

20-189MPR – TUCCI'S ADDITION

Summary

Request for review and approval for construction of an approximately 215-square-foot wine room addition for an existing restaurant.

Site Location

The 0.23-acre site is northwest of the intersection of N. High Street and Wing Hill Lane.

Zoning

BSD-HC: Bridge Street District – Historic Core District

Property Owners

Thelma Hill Trust and City of Dublin

Applicant/Representative

Craig Barnum, CLB Restaurants

Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.070 and *Historic Dublin Design Guidelines*.

Case Manager

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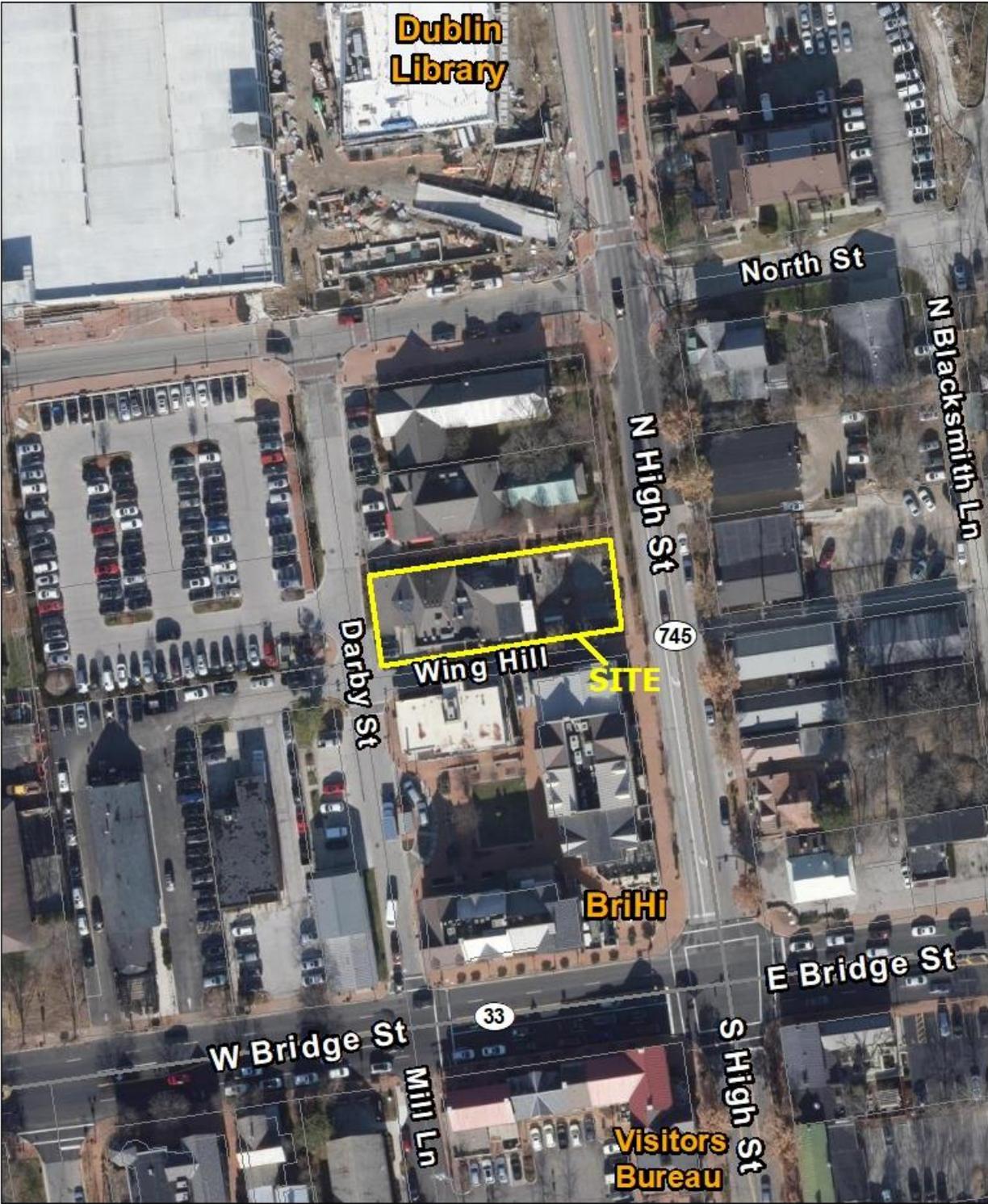
Next Steps

Upon approval by the Architectural Review Board (ARB), the applicant is will be eligible to file a building permit with the City of Dublin.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-189MPR Minor Project Review Tucci's - Addition 35 North High Street</p>	<p>0 40 80 Feet</p> 
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2. Overview

Background

The site is developed with a single-story building constructed in 1955 which was converted to a restaurant in 1997. The single-story restaurant building is located on the western portion of the site with a patio to the eastern portion, along N. High Street.

The existing building has an irregular footprint with an 'L'-plan cross-gable core and additions to the rear. The construction is concrete block with brick veneer along the south and east façades. A flat roof porch defines the main entry along the east façade. The architecture is vernacular in character and does not represent any single style.

Case History

The Architectural Review Board (ARB) reviewed an informal request for the 215-square-foot addition in October 2020 and was supportive of the request. The Board expressed a preference to not include proposed wall trellises due to ongoing maintenance concerns. Additionally, the Board requested the applicant coordinate with the City to select appropriate landscape plantings along the north façade.

Prior to that, the Board informally reviewed a separate proposal for a glass enclosed patio addition. At the time, the Board expressed concern with the proposed design, specifically questioning the compatibility with the surrounding buildings and district. The Board encouraged the applicant to investigate an alternative design. As presented, this proposal has not moved forward.

Site Characteristics

Natural Features

The site contains trees, landscaping and a decorative metal fence with brick piers along the northern, eastern and southern edge of the patio.

Historic and Cultural Facilities

The existing structure on N. High Street was constructed in 1955. It is not located on the National Register of Historic Places, but is recommended contributing to the local Historic District as outlined in the 2017 City of Dublin Historic and Cultural Assessment. The condition of the building is noted as good. The location, feeling, setting, and association are marked as contributing to the historic integrity of the property; while the design, materials, and workmanship do not elevate the integrity of the property.

Surrounding Land Use and Development Character

North: Bridge Street District, Historic Core (Commercial) East:

Bridge Street District, Historic Core (Commercial) South: Bridge Street District, Historic Core (Commercial)

West: Bridge Street District, Historic Core (Commercial/Parking)

Road, Pedestrian and Bike Network

The site has frontage on N. High Street, Wing Hill, and Darby Street. A public walkway is located north of the site, providing pedestrian access from Darby Street to the public sidewalk on N. High Street. As part of this proposal, the applicant would need to work with City Council to purchase a portion of the city-owned property where the proposed addition is shown.

Utilities

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site.

Proposal

The applicant is proposing to expand the existing wine room, north of the building, with an approximately 215-square-foot building addition. Site modifications are shown on City property, adjacent to the pedestrian walkway located on the north side of the building. The applicant is required to complete a Real Estate Purchase Agreement (REPA) with City Council prior to submission of building permits for the proposed addition.

Site Layout

Given the proposal, the Historic Cottage Commercial building type would be the applicable zoning requirements. The proposed addition extends seven feet on the north side of the existing building and is shown as 30.5 feet long. The applicant will require the purchase of city-owned property to permit the proposed expansion. The addition will not impact the existing pedestrian walkway to the north of the property. The walkway is proposed to continue to be owned and maintained by the City.

The side yard setback from the new northern setback is proposed to be 0 feet, where a 3-foot side setback is required. As a result, a Waiver is required. The Board was supportive of this Waiver during the Informal Review. The *Historic Dublin Design Guidelines* recommend additions be located to the side or rear of the existing structure, and be subordinate to the existing structure, which is demonstrated with the proposal.

For this building type, the permitted building and lot coverage is 50 percent and 65 percent maximum, respectively, with an additional 10 percent semi-pervious lot coverage allowance for a total of 75 percent. The existing site, which was developed prior to implementation of the BSD Code, exceeds this provision and a Waiver is required to permit a minor increase in the overall coverage requirements. Staff is supportive of this request as the increase in coverage is proportional to the increase in property size when additional property is purchased from the City. Staff recommends that the applicant provide final lot coverage numbers prior to submitting for building permits, subject to Staff approval.

Architectural Details

The north elevation of the building is proposed to be modified, which today is concrete block construction. The proposed architectural style of the addition is a lean-to shed roof addition clad in vertical board and batten siding painted to match the existing structure, which meets Code for primary materials. The informal conceptual elevations depicted two trellis accents, which have been removed based on feedback from the Board. The roof is sheathed in an Owens Corning Estate Grey asphalt shingle to match the existing.

The Guidelines recommend the overall character of additions including location, mass/scale, materials, and rooflines be subordinate and preservation the integrity of existing structure, which the proposal meets.

Landscaping

Based on feedback from the Board, Planning has worked with Parks and Recreation staff regarding the proposed landscaping provided to soften the appearance of the addition from the public walkway. Parks and Recreation staff has indicated that working with the property owner to field select and locate plant material is preferred. To allow for this, Staff is recommending that the applicant continue to work with Staff to ensure appropriate landscaping is installed, by the applicant, along the public walkway north of the building.

3. Criteria Review

1) *Waiver Review*

153.062 — Building Types (O)(10)(a)(2). Side Yard Setback.

Requirement: For Historic Cottage Commercial Buildings, there shall be a minimum side yard setback of three feet.

Request: For a minimum side yard setback of zero feet for the proposed addition.

Criteria met. The proposal requests a reduced side yard setback for the northern property line, where the wine room addition is to be installed. The requests allows for an appropriate expansion of a business, which is on a site confined by its urban setting. The result is consistent with development throughout Historic Dublin, and does not result in a condition that is less desirable. Approval of the Waiver Review is in alignment with the proposed ARB Code.

2) *Waiver Review*

153.062 — Building Types (O)(10)(a)(2). Permitted Coverage.

Requirement: For Historic Cottage Commercial Buildings, maximum building coverage is limited to 50% of the total lot area, and lot coverage is limited to 65% impervious coverage plus 10% additional semi-pervious coverage for a total coverage of 75%.

Request: For a total building and lot area that exceeds the Code permitted maximums; and is proportional to the additional lot area.

Criteria met. The proposal requests a building and lot coverage area which exceeds the maximum permitted by Code. The site was developed prior to the implementation of the BSD Code, and the expansion is proportional to the increase in property size following the purchase of City owned property to the north. The result is consistent with development throughout Historic Dublin, and does not result in a condition that is less desirable. Approval of the Waiver Review is in alignment with the proposed ARB Code.

Minor Project Review Analysis [§153.066(J)]

1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met. The Minor Project is consistent with all applicable plans, policies, and regulations.

2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. The site is not part of a previously approved Final Development Plan.

3) *The Minor Project is consistent with the record established by the Architectural Review Board.*

Criteria Met. The proposal is consistent with the record established by the ARB.

- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The proposal is consistent with all applicable use specific standards.
- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the HD Design Guidelines.*
Criteria Met with Conditions. With approval of the recommended conditions and Waiver, the proposal is consistent with the requirements and recommendations of the BSD Code and HD Design Guidelines.

Board Order Standards of Review

- 1) *The character and materials are compatible with the context.*
Criteria Met. The proposal utilizes materials and design elements to complement the existing surroundings.
- 2) *Recognition and respect of historical or acquired significance.*
Criteria Met. The proposal is respectful and responsive to the context within Historic Dublin.
- 3) *Compatible with relevant design characteristics.*
Criteria Met. The proposal is compatible with the surrounding context.
- 4) *Appropriate massing and building form.*
Criteria Met. The proposal is small in the context of the existing building and is appropriate in massing and building form.
- 5) *Appropriate color scheme.*
Criteria Met. The addition is compatible with the existing building including the existing color scheme.
- 6) *Complementary sign design.*
Not Applicable. No signs are proposed as part of this application.
- 7) *Appropriate landscape design.*
Criteria Met with Condition. The applicant should continue to work with Staff to finalize landscape details.
- 8) *Preservation of archaeological resources.*
Not Applicable. There are no known archaeological resources present on the site.

4. Recommendations

Planning recommends **Approval** of two **Waivers**.

- 1) A Waiver to permit a minimum side yard setback of zero feet for the addition.
- 2) A Waiver to permit total building and lot coverage that exceeds the Code permitted maximums.

Planning recommends **Approval** of the **Minor Project Review with conditions**.

- 1) That the applicant work with the City to select and install appropriate landscaping adjacent to the public walkway.
- 2) A Real Estate Purchase Agreement is approved at City Council prior to submission of building permits.
- 3) That the applicant provide final lot coverage calculations prior to submitting for building permits, subject to Staff approval.