



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, May 12, 2022

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

**1. Bridge Park, Block F – The Bailey, Mass Excavation, 22-058MPR at 4351 Mooney Street**

Proposal: Mass excavation for the construction of a six-story, hybrid-podium, residential building and associated site improvements. The 1.77-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: Northwest of the intersection of Dale Drive with Banker Drive.

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

Applicant: Don Brogan, Vice President of Real Estate Development, Crawford Hoying Development Partners

Planning Contact: Nichole Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/art/22-058

**Request:** Approval for the proposed Minor Project for mass excavation with four conditions:


- 1) That the applicant update the drawings to address all review comments provided by Engineering, as part of the Building Standards permit review;
- 2) That the private site improvement plans demonstrate compliance with the requirements of the Ohio EPA and Chapter 53 of the Dublin Codified Ordinances is met;
- 3) That the right of entry is signed by both the City and the applicant, prior to the start of construction; and
- 4) That the applicant obtain a permit for private site improvements within 12 months of issuance of a mass excavation permit or restore the site to the original condition.

**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:**

Brad Fagrell	Yes
Jennifer Klus	Yes
Shawn Krawetzki	Yes
Michael Hendershot	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
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 Brad Fagrell, P.E., CBO  
 Building Standards Director

