

# Minor Project Review

## 13-029ARB-MPR – BSC Historic Core District

### Jeni's Ice Cream Signs – 1 W. Bridge Street

This is a request to install an 8-square-foot wall sign and a 33-inch diameter projecting sign for an existing business located on the southwest corner of the intersection of West Bridge Street and South High Street. This is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review application under the provisions of Zoning Code Section 153.065(H).

#### **Date of Application Acceptance**

Monday, April 08, 2013

#### **Date of ART Recommendation**

Thursday, April 18, 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 8-square-foot wall sign and a 33-inch diameter projecting sign for an existing commercial building
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	1 West Bridge Street
<i>Property Owner</i>	Dublin Marathon Service Co.
<i>Applicant</i>	Bruce Sommerfelt, SignCom, Inc.
<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 multi-tenant retail building is permitted a combination of two different types of building-mounted signs. The applicant is proposing a 8-square-foot wall sign facing South High Street and a 33-inch diameter projecting sign facing West Bridge Street that meets Code.

Proposed Wall Sign – South High Street			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	8 sq. ft. sign with 7.5-inch high individual cut Extira (exterior MDF) letters flush-mounted to the existing fascia.	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 in the same location as the existing wall sign within the fascia. The sign will be within 6 ft. of the store entrance extending no more than 3/4 in. from the front plane of the building façade. No lighting is proposed with this application.	Met
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 11 ft. from grade to the top of sign	Met
<i>Colors</i>	3 colors	1 color; individual letters will be Orange (PMS#172)	Met

Proposed Projecting Sign – West Bridge Street			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	33-inch diameter circular sign mounted to a new decorative scroll 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 West Bridge Street and will be within 6 ft. of the store entrance. The applicant is proposing to install directional sign lights on the sides of the proposed sign bracket.	Met
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 12 ft. from grade to the top of sign	Met
<i>Colors</i>	3 colors	3 total (orange, yellow and white); yellow background (PMS #128); orange background orange (PMS #172); white letters.	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. Planning recommends the fascia board that contains the existing wall signs be refinished prior to the installation of the proposed signs.

### 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:* 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.

## **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board with one condition.

- 1) The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.