PLANNING REPORT

Architectural Review Board

Wednesday, November 18, 2026

63 S High Street
26-061ARB-MPR, Parking Plan

www.dublinohiousa.gov/arb/26-061

Case Summary

Location	63 S. High Street
Proposal	Proposed site improvements at an existing building on a 0.25-acre site.
Request	Review and approval of Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176
Zoning	HD-HS, Historic South District
Planning Recommendations	Approval of MPR with Conditions Approval of Parking Plan
Next Steps	Upon approval of the Minor Project Review, the applicant may apply for building permits through Building Standards.
Applicant	Sarah Sanders, Faris Planning & Design
Case Manager	Tori Brubaker, Planner I (614) 410-4632 tburbaker@dublin.oh.us

Site Location Map

26-061ARB-MRP - 63 S High

Site Features

1. Driveway & Parking Addition Location
2. Patio Addition Location





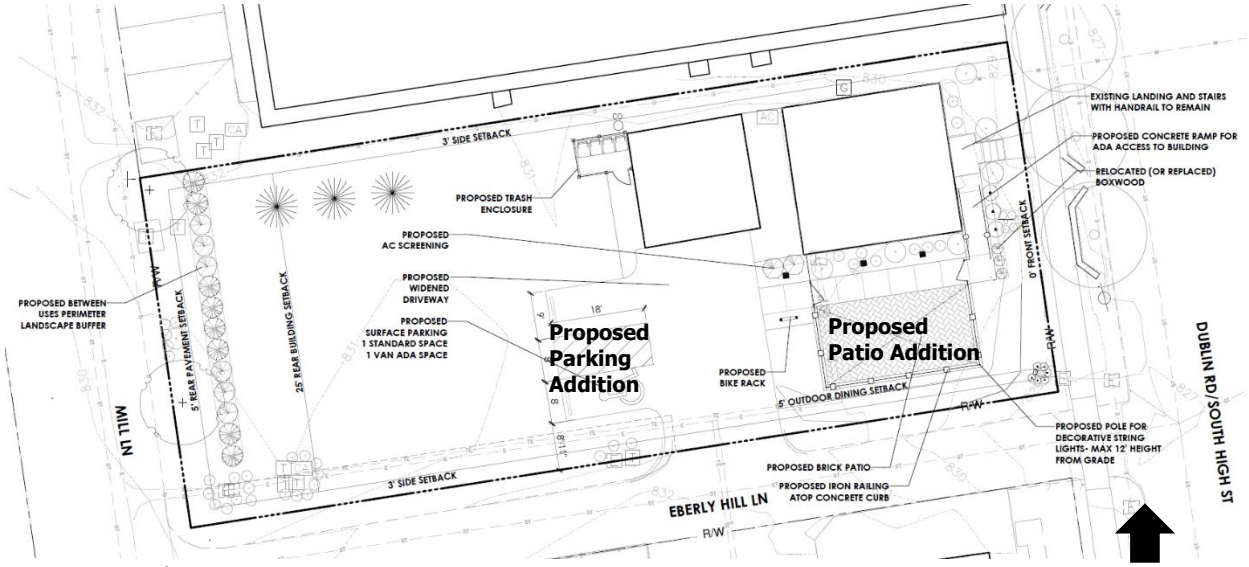
1. Request and Process

Request

The applicant proposes site improvements to a Landmark Building to accommodate an eating/drinking use. The use is permitted in the Historic South District, and no further action is required. The building is currently vacant, and modifications to the site and building require ADA compliance.

Site improvements include:

- Replacing and expanding an existing driveway to add two parking spots, including one ADA spot
- Adding a patio including seating, umbrellas, and planters
- Adding an ADA access ramp at the front entryway
- Adding a trash enclosure



Site Plan

Process

The Minor Project Review is a one-step process for certain project types that qualify under Section 153.176(I)(1), and this project meets the criteria.

2. Background

Site Summary

The site is located northwest of the intersection of S. High Street and Eberly Hill Lane and is zoned Historic District – Historic South (HD-HS). The lot contains two structures: a Landmark structure built ca. 1840, that was previously a single-family home, and a detached garage to the west. Staff has found no evidence of a building permit for the garage, and the year built is unknown. The site is surrounded by three streets: S. High Street, Eberly Hill Lane, and Mill Lane. An existing driveway connecting to the garage is located on Eberly Hill Lane, and the original structure fronts S. High Street. A large, open green space takes up the rest of the site to the west.

Historic and Cultural Facilities

63 S. High Street is individually listed in the National Register of Historic Places as the Tuller/Richards Residence. The one-story Greek Revival-style house is stone construction. The front-gable roof is sheathed in standing seam metal and features cornice returns in the gable ends. The front door is centered on the façade and includes a paneled surround with multi-light sidelights and transom. The majority of the windows present are two-over-two wood sashes, but paired one-over-ones are on the second story façade gable, and six-over-six windows are on the side elevations. The structure's historic use was a single-family home, but it was subsequently converted to commercial uses.

West of the house is a gable-roofed detached garage. The 2017 HCA did not address outbuildings in its analysis, so these structures are largely neither Landmark nor Background. Today, it is most appropriate to consider these structures as Background due to their lack of listing as Landmark outbuildings.

Case History

October 2023 (Case 23-090)
ARB approved installation of ±1.5-square-foot sign addition to existing sign.

April 2023 (Case 23-033)
ARB approved construction and installation of a ±6-square-foot ground sign, sign location approved.

July 2022 (Case 22-008)
ARB approved installation of a ±154-square-foot mural on existing garage.

July 2022 (Case 22-102)
ARB approved construction and installation of a ±6-square-foot ground sign.

February 2022
Council considered the possibility of allowing pop-up shops on the site under City lease (now expired).

3. Zoning Code and Guidelines

Historic District – Historic Residential District (HD-HS)

The intent of the Historic South District is to focus on ensuring sensitive infill development and redevelopment and to provide an improved environment for walking while accommodating vehicles. The Code identifies development standards, found in Section 153.173.

Historic Design Guidelines

The Guidelines provide direction on best practices for projects. Chapter 4 applies to rehabilitation, and Chapter 6 applies to site design.

4. Project

Site Improvements

The applicant proposes to replace and expand the existing driveway, utilizing the existing curb cut on Eberly Hill Lane. Two parking spaces will be added, one of which will be a required ADA spot. A concrete sidewalk will be added, creating an ADA-compliant route to connect pedestrians from the driveway to the front building entrance.

The applicant also proposes a seasonal outdoor paver patio to the south of the existing historic building. The patio intends to complement the established historic character of the District. The patio is to be 30'-6" x 16', and all setback requirements have been met. It will contain seating for 8, complete with umbrellas, planters, and a trash receptacle. Decorative string lights will be attached to black aluminum 12' light poles, and the lights meet all requirements in Code § 153.173(J); shielding requirements do not apply since the lights emit less than 900 lumens. The patio will have a 3-foot black decorative iron railing around it, using design elements that have been seen elsewhere in the District.



Proposed Front Building Elevation

The parking addition on the site requires the need to have ADA access into the building. Section 4.414B of the *Historic Design Guidelines* states that ramps should be located at side or rear entrances to minimize impact on the main façade. During design review, the applicant determined that the rear entry door was not an adequate access point for a new ADA ramp as the current width of both the door and door frame are too small, the door is unable to open a full 90 degrees due to an interior wall, and there is limited space between the primary building and the garage to provide an ADA compliant ramp with adequate space for entry. Due to the nature of the historic structure, the rear door and frame cannot be altered without compromising the structural integrity of the building. The applicant found that the building's front entry would be the most feasible location for an ADA ramp as it has an existing clearance of 50", can open to a full 90-degree angle, and has an adequately sized landing that can fully comply with ADA regulations. For these reasons, the applicant is proposing an ADA ramp at the front of the building.

The applicant has worked closely with staff to mitigate the appearance of the ADA ramp at the front of the building per Guidelines Section 4.14. As previously explained, the ramp cannot use the rear access to the building, and there are no side entrances to use. Staff and the applicant explored removing the handrail to de-emphasize visual impacts, though any ramp that has a rise greater than 6" is required to have a compliant handrail per the ADA standards. The internal railing columns have been removed to help de-emphasize the ramp. The ramp is to be painted black to match the existing railings on the stairs and the proposed patio fencing. Large deciduous shrubs have been added (see landscaping section) in front of the ramp that will help obscure the visual impact of the railing from the front building façade. Given that this is an ADA

requirement, and the applicant has worked to conceal the ramp to the maximum extent practicable, staff is supportive of this request.

A trash enclosure is proposed to the west of the detached garage. It is to be fully screened, positioned to minimize visual impact from the right-of-way, and the existing mural painted on the west side of the garage will remain visible and untouched. The enclosure will be wood fencing painted white and will measure 10' x 6'-6". The height will be 1' taller than the trash cans, and horizontal boards will be used to most-closely match the design of the adjacent garage, meeting Code § 153.173(I)(7).

Lot Coverage
The maximum allowed lot coverage in the Historic South District is 65%, as stated in Table 153.173A. As currently proposed, the lot coverage is 37%, including all improvements, which complies with the Code.

Parking Plan

The Code outlines that parking requirements must be met on-site, on-street, off-site, or in parking structures. Below are the parking requirements alongside the proposed parking by the applicant.

Parking Calculations			
Use *(Proposed)*	**Area**	**Required**	**Provided**
Eating & Drinking	1,134 sf	12 *(10 per 1,000 sf)*	1 + 1 ADA *(onsite)* 2 *(on-street)*

The applicant is proposing 2 parking spaces on site and may use the 2 public on-street spaces that are located directly in front of the building, meeting Code § 153.173(F)(3)(c). Public parking is proposed for the remaining spots and is fulfilled with the nearest public parking located ±310' from the front entryway, meeting the Code requirement. The applicant proposes to use the driveway as their loading zone, which equates to a 14' x 30' space. The applicant states the site use will require one weekly morning delivery of a minimal duration, and the drive area can be used for this purpose without causing conflict with site parking or with normal vehicular and pedestrian circulation.

The City has conducted the Downtown Dublin Curbside Management Plan, adopted by City Council in July of 2025. As part of this initiative, a comprehensive survey of parking spaces was conducted to provide the City with accurate data. The survey also included monitoring parking spaces in the Historic District, and the findings indicate that there is ample parking within the District. Therefore, staff recommends approval of the Parking Plan.

Bicycle parking is required for any development or use with six or more required vehicle parking spaces, requiring one bike spot for every ten required vehicle parking spaces. The proposal requires two bike parking spots, which are proposed along the pedestrian walkway between the patio and driveway, so Code § 153.173(F)(15)(b) is met.

Landscaping

The applicant has provided a landscaping plan, which includes additional plantings to add visual interest throughout the site and screen the ADA ramp. A diverse range of plants is proposed, including evergreen shrubs, deciduous shrubs, ornamental trees, and perennials. Staff has concerns with the plantings being shown in front of the ADA ramp, as they will inevitably grow too tall and become hard to maintain. The applicant shall work with staff to select plants that will be more ideal for this location that are low-growing and might retain their leaves during the winter, per a recommended condition of approval. Existing boxwoods are located at the front of the site and will either be relocated or replaced.

Signage

An existing ground sign post is located at the front of the property, approximately 2 feet from the right-of-way. The existing sign post is legal, per the previous approval noted herein, and will be utilized for a hanging sign. This sign will be administratively approved separately by staff at a later date. A building permit will be required for the sign.

Materials and Colors

The applicant proposes to use Indian Red Coarse Grind Pavers for the patio. The black decorative fence is from Iron Fence Shop in the hoop and picket style. The black trash receptable is from Tree Top Projects in the model Northgate receptacles. The black bike rack is also from Tree Top Products and is in the model Park-It-2-bike racks.

The outdoor dining sets will be ornate white/ivory wrought iron. The dining sets are in two different sizes: one larger set will be a table at 39.25” diameter x 28.75” H with chairs of 30.25” x 185” x 37.75”, and two smaller sets with tables at 23.7” diameter x 27.25” H and chairs at 16.6” x 20” x 32”. Material specs have not been provided for the umbrellas, though they are shown in navy. The applicant shall provide staff with material specs indicating that the umbrellas are weather resistant per Code § 153.172(C)(4)(h)(4) and are cohesive with the rest of the patio furniture. The applicant has stated that they intend to store the furniture in the garage during winter months when it is not in use, also meeting Code requirements.

The applicant shows commercial grade string lights that will be attached to a 12’ black powdercoated aluminum light post. The light bulbs have a color temperature of 2700k and emit 900 lumens and therefore are not required to be full cut off per Code § 153.173(J)(3)(a).

The applicant proposes a cedar wood fencing enclosure with horizontal boards to screen the proposed trash cans. Heavy duty gate hinges are shown, and the fence and hardware is to be painted white to match the surface of the adjacent garage wall. The applicant shall provide a spec showing that the doors are self-closing to meet Code § 153.173(I)(8), per a recommended condition of approval.

The applicant shows an asphalt driveway and a concrete walkway leading to the front ADA ramp. The ramp will have a concrete landing and 34”-38” ADA compliant black handrails as shown on the elevations.

5. Plan Review

Minor Project Review

Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, *Historic Design Guidelines,* and adopted plans, policies, and regulations.	**Criterion Met with Conditions:** The application is consistent with the Community Plan, *Historic Design Guidelines*, and all City adopted plans, policies, and regulations when combined with the conditions of approval.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	**Not Applicable:** The proposal is not within or part of an approved PDP or FDP.
c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	**Criterion Met with Conditions:** The application will be consistent with the record established by the Board with the recommended conditions.
d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	**Criterion Met:** The proposed eating/drinking use is a permitted land use in this district.
e) The proposed development is consistent with the *Historic Design Guidelines.*	**Criterion Met with Conditions:** With the conditions, the proposal is consistent with the *Historic District Guidelines.*
f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	**Criterion Met with Conditions:** With the conditions of approval, the proposal responds to the historic context, character and scale of the immediate surrounding area. The proposed site improvements will enhance the site and overall quality of the surrounding area.
g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.	**Not Applicable:** No new buildings are proposed with this request.
h) 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 proposed site improvements meet the Code and Guidelines. The added ADA access, improved landscaping, and the patio addition will enhance the site overall.

Recommendations

Planning Recommendation: Approval of Parking Plan.

Planning Recommendation: Approval of MPR with Conditions:

1) Prior to issuance of building permits, the applicant shall provide staff with material specifications for the patio umbrellas, indicating that they are an all-weather material and will maintain the outdoor furniture cohesiveness.
2) Prior to issuance of building permits, the applicant shall provide specifications for the waste enclosure gate hinges, indicating that the access doors are self-closing.
3) Prior to issuance of building permits, the applicant shall work with staff to identify plantings that will adequately screen the ADA ramp.