



City of Dublin

Land Use and Long  
Range Planning

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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

OCTOBER 4, 2012

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

**1. BSC Commercial District – Shoppes at River Ridge – Bruegger’s Bagels Signs  
12-067MPR– BSC 4425 West Dublin-Granville Road**

Proposal: Install two new signs, including a 27-square-foot internally illuminated wall sign and a 6-square-foot projecting sign, in accordance with Code Section 153.066(H) for an eating and drinking facility in the Shoppes at River Ridge.

Request: Review and approval of a Minor Project Review application under the provisions of Zoning Code Section 153.066(G).

Applicant: Michael Salcone, Bruegger’s Bagels; represented by Jerry Archer, Archer Signs

Planning Contact: Rachel S. Ray, AICP, Planner II

Contact Information: (614) 410-4656; rray@dublin.oh.us

**DETERMINATION:** Approval of this Minor Project Review application.

**RESULT:** This application was approved as submitted.

STAFF CERTIFICATION

Gary Gunderman  
Planning Manager  
Acting Administrative Review Team Chair

**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**OCTOBER 4, 2012**

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

**2. BSC Commercial District – Bridge Pointe Shopping Center – Architectural  
Modifications  
12-069MPR – BSC 6400 – 6550 Riverside Drive**

Proposal: A request for architectural modifications to an existing shopping center, including façade modifications and modified building materials and color palette.

Request: Review and approval of a Minor Project Review application under the provisions of Zoning Code Section 153.066(G).

Applicant: Andreas Larisch, Triad Architects

Planning Contact: Jennifer M. Rauch, AICP, Planner II

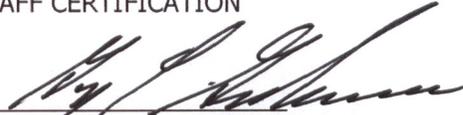
Contact Information: (614) 410-4690; jrauch@dublin.oh.us

**DETERMINATION:** Approval of this application for architectural modifications to an existing shopping center with the following conditions:

1. The applicant remove the wall sign panels shown on the proposed elevations prior to submitting for building permitting until approval of a Master Sign Plan is obtained;
2. The applicant either eliminate the northern portion of sidewalk in lieu of a more direct path generally located to the south of the existing ground sign, or add this path connection to the site plan; and
3. The applicant work with Engineering to determine the final location of the proposed sidewalk connection.

**RESULT:** This application was approved with three conditions.

STAFF CERTIFICATION

  
Gary Gunderman  
Planning Manager  
Acting Administrative Review Team Chair