

April 9, 2015

Minor Project Review

15-028ARB/MPR –BSD Historic Core District – Keller Williams – Projecting Sign

14 South High Street

This is a request to replace an existing projecting sign with a new 5.90-square-foot projecting sign. This is a request for review and recommendation of approval to the Architectural Review Board for an application for Minor Project Review under the provisions of Zoning Code Section 153.006(G).

Date of Application Acceptance

Thursday, April 1, 2015

Date of ART Recommendation

Thursday, April 9, 2015

Date of Architectural Review Board Determination

Wednesday, April 15, 2015

Case Manager

Tammy Noble-Flading, Senior Planner | 614.410.4649 | tflading@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	One projecting wall sign
<i>Property Address</i>	14 South High Street
<i>Property Owner</i>	37 Darby Co. LTD.
<i>Applicant</i>	Rion Myers, tenant.
<i>Case Managers</i>	Tammy Noble-Flading, Senior Planner 614.410.4649 tflading@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(3) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted, unless a time extension is requested.

Application Contents

The applicant is requesting to replace an existing 5.86-square-foot projecting sign. The applicant is proposing a 5.90-square-foot wood sign that is shaped like a house. The sign will contain three colors including a white background with black and red lettering. The sign will be sandblasted and will use the existing bracket. The sign will be elevated an additional ten inches, to 11 feet and 10 inches to the top of the sign to maintain adequate space for pedestrian movement below the sign.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code Analysis

§153.065(H) – BSD Site Development Standards – Signs

Proposed Projecting Sign – Historic Core District			
	Permitted	Proposed	Requirement
Number	Combination of two different sign types, including ground signs and building-mounted signs.	One projecting sign is proposed.	Met
Size	Maximum 8 square feet	One 5.90-square-foot sign	Met
Location	For multiple tenant buildings, within 6 feet of principal entrance, as measured horizontally along the building façade. Projecting signs shall be separated by at least 10 feet from another projecting sign, as measured along the building façade.	This information is not provided on the site plan therefore this will be required as part of the sign permit.	Met With A Condition
Height	Maximum of 15 feet, or not extending above the sill of the second story window, whichever is lower.	The sign is 11 feet, 10 inches in height but the plans do not indicate the proximity of the sign, to the sill of the second story window. This information will be required as part of the sign permit.	Met With A Condition
	The lowest portion of the projecting sign shall be at least 8 feet above the sidewalk.	The lowest portion of the sign is 9 feet, 8 inches above the sidewalk.	

The proposed sign meets the applicable zoning regulations for sign size, number, location, and height required by Code Section 153.065(H).

Building Standards, Parks & Open Space, Fire, Engineering, 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 is appropriate to the historic character of the 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.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with two conditions:

- 1) The applicant verifies the sign is located within 6 feet of the principal entrance, as measured horizontally along the building façade at sign permitting; and
- 2) The applicant verifies that the height of the sign will not extend above the sill of the second story window at sign permitting.