



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 21, 2013

Attendees

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Jeff Tyler; Director of Building Standards; Jeremiah Gracia, Economic Development Administrator; Fred Hahn, Director of Parks & Open Space; Jonathan Lee, Planning Assistant and Ebony Mills, Office Assistant II.

Gary Gunderman called the meeting to order.

Determination

**1. 13-011ARB-MPR – BSC Historic Core District – Tucci’s Restaurant – Signs –
35 North High Street**

Jonathan Lee said this is a request to install an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant located on the west side of North High Street at the intersection with Wing Hill. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Mr. Lee said the proposed signs are consistent with the Zoning Code requirements for signs in regard to size, height, and design with the approval of waivers for the locations of the proposed ground sign facing High Street and wall sign facing Darby Street. He said the applicant is proposing to install a wall sign along Darby Street, however, Code requires that a sign is placed within six feet of a common public entrance. He said because patrons often approach the site from the west and use the public path on the north side of the site to enter the building, the sign location is appropriate due to its wayfinding function. Mr. Lee said the applicant is proposing to install the ground sign along High Street behind the fencing surrounding the patio, making the sign visible to pedestrians and vehicles traveling along High Street.

Mr. Lee said approval is recommended with the following condition:

1. That the applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to review by the Architectural Review Board.

The Administrative Review Team recommends that the Architectural Review Board consider **approval** of the following Site Plan Waivers:

1. Eight-square-foot wall sign facing Darby Street permitted to be located more than 6 ft. from a common public entrance; and
2. Eight-square-foot ground sign along North High Street be permitted to encroach the required 8 ft. setback from the right-of-way.

Larry Lab, Morrison Sign Company, representing the applicant, said down lighting may be an option for the Darby Street sign lighting.

Craig Barnum, Tucci's Restaurant, applicant, said he needs to know how far out the lights are permitted to extend.

Rachel Ray said it would depend on the location of the right-of-way, since the light fixtures would not be permitted to encroach.

Jeff Tyler suggested having someone review the lights from an electrical standpoint. He inquired if the soffit is vented. Mr. Barnum said yes, but he is unsure if lighting can be placed underneath because of its narrow depth.

Ms. Ray stated that the fixture type will need to be submitted prior to the Architectural Review Board (ARB) meeting.

Mr. Lee stated that Civil Engineer Aaron Stanford had mentioned that Mr. Barnum had a survey completed for the property recently. He asked Mr. Barnum if he could provide the survey to give Planning a better understanding of where the right-of-way is located to determine encroachment.

Mr. Barnum said he will provide the survey completed by Design Collective to Mr. Lee prior to the ARB meeting.

Barb Cox said the rain gutters may already be located in the right-of-way because of how close the building is to the right-of-way. She said it is possible we may need to go to City Council for right-of-way encroachment or amend the right-of-way encroachment approval we currently have for this location.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He concluded that the Administrative

Review Team would make a recommendation of approval as submitted to the Architectural Review Board of this Minor Project Review application, with one condition:

1. That the applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to review by the Architectural Review Board.

The Administrative Review Team recommends that the Architectural Review Board consider **approval** of the following Site Plan Waivers:

1. Eight-square-foot wall sign facing Darby Street permitted to be located more than 6 ft. from a common public entrance; and
2. Eight-square-foot ground sign along North High Street be permitted to encroach the required 8 ft. setback from the right-of-way.

Mr. Gunderman stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Thursday, February 27, 2013.

Administrative

Mr. Gunderman asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Gunderman asked if there were any changes to the February 14, 2013 meeting minutes.

Ebony Mills stated that Mr. Harpham submitted changes prior to the meeting. Mr. Gunderman accepted the minutes into record as amended.

Gary Gunderman confirmed there were no further items of discussion and adjourned the meeting.