



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
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www.dublinohiousa.gov

## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JUNE 26, 2014

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

**1. Sprint Wireless Rooftop Co-Location 14-053ARTW 5082 Tuttle Crossing Boulevard Wireless Communications Facility**

**Proposal:** A request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue.

**Request:** Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

**Applicant:** Sprint Property Services; represented by Tiffany Edwards (FMHC)

**Planning Contact:** Marie Downie, Planner

**Contact Information:** (614) 410-4679; mdownie@dublin.oh.us

**DETERMINATION:** To approve this application for a wireless communications facility with three conditions:

- 1) That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
- 2) That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible; and
- 3) That the associated cables are trimmed to fit closely to the panels.

**RESULT:** This application was approved.

#### STAFF CERTIFICATION

  
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Gary R. Gunderman, Planning Manager



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JUNE 26, 2014

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

**2. Sprint Wireless Rooftop Co-Location 14-054ARTW 432 Metro Place South  
Wireless Communications Facility**

**Proposal:** A request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building located approximately 500 feet west of the intersection of Metro Place South and Frantz Road.

**Request:** Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

**Applicant:** Sprint Property Services; represented by Tiffany Edwards (FMHC)

**Planning Contact:** Marie Downie, Planner

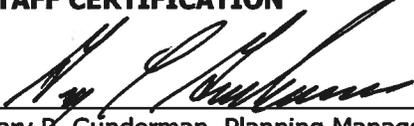
**Contact Information:** (614) 410-4679; mdownie@dublin.oh.us

**DETERMINATION:** To approve this application for a wireless communications facility with three conditions:

- 1) That the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
- 2) That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible; and
- 3) That the associated cables are trimmed to fit closely to the panels.

**RESULT:** This application was approved.

#### STAFF CERTIFICATION

  
\_\_\_\_\_  
Gary P. Gunderman, Planning Manager



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JUNE 26, 2014

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

**3. BSC Commercial District – Shoppes at River Ridge – Coldwell Banker Sign  
14-057MPR/MSP 4535 West Dublin-Granville Road  
Minor Project Review/Master Sign Plan**

**Proposal:** A request to construct a new 44-square-foot wall sign exceeding the height requirement and window signs for two new office tenants in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive.

**Request:** Review and approval of a Minor Project Review, and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

**Applicant:** Bruce Sommerfelt, Signcom Inc.

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

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

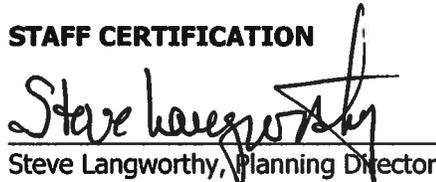
**DETERMINATION #1:** Recommendation of disapproval to the Planning and Zoning Commission for this request for a Master Sign Plan to permit a wall sign at a height of 23 feet, which exceeds the Code requirement of 15 feet.

**DETERMINATION #2:** Approval of this request for Minor Project Review with two conditions:

- 1) That the window sign for the Coldwell Banker tenant be reduced to meet the area requirements; and
- 2) That the wall sign be reduced to meet the area requirements, as calculated for the linear distance of the Coldwell Banker tenant space only.

**RESULT:** This application for Minor Project Review was approved, and the request for a Master Sign Plan was forwarded to the Planning and Zoning Commission with a recommendation of disapproval.

#### STAFF CERTIFICATION

  
Steve Langworthy, Planning Director



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JUNE 26, 2014

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

**4. Harbor Yoga Studio  
14-058MPR**

**4325 West Dublin-Granville Road  
Minor Project Review**

**Proposal:** A request to construct a new 20-square-foot wall sign for a new tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road, at the intersection with Dale Drive.

**Request:** Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

**Applicant:** Harbor Yoga Studio; represented by Bruce Sommerfelt, Signcom Inc.

**Planning Contact:** Marie Downie, Planner

**Contact Information:** (614) 410-4679; mdownie@dublin.oh.us

**DETERMINATION:** Approval of this request for Minor Project Review with no conditions.

**RESULT:** This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

#### STAFF CERTIFICATION

  
Steve Langworthy, Planning Director