



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

September 24, 2014

Minor Project Review

14-093ARB/MPR – Sign – BSC Historic Core District - Shamrock Barber Shop

86 S. High Street

This is a request to install a new 6-square-foot projecting sign for an existing commercial building on the west side of South High Street, between Eberly Hill and Pinney Hill 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

Tuesday, September 9, 2014

Date of ART Recommendation

Thursday, September 18, 2014

Date of Architectural Review Board Determination

Wednesday, September 24, 2014

Case Managers

Andrew Crozier, Planning Assistant | 614.410.4663 or acrozier@dublin.oh.us

Jennifer M. Rauch, AICP, Senior Planner | 614.410.4690 or 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>	6-square-foot projecting sign for an existing commercial building
<i>Property Address</i>	86 S. High Street
<i>Property Owner</i>	Bob Benson
<i>Case Managers</i>	Andrew Crozier, Planning Assistant 614.410.4663 or acrozier@dublin.oh.us Jennifer Rauch, AICP, Senior Planner 614.410.4690 or jrauch@dublin.oh.us

Historic Context

The site has an existing one-story, gable structure which is listed on the National Register of Historic Places. The west elevation of the structure is oriented toward South High Street. The structure was constructed in 1860-1880s as a residence for Larry Corbin, but has since been converted to commercial use. The structure rests on a cut stone foundation with coursed stone walls. The standing seam metal roof is gabled with the building clad in wood shingles.

Application Contents

The applicant is requesting to replace the existing projecting sign with a 6-square-foot projecting sign for an existing commercial building.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

This single tenant building is permitted two different sign types, including ground signs and building mounted signs. A single 6-square-foot projecting sign is proposed to replace the existing sign for a commercial building. The proposed projecting sign is located south of the main entrance on the west elevation and will hang from the existing sign bracket. The height of the top of the sign will be limited to 15 feet to meet Code with the lowest part of the sign required to be 8 feet above the sidewalk. The proposed sign is a 1/4" deep poly-metal aluminum panel with rounded edges. The design consists of three colors, a background color of white with black text and a green border and shamrock. The border and shamrock are proposed to be green, which Planning recommends complement the existing awning color. The size of the shamrock is subject to the secondary image requirements. The applicant will be required provide detailed dimensions at the time of sign permit submission.

Historic Dublin Design Guidelines

The *Guidelines* permit the use of metal for signs within the District, which can be shaped, painted or polished. The intent of projecting signs is to provide visibility from a pedestrian scale and the proposed sign meets the intent outlined in the *Guidelines*.

Proposed Wall Sign			
Permitted		Proposed	Requirement
Number/ Type	Combination of two different sign types, including ground signs and building-mounted signs, are permitted.	One projecting sign	Met
Size	Max. of 8 sq. ft.	6 sq. ft.	Met with condition
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.	Located 3 ft. from the existing entrance on S. High Street	Met
Colors	3	3: Black, White, and Green	Met with condition
Height	15 ft., not extending above the roofline. Lowest portion shall be 8 ft. above the sidewalk.	Mounted on existing bracket	Met with condition

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. Planning recommends the proposed green color for the border and shamrock complement the existing awning color. Additional detailed dimensions will be required at the time of sign permit submission demonstrating that the size of the shamrock meets the secondary image requirements, and the height requirements be met. This includes the height to the top of the sign not exceed 15 feet and the lowest part of the sign is a minimum of 8 feet above the sidewalk.

(e) Building Relationships and Quality Development

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

(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.

Architectural Review Board

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

General Review Standards

- 1) **Character and Materials Compatible with Context**
- 2) **Recognition and Respect of Historical or Acquired Significance**
- 3) **Compatible with Relevant Design Characteristics**
- 4) **Appropriate Massing and Building Form**
- 5) **Appropriate Color Scheme**

Not Applicable

6) **Complementary Sign Design**

Met with conditions. The proposed sign adds visual interest and is architecturally appropriate for the building. Planning recommends the proposed green color for the border and shamrock complement the existing awning color. Additional detailed dimensions will be required at the time of sign permit submission demonstrating that the size of the shamrock meets the secondary image requirements, and the height requirements be met. This includes the height to the top of the sign not exceed 15 feet and the lowest part of the sign is a minimum of 8 feet above the sidewalk.

7) **Appropriate Landscape Design**

8) **Preservation of Archaeological Resources**

Not Applicable

Alteration to Buildings, Structure, and Site Standards

Not Applicable

Additions to Existing Buildings, Structure, and Site

Not Applicable

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval with two conditions:

- 1) The proposed green color for the border and shamrock complement the existing awning color, subject to approval by Planning; and
- 2) The applicant provide detailed dimensions at the time of sign permit submission demonstrating that the size of the shamrock meets the secondary image requirements, and the height requirements.