

February 19, 2015

Minor Project Review

15-008ARB/MPR – Sign – BSC Historic Core District

Green Olive Company Sign 36 N. High Street

This is a proposal for the installation of a new 5.4-square-foot wall sign for an existing commercial building on the east side of North High Street, north of the intersection with Wing Hill. 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 153.065, 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Monday, February 2, 2015

Date of ART Recommendation

Thursday, February 19, 2015

Date of Architectural Review Board Determination

Wednesday, February 25, 2015

Case Managers

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>	5.4-square-foot projecting sign for an existing commercial building
<i>Property Address</i>	36 N. High Street
<i>Property Owner</i>	Ralco Properties, Inc.
<i>Applicant</i>	Lisa McCormack
<i>Case Managers</i>	Jennifer M. Rauch, AICP, Senior Planner

Application Contents

The applicant is proposing to install a 5.4-square-foot projecting sign above the entrance to 36 N. High Street. The main entrance door is flanked by two large storefront windows along the front façade with a front gable centered over the door. The proposed sign is centered on the gable wall above the door and attached with a decorative metal bracket. The sign material is an aluminum panel with vinyl lettering and consists of three colors, a cream background color with a dark olive green for the outer border and text and light olive green for the secondary image.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

Proposed Wall Sign			
Permitted		Proposed	Requirement
Number/ Type	Combination of two different sign types, including ground signs and building-mounted signs.	One projecting sign	Met
Size	Max. of 8 sq. ft.	5.4 sq. ft.	Met
Location	Within 6 ft. of the principal entrance or on the wall associated with storefront; Not extend more than 14 in. from the face of the structure from which it is attached.	Above N. High Street entrance	Met
Height	Top: 15 feet Bottom: 8 feet	Top: 11 feet Bottom: 8 feet	Met
Colors	5 colors when secondary image exceeds 20% of sign area	4: Dk. Olive Green, Lt. Olive Green, Dk. Cream and Lt. Cream	Met

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. The proposed sign meets Code for size, color, location, and height.

(e) **Building Relationships and Quality Development**

Criterion met. The proposed sign adds visual interest and is located in an architecturally appropriate place on the front elevation.

(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 Criteria

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. The following is an analysis based on those criteria.

Applicable General Review Standards

1) **Character and Materials Compatible with Context**

Criterion met. The proposed sign materials are appropriate for the character of the structure. The colors, material, and design of the sign are in keeping with the building’s characteristics.

2) **Recognition and Respect of Historical or Acquired Significance**

Criterion met. The proposed sign and location contributes to the historic significance of the site or building.

3) **Compatible with Relevant Design Characteristics**

Criterion met. The proposed design accents the original character of the structure.

4) **Appropriate Massing and Building Form**

Not applicable.

5) **Appropriate Color Scheme**

Criterion met. The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines*.

6) **Complementary Sign Design**

Criterion met. The proposed sign design complements the existing structure and is appropriately located on the building, centered within the gable.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with no conditions.