

Minor Project Review

12-079ARB-MPR – BSC Historic Core District

ReMax 24/7 – 106 S. High Street

This is a request for Minor Project Review in the Architectural Review District for two new signs for an office in Historic Dublin. This requires an Administrative Review Team (ART) recommendation within 14 days of submittal, and Architectural Review Board review within 28 days following the ART recommendation.

Date of Application Acceptance

Monday, October 22, 2012

Date of ART Recommendation

Thursday, November 1, 2012

Date of Architectural Review Board Determination

Thursday, November 15, 2012

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Signs: A 4-square-foot projecting sign and a 3.7-square-foot window sign for an existing 1,200-square-foot office building.
<i>Administrative Departures</i>	Projecting sign to be located 11 feet from the front entrance instead of the required 6 feet.
<i>Waivers</i>	None
<i>Property Address</i>	106 South High Street
<i>Property Owner</i>	John Anderson, property owner
<i>Applicant</i>	Kurt Novak, ReMax 24/7
<i>Case Managers</i>	Jonathan Lee, Planning Assistant (614) 410-4635 jlee@dublin.oh.us Eugenia M. Martin, ASLA, Landscape Architect (614) 410-4650 emartin@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team's recommendation.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

This single-tenant building is permitted two different types of building-mounted signs. The applicant is proposing a 4 square foot projecting sign and a 3.7 square foot window sign. The proposed window sign meets all Code requirements except the proposed projecting sign requires an administrative departure. Neither sign will be illuminated.



Proposed Projecting Sign			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	4 sq. ft. round sign; the previously existing wood sign is to be repainted and refaced with digital print	Met
<i>Location</i>	Within 6 ft. of the principal building entrance; extending not more than 6 feet from the face of the structure	The proposed sign extends no more than 40 in. from building façade, which meets Code. The existing bracket extends over the right-of-way by approximately 3 in. but the body of the sign will remain outside of the right-of-way.	Met through Administrative Departure
		The existing sign bracket is 11 ft. north of the principal entrance. The applicant is proposing to use the existing sign bracket which requires an Administrative Departure to allow the sign to be located 11 ft. away from the principal entrance, rather than the required 6 ft.	
<i>Height</i>	15 ft. or not extending above the sill of the second story windows; 8 ft. of clearance above the sidewalk	9 ft. in height above grade (6.2 ft. of clearance area beneath the sign); sign is located above landscape beds and shrubs and does not overhang the sidewalk.	Met
<i>Colors</i>	3 colors	2 total (Green and White)	Met

Proposed Window Sign			
Permitted		Proposed	Requirement
<i>Size</i>	20% of the surface area to which it is attached; not to exceed 8 sq. ft.	The proposed window sign is 3.76 sq. ft. (18.7% of the window surface area)	Met
<i>Location</i>	Ground floor window	One decal on one ground floor window	Met
<i>Colors</i>	3 colors	Red, white and blue	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

Minor Project Review

The proposed signs are consistent with the Code requirements for signs with the approval of one Administrative Departure to permit the proposed projecting sign to be installed on the existing bracket located 11 feet away from the principle entrance instead of the required 6 feet.

Building Standards, Parks and Open Space, Fire, Engineering, Police, Economic Development

No comments.



PART III: APPLICABLE REVIEW STANDARDS

Administrative Review Team

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(a) **Similarity to Approved Basic Plan**

Not applicable

(b) **Consistency with Approved Development Plan**

Not applicable

(c) **Meets Applicable Zoning Regulations**

Criterion met through Administrative Departure. The proposed signs are consistent with the Zoning Code requirements for signs in regards to number, height, area, and design. The applicant is requesting an Administrative Departure for the proposed projecting sign due to the location of the existing sign bracket. Both of the proposed signs are creatively designed and the intent for signs in the Bridge Street District has been met.

(d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**

Not applicable

(e) **Coordination and Integration of Buildings and Structures**

Not applicable

(f) **Open Space Suitability and Natural Features Preservation**

Not applicable

(g) **Adequate Provision of Public Services**

Not applicable

(h) **Appropriate Stormwater Management**

Not applicable

(i) **Development Phasing**

Not applicable

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Met. The proposed signs will help create a lively pedestrian environment in the Historic District.

Administrative Departure Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:



- (a) **Caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the Bridge Street Corridor Vision Report**
Criterion Met. The requested Administrative Departure for the location of the projecting sign is based on the existing installation of the sign bracket. The applicant is proposing to maintain the existing sign bracket to hang the projecting sign to minimize impacts to the structure.
- (b) **Does not authorize any use, sign, building type, or open space type not otherwise permitting in the BSC zoning district**
Criterion Met. This site is permitted a projecting sign as one of the allowable building-mounted signs; the applicant is simply requesting an Administrative Departure for the location of the projecting sign due to existing conditions.
- (c) **Does not modify any numerical zoning standards related to building dimensions, lot dimensions or coverage, open space, landscaping, parking, fencing, walls, screening, or exterior lighting by more than 10% of the requirement**
Criterion Met. The requested Administrative Departure is for the location of a projecting sign and does not modify the zoning requirements listed above.
- (d) **The Departure, if approved, will ensure that development is of equal or greater development quality**
Criterion Met. This requested Administrative Departure is to allow a new projecting sign to be installed consistent with what the Architectural Review Board has previously approved for signs in this location. The applicant is proposing to use the existing bracket to minimize impacts to the structure that could be cause by relocating the brackets and creating new holes in the building façade.

Architectural Review Board

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

General Review Standards

- 1) Character and Materials Compatible with Context
Criterion met: The proposed sign colors, designs, and materials are compatible with the character of the existing building and adjacent buildings.
- 2) Recognition and Respect of Historical or Acquired Significance
Not Applicable
- 3) Compatible with Relevant Design Characteristics
Not Applicable
- 4) Appropriate Massing and Building Form
Not Applicable
- 5) Appropriate Color Scheme
Criterion met: The proposed sign colors are traditional, neutral, and complementary to the colors of the existing building. The proposed projecting sign color is intended to match the existing green shutters on the building.



6) Complementary Sign Design

Criterion met: The proposed sign colors and shapes will not deter from the intended design of the signs. The proposed projecting sign is the same design as the previously approved projecting sign which was determined to be complementary to the other signs in the Historic District.

7) Appropriate Landscape Design

Not Applicable

8) Preservation of Archaeological Resources

Not Applicable

Alteration to Buildings, Structure, and Site Standards

Not Applicable.

Additions to Existing Buildings, Structure, and Site

Not Applicable.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board as submitted, with one Administrative Departure:

- 1) That the projecting sign be permitted to be located 11 feet north of the front entrance where the existing sign bracket is installed, instead of within 6 feet as required by Zoning Code Section 153.065(H)(7).

