



Orange **frog** Design Group LLC.

411 Meditation Lane
Columbus, OH 43235
p: 614.578.1707

August 27, 2025

City of Dublin
Attn: Zachary Hounshell
5200 Emerald Parkway
Dublin, Ohio 43017

Re: EHG Partners – Glazing Waiver narrative

Dear Zachary,

This letter is in response to being notified that a glazing waiver would be required for the EHG Partners tenant improvement. Per Zoning Section, 153.062(O)(5)(d)(1) – Street Façade Transparency (Ground Level). It would reduce the transparency of the ground story of the building. The submitted documents for review have the top part of the new ground story storefront system being louvers and not glazing. These louvers are critical for this tenant space.

This building was designed with two internal shafts from the first-floor ceiling to the roof deck. These shafts are to be shared between the hotel and the first-floor tenant space. The original design intent for these shafts was to house all the HVAC needs for the building. Unfortunately, these shafts were greatly undersized to support both the hotel and the tenant space. The two shafts currently house the following items for the hotel; kitchen hood, restroom exhaust ductwork, HVAC line sets etc. No new ductwork for a rooftop unit will fit within these shafts.

The developer was proactive during the construction process by installing the code approved kitchen hood ductwork in case a future tenant would request a kitchen hood in one of the shafts. EHG Partners is taking advantage of this for one of their two kitchen hoods. The second hood will utilize some of these louvers in question. The other louvers will be used to support the code required fresh air and exhaust for this space. Without these louvers the first-floor tenant spaces cannot meet the mechanical code requirements to be occupied.

I hope this narrative helps you to understand why this waiver is critical to this tenant improvement.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew D. Lones".

Matthew D. Lones, AIA NCARB
Orange **frog Design Group**
Principal

Cc: File

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