



841 E 64th ST, Suite 201
Indianapolis, Indiana 46220

December 17, 2021

ADMINISTRATIVE REVIEW TEAM - Minor Project Review

RE: 3800 Tuller Road / Dublin, Ohio

01 / Project Description

- Existing Site Conditions
 - The existing facility is a retail bank branch for Chase. It is approximately 7133 GSF, of which 6083 GSF are at grade & the remainder located in the basement (ref ALTA Survey).
 - The existing building has two canopies - one at south entry & one over the north drive-through lanes.
- Proposed Use
 - The proposed use is as an emergency veterinary medicine facility. Per Zoning Code Section 153.059, "Animal Care" is an approved use in the BSD Sawmill Center Zoning District. In the same section, under 3a - all activities shall be conducted indoors.
 - In order to accommodate the new use, the Tenant is requesting that the north canopy over the drive-through lanes be removed. The existing concrete curb islands, pneumatic tubes, & bollards will be removed. The existing concrete drive will be removed & replaced with asphalt to match the adjacent drive. The existing canopy structure, including associated lighting & columns will be removed. The portions of the canopy structure that extend into & over the existing building are to remain. Where the remaining canopy intersects the building parapet, a triangular infill panel of polycarbonate is proposed to cap the remaining structure to prevent pests from nesting on the roof (ref. photo 3b on Sheet D100).

If you have any questions, feel free to contact me.
Thank you for your time & consideration,

Kerry La Prees
Director of Architecture & Engineering