

Minor Project Review

13-020ARB-MPR – BSC Historic Core District

Tails Above the Rest Signs – 14 S. High Street

This is a request to install a 5.86-square-foot projecting sign for a business located on the east side of South High Street between West Bridge Street and Spring Hill. This is a request for review and approval of a Minor Project Review application under the provision of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Wednesday, March 27, 2013

Date of ART Recommendation

Thursday, April 4, 2013

Date of Architectural Review Board Determination

Wednesday, April 24, 2013

Case Managers

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | 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>	A 5.86-square-foot projecting sign for an existing commercial building
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	14 South High Street
<i>Property Owner</i>	37 Darby Company, Ltd.
<i>Applicant</i>	Pam Sells
<i>Case Manager</i>	Jennifer 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 ground or building-mounted signs. The applicant is proposing a 5.86-square-foot projecting sign facing South High Street that meets Code.

Proposed Projecting Sign			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	5.86 sq. ft. dog bone shaped sign mounted to an existing a decorative black aluminum bracket.	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 be installed above the main entrance door along South High Street.	Met
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 10 ft. from grade to the top of sign	Met
<i>Colors</i>	3 colors	2 total (black and white); white background; black border with raised letters and logo.	Met

PART II: APPLICABLE REVIEW STANDARDS

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: The proposed sign is consistent with the Zoning Code requirements for signs in regard to size, height, and design.

(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 buildings.

5) **Appropriate Color Scheme**

Criterion met: The proposed sign colors are traditional in character.

6) **Complementary Sign Design**

Criterion met: The proposed sign design provides 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.

PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board.