



Project Narrative

To: Dublin Planning & Zoning Commission
From: Meyers+Associates Architecture
Date: May 15th, 2023
Application #: 22-175MSP
Project Name: Penzone Base One_Exterior Amended Master Sign

I. Penzone Base One Project Narrative

- a. *The proposed project includes a proposal for a new building property sign and secondary building mounted sign plan to the existing building located at 6671 Village Parkway, Dublin Ohio 43017 for the Charles Penzone Incorporated headquarters. The property is located within the Bridge Street District within the **Sawmill Center Neighborhood** overlay and will follow all applicable guidelines for the Bridge Street District Development code (BSD). along Village Parkway which is a District Connector Street.*
- b. *Exterior improvements: Design for the signage were considered under the provisions of BSD 153.065 (H) (2) (e) with the consideration that the exterior improvements were architecturally appropriate for the building and context of the area for improvements.*
 - i. *An existing building secondary entrance is to be used for an entrance for the building owners' private entrance for an art studio located in the lower level of the building. The entrance is to be constructed of steel tube frames, painted high gloss black. The entrance will include a sign made solid metal panels (black) with channel set lets internally illuminated).*
 - ii. *A new proposed property sign is to be provided for the project and be considered as an amendment to the prior approved Master Sign Plan as submitted and approved in 2017. The property sign is to signify the building at 6671 as the main headquarters for Charles Penzone different from the Grand Salon also located at the property. They will be the only tenant within the building. The sign placement has been revised from prior submissions to be outside of the of the site distance view triangles for compliance.*
 - iii. *Addition of a directional property sign was included and noted on the site plan for placement. Purpose of the sign was directional way finding on the property from the current headquarters noted as Base One and the Grand Salon that was built in 2018.*