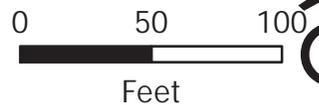


City of Dublin

13-087ARB-MPR
 Sign Modifications
 Oscar's
 84 North High Street





City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

AUGUST 22, 2013

The Administrative Review Team made the following determination at this meeting:

3. 13-087ARB-MSP – BSC Historic Core District – Oscar’s Restaurant – Master Sign Plan – 84 North High Street

This is a request to install an 7.9-square-foot ground sign and a 7.92-square-foot wall sign facing North High Street for a restaurant on the east side of North High Street north of the intersection with North Street. This is a request for review and recommendation of approval to the Architectural Review Board for Master Sign Plan in accordance with Zoning Code Section 153.066(G).

Property Owners: 84 High Co. Ltd.

Applicant: Mike Tibbetts

Planning Contact: Jordan Fromm, Planning Assistant at jfromm@dublin.oh.us and Jennifer Rauch, AICP, Planner II at jrauch@dublin.oh.us or (614) 410-4600

Schedule: Thursday, August 22 – target Administrative Review Team recommendation to the Architectural Review Board (for the August 28, 2013 ARB Meeting)

DETERMINATION: To recommend approval to the Architectural Review Board for this Master Sign Plan application with two conditions:

- 1) A revised site plan be provided identifying the proposed ground sign location and orientation to ensure the sign does not encroach the right-of-way and project over the public sidewalk, subject to approval by Engineering; and
- 2) The applicant revise the proposed ground sign detail to eliminate the red band on the top of the sign post.

RESULT: This application was recommended for approval.

STAFF CERTIFICATION

Steve Langworthy
Director of Land Use and
Long Range Planning

3. 13-087ARB-MPR – BSC Historic Core District – Oscar’s Sign – 84 North High Street

Jordan Fromm said this is a request to install a 7.9-square-foot ground sign and a 7.9-square-foot wall sign along North High Street for the Oscar’s restaurant located on the east side of North High Street north of the intersection with North Street. He said this is a request for review and recommendation of approval to the Architectural Review Board for Minor Project Review in accordance with Zoning Code Section 153.066(G).

Mr. Fromm said the applicant is proposing to install a wall sign in the same location as the existing wall sign adjacent to the restaurant entrance, and a ground sign centered in an existing landscape bed adjacent to the front property line. He said the two proposed signs are identical and include red text, black background and white and red accents. He said the wall sign is proposed at 14 feet from grade to the top of the sign and meets the Code and the existing gooseneck lamps will remain. He said the ground sign encroaches the minimum setback by approximately eight feet and the height is six feet from grade to the top of the post. He said the City’s architectural consultant has reviewed the sign and recommends the red band at the top of the post of the ground sign be removed.

Barb Cox asked how the sign will be oriented and if the post will be located closest to the building and the sign face will project toward the sidewalk. She wanted to confirm the sign does not extend into the right-of-way and project over the public sidewalk.

Mike Tibbetts confirmed the sign’s orientation and stated the sign face will not hang over the sidewalk.

Dave Marshall asked if the ground sign would be illuminated. Mr. Fromm said the ground sign would not be illuminated.

Mr. Fromm said the recommendation is approval to the Architectural Review Board with two conditions:

- 1) A revised site plan be provided identifying the proposed ground sign location and orientation to ensure the sign does not encroach the right-of-way and project over the public sidewalk, subject to approval by Engineering; and
- 2) The applicant revise the proposed ground sign detail to eliminate the red band on the top of the sign post.

Mr. Tibbetts agreed to the conditions.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team recommendation of approval of this application to be forwarded to the Architectural Review Board with two conditions.

2. 13-087ARB-MPR – BSC Historic Core District – Oscar’s Sign – 84 North High Street

Jordan Fromm said this is a request to install a 7.9-square-foot ground sign along North High Street for the Oscar’s restaurant located on the east side of North High Street north of the intersection with North Street. He said this is a request for review and recommendation of approval to the Architectural Review Board for Minor Project Review in accordance with Zoning Code Section 153.066(G).

Mr. Fromm said the applicant is requesting to install a new ground sign within an existing landscape bed that would encroach the required 8-foot setback.

Colleen Gilger asked if the site was permitted more than one monument-style ground sign for the building, because there is an existing multi-tenant monument sign for this building on the northern end of the property.

Steve Langworthy asked for an updated site plan and asked if the sign had three-dimensional elements to it.

Jennifer Rauch said the letters appear to be flat, although they would clarify the design with the applicant. She said the applicant was also considering modifications to their wall sign. She said that the existing wall sign is six square feet, while the Zoning Code permits up to eight square feet.

Ray Harpham referred to the proposed site plan and stated that the applicant needs to remove the architect’s seal from the site plan that was originally prepared and submitted in 2010.

Rachel Ray said Thursday, August 22 is the target Administrative Review Team recommendation to the Architectural Review Board for the August 28, 2013 meeting.

Steve Langworthy asked that the proposal be forwarded to the City’s architectural consultant for review prior to the ART’s determination. He confirmed that there were no further questions or comments regarding this application.

Determinations

3. 13-070ARB-MPR/MSP – BSC Historic Core District – BriHi Development – Advantage Bank ATM and Sign – 12 Darby Street

Jennifer Rauch said this application had been reviewed by the Administrative Review Team in July; however, Planning noted that the plans did not correctly indicate the actual ATM location. She said that the new materials before the ART for consideration now show the correct location for a new wall sign on an existing building on the north side of West Bridge Street, west of the intersection with High Street. She said this is a request for review and recommendation of a Master Sign Plan and Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said the proposed sign and ATM were previously approved by the Architectural Review Board; however, the applicant did not apply for sign and building permits prior to the effective date of the Bridge Street District regulations, and the original approval had expired.



CITY OF DUBLIN.

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ARCHITECTURAL REVIEW BOARD BOARD ORDER

May 26, 2004

The Architectural Review Board took the following action at this meeting:

2. **Architectural Review Board 04-045ARB – Oscar’s – 84 North High Street**
Location: 0.34-acre located on the east side of North High Street, 80 feet north of North Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a six-square foot wall sign and gooseneck lighting.
Proposed Use: Restaurant.
Applicant: Jack Eggspuehler, 84 North High Company, LTD., 20 North Street, Dublin, Ohio 43017; represented by Craig Barnum, 84 North High Street, Dublin, Ohio 43017.
Staff Contact: Dan Phillabaum, Planner.

MOTION: To approve this request for signage with seven conditions:

- 1) That *Option One*, incorporating the traditional lettering style for “Oscar’s” and contemporary lettering style for “Prime Kitchen and Wine Bar,” be utilized;
- 2) That the proposed colors for the sign be revised such that the sign border match the existing building trim, and the sign background utilize a darker green color, subject to staff approval;
- 3) That the proposed color for the gooseneck light fixtures match the existing building trim, subject to staff approval;
- 4) That all proposed sign and light fixture colors be of a matte or low-gloss finish, consistent with the Old Dublin Design Guidelines;
- 5) That an electrical permit be obtained from the Division of Building Standards prior to installation;
- 6) That a sign permit be obtained from the Division of Planning prior to installation; and
- 7) That all property maintenance and Code compliance issues as noted within the staff memo dated May 20, 2004, be substantially completed (except those items requiring greater timeframe for scheduling to complete the work), to the satisfaction of staff prior to issuance of a sign permit.

*Craig Barnum agreed to the above conditions.

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

May 26, 2004

**2. Architectural Review Board 04-045ARB – Oscar’s – 84 North High Street
(Continued)**

VOTE: 4-0-1

RESULT: The application was approved.

RECORDED VOTES:

Allan Staub	Yes
Richard Taylor	Abstain
David Larson	Yes
Thomas Holton	Yes
Kevin Bales	Yes

STAFF CERTIFICATION



Carson C. Combs, AICP
Senior Planner