



Minor Project Review

13-038MPR – BSC Commercial District

Dublin Plaza – Awesome Skin & Body Care - Sign 333 West Bridge Street

This is a request for a permanent storefront window sign for a new personal service facility in the Dublin Plaza, located at the southeast corner of the intersection of Frantz Road and West Bridge Street. This is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Tuesday, April 23, 2013

Date of ART Determination

Thursday, May 2, 2013

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Commercial District
<i>Development Proposal</i>	Permanent storefront window sign for a new personal service facility.
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	333 West Bridge Street
<i>Property Owner</i>	Casto
<i>Applicant</i>	Mark E. Goldsmith, Awesome Skin & Body Care.; represented by Mark Borden, Columbus Sign Co
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@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 Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews and Site Plan Review Waivers, if necessary. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

This multiple-tenant building is permitted two different types of building-mounted signs for each tenant with a storefront. The applicant has an existing wall sign and is proposing a permanent storefront window sign.

Proposed Window Sign			
	Permitted	Proposed	Requirement
<i>Size</i>	20% of the surface area to which it is attached; not to exceed 8 square feet	The decals on each window pane are 7 and 6 square feet each, and neither exceeds 20% of the window area to which the signs are attached. However, since there are two window signs shown, and one permanent window sign permitted, one of the window signs will need to be eliminated or combined into a single sign meeting Code.	Met with condition
<i>Location</i>	Ground floor windows	Decals shown on the ground floor storefront windows	Met
<i>Colors</i>	3 colors	1 color (black)	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

Window Sign

The proposed window sign is black vinyl lettering placed on two of the three storefront window panes. It meets all applicable Code requirements with the condition that one of the two window signs be eliminated or combined into a single sign meeting Code.

Temporary & Informational Signs

The sign proposal includes an additional temporary sign (“Watch For Opening”) and an informational sign on the door. The temporary sign is not required to receive a sign permit, and is therefore not included in this application, however the temporary sign area may not exceed 10% of the window area, or 6 square feet, whichever is smaller, and must be removed within 30 days of installation. The informational sign on the door also does not require a permit and is permitted as long as it does not exceed 2 square feet.

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

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable 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 through conditions. The proposed sign is consistent with the Zoning Code requirements for signs with regard to location and design. Since two permanent window signs are requested, where the Code only allows one, one of the window signs must be eliminated or combined into a single sign meeting Code.

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

Met. The proposed sign will support pedestrian scale sign design.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this Minor Project Review application with the following condition:

- 1) That one of the two proposed permanent window signs be eliminated or combined into a single sign meeting Code, subject to Planning approval.