



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

September 17, 2015

Minor Project Review

15-084ARB/MPR – Sign – BSD Historic Core District

Vesna Alterations 91 S. High Street

This is a proposal for the installation of a new projecting sign for an existing multiple-tenant building on the west side of South High Street, north of the intersection with Pinney Hill Lane. 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

Friday, August 31, 2015

Date of ART Recommendation

Thursday, September 17, 2015

Date of Architectural Review Board Determination

Wednesday, September 23, 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>	BSD Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	8-square-foot projecting sign for an existing commercial building
<i>Property Address</i>	91 S. High Street
<i>Property Owner</i>	Luann Albert
<i>Applicant</i>	Igor Rapovski
<i>Case Managers</i>	Jennifer M. Rauch, AICP, Senior Planner

Application Contents

The site contains an existing building constructed in the 1840s, which is located on the National Register of Historic Places. The structure is a one-story cottage with a front gable, and an addition that was constructed later giving it an L-shaped design. The building is located along South High Street with parking to the south along Pinney Hill Lane and to the rear. A single entrance is located adjacent to the parking on Pinney Hill and provides access to the two tenants in the building.

The building has an existing projecting sign located at the southeast corner of the building along South High Street over a fenced landscape area. The applicant proposes to install a new 7.9-square-foot projecting sign to identify both tenants. The proposed sign will be attached with an existing decorative metal bracket. The sign material is indicated as a HDU panel with raised letters and details and consists of three colors, a green background color with white and black text and details.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

Proposed Projecting 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.	7.9 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.	Front façade	Met
Height	Top: 15 feet	Top: 8 feet	Met
Colors	3 colors	3: Green, white and Black	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 number, size, color, and location.

(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 does not alter the acquired 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 above the tenant space window.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

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