

Minor Project Review

12-085ARB-MPR – BSC Historic Core District

Trovare Home Sign – 113 S. High Street

This is a request to install a 7 square foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Wednesday, November 28, 2012

Date of ART Recommendation

Thursday, December 6, 2012

Date of Architectural Review Board Determination

Wednesday, December 19, 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>	7 square foot wall sign for an existing 1,393-square-foot retail building
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	113 South High Street
<i>Property Owner</i>	Joe Emsweller, property owner
<i>Applicant</i>	Diane Bolone, Trovare Home
<i>Case Managers</i>	Jonathan Lee, Planning Assistant (614) 410-4635 jlee@dublin.oh.us Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@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 retail building is permitted a combination of two different types of building-mounted signs. The applicant is proposing a 7 square foot wall sign to replace the existing wall sign. The proposed wall sign meets all Code requirements.

Proposed Wall Sign			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	7 sq. ft. rectangular wood sign	Met
<i>Location</i>	On walls facing a public street; within 6 ft. of the common public entrance; extending not more than 14 in. from the face of the structure to which it is attached	The proposed sign will use existing brackets located underneath the porch overhang and is located within 6 ft. of the store entrance. Although the proposed sign will hang from the front porch instead of being attached to the front building façade, the sign will extend no more than 1.5 in. from the front plane of the building façade.	Met
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 6 ft. from grade to the top of sign; mounted 3 in. below the porch overhang	Met
<i>Colors</i>	3 colors	2 total (black and gold); background to be painted black; all routed letters and routed edging painted gold	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

Minor Project Review

The proposed sign is consistent with the Code requirements for signs in the BSC Historic Core District.

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

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable 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:

(c) **Meets Applicable Zoning Regulations**

Criterion met with conditions. The proposed sign appears to be consistent with the Zoning Code requirements for signs in regard to size, location, height, and design; however, the applicant will be required to submit a scaled sign elevation drawing demonstrating the precise dimensions, colors, font and edge details prior to the Architectural Review Board's review.

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

Criterion Met. The proposed sign will help support a lively pedestrian environment in the Historic District.

Applicable Architectural Review Board Standards

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 with conditions: The proposed sign colors, design, and materials appear to be compatible with the character of the existing building and adjacent buildings; the applicant will be required to submit elevations demonstrating precise colors, font and edge details prior to the Architectural Review Board's review.

5) Appropriate Color Scheme

Criterion met: The proposed sign colors are traditional, neutral and representative of the character of the business and the building's historic era. The proposed colors provide enough contrast to distinguish it from other businesses in the Historic District and further promote signs that are aesthetically both diverse and harmonious in design throughout the Historic District.

6) Complementary Sign Design

Criterion met: The proposed sign's colors and shape will not deter from the intended design of the sign. The proposed wall sign's shape is similar to this building's previously existing sign which were previously approved by the ARB.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with two conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review.
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review.