



City of Dublin

Land Use and Long  
Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

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[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

FEBRUARY 5, 2015

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

**1. BSD Historic Core  
15-005ARB-MPR**

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

**Proposal:** Site and architectural modifications to the existing Dublin Firehouse Building that include a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. The site is at the southwest corner of the intersection with Bridge Street and Mill Lane.

**Request:** Review and recommendation of approval for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

**Applicant:** Ronald B. Garvey, Dublin Bridge Street Firehouse Investments, LLC.

**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner, (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**DETERMINATION:** Recommendation of approval to the Architectural Review Board of this request for Minor Project Review.

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

#### STAFF CERTIFICATION

  
\_\_\_\_\_  
Steve Langworthy, Planning Director



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 5, 2015**

**ART Members and Designees:** Steve Langworthy, Planning Director; Colleen Gilger, Economic Development Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; Aaron Stanford, Civil Engineer; Ray Harpham, Commercial Plans Examiner; Dave Marshall, Review Services Analyst; and Laura Ball, Landscape Architect.

**Other Staff:** Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Andrew Wineberg, DaNite Sign Co. (Case 2); Jamie Hillingsworth, Ford and Associates; Todd Faris and Dan Magly, Faris Design & Planning; and Tom Warner, Advanced Civil Design (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 29, 2015, meeting minutes. The minutes were accepted into the record as presented.

**DETERMINATIONS**

**1. BSC Historic Core  
15-005ARB-MPR**

**37 West Bridge Street  
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the elevation graphics that were modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the existing ground sign on Bridge Street. She indicated the colors the applicant has selected are "Universal Khaki", "Suitable Brown", and "Fireweed". The blue awnings she said were being replaced with awnings of the same type and fabric but in a "Terracotta" color. She noted the neutral color palette complies with *Guidelines*. She reported that the landscape plan has been reviewed by Brian Martin and the applicant has agreed to his recommendations. Ms. Rauch said approval is recommended with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the Architectural Review Board for their meeting on February 25, 2015.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JANUARY 29, 2015**

**INTRODUCTIONS**

**1. BSC Historic Core  
15-005ARB-MPR**

**37 West Bridge Street  
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the proposed paint color scheme. She said the body of the building that is not stone will be painted "Universal Khaki", the front and back trim will be "Suitable Brown", which is a dark brown, the side doors will be "Fireweed", which is a rust color and the awnings are proposed in Terracotta. She said the existing firehouse sign has a blue background with white lettering and trim and it is proposed to be painted in the rust-colored "Fireweed" for the background and keeping the white lettering.

Ms. Rauch presented the elevation graphics, which have been modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the sign out front.

Ms. Rauch presented the landscape plans, which showed the proposed plant materials. She reported that Brian Martin reviewed the plant list and made some recommendations, to which the applicant agreed. She said there is an existing large spruce tree that the applicant has taken measures to save.

Ronald Garvey, Dublin Bridge Street Firehouse Investments, LLC, explained the building had not been painted in quite a number of years and they wanted to update it.

Ms. Rauch presented a photo of the building as it exists today. She said the structure was built in 1944 and noted that the *Historic Dublin Design Guidelines* does not include paint color recommendations for buildings constructed during that time period.

Steve Langworthy asked the ART if there were any questions or concerns with regard to this application. [There were none.] He stated that a recommendation on this request was scheduled for February 5, 2015, to be forwarded to the Architectural Review Board on February 25, 2015.



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**AUGUST 27, 2014**

The Architectural Review Board took the following action at this meeting:

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

**Proposal:** 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 M. Rauch, AICP, Senior Planner; and  
Katie Ashbaugh, Planning Assistant.

**Contact Information:** (614) 410-4690; jrauch@dublin.oh.us;  
(614) 410-4654, kashbaugh@dublin.oh.us

**MOTION:** Mr. Dyas moved, Mr. Munhall seconded, to approve this request for a Minor Project Review for a new 7.83-square-foot wall sign for an existing commercial building with one condition:

- 1) That the proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

\* Steve Lenker agreed to the one condition.

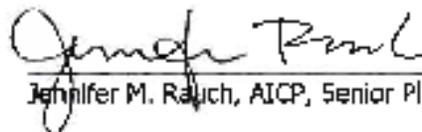
**VOTE:** 5 – 0.

**RESULT:** This request for a Minor Project Review was approved.

**RECORDED VOTES:**

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Nell Mathias	Yes
Thomas Munhall	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Senior Planner

## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

**AUGUST 27, 2014**

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

Katie Ashbaugh said this application is for 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.

Ms. Ashbaugh presented the existing conditions of the site. She said the structure is on the National Register of Historic Places, constructed in 1944 to house the Dublin and Perry Township Fire Department. She explained in the 1980s, it was sold and converted to be used as a commercial building. She pointed out the two arch garage door openings that are now two store-front windows, each with a doorway. She said the proposed sign for the site is cedar plank with cove routed edges in a dark green background with gold text. She reported it meets the Code requirements for a wall sign size, location, and number of colors permitted. She said it also meets the height requirement with the condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Ms. Ashbaugh said when the application was first submitted, there were two existing window signs on the north elevation, bringing the total number of signs to four, which exceeded Code. She said they did not have permits for the signs on two windows; one of the conditions of the ART's recommendation for approval was to remove these window signs. She reported the applicant removed the two window signs prior to this meeting and submitted photos as proof. She said there is an existing ground sign at the northwest corner of this site and it reads "37 Bridge Street Firehouse", which brings the total number of signs now, to two, which is permitted.

Ms. Ashbaugh confirmed the application meets the criteria for a Minor Project Review and the Architectural Review Criteria with the aforementioned condition about the height. She stated the ART is recommending approval. She asked if there were any questions with regards to this application.

Robert Schisler asked if there were any sketches to the elevations on the location of the sign. He thought it was close to the line and was not opposed to 16 feet to make it more architecturally appropriate, if to provide better symmetry.

Steve Lenker, Howard Hanna Realcom Realty, said they are in agreement with all of the conditions. He said the original intent was to fit the sign between the small architectural piece at about 12.8 feet at the bottom of the sign and if they could do that, he believes it would look better than what was submitted.

Mr. Schisler prefers it to be centered in between that line and the gable. Mr. Lenker agreed the sign would look better if it was centered between the two.

Steve Langworthy said, unfortunately another applicant representative previously agreed to move it to the 15 feet, therefore, the ART did not need an application for a Master Sign Plan, therefore, no Master Sign Plan was submitted. He explained that in order to get it approved at 16 feet, the applicant would need to get another application for a Master Sign Plan to bring forward.

Mr. Dyas said the drawing shows it centered with 12 feet, 8 inches to the bottom, which makes it 14 feet, 8 inches to the top.

Mr. Schisler said, upon reviewing the location of the louver on this elevation, it appears higher in the elevation. He said he assumed the applicant would center the sign but wanted confirmation of where the sign would be installed on the elevation.

Neil Mathias said the louver appears to be in the center of the gable on the picture but in the sketch provided to the Board, it appears a third or a quarter of the way up. Bob Dyas confirmed the sketch was slightly off but the sign would be appropriately placed.

**Motion and Vote**

Mr. Dyas moved, Mr. Munhall seconded, to approve this request for a Minor Project Review for a new 7.83-square-foot wall sign for an existing commercial building with one condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Steve Lenker, applicant, agreed to the condition. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 5 – 0)



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## 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**

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

**14-082ARB-MPR**

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

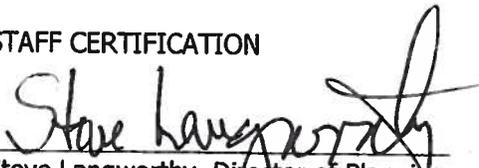
Contact Information: (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us); and (614) 410-4654; [kashbaugh@dublin.oh.us](mailto:kashbaugh@dublin.oh.us)

**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

  
Steve Langworthy, Director of 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.



## ADMINISTRATIVE REVIEW TEAM

Land Use and Long  
Range Planning

### MEETING MINUTES

**AUGUST 14, 2014**

5800 Shier Rings Road

Dublin, Ohio 43016-1236

**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.