



**DETERMINATION #2:** Recommendation of approval to the Planning and Zoning Commission of the following Waivers:

- 1) Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive.
- 2) Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands.
- 3) Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0-15 is required).

And recommendation of disapproval to the Planning and Zoning Commission for the following Waiver:

- 4) Code Section 153.062(O)(4)(d)4 – Vertical façade divisions exceeding 40 feet on two elevations (east and west).

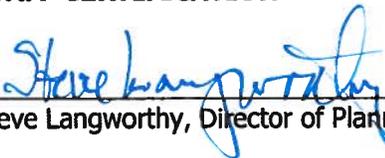
**DETERMINATION #3:** Recommendation of approval to the Planning and Zoning Commission for the Master Sign Plan, allowing the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall.

**DETERMINATION #4:** Recommendation of approval to the Planning and Zoning Commission for the Preliminary and Final Plats with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

**RESULT:** This application was forwarded to the Planning and Zoning Commission with the recommendations noted.

**STAFF CERTIFICATION**

  
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Steve Langworthy, Director of Planning



City of Dublin

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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

MAY 15, 2014

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

#### 2. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

113 South High Street  
Minor Project Review

Proposal: Modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kelly Burke, U Crew Holdings, LLC; represented by Larra Thomas

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

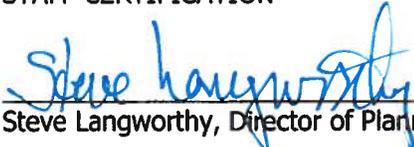
Contact Information: (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**DETERMINATION:** Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with three conditions:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square-foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and
- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

**RESULT:** This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

  
Steve Langworthy, Director of Planning