



# Project Narrative

To: Dublin Planning & Zoning Commission  
From: Meyers+Associates Architecture  
Date: December 5<sup>th</sup>, 2022  
Project Number: 2021-31  
Project Name: Penzone Base One\_Exterior Amended Master Sign

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## 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 Scioto 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 of simulated wood panel(s) with pin mounted letters, back lit and is being requested to be considered as a secondary building mounted sign for this purpose.*
  - 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.*