

37 W Bridge Street Project Narrative

Cathy Demidovich <cathy@americansignstudio.com>

Mon 5/20/2024 1:49 PM

To: James Condo <jcondo@dublin.oh.us>

Cc: Margie Hegg <margie@americansignstudio.com>

⚠ External Message

Hello James,

I am part of the team at American Sign Studio, and I am responding on behalf of Margie Hegg.

Margie and I have discussed the questions you mentioned in your email below. We have also reviewed the questions and answers with Dean Insurance Group.

Please see our responses below in green and let us know next steps.

Thank you!

Cathy

From: James Condo <JCondo@dublin.oh.us>

Sent: Monday, May 13, 2024 10:36 AM

To: Margie Hegg <margie@americansignstudio.com>

Subject: Re: 37 W Bridge Street Project Narrative

Hi Margie,

I wanted to reach out regarding the 37 W Bridge Street Minor Project Review application. Specifically, the requested project narrative related to the proposed signage. Staff had concerns related to the 5,000 Acres Farm Stand and would like some more information. A farmer's market is a permitted use in the building's existing zoning district, but Planning Staff had concerns related to the proposed schedule and footprint of the farm stand.

Would this only be on weekends, or would it also be a use on weekdays?

Farm Stand will be on Thursdays 4PM to 7PM and Fridays 9am to 12PM from June through September.

How much of the patio space is proposed to be used for the farmstand?

The farm stand will occupy a small footprint on the building's gated front patio, approximately 250SF; similarly to how other businesses in the district attract visitors to their location by showcasing goods.

This is a concern due to potential greater demand for parking, and the possibility of extending the used footprint of the building triggering higher parking space requirements.

5000 Acres will direct customers to park in public parking spaces around the [district here](#), as well as utilize 29 free parking spaces available M-Saturday, nearby/next door at Dublin

Community Church, as leased by the city in [Resolution 77-23](#) . Additionally, this type of amenity is desired in historic Dublin and only increases foot traffic that will undoubtedly result in economic impact for the entire historic Dublin business and restaurant community.

James Condo (he, him, his)

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