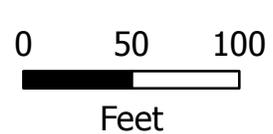


14-082ARB-MPR  
 Minor Project Review  
 Howard Hanna Realcom Realty  
 37 West Bridge Street



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**AUGUST 21, 2014**

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

**1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign  
14-082ARB-MPR 37 W. Bridge Street  
Minor Project Review**

Proposal: Installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane.

Request: Review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Steve Lenker, Howard Hanna Realcom Realty

Planning Contacts: Jennifer Rauch, AICP, Senior Planner; and Katie Ashbaugh, Planning Assistant

Contact Information: (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us); and (614) 410-4654; [kashbaugh@dublin.oh.us](mailto:kashbaugh@dublin.oh.us)

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

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

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

STAFF CERTIFICATION

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Steve Langworthy, Director of Planning

Land Use and Long  
Range Planning

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## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

**AUGUST 21, 2014**

**ART Members and Designees:** Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Ray Harpham, Commercial Plans Examiner; and Laura Ball, Landscape Architect.

**Other Staff:** Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Tammy Noble-Flading, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Bob Sochor, Howard Hanna Realcom Realty (Case 1); Jill Waddell, DaNite Sign Co. (Case 2); and Craig Snider, Sign-A-Rama (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 14, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Rogers prior to the meeting. The minutes were accepted into the record as amended.

#### DETERMINATIONS

**1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign**

**14-082ARB-MPR**

**37 W. Bridge Street  
Minor Project Review**

Katie Ashbaugh said this is a request for the installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Ashbaugh said this site is one block west of Jeni's Splendid Ice Cream. She said the proposed sign consists of a solid cedar plank with a dark green background, and the gold text is created from cove-routed letters and the sign has the same cove-routed edges. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code and mounted two inches from the stone surface.

Ms. Ashbaugh presented photos from the site demonstrating that the two signs on the windows had been removed.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.]

Ms. Ashbaugh read the proposed two conditions for a recommendation of approval to the Architectural Review Board:

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

Mr. Langworthy asked the applicant if he understood and agreed to the above two conditions. Bob Sochor said he agreed with the conditions.

Mr. Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with two conditions.

Mr. Sochor asked to be the main contact for this application instead of Steve Lenker as he will be the one attending the ARB meeting next Wednesday.

DRAFT



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**AUGUST 14, 2014**

**ART Members and Designees:** Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Jeff Tyler, Building Standards Director; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; Laura Ball, Landscape Architect; Dave Marshall, Review Services Analyst; Ray Harpham, Commercial Plans Examiner; and Sergeant Rodney Barnes, Police.

**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Bob Sochor, Howard Hanna Realcom Realty (Case 1); and Jill Waddell, DaNite Sign Co. (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 7, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

**CASE REVIEWS**

**1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign**

**14-082ARB-MPR**

**37 W. Bridge Street  
Minor Project Review**

Katie Ashbaugh said this is a request for installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Ashbaugh said this site is just one block west of Jeni's Splendid Ice Cream. She said the tenant occupies a historic building, built in 1944 as the Perry Township fire house.

Ms. Ashbaugh presented the proposed sign on a slide showing dimensions of 47 inches wide, 24 inches high, and 1 5/8 inches deep. She said the sign is made of a solid cedar plank with cove-routed edges and routed letters with a dark green background and gold text. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code rather than the original submission proposing 16 feet, and mounted two inches from the stone surface.

Ms. Ashbaugh said two sign types, including ground signs and building mounted signs, are permitted for each street-facing building façade or frontage. She said the existing ground sign will stay and the text reads "37 Bridge Street Firehouse". Upon site review, she reported it was found that there were two

existing window signs on each of the front doors that are not permitted since they had not been approved by the ART or the ARB, nor had permits been submitted for the window signs.

Steve Langworthy clarified for the applicant that there are currently two window signs and one ground sign where only two signs are permitted total, even if the applicant did have the proper permits.

Bob Sochor, the applicant, said he would remove the graphics on both doors. He explained the door on the left is not used for ingress or egress. He also understood that these signs would have to come down by the time the new proposed sign was installed.

Dave Marshall asked if this was single-tenant occupancy. Mr. Sochor answered affirmatively. Mr. Marshall asked if there were any plans for additional tenants. Mr. Sochor said there were no plans for other tenants at this time.

Mr. Marshall inquired about illumination of the sign. Mr. Sochor said the sign is not illuminated itself but there is existing ground lighting providing spot wash on the face of the building.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application at this time. [There were none.] He stated that a recommendation to the Architectural Review Board for this request was scheduled for next week's ART meeting.

Mr. Langworthy reminded the applicant to remove the window graphics as soon as possible as there is no sign permit for them on file.