



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.dublinohio.us](http://www.dublinohio.us)

## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

MAY 1, 2014

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

- 1. BSC Indian Run Neighborhood District – Medical Office Building**  
**Architectural Modifications**  
**250 West Bridge Street**  
**Minor Project Review**

**14-034MPR**

**Proposal:** To add a 288-square-foot, two-story building addition for an elevator shaft on the north side of an existing medical office building at the northwest corner of the intersection of Bridge Street and Shawan Falls Drive in the BSC Indian Run Neighborhood District

**Request:** Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066(G).

**Applicant:** 250 Bridge Group, LTD

**Planning Contact:** Rachel S. Ray, AICP, Planner II

**Contact Information:** (614) 410-4656; rray@dublin.oh.us

**DETERMINATION:** To approve this application for Minor Project Review with one condition:  
1) That the change in impervious to pervious surface is noted on the building permit plans.

**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 Section 153.066(G).

STAFF CERTIFICATION

Steve Langworthy  
Director of Land Use and  
Long Range Planning



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**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**MAY 1, 2014**

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

**2. BSC Commercial District - Shoppes at River Ridge - River's Edge Pediatrics - Sign  
4335 West Dublin-Granville Road  
14-035MPR Minor Project Review**

Proposal: To install an approximately 18-square-foot wall sign for a new medical office tenant in the Shoppes at River Ridge shopping center at the southeast corner of the intersection of West Dublin-Granville Road and Dale Drive.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.066(G).

Property Owner: MR/TSARR Owner, LLC.

Applicant: Christine Pope, River's Edge Pediatrics, Inc.

Planning Contact: Rachel S. Ray, AICP, Planner II

Contact Information: (614) 410-4656; rray@dublin.oh.us

**DETERMINATIONS:**

Approval of this Minor Project Review application with three conditions:

- 1) That the applicant submit a floor plan confirming the dimensions of the leased tenant space as part of the sign permit;
- 2) That the sign be centered on the tenant space but reconfigured to square off the corners consistent with the consultant's recommendations, subject to Planning approval; and
- 3) That the applicant provide the sign lighting details as part of the sign permit application, subject to Planning approval.

Approval of the following Administrative Departure:

- 1) 153.065(H)(7) – Specific Sign Type Requirements – Not requiring the wall sign to be located directly on the wall associated with the tenant space or storefront.

**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 Section 153.066(G).

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