



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

July 24, 2013

Minor Project Review

13-066ARB-MPR – BSC Historic Core District

Harbor Yoga – 36 N. High Street

This is a request for the installation of a window sign for an existing business located on the east side of North High Street, north of the intersection with Wing Hill. This is a request for review and approval of a Minor Project Review application in accordance with Zoning Code Section 153.065(H), 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Wednesday, July 3, 2013

Date of ART Recommendation

Thursday, July 18, 2013

Date of Architectural Review Board Determination

Wednesday, July 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>	New window sign
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	36 North High Street
<i>Property Owner</i>	Michelle Bush
<i>Applicant</i>	Angie O’Brien, Harbor Yoga
<i>Case Manager</i>	Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The applicant is proposing to install an eight-square-foot window sign in the storefront window of the tenant space along North High Street. The tenant space has two large storefront windows located south of the building’s entrance door and the proposed sign will be placed in the center of the north window. The proposed sign design includes black text and blue logo.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning & Building Standards

Minor Project Review

§153.065(H) – Signs

Proposed Window Sign – North High Street			
Permitted		Proposed	Requirement
<i>Number and Type</i>	Two signs of a different type, per ground floor tenant with a storefront	One window sign	Met
<i>Size</i>	20% of surface area of the window; max. 8 sq. ft.	8 sq. ft. window decal sign	Met
<i>Location</i>	Ground floor windows only	In the center of the north window	Met
<i>Colors</i>	3 colors	2 colors; blue logo and black text	Met

Planning and Building Standards expressed concern with the originally submitted sign design. The applicant has revised the application to provide a permanent window sign that complements the building.

Engineering, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

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.

Applicable Review Criteria

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects applicable to this proposal, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion Met. The proposal sign meets Code.

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

Criterion Met. The proposed sign provides a sense of permanence for this tenant space with a pedestrian scale sign that is appropriate to the Historic District.

Architectural Review Board Review Criteria

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 that apply to this proposal.

General Review Standards

6) **Complementary Sign Design.**

Criterion Met. The proposed sign complements the building by taking advantage of the existing storefront windows and incorporating a high-quality sign.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval.