



# BOARD ORDER

## Architectural Review Board

Wednesday, July 22, 2020 | 6:30 pm

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

**1. JK Orthodontist - Sign at 5 W. Bridge Street  
20-108MSP**

**Master Sign Plan**

Proposal: Installation of a new 6-square-foot projecting sign and retention of two existing window signs and one existing directory sign for a tenant space located within the Town Center II development.

Location: Southwest of the intersection of Bridge Street and High Street and zoned Bridge Street District Historic Core.

Request: Review and approval for a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, *Historic Dublin Design Guidelines* and the *BSD Sign Design Guidelines*.

Applicant: Dr. James Karpac, JK Orthodontics

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-108

**MOTION:** Mr. Alexander moved, Mr. Kownacki seconded, to approve a Master Sign Plan with the following condition:

- 1) That the applicant revise the Master Sign Plan to provide 0.5-inch relief for the border and copy of the sign via routing to add dimensionality to the proposed sign, subject to Staff approval.

**VOTE:** 5 – 0

**RESULT:** The Master Sign Plan was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
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Zach Hounshell, Planner I



**CASES:**

**1. JK Orthodontist - Sign at 5 W. Bridge Street, 20-108MSP, Master Sign Plan**

Ms. Bryan stated that this is an application for the installation of a 6-square-foot projecting sign and retention of two existing window signs and one directory sign for a tenant space at 5 W. Bridge Street, southwest of the intersection of Bridge Street and High Street, and zoned Bridge Street District Historic Core.

**Case Presentation**

Mr. Hounshell stated that this is a request for review and approval of a Master Sign Plan that includes one new projecting sign, two existing window signs, and one existing directory sign for an existing building located within Historic Dublin. 5 W. Bridge Street is located within the Old Dublin Town Center I development located at the southwest corner of the intersection of S. High Street and W. Bridge Street. Prior to the establishment of the Bridge Street District (BSD) Code, Old Dublin Town Center I was approved as a Planned District with a sign package that included the existing projecting sign, which is located along W. Bridge Street; two window signs, which are located on W. Bridge Street and S. High Street; and one directory sign at the rear of the building located next to the entrance for the orthodontist office. Since the BSD Code was adopted in 2012, the BSD sign code supersedes the original sign package for this building. Similar to the Jeni's Splendid Ice Cream application approved in 2013, new sign applications for building tenants must meet the requirements of the BSD Sign Code. Because they are a second-story tenant in a multi-tenant building, they are not permitted to have any wall-mounted signs along W. Bridge Street or S. High Street. Because their entrance is located to the rear of the building, any wall-mounted signage is required to be located adjacent to the entrance of the building. Therefore, a Master Sign Plan (MSP) was the only available option for this tenant to retain the existing location of the directory sign.

Proposal

The applicant is proposing a new projecting sign in the same location as the existing projecting sign located on the W. Bridge Street frontage to the north. The existing sign is located above the Jeni's Splendid Ice Cream projecting sign. The applicant is also including the two existing window signs and existing directory sign with this application, but will not be modifying them. The applicant is proposing an approximately 6-square-foot projecting sign to replace an existing projecting sign for the tenant. The sign is 29.5 inches in width and 29.5 inches in height. The height of the projecting sign is 18 feet from grade to the top of the sign and located within the second-story. The sign material is proposed to be 1.5-inch thick High Density Urethane (HDU) with a Burgundy background, Gold Leaf copy and inner border, and a White border and White and Gold Leaf image in the center of the sign. Planning has conditioned that the applicant revise the sign plan to provide .5-inch relief for the border and copy of the sign via routing to add dimensionality to the proposed sign. The applicant is proposing to hang the sign from the existing black bracket. Staff has reviewed the application against all the applicable criteria and recommends approval with one condition.

**Applicant Presentation**

Dr. James Karpac, JK Orthodontics, 5 W. Bridge St., Dublin, OH, stated that when he signed the original lease with Pat Grabill in 2000, signage containing primarily his name was appropriate. Today, the brand is more important than the name. Looking forward to the future sale of his business, he has been advised to update his signage. He is willing to conform to the City's color requirements, but has noticed that the Jeni's sign is an orange color. He would like to add some color to his sign, as well. He has been told that he should remove or lower his sign by 10 feet, because it is too close to the Jeni's sign. However, his sign has been in this same location since the day his business opened. The current sign can be seen from both sides of the intersection. If he is required to lower the existing sign 10 feet, it will be visible only on one side of the intersection. In that case, it would be necessary for him request two signs, one on each side; he prefers not

to do that. His lease expires in January. It is essential for him to have the necessary signage for his business, or he will be unable to sell it.

### **Public Comment**

No public comments were received.

### **Board Questions for the Applicant**

Mr. Kownacki inquired if Dr.. Karpak had any concerns with the recommended condition.

Dr.. Karpak requested clarification of the .5-inch routing requirement.

Mr. Hounshell responded that the requirement is consistent for all sign applications. Essentially, the requirement is that a .5 routing be added to the text to provide dimensionality.

Danelle McGinty, FastSigns, 654 Brooksedge Blvd., Westerville, OH, requested clarification of the requirement related to the letters, teeth and groove.

Mr. Hounshell responded that the relief would be added to the letters and the border, excluding the teeth. However, staff would work with them on those details.

### **Board Discussion**

The members had no issues with the request.

Ms. Kramb stated that this is not a new application. He already has a sign in the requested location; he is requesting permission only to change the look of it. It would not be fair to tell him he can no longer hang his sign in exactly the same location.

Mr. Alexander moved, Mr. Kownacki seconded to approve the Master Sign Plan with the following condition:

- 1) That the applicant revise the Master Sign Plan to provide 0.5-inch relief for the border and copy of the sign via routing to add dimensionality to the proposed sign, subject to staff approval.

Vote on the motion: Mr. Cotter, yes; Ms. Kramb, yes; Ms. Bryan, yes; Mr. Kownacki, yes; Mr. Alexander, yes.  
[Motion carried 5-0]

## **~~2. Domino's Pizza – Sign at 8 E. Bridge Street, 20-112MPR, Minor Project Review~~**

~~Ms. Bryan stated that this is a request to install two new 5.5-square-foot projecting signs and one 4-square-foot replacement ground sign for an existing restaurant located on a 0.13-acre site on the northeast corner of the intersection of North High Street and West Bridge Street and zoned Bridge Street District Historic Core.~~

### **~~Case Presentation~~**

~~Ms. Martin stated that this a request for review and approval of a Minor Project Review for two new projecting signs and a replacement ground sign at a site located at the northeast corner of the intersection of North High Street and West Bridge Street in Historic Dublin. The site is presently developed with a single-story, single-tenant building with frontages on both High Street and Bridge Street. The applicant is making some maintenance modifications, and as part of that update, they are requesting new signs. [Photos of the single existing signage shown.] Records do not indicate when the sign was installed, so the assumption is that it has been in place for a lengthy period of time.~~



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

APRIL 18, 2013

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

**2. 13-029ARB-MPR – BSC Historic Core District – Jeni’s Ice Cream – Signs – 1 West Bridge Street**

This is a request to install an 8-square-foot wall sign and a 3-square-foot projecting sign for an existing business located at the southwest corner of the intersection of Bridge Street and High Street. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

**Applicant:** Bruce Sommerfelt, Sign Com Inc.

**Planning Contacts:** Jennifer Rauch, AICP, Planner II at (614) 410-4600

**Deadline:** Thursday, April 18 – target Administrative Review Team recommendation to the Architectural Review Board (for the April 24 ARB meeting)

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

1. The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.

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

#### STAFF CERTIFICATION

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Gary P. Gunderman  
Planning Manager

## Case Determination

### 2. 13-029ARB-MPR – BSC Historic Core District – Jeni's Ice Cream – Signs – 1 West Bridge Street

Jennifer Rauch said this application was introduced last week and the request was to install an 8-square-foot wall sign and a 3-square-foot projecting sign for an existing business located at the southwest corner of the intersection of Bridge Street and High Street. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Rauch said the High Street sign will be individual letters and the Bridge Street sign will be a projecting sign with lighting on the bracket. She said the two signs meet height and size requirements, the only condition proposed is to re-paint the areas of the building façade that are currently under the existing sign that will be exposed with the new sign letters. She requested the Administrative Review Team make a recommendation to the Architectural Review Board for approval with one condition:

1. The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.

Gary Gunderman confirmed that there were no further comments on this application. He said the Administrative Review Team recommends that the Architectural Review Board consider **approval** with one condition:

1. The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.

Mr. Gunderman stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Wednesday, April 24, 2013.



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

MARCH 18, 2009

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

2. **New Avenue Architects – Sign** **25 West Bridge Street**  
**09-003ARB** **Sign Modifications**

**Proposal:** A proposal for three signs including a hanging sign, wall directory sign and a window sign for an architectural firm located on the second floor of Town Center I at 25 West Bridge Street. The 0.24-acre site is located at the southeast corner of the intersection of West Bridge Street and Mill Lane in the Historic District.

**Request:** Review and approval of sign modifications under the provisions of the *Historic Dublin Design Guidelines*.

**Applicant:** Michael J. Maistros, AIA, New Avenue Architects, LLC.

**Planning Contact:** David Stromberg, Planning Assistant and Jennifer M. Rauch, AICP, Planner II.

**Contact Information:** (614) 410-4600, dstromberg@dublin.oh.us; jrausch@dublin.oh.us

**MOTION:** Mr. Holton made a motion, seconded by Mr. Souders, to approve this Sign Modification application, with the following three conditions:

- 1) To reallocate the projecting sign from the western elevation to the northern elevation and locate the sign in the northwestern corner of the building and at the relative height of the Karpac sign;
- 2) The applicant will be required to obtain a sign permit for all approved signs prior to installation; and
- 3) That the text and logo be permitted on either the entry door or the second story window of the western elevation and meet Code for size and secondary image.

\* Michael J. Maistros, AIA agreed to the above conditions.

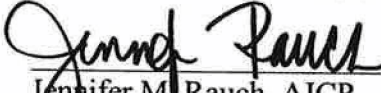
**VOTE:** 4 – 0.

**RESULT:** This application was approved.

**RECORDED VOTES:**

Thomas Holton	Yes
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

STAFF CERTIFICATION

  
 Jennifer M. Rauch, AICP  
 Planner II

~~Mr. Holton said the proposed fonts helped to communicate the character of the establishment. He said they did not want everything to look the same, but the Board always had to ask the question if the font was not standard in the Guidelines. Mr. Holton pointed out that this sign would be right next to three PUDs, Town Center I, Town Center II, and Bridge and High, where all the signs will be the same. He said the contrast here would be good.~~

#### **Motion and Vote**

~~Ms. Kick made a motion, seconded by Thomas Holton, to approve this Sign Modification application, with the two conditions listed in the Planning Report:~~

- ~~1) That the proposed paint colors be matte or flat finish; and~~
- ~~2) That a sign permit be obtained prior to installation.~~

~~Jiechun Liu of 50 West Bridge Street, the applicant, agreed to the conditions listed above.~~

~~The vote was as follows: Mr. Currie, yes; Mr. Souders, yes; Ms. Kick, yes; and Mr. Holton, yes. (Approved 4 – 0.)~~

#### **2. New Avenue Architects – Sign 09-003ARB**

#### **25 West Bridge Street Sign Modifications**

David Stromberg presented this request for review and approval of a new projecting sign, a new tenant sign, and two new window signs for a second floor tenant space on the northwest section of the building with frontage on West Bridge Street and Mill Lane within the Town Center I development. He said the tenant space is accessed by a door located on Mill Lane.

Mr. Stromberg said a comprehensive sign package for Town Center I was approved by the Board on December 15, 1999, and the plan specifically indicates the approved sign locations. He presented the plan indicating the approved locations for signs. He explained that second floor tenants with both front and back windows or tenants with windows on three sides are permitted a maximum of two signs provided that they are no greater than six square feet and located on separate building elevations. Mr. Stromberg said logos or symbols are permitted in some windows, provided they meet the guidelines and the text. He indicated on the sign plan where window signs are permitted.

Mr. Stromberg said the proposed projecting sign is 23 inches by 36 inches, which meets the six-square-foot maximum permitted within the sign package. He said the proposed colors are a Market Square Green background with a gold leaf routed perimeter and gold leaf font. He said the bracket and hardware are black with matte finish. Mr. Stromberg said the size is pedestrian in scale and complements the historic character of the District and is consistent with the approved sign package.

Mr. Stromberg said the approved sign package allows an 18-inch by 24-inch single-faced directory sign with individual tenant panels, located on the western building elevation, next to the door on Mill Lane. He said individual tenant panels are 13 inches by 3 inches with gold

lettering and a green background. He said the proposed tenant sign is easily read by pedestrians and is consistent with the character of the District.

Mr. Stromberg said both proposed window signs have the New Avenue Architects' name and logo. He said one sign is proposed on the window of the Mill Lane entrance door. He said the entry door is not a permitted sign location, according to the approved sign package. He said the second window sign is proposed on the central, second floor window that fronts onto Bridge Street. He said the sign package permits signs in some windows, but not in others. He said the location proposed is not a permitted sign location, according to the sign package. Mr. Stromberg said as a condition of approval, planning recommends that the proposed window signs be eliminated from this proposal.

Mr. Stromberg said the *Historic District Design Guidelines* will be met with the implementation of a condition involving the removal of the two proposed window signs, and a second that addresses the permit process. He said this proposal meets the *Historic Dublin Design Guidelines* and the requirements of the development text and will be compatible with the existing character of the Historic District. He said that Planning recommends approval of this application with the two conditions listed in the Planning Report.

Tom Currie confirmed that the *Guidelines*' criteria for the sign and font were met.

Mr. Stromberg clarified that the issue was the proposed location of the signs.

Mr. Currie asked if other tenants used the entry door to the second floor.

Michael J. Maistros, New Avenue Architects, the applicant, said they were one of the tenants that used the entry door, but the other tenant was part of their group under a separate company name. He said the logo on the proposed window sign above Starbucks did not have to be on it, they just wanted a window sign similar to the east end of the building where the orthodontist is located. He said they would be willing to match the character and have only the lettering. He explained their goal was to have something on the north elevation, which was the most prominent one for their space. He said there is not a lot of ways to advertise his tenant space, and they wanted signs to let people know where they were and what they did.

Ms. Kick asked why a sign was needed for the front façade if a projection sign was located on the western façade.

Mr. Maistros said the projection sign had already been approved on the original sign package. He pointed out that the approved text allows a window sign on the second story of the west elevation, which would not truly benefit them. He said ideally, they would like to keep the projecting sign where it was because people would be able to see it from different vantage points.

Mr. Holton asked if a projection sign would be more visible and allowed on the north elevation.



Mr. Stromberg explained that the approved sign package indicates it on the western elevation, but the Board could make the determination to move it to the northern elevation.

Mr. Holton said that a window sign on the glass may not accomplish as much as the firm might want. He asked if a projection sign could it be mounted on the wall if it was allowed on the north elevation in place of a window sign.

Mr. Holton said that Dr. Karpac had both a window and a projection sign; however, he did not think the window sign had been approved.

Mr. Currie confirmed that the window sign could be on the west elevation, but the applicant did not want it there because he wanted more visibility. He suggested an option could be to approve a window sign on the north elevation instead of the west elevation.

Mr. Souders and Ms. Kick pointed out that Planning said three signs could not be permitted.

Mr. Maistros said a projection sign on the north façade would be fine.

Mr. Souders explained that he was asking if the unassigned approved projection sign on the north elevation could be used as the second sign for this tenant.

Mr. Souders asked why Dr. Karpac's office had names on their window. Mr. Stromberg said that had been approved with the 1999 sign package.

Ms. Kick asked Planning to explain the requirements regarding graphics and secondary images. Mr. Gunderman said an image, such as a logo was permitted to be 20 percent of the maximum sign area permitted.

Ms. Kick noted that the image on the proposed sign was too large. Mr. Gunderman said it was one of the signs that Planning was not recommending.

Mr. Holton asked if it was possible that the projecting sign indicated on Mill Lane could be moved to Bridge Street.

Jennifer Rauch explained that the projection sign that was shown on the plan as approved for this particular tenant could be located on Mill Lane, or as the Board suggested, moved to High Street; or the already approved window sign could also be relocated as Mr. Souders suggested, to the Bridge Street elevation, as well. She said it was up to the Board's discretion since the Board approved the original sign plan. She said Planning's recommendation was based on the specification within the sign plan and the applicant's proposal.

Mr. Holton said he believed the Board's preference was to try to stay as close to the approved sign package as possible because exceptions can cause issues in the future. He asked if it was in the sign package to move the projection sign from the western elevation to the north elevation.

Ms. Rauch reiterated that since the Board had approved the original sign plan, they could move the approved projection sign from the Mill Lane elevation to the Bridge Street elevation, if that was what the Board chose.

Mr. Gunderman said it would be a deviation from the original sign package. Ms. Rauch pointed out that the number of signs would be the same, but the location would be different.

Ms. Kick asked for the applicant's preference, a window sign or a projection sign on the north elevation.

Mr. Maistros said the projection sign on Bridge Street would be ideal with the potential to relocate the window sign on the western elevation to the entry door.

Mr. Holton said that if a projection sign was permitted on Bridge Street, a window sign would be needed on the door.

Mr. Souders asked if they could have a wall sign next to the door. Mr. Holton said that they had the directory next to the door. Ms. Rauch said that the directory sign was not included as one of the two permitted.

Ms. Kick asked if New Avenue Architects was the only tenant. Mr. Souders confirmed that the businesses were two separate legal entities. He said that they were not required to have two separate signs, so if they chose to live with one sign it would be okay.

Mr. Holton recalled that the Board had a discussion months ago regarding door signs in this PUD and elsewhere.

Ms. Kick said her question for the overall sign was the size of the logo on it, and she missed where it stated that it was not acceptable.

Ms. Rauch said since Planning did not support the proposed window sign, the Report did not discuss how the logo would be handled. She said it could be conditioned that if they chose to use it, the logo would be limited to 20 percent of the maximum permitted size of the sign.

Ms. Kick confirmed that by moving the projection sign to the front elevation, a window sign would be permitted as the second sign.

Mr. Souders summarized that the Board agreed that the projection sign be allowed on the Bridge Street elevation.

Ms. Kick asked where the projection sign would be located on the north elevation. Mr. Holton asked how things like that were determined, if a location was not specifically prescribed.

Ms. Rauch said when the Board reviews the sign they can approve the location as long as it meets the Code for height. She suggested splitting the distance between the edge of the window and front façade.

Mr. Souders asked the other Board members where was an appropriate location for the projection sign on the north elevation. He asked if it could be on the second floor level, somewhere on the north elevation. Ms. Kick said the proposed projection sign should be located at the same height as the Karpac sign.

Brent Racer, New Avenue Architects, asked if it was being suggested to keep the projection sign on the west side in addition to the north side projection sign, or just simply moving it. Mr. Souders said the proposal was to move it from the west side to the north side. He said his question for the Board was where on the north side is the best location, and at what height.

Mr. Racer said if they were allowed only one blade sign, they would want it as close to the northwest corner of the building possible on the second floor level to mimic Dr. Karpac's sign height. Mr. Souders, Mr. Holton, and Ms. Kick agreed. Mr. Holton asked that this be a condition.

Mr. Maistros asked if the Board would allow them to have either the window sign on the second story, or on the entry door on the west elevation.

Mr. Currie asked the applicant if he preferred the upper level window sign and the directory sign or the door sign and the directory sign.

Mr. Maistros said with the logo, the door made more sense for them. He asked if they could have the choice and then make the decision, or would they need to be approved by the Board.

Ms. Kick said it could come back to Planning for review and approval. Ms. Rauch said it could be left open-ended if the Board wished.

Ms. Rauch suggested a modified Condition 1, *To reallocate the projection sign from the western elevation to the northern elevation and locate the sign in the northwestern corner of the building at the relative height of Karpac sign.* She said the second condition would remain as listed in the Planning Report, and the third condition was, *That the text and logo be permitted on either the entry door or the second story window of the western elevation and meet Code for size and secondary image.*

Mr. Souders requested that Planning report to the Board which one was determined.

#### **Motion and Vote**

Mr. Holton made a motion, seconded by Mr. Souders to approve this Sign Modification application, with three conditions:

- 1) To reallocate the projection sign from the western elevation to the northern elevation and locate the sign in the northwestern corner of the building and at the relative height of the Karpac sign;
- 2) The applicant will be required to obtain a sign permit for all approved signs prior to installation; and,

- 3) *That the text and logo be permitted on either the entry door or the second story window of the western elevation and meet Code for size and secondary image.*

Michael J. Maistros, AIA, the applicant, agreed to the conditions as listed above.

The vote was as follows: Ms. Kick, yes; Mr. Currie, yes; Mr. Holton, yes; and Mr. Souders, yes.  
(Approved 4 – 0.)

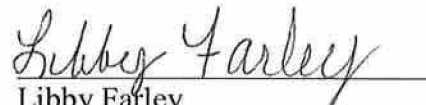
~~3. Bella Tagvilla  
09-014PP/FP~~

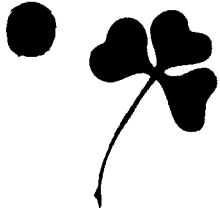
~~224 South High Street  
Preliminary Plat/Final Plat~~

~~This case was withdrawn prior to the meeting. There was no discussion or vote taken.~~

~~Ms. Kick adjourned the meeting at 8:30 p.m.~~

As approved by the Architectural Review Board.

  
\_\_\_\_\_  
Libby Farley  
Administrative Assistant



**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

**CITY OF DUBLIN**

**Division of Planning**  
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The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board 00-055ARB – Old Dublin Town Center 1**  
**Location:** 0.38 acre located at the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of revised mechanical screening.  
**Proposed Use:** A mixed development of 11,930 square feet with restaurant, retail and office uses.  
**Applicant:** Grabill & Co. LLC, 109 South High Street, Dublin, Ohio 43017; represented by Roger Farrell, Baker Henning Productions, Inc., 47 East Lincoln Street, Columbus, Ohio 43215.  
**Staff Contact:** Carson Combs, Planner.

**MOTION:** To approve this application with twenty-nine conditions:

- 1) That all landscaping removed to accommodate the fence modification be replaced elsewhere on-site, subject to staff approval;
- 2) That signage for handicap parking be installed, subject to staff approval;
- 3) That mechanicals be lowered to meet Code requirements, or that the fencing be replaced at an equivalent height to the existing dumpster screening;
- 4) That a complete set of revised final plans including site plan, landscape plan and building elevations with associated materials and color information be submitted within two weeks, subject to staff approval;
- 5) That all outstanding prior conditions for any Records of Action, Board Orders or Council approvals be met prior to the occupancy of tenant spaces;

Prior Conditions:

- 6) That all colors be from an approved historic palette and that samples of all approved colors be submitted, subject to staff approval;
- 7) That a final, revised list of all colors used on the entire structure be submitted, subject to staff approval;
- 8) That the applicant has the option to install bollards as proposed, upon the agreement of both the owner and future tenant;
- 9) That a revised sign package be submitted to staff and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines unless otherwise permitted by the following provisions:

A) First Floor:

- 1) Tenant spaces fronting on multiple streets, or with a front and back door, are permitted to have a maximum of two signs (six square feet each) which must be attached to and face south.

Architectural Review Board  
New Avenue Architects--Sign  
25 West Bridge Street

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

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

1. **Architectural Review Board 00-055ARB – Old Dublin Town Center 1 (Continued)**
  - 2) The furthest west tenant space fronting West Bridge Street is permitted a maximum nine-square-foot wall sign with appropriate scale and configuration of fascia boards, plus a projecting logo-only sign to be located on the gothic elevation (walk-thru portion);
  - B) Second Floor:
    - 1) Tenant spaces fronting on two thoroughfares are permitted to have one sign (six square feet maximum) facing each thoroughfare (maximum two signs total), subject to staff approval;
    - 2) Tenant spaces with both front and back windows, including tenant spaces with windows on three sides are permitted to have a maximum of two signs (six square feet each) provided they are on separate building elevations;
    - 3) Logos or symbols in window signs may be permitted by staff provided they meet the provisions of the Sign Code and the Sign Guidelines;
    - 4) Tooth symbols may be approved by staff, and other symbols will be considered on a case by case basis by the ARB provided there is an historical precedent for the use of that particular symbol;
  - C) Eliminate the two shapes on the far left of those proposed for Sign B;
  - D) That ATM signs meet Code requirements within a maximum allowable size of 24" x 14", subject to staff approval;
  - 10) That staff may approve tenant sign proposals administratively so long as the signs conform to the approved signage package;\*\*\*\*
  - 11) That a revised landscape plan for the entire site be approved by staff;\*\*\*
  - 12) That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code; \*\*\*
  - 13) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
  - 14) That any future expansion or site/building alterations be subject to final development plan approval from the Planning and Zoning Commission;\*
  - 15) That speakers not be utilized in the outdoor seating areas;\*
  - 16) That all lighting meet the Dublin Lighting Guidelines;\*\*

09-003ARB  
Architectural Review Board  
New Avenue Architects--Sign  
25 West Bridge Street

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

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

**1. Architectural Review Board 00-055ARB – Old Dublin Town Center 1  
(Continued)**

- 17) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;\*\*
- 18) That all paint colors be approved by the ARB;\*\*
- 19) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;\*\*
- 20) That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
- 21) That the applicant obtain a demolition permit from the City;\*\*
- 22) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;\*\*
- 23) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;\*\*
- 24) That the westernmost window on the first floor of Façade C on the north elevation be revised and receive ARB approval;\*\*
- 25) That plans be submitted showing the modification of Façade A on the south elevation to break up the façade, subject to ARB approval;\*\*
- 26) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide;\*\*
- 27) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation;\*\*
- 28) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; and\*\*
- 29) That right-of-way width and placement of the building be subject to the approval of the City Engineer.\*\*

\* Indicates conditions carried over from the City Council approval on March 18, 1999.

\*\* Indicates conditions carried over from the ARB approval on February 24, 1999.

\*\*\* Indicates conditions carried over from the ARB approval on October 27, 1999.

\*\*\*\* Indicates additional conditions carried over from the ARB approval on December 15, 1999.

09-003ARB  
Architectural Review Board  
New Avenue Architects--Sign  
25 West Bridge Street

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**MAY 31, 2000**

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

- 1. Architectural Review Board 00-055ARB – Old Dublin Town Center 1  
(Continued)**

**VOTE: 5-0**

**RESULT:** The application was approved.

**RECORDED VOTES:**

Janet Axene	Yes
Allan Staub	Yes
G. Lynn McCurdy	Yes
Richard Termeer	Yes
David Larson	Yes

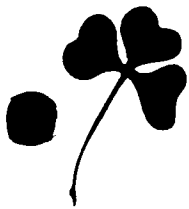
**STAFF CERTIFICATION**



Carson Combs  
Planner

**09-003ARB**  
Architectural Review Board  
New Avenue Architects--Sign  
25 West Bridge Street





ARCHITECTURAL REVIEW BOARD  
BOARD ORDER

March 22, 2000

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
Fax: 614-761-6566  
Web Site: www.dublin.oh.us

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

1. **Architectural Review Board 00-027ARB – Old Dublin Town Center I – 21 West Bridge Street**  
**Location:** 0.38 acre located at the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval exterior modifications, including ATM, mailboxes, bollards and color changes.  
**Proposed Use:** A mixed development of 11,930 square feet with restaurant, retail and office uses.  
**Applicant:** Grabill & Co LLC, 109 South High Street, Dublin, OH 43017; represented by Roger Farrell, Baker Henning Productions, Inc., 47 E. Lincoln Street, Columbus, Ohio 43215.

**MOTION:** To approve this application with 25 conditions.

1. That all colors be from an approved historic palette and that samples of all approved colors be submitted, subject to staff approval;
2. That a final, revised list of all colors used on the entire structure be submitted, subject to staff approval;
3. That the applicant has the option to install bollards as proposed, upon the agreement of both the owner and future tenant;
4. That a revised sign package be submitted to staff and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines unless otherwise permitted by the following provisions:
  - A) Second Floor:
    - 1) Tenant spaces fronting on two thoroughfares are permitted to have one sign (six square feet maximum) facing each thoroughfare (maximum two signs total), subject to staff approval;
    - 2) Tenant spaces with both front and back windows, including tenant spaces with windows on three sides are permitted to have a maximum of two signs (six square feet each) provided they are on separate building elevations;

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**March 22, 2000**

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

**1. Architectural Review Board 00-027ARB – Old Dublin Town Center I –  
21 West Bridge Street (cont.)**

- 3) Logos or symbols in window signs may be permitted by staff provided they meet the provisions of the Sign Code and the Sign Guidelines;
- 4) Tooth symbols may be approved by staff, and other symbols will be considered on a case by case basis by the ARB provided there is an historical precedent for the use of that particular symbol;

**B) First Floor:**

- 1) Tenant spaces fronting on multiple streets, or with a front and back door, are permitted to have a maximum of two signs (six square feet each) which must be attached to and face separate building elevations;
- 2) The furthest west tenant space fronting West Bridge Street is permitted a maximum nine-square-foot wall sign with appropriate scale and configuration of fascia boards, plus a projecting logo-only sign to be located on the gothic elevation (walk-thru portion);

**C) Eliminate the two shapes on the far left of those proposed for Sign B;**

**D) That ATM signs meet Code requirements within a maximum allowable size of 24" x 14", subject to staff approval;**

- 5. That staff may approve tenant sign proposals administratively so long as the signs conform to the approved signage package;\*\*\*\*
- 6. That a revised landscape plan for the entire site be approved by staff;\*\*\*
- 7. That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code; \*\*\*
- 8. That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
- 9. That any future expansion or site/building alterations be subject to final development plan approval from the Planning and Zoning Commission;\*
- 10. That speakers not be utilized in the outdoor seating areas;\*
- 11. That all lighting meet the Dublin Lighting Guidelines;\*\*

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**March 22, 2000**

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

1. **Architectural Review Board 00-027ARB – Old Dublin Town Center I – 21 West Bridge Street (cont.)**
  
12. That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;\*\*
13. That all paint colors be approved by the ARB;\*\*
14. That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;\*\*
15. That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
16. That the applicant obtain a demolition permit from the City;\*\*
17. That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;\*\*
18. That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;\*\*
19. That the westernmost window on the first floor of Façade C on the north elevation be revised and receive ARB approval;\*\*
20. That plans be submitted showing the modification of Façade A on the south elevation to break up the façade, subject to ARB approval;\*\*
21. That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide;\*\*
22. That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation;\*\*
23. That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; and\*\*
24. That right-of-way width and placement of the building be subject to the approval of the City Engineer.\*\*

**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**March 22, 2000**

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

1. **Architectural Review Board 00-027ARB – Old Dublin Town Center I –  
21 West Bridge Street (cont.)**

- \* Indicates conditions carried over from the City Council approval on March 18, 1999.
- \*\* Indicates conditions carried over from the ARB approval on February 24, 1999.
- \*\*\* Indicates conditions carried over from the ARB approval on October 27, 1999.
- \*\*\*\* Indicates additional conditions carried over from the ARB approval on December 15, 1999.

**VOTE:** 5 - 0

**RESULT:** This application was approved.

**RECORDED VOTES:**

Janet Axene	Yes
Larry Frimmerman	Yes
Kristan Swingle	Yes
Richard Termeer	Yes
David Larson	Yes

**STAFF CERTIFICATION**



John Talentino  
Planner

# BOARD ORDER

## ARCHITECTURAL REVIEW BOARD

December 15, 1999

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550

Fax: 614-761-6566

Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

1. **Application 99-112ARB - Old Dublin Town Center I - 1 West Bridge Street**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of proposed signage.  
**Proposed Use:** A mixed use development of 11,930 square feet with restaurant, retail and office uses.  
**Applicant:** Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017; c/o David H. King, Horne and King Architects, 7219 Sawmill Road, Suite 106, Dublin, Ohio 43016.

**MOTION:** To approve this application with 21 conditions:

- 1) That a revised signage package, including ATM signage, be submitted to staff and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines unless otherwise permitted by the following provisions:
  - A) Second Floor:
    - 1) Tenant spaces fronting on two thoroughfares are permitted to have one sign (six square feet maximum) facing each thoroughfare (maximum of two signs total), subject to staff approval;
    - 2) Tenant spaces with both front and back windows and tenant spaces with windows on three sides are permitted to have a maximum of two signs (maximum six square feet each) provided they are on separate building elevations;
    - 3) Logos or symbols in window signs may be permitted by staff provided they meet the provisions of the Sign Code and the Sign Guidelines;
    - 4) Tooth symbols may be approved by staff, and other symbols will be considered on a case by case basis by the ARB provided there is historical precedent for the use of that particular symbol;
  - B) First Floor:
    - 1) Tenant spaces fronting on multiple streets, or with a front and back door, are permitted to have a maximum of two signs (maximum six square feet each) which must be attached to and face separate building elevations;
    - 2) The furthest west tenant space fronting West Bridge Street is permitted a maximum nine-square-foot wall sign with appropriate scale and configuration of fascia boards, plus a projecting logo-only sign to be located on the gothic elevation (walk-thru portion);

## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

December 15, 1999

1. **Application 99-112ARB - Old Dublin Town Center I - 1 West Bridge Street (cont.)**
  - C) Eliminate the two shapes on the far left of those proposed for Sign B;
  - D) ATM signs must be resubmitted for later approval by the ARB;
- 2) That staff may approve tenant sign proposals administratively if the signs conform to the approved signage package;
- 3) That a revised landscape plan for the entire site be approved by staff; \*\*\*
- 4) That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code; \*\*\*
- 5) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
- 6) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;\*
- 7) That speakers not be utilized in the outdoor seating areas;\*
- 8) That all lighting meet the Dublin Lighting Guidelines;\*\*
- 9) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept; \*\*
- 10) That all paint colors be approved by the ARB; \*\*
- 11) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB; \*\*
- 12) That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
- 13) That the applicant obtain a demolition permit from the City; \*\*
- 14) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB; \*\*
- 15) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB; \*\*
- 16) That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval; \*\*
- 17) That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval; \*\*
- 18) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide; \*\*
- 19) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation; \*\*

**BOARD ORDER**

**ARCHITECTURAL REVIEW BOARD**

**December 15, 1999**

1. **Application 99-112ARB - Old Dublin Town Center I - 1 West Bridge Street (Cont.)**
  - 20) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; \*\*
  - 21) That right-of-way width and placement of the building be subject to the approval of the City Engineer; \*\*
- \* Indicates conditions carried over from the City Council approval on March 18, 1999.  
\*\* Indicates conditions carried over from the ARB approval on February 24, 1999.  
\*\*\* Indicates conditions carried over from the ARB approval on October 27, 1999.

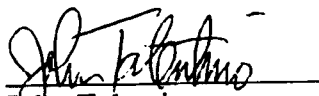
**VOTE: 5-0**

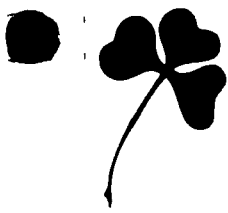
**RESULT:** This application was approved.

**RECORDED VOTES:**

David Larson	Yes
Larry Frimmerman	Yes
Kris Swingle	Yes
Richard Termeer	Yes
Janet Axene	Yes

**STAFF CERTIFICATION**

  
John Talentino  
Planner



**BOARD ORDER**

**ARCHITECTURAL REVIEW BOARD**

**October 27, 1999**

**CITY OF DUBLIN**

**Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236**

**Phone/TDD: 614-761-6550**

**Fax: 614-761-6566**

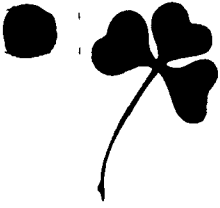
**Web Site: www.dublin.oh.us**

- 1. Application 99-112ARB - Old Dublin Town Center - West Bridge Street and South High Street.**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** PUD, Planned Unit Development District.  
**Request:** Review and approval of dumpster location.  
**Proposed Use:** A mixed development of 11,930 square feet with retail and office uses.  
**Applicant:** Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017; c/o David H. King, Horne and King Architects, 7219 Sawmill Road, Suite 106, Dublin, Ohio 43016.

**MOTION:** To approve this application with 22 conditions:

- 1) That a revised landscape plan for the entire site be submitted within 10 days;
- 2) That the wood dumpster screening match the approved mechanical screening in color and material, be limited to six feet in height, and that the dumpster be sized to be screened per Code;
- 3) That any property line issues be worked out to the satisfaction of the Law Director and Division of Building Standards prior to issuing building permits;\*
- 4) That any future expansion or site/building alterations be subject to final development plan approval from the Planning Commission;\*
- 5) That speakers not be utilized in the outdoor seating areas;\*
- 6) That all signs comply with the Old Dublin Sign Guidelines and that each tenant receive ARB approval for their specific signage;\*\*
- 7) That all lighting meet the Dublin Lighting Guidelines;\*\*
- 8) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept; \*\*
- 9) That all paint colors be approved by the ARB; \*\*
- 10) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB; \*\*
- 11) That the gutters and downspouts be finished to blend with the adjacent building surfaces;\*\*
- 12) That a formal landscape plan meeting all Code requirements be submitted prior to applying for building permits; \*\*
- 13) That a signage package, including ATM signage, be approved by the ARB and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines; 09-003ARB





CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
Fax: 614-761-6566  
Web Site: www.dublin.oh.us

## BOARD ORDER

### ARCHITECTURAL REVIEW BOARD

October 27, 1999

#### 1. Application 99-112ARB - Old Dublin Town Center I - West Bridge Street (Cont.)

- 14) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB; \*\*
- 15) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB; \*\*
- 16) That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval; \*\*
- 17) That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval; \*\*
- 18) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide; \*\*
- 19) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation; \*\*
- 20) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append; \*\*
- 21) That right-of-way width and placement of the building be subject to the approval of the City Engineer; \*\*
- 22) That a pre-submittal meeting be scheduled with the city staff prior to applying for building permits. \*\*

\* Indicates conditions carried over from the City Council approval on March 18, 1999.

\*\* Indicates conditions carried over from the ARB approval on February 24, 1999.

**VOTE:** 3-0

**RESULT:** This application was approved.

#### RECORDED VOTES:

David Larson	Yes
Larry Frimerman	Absent
Kris Swingle	Yes
Richard Termeer	Yes
Janet Axene	Absent

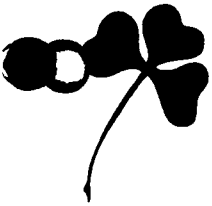
#### STAFF CERTIFICATION

John Talentino

Planner

09-003ARB

Architectural Review Board  
New Avenue Architects--Sign  
25 West Bridge Street



CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
Fax: 614-761-6566  
Web Site: www.dublin.oh.us

# BOARD ORDER

## ARCHITECTURAL REVIEW BOARD

February 24, 1999

**CASE 1:**     **Application 98-121ARB - Old Dublin Town Center - 21 West Bridge Street**  
**Location:** 0.38 acre located on the southwest corner of West Bridge Street and South High Street.  
**Existing Zoning:** CCC, Central Community Commercial District.  
**Request:** Review and approval of the exterior building color palette, exterior lighting, and signage package for an approved 11,930 square foot retail and office building.  
**Proposed Use:** A two-story, 11,930 square foot building for restaurant, retail and office use.  
**Applicant:** Russell Bettis, President, Dublin Marathon Services Company, 21 West Bridge Street, Dublin, Ohio 43017; and Patrick Grabill, King Thompson, 5500 Frantz Road, Dublin, Ohio 43017.

**MOTION:** To approve the proposal with the following conditions:

- 1) That all signs comply with the Old Dublin Sign Guidelines and that each tenant receive ARB approval for their specific signage;
- 2) That all lighting meet the Dublin Lighting Guidelines;
- 3) That the second story windows on both the north and south elevations of Facade A be true-divided in a two-over-two pattern;
- 4) That the site plan be revised with a parking arrangement as shown in alternative A with the exception, that although the parking spaces in question are located in the municipal lot and not on this site, the Board supports the elimination of the eight spaces at the east end of the municipal lot in between this site and the Dublin Village Tavern (27-29 South High Street) to enable the development of a mall concept;
- 5) That all paint colors be approved by the ARB;
- 6) That the wood mechanical screening fencing be natural wood stain unless otherwise approved with a specific color by the ARB;
- 7) That the gutters and downspouts be finished to blend with the adjacent building surfaces;
- 8) That a formal landscape plan meeting all Code requirements be submitted prior to applying for building permits;

**09-003ARB**  
 Architectural Review Board  
 New Avenue Architects—Sign  
 25 West Bridge Street

**CASE 1: Application 98-121ARB - Old Dublin Town Center - 21 West Bridge Street  
(continued)**

- 9) That a signage package, including ATM signage, be approved by the ARB and comply with the Dublin Sign Code and the Old Dublin Sign Guidelines;
- 10) That the applicant obtain a demolition permit from the City;
- 11) That any alterations and/or deviations from the approved plan be subject to review and approval of the ARB;
- 12) That details on the lighting, including lighting for the walk-through portion of the building, be approved by the ARB;
- 13) That the westernmost window on the first floor of Facade C on the north elevation be revised and receive ARB approval;
- 14) That plans be submitted showing the modification of Facade A on the south elevation to break up the facade, subject to ARB approval;
- 15) That board and batten materials be changed from composite materials to one-by material approximately eight to 10 inches wide;
- 16) That Greek Revival cornice returns and window headers be a permitted option for Facade D on the east elevation;
- 17) That the applicant pursue a rezoning of the property to an appropriate planned district with filing by December 1, 1998;
- 18) That the site plan, building design, details, materials, colors, etc. be subject to the review and approval of the Architectural Review Board and any conditions which that Board should append;
- 19) That right-of-way width and placement of the building be subject to the approval of the City Engineer;
- 20) That a parking lot redesign be undertaken which would connect this site with the municipal lot which is immediately to the south; and
- 21) That a presubmittal meeting be scheduled with the city staff prior to applying for building permits.

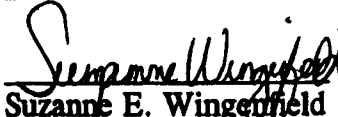
**VOTE: 3-1**

**RESULT: This application was approved.**

**RECORDED VOTES:**

Janet Axene	Yes
Larry Frimerman	Yes
Carole Olshavsky	Yes
Kris Swingle	Absent
Richard Termeer	No

**STAFF CERTIFICATION**

  
Suzanne E. Wingenfeld  
Planner