

**ADMINISTRATIVE REVIEW TEAM****RECORD OF DETERMINATION****JUNE 18, 2015**

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

**1. BSD Historic Core District – The Sisters Sweet Shoppe - Signs**  
**15-056ARB-MPR** **55 West Bridge Street**  
**Minor Project Review**

**Proposal:** Installation of new signs and architectural modifications for an existing multiple tenant building on the south side of West Bridge Street, east of the intersection with Franklin Street. The proposal includes a new awning on the north elevation and new paint for the entrances on the north and east facades as well as paint for the windows on the ground-story of the north façade. The proposal is also for two projecting signs, two window signs on entrances, two transom-window signs, and an awning sign.

**Request:** Review and recommendation of approval to the Architectural Review Board for a Minor Project Review and Master Sign Plan under the provisions of Zoning Code Sections 153.065, 153.066, and 153.170 and the *Historic Dublin Design Guidelines*.

**Applicant:** Kurt Dehner, Sister's Sweet Shoppe  
**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner  
**Contact Information:** (614) 410-4690, jrauch@dublin.oh.us

**REQUEST #1:** Recommendation of approval to the Architectural Review Board of this request for Minor Project Review with the following condition:

- 1) That the applicant provide a paint sample for the door and window trim to Planning within 30 days of approval of this application.

**Determination #1:** This application for a Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

**REQUEST #2:** Recommendation of approval to the Architectural Review Board of this request for a Master Sign Plan to permit the two additional signs located in the transom windows on the east elevation, two additional window signs on the north elevation and the two projecting signs to exceed the requirement to be located within six feet of the entrance with the following six conditions:

- 1) That a paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning;
- 2) That the awing sign be eliminated to meet the permitted number of signs on the primary facade of the building;

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- 3) That the window sign on the north elevation be reduced in size to 20% of the window area;
- 4) That the window sign on the east elevation be reduced in size to one-square-foot and one low-chroma color to meet the provision for a business identification sign;
- 5) That the projecting signs are dimensionally routed and the mounting hardware is consistent with existing mounting fixtures used for the multi-tenant building; and
- 6) That the two additional window signs on the north elevation meet the Code requirements for window sign area.

**Determination #2:** This application for a Master Sign Plan was forwarded to the Architectural Review Board with a recommendation of approval with the six conditions.

**STAFF CERTIFICATION**

  
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Steve Langworthy, Planning Director



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**JUNE 18, 2015**

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

- 2. BSD Indian Run Neighborhood District – OCLC  
Kilgour Building Entrance Improvements  
6565 Kilgour Place  
Minor Project Review  
15-057MPR**

**Proposal:** To refurbish the visitor and employee entrances on the north and east sides of the existing office building located north of Post Road in the BSD Indian Run Neighborhood District. The proposal includes a request to add a new decorative structural steel canopy at the main entrance of the facility, install new canopy light fixtures, structural steel components, concrete footers, roofing, and finish surrounds.

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

**Applicant:** Kevin Furno, Online Computer Library Center (OCLC)

**Representative:** Tanner Nelson, Pepper Construction

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

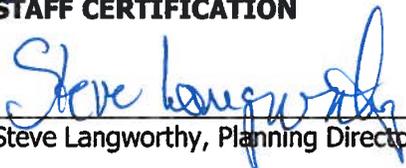
**Contact Information:** (614) 410-4656, rray@dublin.oh.us

**REQUEST:** Approval of this request for Minor Project Review with the following condition:

- 1) That the applicant verify that the proposed rooftop mechanical screens meet the Code requirement for height at building permitting.

**Determination:** 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(N)(6).

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director