

# Minor Project Review

## 12-085ARB-MPR – BSC Historic Core District

### Trovare Home Sign – 113 S. High Street

This is a request to install a 9 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**

Jonathan Lee, Planning Assistant | (614) 410-4635 | [jlee@dublin.oh.us](mailto:jlee@dublin.oh.us)

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)



**PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	9 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.

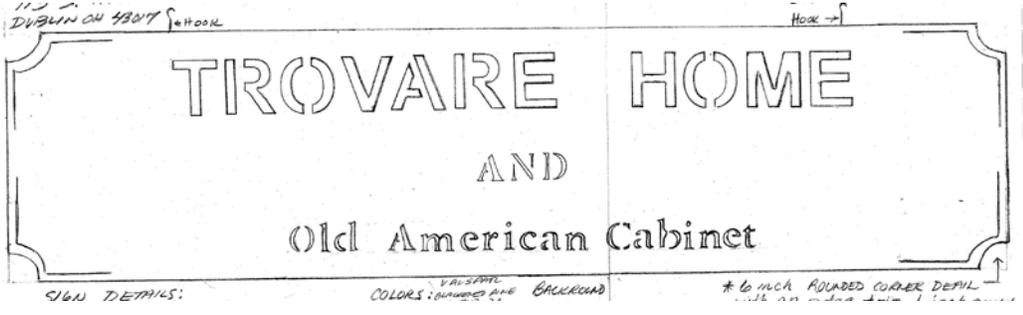
A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team’s recommendation.

**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 9 square foot wall sign to replace the existing wall sign. The proposed wall sign meets all Code requirements with two conditions.

<b>Proposed Wall Sign</b>			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	9 sq. ft. rectangular sign; 1.5 in. thick wood board. The submitted sign elevations show the proposed sign at 72 in. by 18 in. and therefore exceeds the permitted 8 sq. ft. The applicant has agreed to modify the sign dimensions to conform with Code.	Met with conditions
<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 7 ft. from grade to the top of sign; mounted approximately 5 in. below the porch overhang	Met

Proposed Wall Sign			
Permitted	Proposed	Requirement	
<i>Colors</i>	3 colors	2 colors (dark green and gold); background to be painted dark green; all routed out letters and routed out edging at the four corners of the sign painted gold. The originally proposed background color was black but the applicant replaced this with dark green.	Met
<i>Design</i>	<p>Rectangular wood board sign with 6 in. rounded corners; routed out trim 1 in. from the edge on all four corners:</p>  <p>All letters routed out and consisting of two font styles:</p> <p style="text-align: center;"><b>TROVARE HOME</b> and <b>Old American Cabinet Company</b></p>		

**PART II: 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:

- (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 location, height, and design; however, the applicant will need to modify the sign and sign detail to the meet the Code permitted size of 8-square-foot .
- (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.

## 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.* The proposed sign colors, design, and materials are compatible with the character of the existing building and adjacent development.

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 both aesthetically diverse and harmonious in design throughout the Historic District.

6) Complementary Sign Design

*Criterion met with conditions.* 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 previous sign which was approved by the Architectural Review Board. The applicant will need to revise the sign detail to incorporate the proposed font into the proposed rectangular sign design.

## PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

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

- 1) The applicant revises the sign detail to incorporate the proposed font into the proposed rectangular sign design.
- 2) The applicant modifies the sign dimensions on the submitted sign permit to meet the maximum size restriction of 8 sq. ft.