiver is caused by unique conditions outside the control of the owner/lessee.	Criteria Met: The Waiver request is to allow the storefront transparency to further deviate from the Code requirement for the building. The reduction is requested due to the construction of the hotel and limitations on where ventilation can occur within the building. As originally planned, the space is no longer able to be vented through the roof of the building and has to occur in these façade locations. These conditions are outside the control of the applicant.
2. The Waiver will generally meet the spirit and intent of the Community Plan, BSP Plan and Guidelines, and other adopted City plans and policies.	Criteria Met: The proposed Waiver request will not detract from the aesthetic of the building and is consistent with the overall design and architecture of the Bridge Street District. Louvers are a common material used throughout the ground floor of tenant spaces within the Bridge Park development.
3. The Waiver is not being requested solely to reduce the cost or as a matter of general convenience.	Criteria Met: The existing construction of the building creates constraints on how the space can be ventilated. The louvers allow for the tenant space to be built out appropriately.
4. The Waiver will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: The proposed louvers do not detract from the overall quality of the development.
5. The requested modification would be better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria Met: The requirements of this chapter should not be amended to allow for this type of request, therefore the request is better accommodated through a Waiver.
6. The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.	Not Applicable: No changes to uses or open space are included as part of this application.

Recommendation

Planning Recommendation: Approval of the Waiver Request with no conditions.