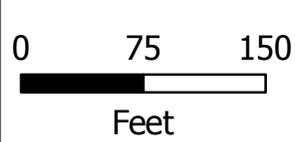


15-028ARB-MPR
 Minor Project Review
 Keller Williams
 14 S. High Street



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 9, 2015

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

**2. BSD Historic Core – Keller Williams – Sign 14 South High Street
15-028ARB-MPR Minor Project Review**

Proposal: Replacement of an existing projecting sign with a new 7-square-foot sign. The office building is on the east side of High Street, south of Bridge Street.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Property Owner: 37 Darby Co. LTD.
Applicant: Rion Myers, tenant.
Planning Contact: Tammy Noble-Flading, Senior Planner; (614) 410-4649;
tflading@dublin.oh.us

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

- 1) That the applicant verifies the sign is located within six feet of the principal entrance, as measured horizontally along the building façade at sign permitting; and
- 2) That the applicant verifies that the height of the sign will not extend above the sill of the second story window at sign permitting.

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

APRIL 9, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Colleen Gilger, Economic Development Director; Alan Perkins, Fire Marshal; Aaron Stanford, Civil Engineer; and Laura Ball, Landscape Architect.

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Tammy Noble-Flading, Senior Planner; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Russ Hunter, Crawford Hoying Development Partners; Brian Quackenbush and James Peltier, EMH&T; Mike Burmeister and Greg Lonergan, OHM Advisors; Vern Hoying and Jason Hartke, Bracket Builders (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the April 2, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD Commercial District – Shoppes at River Ridge – Studio J – Sign
15-027MPR 4505 West Dublin-Granville Road
Minor Project Review**

Rachel Ray said this is a request for an installation of a new 41.9-square-foot wall sign for a new retail tenant in the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road at the intersection with Dale Drive. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

Ms. Ray presented the site and the new furniture store that occupies the tenant space. She presented the proposed wall sign with an overall height of 15 feet from grade. She presented the proposed sign as it will be seen during daytime/nighttime with dark green channel lettering with teal translucent vinyl to create a teal halo illumination.

Ms. Ray said there have been no changes since meeting with the ART last week. With the removal of the two center awnings, she said the proposed sign integrates into the architecture by centering the proposed wall sign over the main entrance. She said the sign coordinates with the remaining two awnings that are green with vertical white stripes. She said the proposed sign meets applicable zoning regulations for sign number, size, color, and height. Therefore, she said approval is recommended with no conditions.

Mr. Langworthy asked the ART if there were any questions or comments. [There were none.] He confirmed the ART's approval of this Minor Project Review with no conditions.

**2. BSD Historic Core – Keller Williams – Sign
15-028ARB-MPR 14 South High Street
Minor Project Review**

Tammy Noble-Flading said this is a request for a replacement of an existing projecting sign with a new 7-square-foot sign. She said the office building is on the east side of South High Street, south of Bridge Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Noble-Flading presented the proposed projecting sign for the Keller Williams real estate office and the Close Connection. She said the applicant plans to use the existing scroll metal brackets to hang the sign from the existing location. She said the sign design had been changed since receiving the ART's comments last week. She described the sign created in the shape of a house, with a raised border, text, and logo created by the client. She said the text, logos, and border are black, and the background color is white.

Ms. Noble-Flading said the proposed sign meets height and size requirements.

Colleen Gilger said she was concerned about legibility of the text with a smaller font including both company names. Ms. Noble-Flading said the applicant was adamant about keeping both names on the same sign.

Jennifer Rauch said the changes consolidated the information and the font style is similar, which is the direction provided by ART.

Steve Langworthy said it is a pedestrian scale sign.

Mr. Langworthy asked if there were issues with the projecting sign encroaching into the right-of-way. Aaron Stanford confirmed there were not.

Ms. Noble-Flading said approval is recommended to the Architectural Review Board of this request for a Minor Project Review with two conditions:

- 1) That the applicant verifies the sign is located within six feet of the principal entrance, as measured horizontally along the building façade at sign permitting; and
- 2) That the applicant verifies that the height of the sign will not extend above the sill of the second story window at sign permitting.

Mr. Langworthy asked the ART if there were any further questions or comments regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on April 15, 2015.

**3. BSD Historic Transition – Bridge Park West
15-014ARB-SP**

**94-100 North High Street
Site Plan Review**

Jennifer Rauch said this is a request for a two and a half story mixed-use commercial development and 42 condominium units in a seven-story building with associated parking and site improvements. She said the site is on the east side of North High Street approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for this application for Site Plan Review under the provisions of Zoning Code Sections 153.066(F) and (J).

Ms. Rauch explained there are two parts of the Site Plan Review approval, which include 12 Waivers and the Site Plan with 28 conditions.

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 2, 2015

2. BSD Historic Core – Keller Williams – Sign 15-028ARB-MPR

14 South High Street Minor Project Review

Tammy Noble-Flading said this is a request for a replacement of an existing projecting sign with a new 7-square-foot sign. She said the office building is on the east side of South High Street, south of Bridge Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Noble-Flading presented the proposed projecting sign for the Keller Williams real estate office. She said the applicant plans to use the existing scroll metal brackets to hang the sign but it will be repositioned, 12 inches above the current position. She described the sign created in the shape of a house, with a raised border, text, and logo created by the client. She said most of the text is in black, which will match the logo and border, but the letters "KW" are in red. The background color she said was white.

Ms. Noble-Flading said the proposed sign meets height and size requirements.

Colleen Gilger said there is a lot of information on the 7-square-foot sign, making it appear congested. Joanne Shelly asked if the text "The Close Connection" could be placed on a separate panel below the main sign. She asked why the sign was not being raised to the highest height permitted of 15 feet.

Rachel Ray said the sign is not permitted to extend above the sill of the second floor windows.

The consensus of the ART was that more information was needed about the relationship of the two companies (Keller Williams and The Close Connection) because if the sign text is divided into two panels, it may appear that there are two separate businesses at this location.

Ms. Noble-Flading said it was probably ok to separate because the relationship was not tied legally and that "The Close Connection" could just be considered a tag line.

Ms. Gilger noted the three different fonts used on the sign.

Ms. Shelly indicated there were too many different fonts and two secondary images appearing like logos.

Steve Langworthy cautioned the ART as to what may be suggested versus what is required.

Jennifer Rauch confirmed that the ART recommended that the sign be simplified.

Mr. Langworthy said two signs are permitted for this tenant space. He suggested the possibility of putting a graphic on the window that reads "The Close Connection" while removing it from the proposed projecting sign.

Laura Ball suggested placing "The Close Connection" on the lower edge of the awnings and keeping "Keller Williams Consultants Realty" only on the projecting sign.

Ms. Noble-Flading said that had been suggested to the applicant but they were not in favor of that approach.

Mr. Langworthy agreed the proposed projecting sign is busy but it is meant to be seen by pedestrians and not vehicular traffic.

Ms. Gilger inquired about the rationale of the applicant behind the sign height.

Ms. Rauch indicated there could be a condition stipulating the bottom of the bracket cannot be higher than the second story window sills.

Ms. Ball confirmed that the proposed sign was comprised of wood.

Ms. Shelly asked if the sign would be illuminated.

Ms. Noble-Flading noted the existing pair of lights on either side of the sign that are mounted to the side of the building to illuminate the sign from both sides.

Ms. Noble-Flading asked the ART which font they would recommend the applicant consider.

Aaron Stanford asked if the projecting sign encroached into the right-of-way.

Ms. Rauch answered the sign must not have, and explained that the original sign from a previous tenant had been approved by the Architectural Review Board within the last year.

Mr. Stanford said he would check the history on the previous sign.

Mr. Langworthy asked the ART if there were any other questions or comments. [Hearing none.] He stated that a recommendation to the Architectural Review Board was scheduled for the April 9, 2015, Administrative Review Team meeting.

ADMINISTRATIVE

Mr. Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Langworthy adjourned the meeting at 2:25 pm.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

APRIL 24, 2013

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

1. **BSC Historic Core District – Tails Above the Rest** **14 S. High Street**
13-020ARB-MPR **Minor Project Review – Sign Modifications**

Proposal: Installation of a 5.86-square-foot projecting sign for a business located on the east side of South High Street between West Bridge Street and Spring Hill.

Request: Review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Pam Sells.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

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

MOTION: To approve this application for sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code.

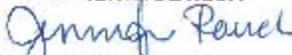
VOTE: 3 – 0.

RESULT: This application for sign modifications was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

**1. BSC Historic Core District – Tails Above the Rest
13-020ARB-MPR**

**14.5. High Street
Minor Project Review – Sign Modifications**

Jennifer Rauch presented this request for Minor Project Review for sign modifications for an existing business located in a multi-tenant building on the east side of South High Street, south of the intersection with Bridge Street. She presented a photograph of the building showing the existing projecting sign frame where the applicant is proposing to install a new sign. She said the proposed sign contains the business name and logo. Ms. Rauch said the sign meets the requirements for height, area, and size. She said the proposed two colors and the location of the sign above the door meet the Bridge Street Code requirements. She said the Administrative Review Team found that the criteria were met and recommended approval to the Board of the proposal. She said that Planning is therefore recommending approval of this application with no conditions.

Bob Dyas said that he had visited the site, and the bracket looked bad. He asked if it was going to be painted or cleaned.

Pamela Sell (5802 Scotta Court, Dublin, Ohio), said that their maintenance person would take care of that.

Motion and Vote

David Rinaldi moved, seconded by Robert Schisler, to approve this application for sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code.

The vote was as follows: Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 4, 2013

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

4. 13-020ARB-MPR – BSC Historic Core – Tails Above the Rest – Signs – 14 S. High Street

This is a request for a new business to install an 5.86-square-foot projecting sign located on the east side of S. High Street south of the intersection with Bridge Street. This Minor Project Review is proposed in accordance with Zoning Code Section 153.066(H) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Property Owner: 37 Darby Co, Ltd.

Applicant: Pam Sells.

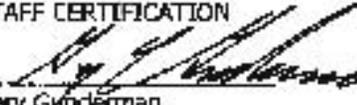
Planning Contacts: Jennifer M. Rauch, AICP, Planner II at (614) 410-4690 or jrauch@dublin.oh.us

Deadline: Thursday, April 4, 2013 – target ART determination

DETERMINATION: To recommend approval to the Architectural Review Board of this application for Minor Project Review:

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

STAFF CERTIFICATION



Gary Gunderman
Planning Manager

Mr. Goodwin read from the agreement and thought there might be enough flexibility in the agreement due to limitations related to the 150 foot utility easement.

Mr. Schall indicated they are doing everything to screen and provide public safety, however there are horizontal constraints to provide drainage and the intent is being met.

Barb Cox said this site appears to have sufficient detention and asked if the existing tower was coming down.

Edward Maher, AEP, said the tower inside the station would be replaced with a monopole tower.

Sara Rastegar, AEP, said the old towers have a much bigger footprint than the new towers.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.]

Mr. Goodwin said they will consult with Legal for review or modifications to the purchase agreement.

Mr. Schall asked if Legal would produce a document with determination beyond the ART and Engineering review of the construction plans, related to the need for an additional stormwater easement.

Ms. Cox said there would be documentation.

Mr. Harpham said review services did not anticipate a building permit review.

Mr. Goodwin clarified that this project will require a 'site-only' permit review, but not a building permit.

Ms. Cox said the applicant will work with ODOT after a determination with ART to obtain right-of-way permits.

Mr. Gunderman said this case will return to the ART in the next couple of weeks.

Case Determination

4. 13-020ARB-MPR – BSC Historic Core – Tails Above the Rest – Signs – 14 S. High Street

Jennifer Rauch said this is a request for a new business to install an 5.86-square-foot projecting sign located on the east side of S. High Street south of the intersection with Bridge Street.

Ms. Rauch said the proposed recommendation is approval to the Architectural Review Board with no conditions.

Mr. Gunderman asked if the applicant had any comments.

Pam Sells, applicant was present and had no comments.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this Minor Project Review application and the applicant will be forwarded to the Architectural Review Board for final approval.

5. 13-023ARB-MPR – BSC Historic Residential – Larson Residence – Roof Replacement – 76 South Riverview Street

Jennifer Rauch said this is a request for the replacement of an existing shingle roof with a standing seam metal roof for an existing residence on the east side of South Riverview Street at the intersection with Eberly Hill.

Ms. Rauch said this Minor Project Review as proposed is in accordance with Zoning Code, the Bridge Street Code and the *Historic Dublin Design Guidelines*. She said the new roof material color will be Colonial Red.

Ms. Rauch said the proposed recommendation is approval to the Architectural Review Board with no conditions.

Mr. Gunderman asked if the applicant had any comments.

David Larson, applicant was present and had no comments.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this Minor Project Review application and the applicant will be forwarded to the Architectural Review Board for final approval.

Administrative

Mr. Gunderman said there he was not aware of any potential upcoming applications. Mr. Gunderman asked if there were any changes to the March 28, 2013 meeting minutes [there were none]. Mr. Gunderman accepted the minutes into the record as presented.

Mr. Gunderman confirmed there were no further items of discussion and adjourned the meeting.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 28, 2013

Attendees

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Fred Hahn, Director of Parks & Open Space; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Matt Meyer, PBM Wireless Services; and Flora Rogers, Administrative Assistant.

Gary Gunderman called the meeting to order.

Case Introduction

1. 13-020ARB-MPR – BSC Historic Core – Tails Above the Rest – Signs – 14 S. High Street

Mr. Gunderman introduced this request for a new business to install a 5.86-square-foot projecting sign for a storefront located on the east side of South High Street south of the intersection with Bridge Street. He said this Minor Project Review is proposed in accordance with Zoning Code Section 153.066(H) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*. Mr. Gunderman said the case manager's initial review indicated that the sign meets all applicable Code requirements, but will verify prior to next week's meeting.

Jeff Tyler noted that, although unrelated to the sign proposal, this new business would be required to obtain an occupancy permit for the use of this space prior to opening.

Barb Cox asked whether the applicant would occupy the first floor, second floor, or both.

Rachel Ray said she was unsure, and would check with the case manager, Jennifer Rauch. Ms. Ray said a recommendation to the Architectural Review Board was planned for the next ART meeting on Thursday, April 4th.

2. 13-023ARB-MPR – BSC Historic Residential – Larson Residence – Roof Replacement – 76 South Riverview Street

Mr. Gunderman said this is a request for the replacement of an existing shingle roof with a standing seam metal roof for an existing residence on the east side of South Riverview Street at the intersection with Eberly Hill. He said this Minor Project Review is proposed in accordance with Zoning Code Section 153.062(E) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.