

November 28, 2017 (Follow-up submission)

November 1, 2017 (Original submission)

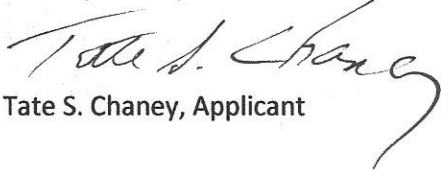
City of Dublin  
Architectural Review Board

Regarding: Vine and Tap Outdoor Sign at 55 S. High St.

To Whom It May Concern:

We are proposing a 3' x 3' round wood sign, painted sea oats white with flat black lettering similar to the attached image. This would be hung by a hook on the building and by a chain attached to eyehooks on the sign and would be facing North, visible to Southbound traffic and pedestrians on Dublin Rd./High St. in Old Dublin.

Thank you for your consideration of this matter.

A handwritten signature in black ink, appearing to read "Tate S. Chaney". The signature is written in a cursive style with a long, sweeping tail that extends downwards and to the right.

Tate S. Chaney, Applicant

3' wide, by 3' height  $\frac{3}{4}$ " thick  
wood sign seats white (paint color)

13"

Wood Letters  $\frac{1}{2}$ " thickness  
glued or screwed into  
13  $\frac{3}{4}$ "

Painted  
Flat  
Black  
Letters

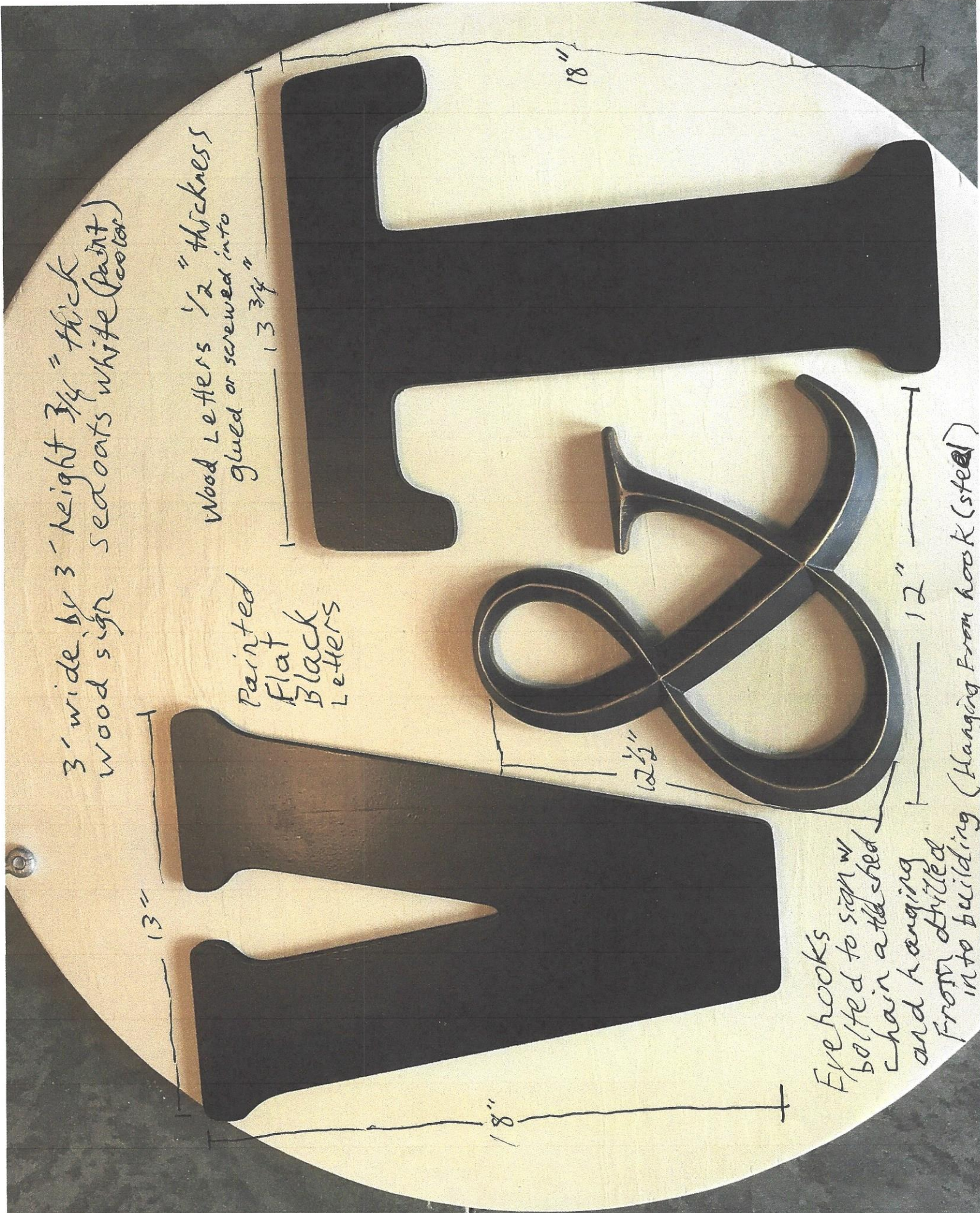
18"

18"

12  $\frac{1}{2}$ "

12"

Eye hooks  
bolted to sign w/  
chain attached  
and hanging  
from drilled  
into building (Hanging from hook (steel))

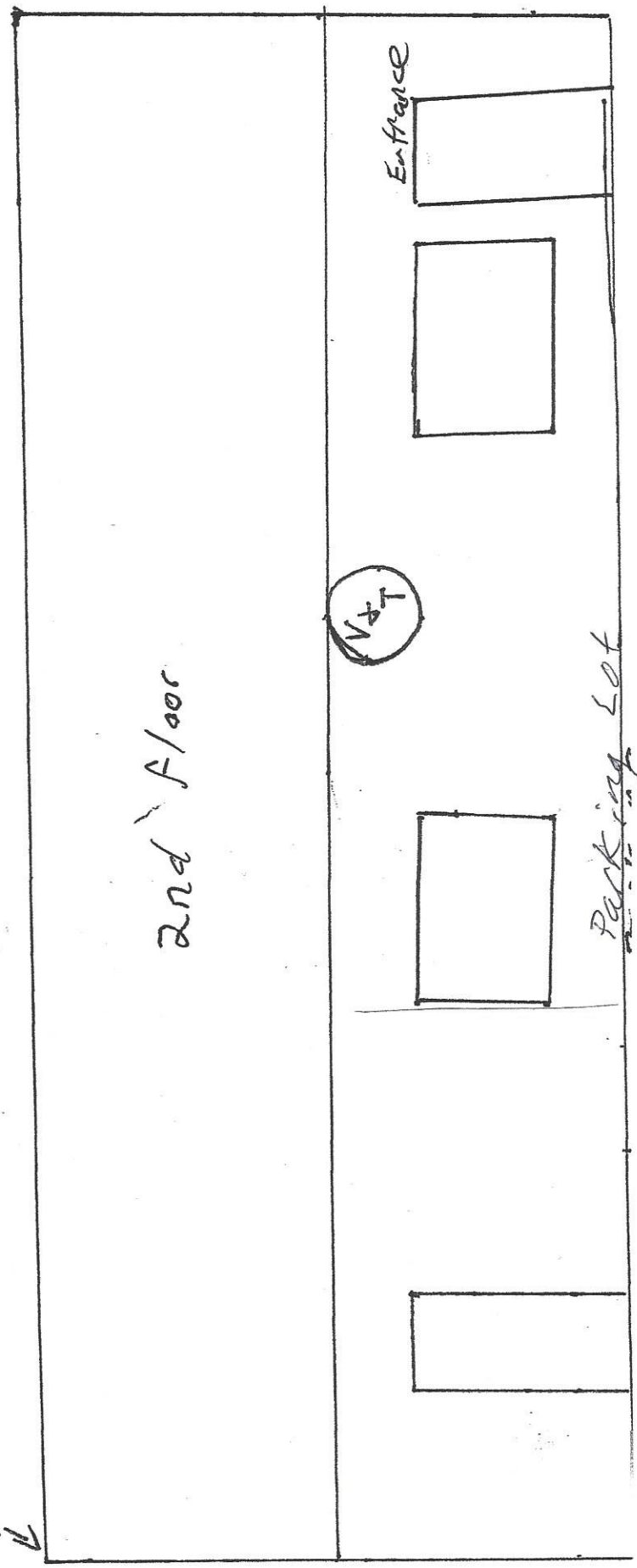


Scale - #16  
5/16

55 S. High St.  
Dublin, OH 43017  
Vine and Tap

N  
↓

End of Building  
↓



Hand Delivered 11/2/17 T.S.



### MINOR PROJECT REVIEW CHECKLIST

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications meet the requirements of Chapter 153 of the Dublin Code of Ordinances.

#### I. REVIEW REQUEST

<input type="checkbox"/> Single-family detached building	<input type="checkbox"/> Multiple-family/single-family attached buildings (eight dwelling units or fewer)
<input type="checkbox"/> Non-residential structures 10,000 square feet or less	<input type="checkbox"/> Principal structure additions of less than 10,000 square feet or 25%, whichever is less
<input type="checkbox"/> Exterior modifications involving not more than 25% of the total façade area of the structure	<input checked="" type="checkbox"/> Signs, landscaping, parking, and other site improvements with out a principal structure
<input type="checkbox"/> Accessory structures and uses	<input type="checkbox"/> Modifications to an Existing Structure
<input type="checkbox"/> Parking Plan	

#### II. APPLICATION REQUIREMENTS

- APPLICATION FEE** *No Fee - Historic*
- PLANNING APPLICATION**
- APPLICATION CONTENTS LIST**
- PROJECT DESCRIPTION**
  - Description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Sections 153.057 - 153.065, and any approved Development Plans and/or Site Plans, where applicable

**III. MINOR PROJECT PLAN:** All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. Additional copies of materials may be requested prior to the case being placed on the agenda. Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.

#### General Site Plan Elements

<input checked="" type="checkbox"/>	Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
<input checked="" type="checkbox"/>	Proposed site plan, including project area and dimensions, area of approved Development Plan and/or Site Plan with which the project is associated, and proposed vehicular and pedestrian lot and block access configurations



Site Development	
<b>A. Use</b>	
<input type="checkbox"/>	List the proposed uses (refer to §153.059), number of dwelling units, and square footage of each use. Identify whether any use specific standards apply (refer to §153.059(C)).
<b>B. Open Space</b>	
<input type="checkbox"/>	Required open space computation and method(s) of provision identified on the plans (refer to §153.064)
<input type="checkbox"/>	Open Space Types proposed (refer to §153.064(F))
<input type="checkbox"/>	Request for fee-in-lieu application Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, attach an <b>Open Space Fee in Lieu Request</b> form
<input type="checkbox"/>	For each Open Space Type, identify the total acreage and dimensions (refer to §153.064(G)(1)(a)); percentage perimeter of each Open Space Type along buildings and rights-of-way; percentage of impervious and semi-pervious surfaces; and any plans for proposed improvements, including structures, water features, site amenities, etc. Provide specification sheets for all prefabricated site amenities, and elevations and material specifications for all other site improvements
<b>C. Parking and Loading</b>	
<input type="checkbox"/>	Required parking computation (vehicular and bicycle) based on the proposed mix of uses (refer to § 153.065(B))
<input type="checkbox"/>	Parking location and layout, including all on-site, off-site, on-street and accessible vehicular spaces, and all bicycle parking
<input type="checkbox"/>	Required loading space computation (refer to § 153.065(B)(7)) and location and layout of all loading facilities
<input type="checkbox"/>	Parking plan proposed Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide a description and demonstration of all proposed Adjustments to Required Vehicle Parking (refer to § 153.065(B)(2)(b)), including a Demonstration of Parking Need, and evidence of any shared
<b>D. Landscaping and Tree Preservation</b>	
<input type="checkbox"/>	Tree survey, including location, sizes, and types of existing trees 6 inches or greater in diameter, measured at 3½ feet off the ground, and the general location of all other existing plant materials, with an identification of materials to be removed and materials to be preserved, including any landmark trees identified on the property
<input type="checkbox"/>	Tree preservation plan (refer to §153.065(D)(9))
<input type="checkbox"/>	Landscape plan, including calculations showing required landscaping, and location and type of all proposed shrubs, trees, and other live plant material (refer to §153.065(D)). Indicate the proposed perimeter landscape buffering, if applicable (refer to §153.065(D)(4)), proposed surface parking and circulation area landscape treatments (refer to §153.065(D)(5)), Required Building Zone treatment (refer to §153.065(D)(6)), and all building foundation landscaping (refer to §153.065(D)(7)). Indicate any landscape areas specifically dedicated for stormwater management purposes.
<input type="checkbox"/>	Planting list for proposed landscape materials with caliper size or height of material, method of installation, dates of plant installation, botanical and common names, and quantity
<input type="checkbox"/>	Landscape maintenance plan and schedule including contact information of the party responsible for maintenance
<input type="checkbox"/>	Street trees (refer to §153.065(D)(3)), including type, locations, and method of installation
<b>E. Signs</b>	
<input checked="" type="checkbox"/>	Number of proposed signs and proposed locations, including any potential ground signs or building-mounted signs. Provide elevations indicating all proposed and/or potential building-mounted signs and any other proposed signs (refer to §153.066(H))
<input checked="" type="checkbox"/>	Sign design and lighting, including dimensions for all sign copy, logos, and secondary text and/or images, colors, and material specifications
<b>F. Site Management</b>	
<input type="checkbox"/>	Dumpster location(s), including elevations and construction details, and waste removal plan including frequency and type of removal
<input type="checkbox"/>	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))
<input type="checkbox"/>	Site lighting plan (refer to §153.065(F)), including locations of all site, building, and pedestrian lighting, and pole and light fixture specification sheets





Case # \_\_\_\_\_ - \_\_\_\_\_

## PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

### I. REVIEW REQUESTED:

- Administrative Appeal
- Administrative Departure
- Amended Final Development Plan
- Amended Final Development Plan - Sign
- Architectural Review Board
- Basic Development Plan Review
- Basic Site Plan Review
- Building Code Appeal
- Community Plan Amendment
- Concept Plan
- Conditional Use
- Development Plan Review - Bridge Street District
- Development Plan Review - West Innovation District
- Demolition
- Final Development Plan
- Final Plat
- Informal Review
- Master Sign Plan
- Minor Modification
- Minor Project Review
- Minor Subdivision
- Non-Use (Area) Variance
- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

### II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es): <i>55 S. High St, 102x101 Dublin, OH 43017</i>	
Tax ID/Parcel Number(s) (List All):	Parcel Size(s) in Acres (List Each Separately):
Existing Land Use/Development:	Existing Zoning District:
Proposed Land Use/Development:	Proposed Zoning District:

### III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): <i>Renate Allespach</i>
Mailing Address (Street, City, State, ZIP): <i>218 Hopewell Ct. Powell, OH 43065</i>
Email/Phone Number: <i>6144401053</i>



**IV. APPLICANT(S):** Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

Not Applicable

Name (Individual or Organization):	Tate S. Chaney
Mailing Address (Street, City, State, ZIP):	3821 McGrath Dr. Dublin, OH 43016
Phone Number:	6144026275
Email:	Tatechaney@wowway.com

**V. REPRESENTATIVE(S):** Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

Not Applicable

Name (Individual or Organization):	
Mailing Address (Street, City, State, ZIP):	
Phone Number:	
Email:	


**VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE:** The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

Not Applicable

I Renate Allespach, the **property owner**, hereby authorize Tate S. Chaney to act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II):	<u>Renate Allespach</u>	Date:	10-26-2017
--	-------------------------	-------	------------

Subscribed and sworn before me this 26 day of October, 2017  
 State of Ohio  
 County of Franklin Notary Public [Signature]



Stamp or Seal

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Tate S. Chaney, the **property owner or authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative:	<u>Tate S. Chaney</u>	Date:	10/26/17
--	-----------------------	-------	----------

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

**VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT:** This section must be completed with an **original signature** and **notarized**.

Original Document Attached

I Tate S. Chaney the **property owner or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: Tate S. Chaney

Date: 10/26/17

Subscribed and sworn before me this 26 day of October, 2017  
 State of Ohio  
 County of Franklin Notary Public Philip Norman



Stamp or Seal

**FOR OFFICE USE ONLY:**

Case Title:	Date Received:
Case Number:	
Amount Received:	Next Decision Due Date (If Applicable):
Receipt Number:	
Reviewing Body (Circle One): <b>ART</b> <b>ARB</b> <b>BZA</b> <b>CC</b> <b>PZC</b>	Final Date of Determination:
Map Zone:	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	





**REVIEW CRITERIA****§153.066 MINOR PROJECT REVIEW CRITERIA**

1. The Site Plan shall be substantially similar to the approved Basic Plan;
2. If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
3. The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
4. The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
5. The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
6. The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
7. The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
8. Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
9. If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
10. The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.

