

August 21, 2014

# Minor Project Review

## 14-082ARB-MPR – Sign – BSC Historic Core District

### Howard Hanna Realcom Realty 37 West Bridge Street

This is a request for new 7.83-square-foot sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and (J), 153.170, and the *Historic Dublin Design Guidelines*.

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

Thursday, July 31, 2014

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

Thursday, August 21, 2014

#### **Date of Architectural Review Board Determination**

Wednesday, August 27, 2014

#### **Case Managers**

Katie Ashbaugh, Planning Assistant | (614) 410-4654 | kashbaugh@dublin.oh.us

Jennifer M. Rauch, AICP, Senior Planner | (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>	7.83-square-foot wall sign for an existing commercial building
<i>Property Address</i>	37 West Bridge Street
<i>Property Owner</i>	John White
<i>Applicant</i>	Howard Hanna Realcom Realty, Steve Lenker
<i>Case Managers</i>	Jennifer M. Rauch, AICP, Senior Planner   (614) 410-4690   jrauch@dublin.oh.us Katie Ashbaugh, Planning Assistant   (614) 410-4654   kashbaugh@dublin.oh.us

### **Historic Context**

The site has an existing two-story, gable structure which is listed on the National Register of Historic Places. The north elevation of the structure is oriented toward West Bridge Street. The structure was constructed in 1944 to house the Dublin and Perry Township fire departments. The structure rests on a cut stone foundation with coursed stone walls. The roof is gabled with slate shingles.

The structure was sold in the 1980s then converted to commercial use in 1983. The original segmental-arched garage door openings are now two storefront windows with points of entry. To the rear is a large two story addition. In addition to a National Register sign marking the structure's historical significance, there is also an existing ground sign in the northeast corner of the parcel that marks the specific historical context within the City, reading "37 Bridge Street Firehouse."

### **Application Contents**

The applicant is requesting a 7.38 square foot wall sign for an existing commercial building. The applicant is proposing one wall sign centered on the north elevation in addition to the existing ground sign. The proposed sign is a 7.83-square-foot, 1 5/8" deep cedar plank with cove-routed edges. The design consists of two colors, a background color of dark green with gold text.

### **Application Review Procedure: Minor Project Review in Architectural Review District**

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 provide a recommendation of approval, disapproval, or approval with conditions to the Architectural Review Board within the timeframes specified in §§153.066(D)(2), 153.066(E)(2)(a), or 153.066(F)(2)(a). The recommendation shall be based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews and Waivers, if necessary.

Following the recommendation by the Administrative Review Team, the Architectural Review Board shall review the application in accordance with the standards in §§153.066(E)(3), 153.066(F)(3), 153.066(G), and/or 153.066(I), as applicable, as well as the provisions of §§153.170 through 153.180. 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 multiple tenant building is permitted two different sign types, including ground signs, for each tenant with a storefront. There is an existing ground sign located to the northeast corner on the site, in front of the applicant’s tenant space which counts as one of the permitted signs. The proposed wall sign is shown at 16 feet to the top of the sign from grade, which will need to be lowered to 15 feet to meet Code. There are two existing window signs on the two storefront doors on the north elevation. These existing signs were installed without a permit and exceed the number of signs permitted by Code and will have to be removed prior to the issuance of the wall sign permit.

Proposed Wall Sign			
Permitted		Proposed	Requirement
Number/ Type	Combination of two different sign types, including ground signs and building-mounted signs, are permitted for each ground floor tenant with a storefront.	One wall sign	Met with condition
Size	Max. of 8 sq. ft.	7.83 sq. ft.	Met
Location	Within 6 ft. of the principal entrance; Not extend more than 6 ft. from the face of the structure; maintain 8 ft. clearance above the sidewalk.	Above existing entrance on West Bridge Street; flush with the face of the wall; does not extend over a sidewalk.	Met
Colors	3	2 total: PMS 349 Green - background; PMS 116 Yellow - text	Met
Height	15 ft., not extending above the roofline	16 feet	Met with condition

**PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

**Planning**

The proposed sign meets the applicable zoning regulations, with conditions, and is appropriate for the Historic Core District. The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit. The existing window signs will need to be removed prior to the issuance of the wall sign permit.

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

No comments.

### **PART III: 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 with conditions.* The proposed wall sign meets Code for location, size and colors. The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit. The existing window signs will need to be removed prior to the issuance of the wall sign permit.

(e) **Building Relationships and Quality Development**

Criterion met. The proposed sign adds visual interest and is architecturally appropriate for the tenant space.

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

*Criterion met.* The Community Plan notes that "Dublin's built environment contributes positively to the community's character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture." The proposed sign will positively contribute to the aesthetic character of the Historic Core District.

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

Recommendation of approval to the Architectural Review Board of this request for Minor Project Review, with two conditions:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.
- 2) The existing window signs will need to be removed prior to the issuance of the wall sign permit.