City of Dublin
OHIO, USA

RECORD OF DETERMINATION
Administrative Review Team
Thursday, September 20, 2018

The Administrative Review Team made the following determination at this meeting:

1. BSD SRN – Rebol, Patio & Site Improvements **6608 Longshore Street**
18-057MPR **Minor Project Review**

Proposal:	Construction of a patio, canopy, and associated site improvements to an existing tenant space in Building B3 of the Bridge Park Development, zoned Bridge Street District - Scioto River Neighborhood.
Location:	Southeast of the intersection of Longshore Street and Bridge Park Avenue.
Request:	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.
Applicant:	Rebol, represented by Gary Fischer, Fischer & Associates Architects Inc.
Planning Contact:	Logan Stang, Planner I
Contact Information:	614.410.4652, lstang@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/18-057

Request: Approval of this request for a Minor Project Review with two conditions:

1) That the applicant ensure the proposed signs meet the requirements of the approved Bridge Park Master Sign Plan; and
2) That the applicant revise the fence finish to provide a more complementary and harmonious appearance to the building architecture, subject to Staff approval, and prior to building permitting.

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning

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Thursday, September 20, 2018

The Administrative Review Team made the following determination at this meeting:

2. BSD HR – Christensen Property **56 Franklin Street**
18-058ARB-MPR **Minor Project Review**

Proposal:	Exterior modifications, an attached garage addition, a detached garage addition approximately 840 square feet in size, and associated site improvements to an existing home within the Historic District. The property is zoned Bridge Street District - Historic Residential.
Location:	East of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street.
Request:	Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.
Applicant:	Andrew Christensen, Property Owner.
Planning Contact:	Lori Burchett, AICP, Planner II.
Contact Information:	614.410.4656, lburchett@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/18-058

REQUEST: Recommendation of approval to the Architectural Review Board for the Minor Project Review with the following condition:

1) That the applicant remove the existing accessory structure, or reduce the size of the proposed detached garage to ensure the cumulative square footage of the two detached accessory structures does not exceed 840 feet.
2) The applicant shall work with the Engineering Department to relocate the proposed detached garage and associated driveway to the south.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval with two conditions.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Planning Director

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The Administrative Review Team made the following determination at this meeting:

3. BSD HR – Vessels Residence **63 S. Riverview Street**
18-059ARB-MPR **Minor Project Review**

Proposal:	A second-story addition and exterior modifications to an existing home within the Historic District. The property is zoned Bridge Street District - Historic Residential.
Location:	West of South Riverview Street, northwest of the intersection with Eberly Hill Lane.
Request:	Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.
Applicant:	Trevor & Kate Vessels, represented by Heidi Bolyard, Simplified Living Architecture Design.
Planning Contacts:	Michael Kettler, Planning Technician and Lori Burchett, AICP, Planner II.
Contact Information:	614.410.4650, mkettler@dublin.oh.us and 614.410.4656, lburchett@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/18-059

REQUEST #1: Recommendation of approval to the Architectural Review Board for the following Waiver:

1. §153.063-A – Minimum Yard Requirements for BSD Historic Residential District – Required: Three-foot, side yard setback; Requested: Encroach one foot into the required side yard setback.

Determination: The Waiver was forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #2: Recommendation of approval to the Architectural Review Board for the Minor Project Review with four conditions:

1) That the applicant ensures the HVAC system is at least three feet from the property line and screened from the right-of-way and adjacent property to the north;
2) That the applicant ensures the existing stone wall is protected during the construction of the second-story addition;
3) That the applicant replaces the board and batten shutters with operable, two-panel shutters with louvers to preserve the historical significance and traditional style; and
4) That the applicant replaces the overhang brackets with a simple, band-board design to separate the first and second stories of the addition.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval with four conditions.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP, Planning Director

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The Administrative Review Team made the following determination at this meeting:

4. BSD HC – Tackett Bakery and Office **30-32 S. High Street**
18-062ARB-MPR **Minor Project Review**

Proposal:	Building additions, renovations, and associated site improvements to two existing historic structures within the Historic District. The properties are zoned Bridge Park District - Historic Core.
Location:	East of South High Street, approximately 75 feet north of Spring Hill Lane.
Request:	Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.
Applicant:	Sharon Tackett, Bluebird Consulting Group.
Planning Contact:	Lori Burchett, AICP, Planner II
Contact Information:	614.410.4656, lburchett@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/18-062

REQUEST #1: Approval for the following Administrative Departure:

1. §153.062 – Building Types (O)(9)(d)(5) – Primary Materials
   Minimum of 80% of façade be of a primary material
   Request: To allow the west elevation of 30 S. High Street at ±78%

Determination: The Administrative Departure was approved.

REQUEST #2: Recommendation of approval to the Architectural Review Board for five Waivers:

1. §153.062 – Building Types (O)(9)(a)(2) – Side Yard Setback
   Required: Minimum 3-foot side yard setback for Historic Cottage Commercial building types
   Requested: Allow for a setback of less than 3-feet for the addition to 30 S. High Street

2. §153.062 – Building Types (O)(9) – Maximum Impervious Lot Coverage
   Required: A maximum lot coverage of 75% is permitted
   Requested: To allow for 87% lot coverage at 32 S. High Street. Maximum Impervious Lot Coverage

3. §153.062 – Building Types (O)(9)(d)(1) – Non-Street Façade Transparency
   Required: Minimum of 15% non-street facing transparency
   Requested: To provide 0% on the south elevation of 30 S. High Street

PLANNING 5800 Shier Rings Road Dublin, Ohio 43016 phone 614.410.4600 fax 614.410.4747 **dublinohiousa.gov**

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4. §153.062 – Building Types (O)(9)(d)(5) – Primary Materials
   Required: Minimum of 80% of façade be of a primary material
   Requested: To allow the north elevation at ±60%, south elevation at ±57% for 30 S. High Street

5. §153.065 – Site Development Standards (E)(1)(b)(2) – Wall Height
   Required: Maximum height of 6 feet for walls between a principal structure and rear property line
   Requested: To allow for a retaining wall no greater than 8 feet in height

Determination: The five Waivers were forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #3: Recommendation of approval to the Architectural Review Board for the Fee-in-Lieu of Open Space:

1) Based on the square footage of the proposed use, a total of 29 square feet of publicly accessible open space is required. Code permits a Fee-in-Lieu of Open Space if the open space requirement is less than the minimum required for the smallest open space type. At 29 square feet, this is less than the minimum of 300 square feet required for a pocket plaza. With its relatively minimal dedication requirement, the applicant is requesting approval of a Fee-in-Lieu of Open Space.

Determination: The Fee-in-Lieu of Open Space was forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #4: Recommendation of approval to the Architectural Review Board for a Minor Project Review with a Parking Plan to allow for 14 parking spaces and four conditions:

1) That the applicant receives approval of a demolition request, prior to building permit approval;

2) That the applicant pay a Fee-in-Lieu of open space, prior to building permit approval;

3) That the applicant provides required bicycle parking on site; and

4) That should any archeological resources be identified during excavation, aside from the relocation of the existing stone wall, the applicant shall make a reasonable effort to record, protect, and preserve those resources.

Determination: The Minor Project Review with a Parking Plan and four conditions was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP, Planning Director

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Thursday, September 20, 2018

The Administrative Review Team made the following determination at this meeting:

5. Bridge Street District, Phase I - Review and Approval Procedures and Criteria
18-005ADMC **Administrative Request – Code Amendment**

Proposal:	Amendments to Section 153.066 addressing the procedures for development approval and the related submittal requirements to streamline the process and ensure submittal requirements are consistent with other Zoning Code provisions.
Request:	Review and recommendation of approval to City Council for proposed amendments to the Zoning Code under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant:	Dana L. McDaniel, City Manager, City of Dublin.
Planning Contact:	Vince A. Papsidero, FAICP, Planning Director
Contact Information:	614.410.4682, vpapsidero@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/18-005

REQUEST: Recommendation of approval to the Planning and Zoning Commission for an Administrative Request – Code Amendment to address the procedures for development approval and the related submittal requirements to streamline the process and ensure submittal requirements are consistent with other Zoning Code provisions.

Determination: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval to be forwarded for review and approval by City Council.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning

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The Administrative Review Team made the following determination at this meeting:

6. Bridge Street District Network Map Code Amendment
18-053ADMC **Administrative Request – Code Amendment**

Proposal:	Amendments to Zoning Code Figure 153.061-A Bridge Street District Street Network Map to address street connections based on recent developments in the Bridge Street District.
Request:	Review and recommendation of approval to City Council for proposed amendments to the Zoning Code under the provisions of Zoning Code Sections 153.232 and 153.234.
Applicant:	Dana L. McDaniel, City Manager, City of Dublin.
Planning Contact:	Vince A. Papsidero, FAICP, Planning Director
Contact Information:	614.410.4682, vpapsidero@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/18-053

REQUEST: Recommendation of approval to the Planning and Zoning Commission for an Administrative Request – Code Amendment to address street connections based on recent developments in the Bridge Street District.

Determination: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval with final authority given to City Council.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning