

March 15, 2021

Nichole Martin, AICP  
**City of Dublin / Planner II**  
5200 Emerald Parkway  
Dublin, Ohio 43017

**Re: Baltimore Corner Restaurant**  
ART / PZC Planning Submission

Dear Ms. Martin,

Attached herein, please find our submission for Planning & Zoning Commission consideration regarding Baltimore Corner Restaurant.

This proposal contemplates a new 6,231 square foot restaurant with a 403 square foot covered, outdoor patio. The exterior scope of work includes various facade / storefront improvements to the existing shell building. Furthermore, a portion of the northwest corner of this restaurant will expand the existing building area by 625 square feet (as related to the originally planned storefront location).

Since the current right-of-way is only inches from the existing west elevation of the building, the aforementioned addition and outdoor covered patio are proposed to extend into the right-of-way by 6'-5" and 4'-4" respectively.

So as to maintain a minimum width of 8' for pedestrian traffic in the streetscape, this proposal also contemplates modifications to two existing streetscape planter beds by narrowing the northern by 2'-4" and a portion of the southern planter by 1'-10".

All aspects of the design shown herein are intended to activate this very important corner in the Bridge Park development, which is also a terminus to the pedestrian bridge. To that spirit, we have incorporated many operable windows and have placed the outdoor patio so that the energy and activities of this facility will be on full display and also engage the pedestrian way. Additionally, a variety of high-quality materials, details and lighting are proposed to provide visual richness and interest.

As part of this application, we are interested in obtaining approval for a couple of zoning deviations:

1. The west and north facing facades of this building were previously designated as 'shopping corridors', which require 12' of open, pedestrian walk. While the northern corridor will comply, the western corridor, as proposed, would be reduced to 8' of open pedestrian walk.
2. The space beneath the existing building overhang at the northwest corner was previously designated as 514 square foot 'pocket plaza'. As proposed, we are asking to infill this area. We will work with Crawford Hoying to relocate this required open space to, either, another location on B-block or incorporate in the next phase of Bridge Park development.

While interesting, place-making signage is also contemplated, specifics are still in development. Therefore, we will submit signage separately for review and approval, at a later date.

Ms. Nichole Martin  
Baltimore Corner Restaurant  
PZC Submission  
March 15, 2021  
Page 2

At your convenience, please review the materials included herein and let us know if additional clarification would be helpful.

Thank you for your assistance.

Best regards,

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line extending to the right.

Carter Bean