

PLANNING REPORT

Administrative Review Team

Thursday, February 12, 2026

Bone Dry Roofing Sign 26-003WID-DP

www.dublinohiousa.gov/ART/26-003

Case Summary

Address	6500 Shier Rings Road, Dublin, OH 43016
Proposal	Proposal for the installation of a new building-mounted wall sign. The 6.65-acre site is zoned ID-1, Research Office District and is located at 6500 Shier Rings Rd.
Request	Review and approval for a Development Plan under the provisions of Zoning Code §153.042(D)
Zoning	ID-1, Research Office District
Planning Recommendation	<u>Approval of the Development Plan with condition</u>
Next Steps	Upon approval of the Development Plan, the applicant may apply for a sign permit from Building Standards.
Applicant	Woody Fellingner; Quality Signs
Case Manager	Tori Brubaker, Planner I (614) 410-4632 tburbaker@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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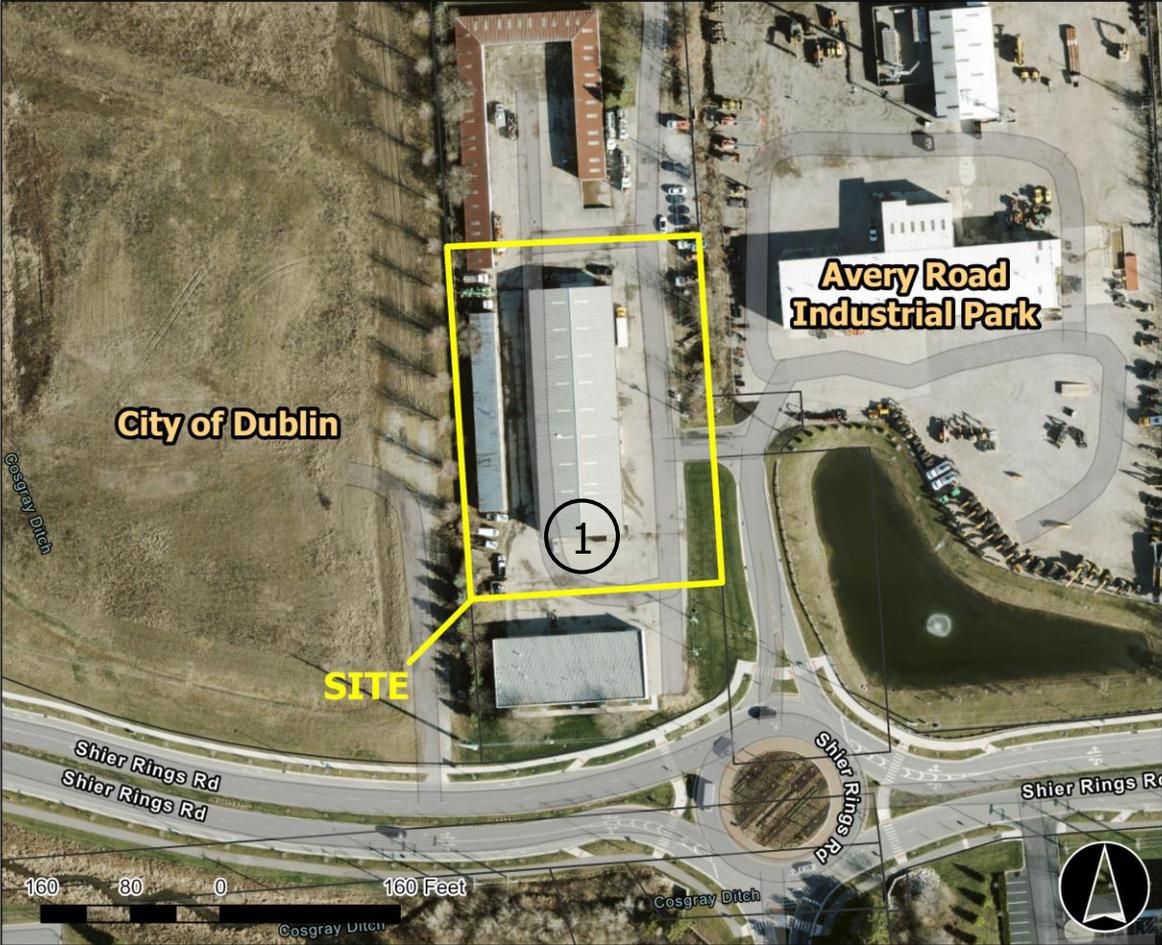
Site Location Map

26-003WID-DP - Bone Dry Roofing Sign



Site Features

- 1 Proposed Wall Sign



1. Request and Process

The applicant is requesting review and approval of a Development Plan for a new wall sign for Bone Dry Roofing.

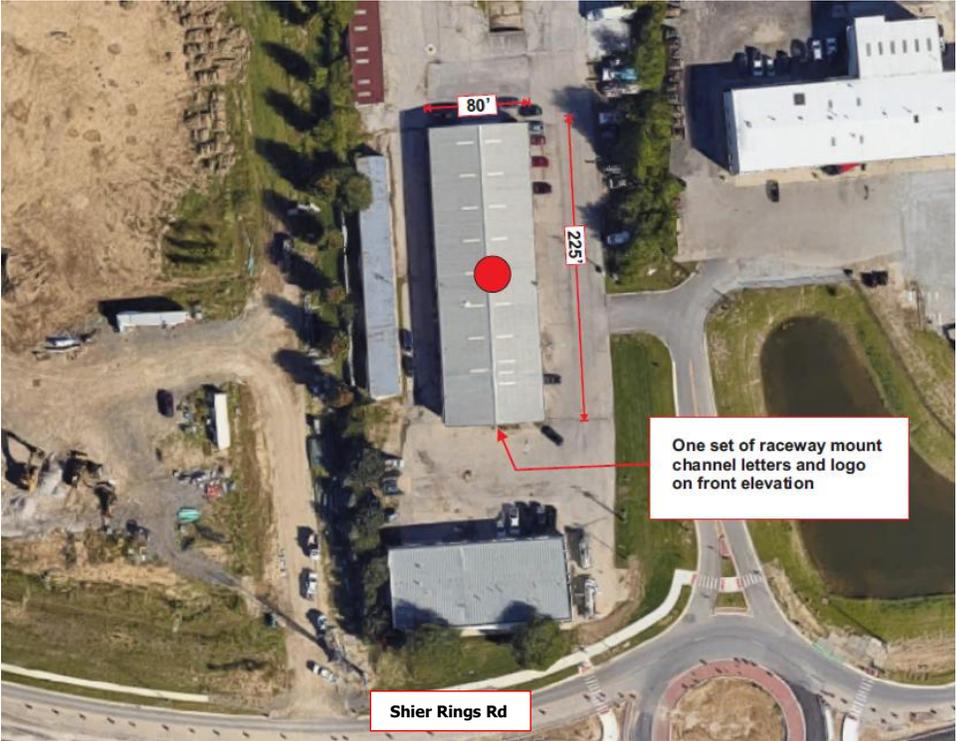
Process

Signs may be approved by the Administrative Review Team as a Development Plan under WID. Upon approval, the applicant may apply for a sign permit from Building Standards.

2. Background

Site Summary

The ±6.65-acre site is zoned ID-1, Research Office District and is located northeast of Shier-Rings Rd. The site contains multiple manufacturing buildings with tree screening on the majority of the eastern, western, and northern ends of the site. There is a screened pond located at the northern end of the site. The Bone Dry Roofing building is located towards the southern end of the site, and it is one of the only buildings visible from the street.



Site Plan

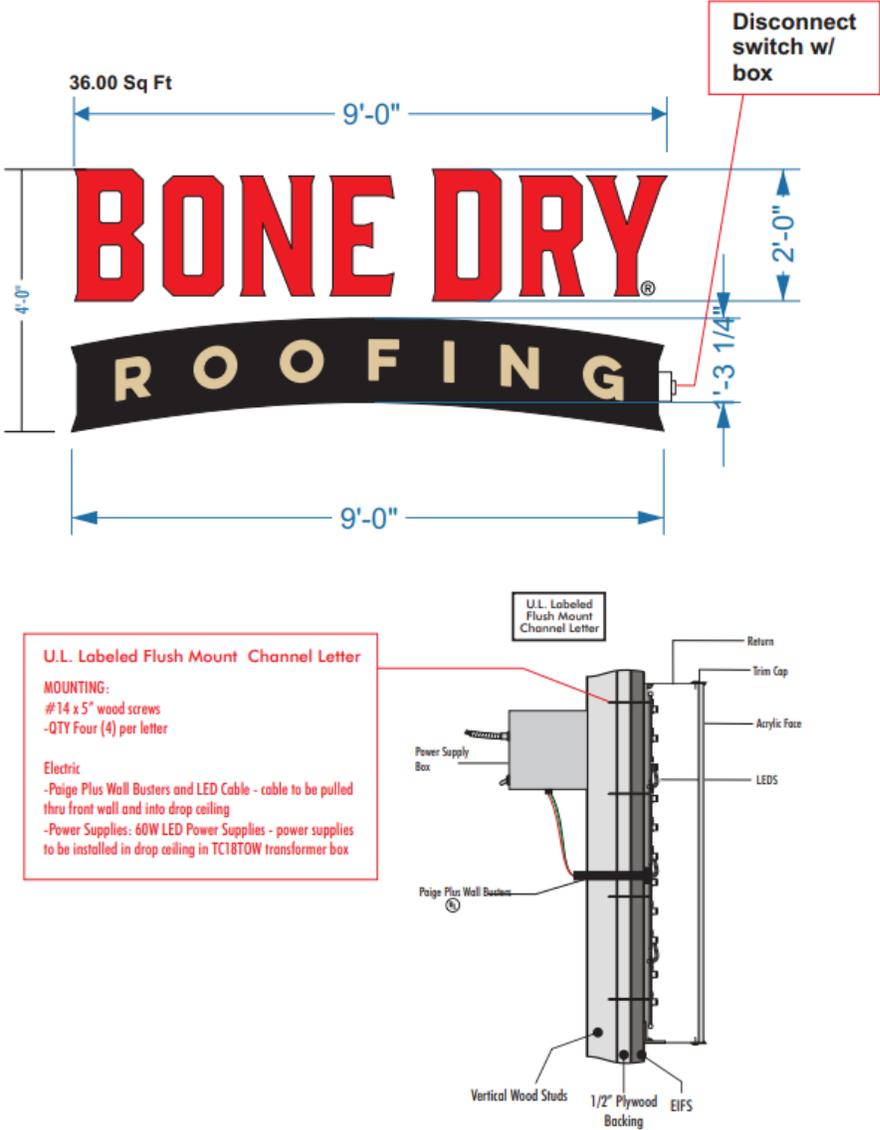
3. Project

The applicant proposes adding a new wall sign to a building at 6500 Shier Rings Rd. The tenant, Bone Dry Roofing, is one of many who have industrial spaces on this site. Bone Dry Roofing is located at the southern end of the building, and the other tenant resides in the northern half. The wall sign is proposed on the southern side of the building and is located above their primary entrance. The sign faces Shier Rings Road but is heavily screened from the road by vegetation and a separate building on the site.

The code requires that signs in ID-1 be no larger than 50 square feet and be located no higher than 15 feet from the grade. The proposed sign is 36 square feet and is 19.5 feet from grade measured from the top of the sign. The Code states wall signs may be administratively approved by the ART at a greater building height, not to exceed the primary roof line. The proposed wall sign does not exceed the primary roof line. The Code requires that signs be illuminated by either a stationary light directed solely at the sign or by white interior illumination on an opaque background. The proposed sign is internally illuminated with red LEDs. This does not comply with the Code. A recommended condition of approval reflects this requirement. The letters will be flush-mounted to the wall which aligns with the character and intent of the ID-1 district.

Signs are required to have no more than three colors. The proposed sign consists of three colors—red, black, and tan. This meets the code requirement.

The sign is constructed of aluminum and acrylic. The channel letters are described as red aluminum with black returns and black trim caps.



4. Plan Review

Development Plan Review	
Criteria	Review
1. The site shall be designed to be compatible with the lot, surrounding development, and permitted uses, while providing adequate ingress, egress, and practicable emergency vehicle access, and without impeding the orderly development of adjacent properties.	Criteria Met: The proposed sign will not impact the approved development plan and will be compatible with the lot and surrounding development. This will not impede on any orderly development of adjacent properties.
2. The site shall be designed to preserve natural features and topography to the maximum extent practicable by minimizing disturbance and providing landscaping buffers, as necessary, to adequately buffer surrounding properties.	Not Applicable: The proposed sign does not propose any changes to the site and will have no effect on natural features on the site.
3. The circulation system shall safely and efficiently accommodate anticipated vehicular and pedestrian traffic, minimize conflicts with adjacent roadways, respect existing and planned circulation networks, and provide clear and convenient access within and to the site.	Not Applicable: The proposed sign will have no impact on the circulation system.
4. The scale and design of the proposed development shall support the adequate provision of required public services, including but not limited to fire and police protection, stormwater management, sanitary sewer service, traffic control, and other services provided by the City or applicable public agencies.	Not Applicable: The proposed sign will have no impact on public services.

Development Plan Review

Criteria

Review

5. The development shall be consistent with the general purpose and intent of this chapter and with the applicable provisions of the Community Plan, including the EAZ plan.

Criteria Met with Condition: The wall sign complies with Section 153.037 of the Zoning Code. The approval of the sign is condition upon a change in the interior illumination color from red to white to meet Section 153.156.

Recommendation

Planning Recommendation: Approval of the Development Plan with condition:

1. The applicant changes the color of the interior illumination from red to white.