



RECORD OF DETERMINATION

Administrative Review Team

Thursday, January 13, 2021

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

1. Roosevelt Room at 6544 Longshore Street, 21-179MPR, Minor Project Review

Proposal: Site modifications to a tenant space located within Bridge Park. The site is zoned Bridge Street District, Scioto River Neighborhood.
Location: Southeast of the intersection of Longshore Street with Banker Drive.
Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
Applicant: Matt Remar, KBA Inc.
Planning Contact: Taylor Mullinax, Planner I
Contact Information: 614.410.4632, tmullinax@dublin.oh.us
Case Information: www.dublinohiousa.gov/art/21-179

Request: Approval for the proposed Minor Project with eight conditions:

- 1) That the applicant obtain a right-of-way encroachment agreement from the City Engineer for any building or site elements encroaching within the public right-of-way, prior to issuance of a building permit;
- 2) That the applicant provide a minimum clear sidewalk space not less than 3 feet from the edge of the internal tree grate, adjacent to the tree, to the outer edge of the drink rail along Banker Drive, subject to Staff approval;
- 3) That the applicant revise the canopy to not extend beyond the limits of the approved tenant space and patio space, and be pulled to the inside corner of the pillar along Longshore Loop;
- 4) That the applicant provide a letter of consent from the adjacent property owner of PID: 273-012723 that approves any encroachments into Longshore Loop with the building permit submittal;
- 5) That the applicant work with Staff to relocate bike racks and any associated right-of-way elements affected by this proposal, to the satisfaction of the City Engineer;
- 6) That the applicant repair the area impacted by the removal of the existing bike racks, to the satisfaction of the City, prior to issuance of conditional occupancy;
- 7) That the applicant finalize lighting fixture and heater details, subject to Staff approval; and
- 8) That the applicant resubmit revised plans to meet all conditions above prior to building permitting.



1. Roosevelt Room at 6544 Longshore Street, 21-179MPR, Minor Project Review

Determination: This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code 153.066(O)(5)(e).

RECORDED VOTES:

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Michael Hendershot	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Planning Director





RECORD OF DETERMINATION

Administrative Review Team

Thursday, January 13, 2022

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

2. Buckeye Orthodontics at 4437 W. Dublin-Granville Road, 21-187MPR, Minor Project Review

Proposal:	Installation of a ±22-square-foot wall sign at an existing tenant space in the Shoppes at River Ridge.
Location:	Southeast of the intersection of W. Dublin-Granville Road with Dale Drive.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
Applicant:	Steve Moore, Moore Signs
Planning Contact:	Zachary Hounshell, Planner I
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/21-187

Request: Approval for the proposed Minor Project with two conditions:


- 1) That the applicant provide detailed specifications for the external gooseneck lighting before applying for permanent sign permits, subject to Staff approval; and
- 2) That the applicant apply for and successfully obtain approval of a permanent sign permit through Building Standards, prior to installation.

Determination: This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

RECORDED VOTES:

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Michael Hendershot	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

STAFF CERTIFICATION

DocuSigned by:


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 Jennifer M. Rauch, AICP
 Planning Director





RECORD OF DETERMINATION

Administrative Review Team

Thursday, January 13, 2022

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

3. The Pearl at 86 N. High Street, 21-188MPR, Minor Project Review

Proposal: Manual, roll-down screens to enclose the north patio at an existing restaurant on a 0.34-acre site zoned Bridge Street District, Historic Transition Neighborhood.

Location: Southeast of the intersection of N. High Street and Rock Cress Parkway.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.

Applicant: Carter Bean, Bean Architects

Planning Contact: Nichole M. Martin, AICP, Senior Planner

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/21-188

Request: Approval for the proposed Minor Project with the following condition:

- 1) That the applicant repair and/or replace damaged or worn facets of the roll-down courtesy screening when the condition is deemed substandard, at the determination of the City.

Determination: This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

RECORDED VOTES:

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Michael Hendershot	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

STAFF CERTIFICATION

DocuSigned by:


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 Jennifer M. Rauch, AICP
 Planning Director

