



BZA Appeal Submittal

Submission

Appeal

Submitted by John Saranzak, Speedway Construction (Received August 20, 2014)

- ***Statement of Appeal***
- ***Contiguous Property Owner Addresses***
- ***Exhibits (art rendering of proposed sign and 2 existing sign pictures)***

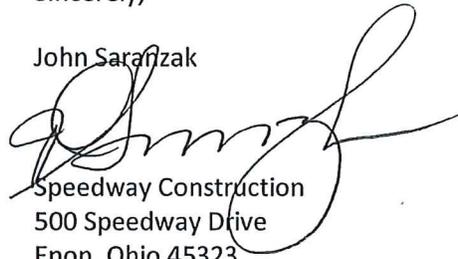
City of Gahanna, Ohio

Speedway LLC would like to appeal the decision for denial to retro fit the existing price signs with LED panels rendered by Planning Commission based on the following reason:

- The current signs have been permitted for over 20 years
- This is an LED upgrade for employee safety
- Will fit into the existing price can
- The signage complies with Gahanna sign ordinance
- Same signage exists with competitors today within the city
- Received City of Gahanna staff approval
- Sign complies with ordinance 1165.10 (illumination of signs)
- Sign doesn't qualify for ordinance 1165.04 (prohibited signs)

Sincerely,

John Sarafzak



Speedway Construction
500 Speedway Drive
Enon, Ohio 45323
937/408-1866

RECEIVED
2019 AUG 20 P 12:46
GAHANNA CLERK'S OFFICE

CONTIGUOUS PROPERTIES

Speedway 376 Agler Road

Name	Address
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Commercial Neighbors:

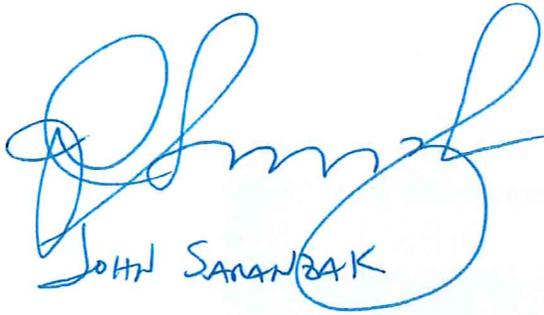
	Advance Auto Parts	71 Stygler Road
	School Days Uniform	73 Stygler Road
	Stygies Tavern	77 Stygler Road
	Tobacco Land	79 Stygler Road
	Hertz	81 Stygler Road
	Little Ceasars	87 Stygler Road
	Barber Shop	89 Stygler Road
	Body Image	93 Stygler Road
	McDonalds	359 Agler Road
	Tim Hortons	365 Agler Road
	Heartland Bank	67 Stygler Road
	Signs by Tomorrow	76 Stygler Road
	CVS	60 Stlgler Road

Residential Neighbors:

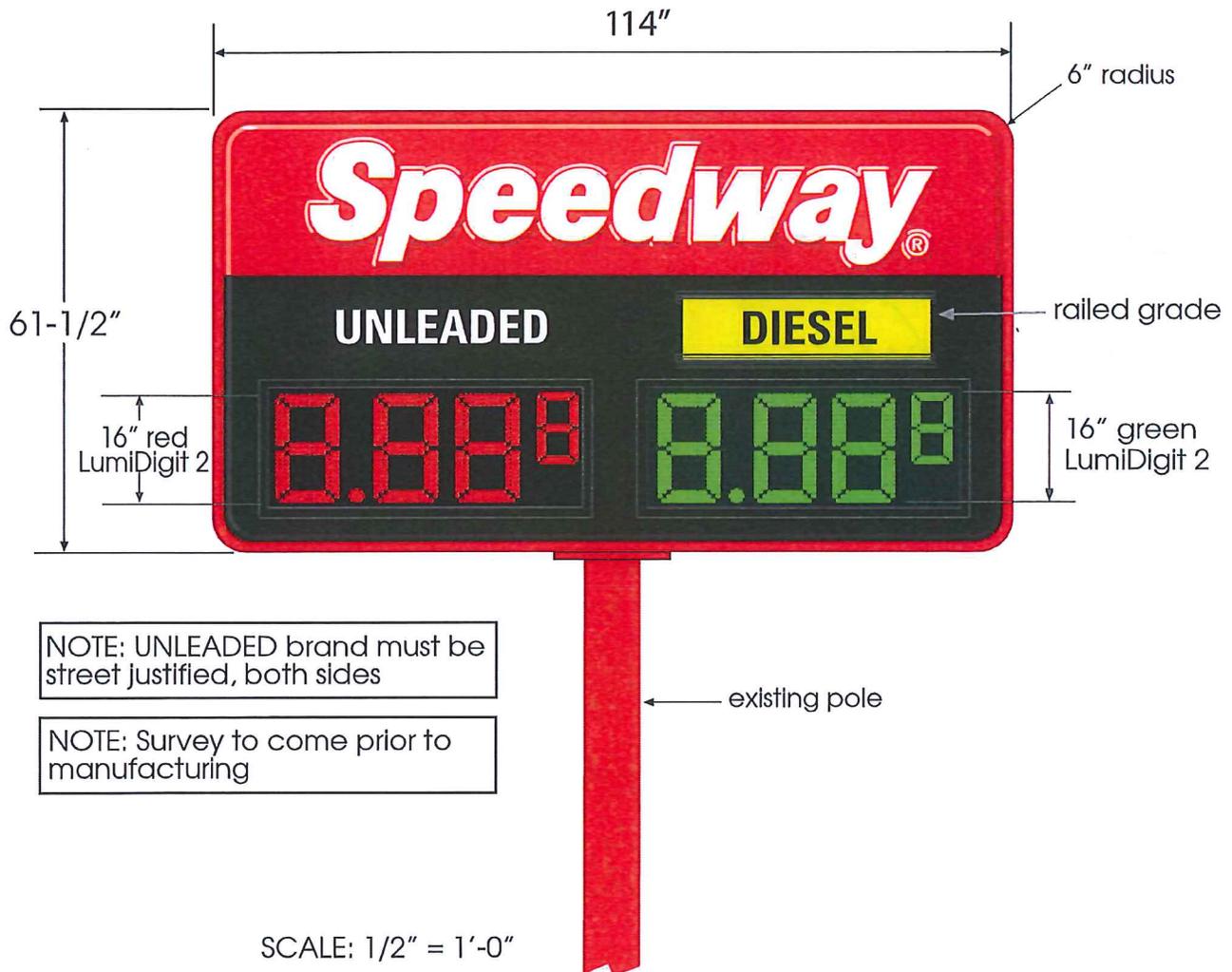
	None	
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Exhibit List

- 1 Art rendering of proposed sign
- 2 Existing picture of existing sign #1
- 3 Existing picture of existing sign #2



John Saranwak



 Everbrite		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.</small>	
Customer: SPEEDWAY SUPER AMERICA		Description: 5' x 9' radius retrofit w/ 2 product R/G 16" LED digits	
Project No: 311059	Scale: 1/2"=1'-0"	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:	
Date: 4/09/14	Drawn By: CH		
Location & Site No: Gahanna, OH #5118		Revised:	<input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required
		Revised:	SIGNATURE _____ DATE _____

Speedway

SPEEDY FREEZE

DIESEL

UNLEADED

.89

375⁹

32.9⁹

STANDARD
SUPER





Planning Commission Items

Planning Commission Documents

After PC Action

Submitted by Clerk

- *Record of Action (Certified July 24, 2014)*
- *Regular Meeting Minutes (July 23, 2014)*
- *Workshop Minutes (July 16, 2014)*
- *Regular Meeting Minutes (July 9, 2014)*

Planning Commission File

Submitted by Clerk and Development Department

- *Contiguous Property Owner Letter (mailed June 27, 2014)*
- *Legal Ad (ran in Rocky Fork Enterprise July 3, 2014)*
- *Additional Exhibit (Submitted July 16, 2014)*
- *Original Variance Application Packet including Staff Comments (Received in Development June 11, 2014)*

200 SOUTH HAMILTON ROAD
FAX: (614) 342-4190



GAHANNA, OHIO 43230-2996
TELEPHONE: (614) 342-4090

www.gahanna.gov

PLANNING COMMISSION

JOHN SARANZAK
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

RECORD OF ACTION

Gahanna Planning Commission met on Wednesday, July 23, 2014 with members Andrews, Burba, Keehner, Price, Rosan, Shepherd and Wester present, to consider along with other business:

V-0011-2014 To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Motion by Rosan, seconded by Keehner, to approve V-0011-2014.

Motion by Rosan, seconded by Price, to amend the motion on the floor to separate Section 1165.04(a)(2) and Section 1153.03(c)(4). The motion carried by the following vote: Voting Yes: Rosan, Price, Andrews, Wester, Keehner and Shepherd. Voting No: Burba.

Variance application: **AMENDED**

Motion by Rosan, seconded by Keehner, to approve V-0011-2014 as amended to include only Section 1165.04(a)(2). The motion failed by the following vote: Voting Yes: Keehner, Wester and Rosan. Voting No: Andrews, Price, Burba and Shepherd.

Variance application: **DENIED**

Motion by Rosan, seconded by Price, to approve V-0011-2014 as amended to include only Section 1153.03(c)(4). The motion carried by the following vote: Voting Yes: Rosan, Price, Andrews, Keehner, Shepherd, Burba and Wester.

Variance application: **APPROVED** *Gahanna's Vision is...*

...to be an innovative model community that values its rich heritage, pursues high standards, and where citizens respect one another.

Gahanna's Mission is...

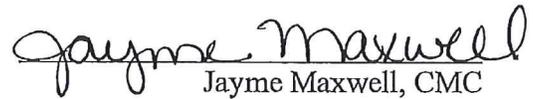
...to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.

DR-0014-2014 To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Motion by Rosan, seconded by Shepherd, to approve DR-0014-2014 for Site Plan only. The motion carried by the following vote: Voting Yes: Rosan, Shepherd, Andrews, Price, Burba, Wester and Keehner.

Design Review application: **APPROVED**

This Record of Action is certified this 24th day of July, 2014.


Jayme Maxwell, CMC

Chair said he was encouraged by applicant's willingness to work with others to obtain cross access; to incorporate traffic study as part of final design; raised point of drainage that needs to be addressed at final design.

A motion was made by Andrews, seconded by Shepherd, that the Zoning be Recommended to Council for Approval. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

CU-0005-2014

To consider an application for Conditional Use to allow Professional Use for a Senior Living facility; current zoning ER-1 Estate Residential; to be zoned SO Suburban Office and Institutional District; for property located at 5435, 5445, and parts of 5495 and 5505 Morse Road; Spectrum Acquisitions Gahanna, LLC, applicant.

Attachments: CU-5-2014 Spectrum Acquisition Gahanna - Staff Report
July 18 Traffic Study

See discussion of previous agenda item.

A motion was made by Andrews, seconded by Rosan, that the Conditional Use be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

Z-0002-2014

To consider an application for Zoning Change for 5.178+/- acres of property located at 5445 Morse Road, and parts of 5495 and 5505 Morse Road; current zoning ER-1 Estate Residential; requested zoning SO Suburban Office and Institutional; Spectrum Acquisitions Gahanna, LLC; Glen Dugger, Agent.

Attachments: ZC-0002-2014 Agenda Packet
Legal Description Modifications

See discussion of previous item.

A motion was made by Andrews, seconded by Rosan, that the Zoning be Recommended to Council for Approval. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

V-0011-2014

To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at

376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: V-11-2014 Speedway - 376 Agler Road
Speedway Elevation July 16, 2014

Blackford said this item went to July 16 workshop; discussed need for elevations that showed additions; question arose about ability to replace pole sign with monument sign; did provide elevations; applicant can speak to monument sign; elevations displayed; same materials as existing building; just lacking that information last time; 2 variances with this request; also a design review; staff recommends approval of this request.

Chair opened the public hearing at 7:35 p.m. and asked for proponents.

John Saranzak, 500 Speedway Drive, said the only other thing was the question about the sign; Speedway did an analysis of store and not be able to accommodate the request; store is over budget right now; only at this time; does not mean it won't happen.

Chair asked for opponents. There were none.

Rosan asked about approval time frame. Gard said approval is good for 12 months. Rosan said if we approved monument sign tonight you could build it if budget allows. Chair asked for vehicle to come back in a year and ask applicant to update to a monument sign. Gard said if they came to us, we would honor that request for an application.

Andrews said live right around the corner there and get gas there; find it hard to believe it is an underperforming store; always have to wait; store has been there for a long time; being a good neighbor; UDF actually went overboard and did a wonderful job in putting in a beautiful sign; feel like Speedway is not being a good neighbor; sad that it's not happening. Saranzak said trying to bring store up to current standards; did a return on investment; store has to generate more sales; no one supporting those additional numbers; tried to reduce but it kills project and they move on to next store in the line. Andrew suggested some decorative element to make it look better; trying to get rid of pole signs; that side of Gahanna does not get all the attention it deserves; is a target area we are trying to improve; Speedway is a major location there; believe once you improve something it draws more people in.

Burba asked what year the major renovations happened. Saranzak said no real renovations. Burba asked if sign had ever been replaced. Saranzak said price sign added 2004.

Keehner confirmed blue strip is coming down. Saranzak said yes Keehner said he has no issue with pole signs personally; does not bother me; UDF was more visible site due to entrance into Gahanna; no issue with changing technology; not a really large space; would take up more space on the ground; elevation seems straightforward; coolers will help business.

Chair closed public hearing at 7:46 p.m.

Shepherd said he is not supporting this; believe they can improve sign; think they just refuse to.

Andrews said feel like you have been here 24 years; will vote no; this is a target area trying to work on; unfair; enjoy making money but not willing to spend a little money to make it look better.

Chair asked if we do not approve variance for sign, we will get what is there now; if we approve it will be electronic.

Andrews said we are voting on coolers; approving that to make more money; use that to improve sign.

Rosan said don't see it as Planning Commission's place to set budget for applicants; approved cooler additions for other gas stations; what practitioner chooses to do with money is on them; see it is a special circumstance; not applicant's fault building was built in wrong place; should not penalized because of mistake 24 years ago.

Keehner said it is merciful and neighborly of us to split this; in congruence with what has already been said about setbacks and coolers.

Price said when we look at properties on west side; bringing coolers in is a good solution.

A motion was made by Rosan, seconded by Keehner that the Variance be Approved.

A motion was made by Rosan, seconded by Price, to amend the motion on the floor to separate Section 1165.04(a)(2) and Section 1153.03(c)(4). The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Price, Shepherd, Wester and Rosan

No: 1 - Burba

A motion was made by Rosan, seconded by Keehner, that the Variance be Approved as Amended to include only Section 1165.04(a)(2). The motion failed by the following vote:

Yes: 3 - Keehner, Wester and Rosan

No: 4 - Andrews, Price, Burba and Shepherd

A motion was made by Rosan, seconded by Price, that the Variance of Section 1153.03(c)(4) be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

DR-0014-2014

To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: [DR-14-2014 Speedway - 376 Agler Road](#)
[Speedway Elevation July 16, 2014](#)

Keehner said the comments about a national corporation being good neighbors is a good point. Andrews said some give and take is a part of business.

A motion was made by Rosan, seconded by Shepherd, that the Design Review for Site Plan only be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Price, Burba, Shepherd, Wester and Rosan

V-0013-2014

To consider a variance application to vary Section 1143.08(a) of the Codified Ordinances of the City of Gahanna; to vary the minimum distance between the building setback line and the street right-of-way line from 35' to 30'; for property located at 926 Taylor Road; City of Gahanna, applicant.

Attachments: [V-13-2014 Taylor Road Booster Station - 926 Taylor Road - Agenda Packet](#)

Michael Blackford said this is to construct a new booster station on Taylor Road; just over 500 square feet in size; Wetherholt will go into more detail; is to improve water pressure in area; Design Review will include red brick with evergreen metal roof; need variance for front yard to reduce setback from 35' to 30'; aerial map displayed; diverse area in City; south of site is industrial uses; north is residential; site plan displayed; significant amount of vegetation; access would not be from Taylor Road, would be from Helmbright; winter and summer renderings displayed; building is essentially totally shielded by vegetation; variance standards reviewed; will not adversely affect health, safety, or welfare of persons; setback will be pushing building to Taylor Road, away from residences; staff could see no negative effects; Final Development Plan and Design Review requirements reviewed.

Chair opened public hearing at 8:01p.m. and asked for proponents.

Karl Wetherholt, City Engineer said the booster station is necessary to

Attachments: CU-5-2014 Spectrum Acquisition Gahanna - Staff Report
July 18 Traffic Study

See discussion of previous agenda item.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

Z-0002-2014

To consider an application for Zoning Change for 5.178+/- acres of property located at 5445 Morse Road, and parts of 5495 and 5505 Morse Road; current zoning ER-1 Estate Residential; requested zoning SO Suburban Office and Institutional; Spectrum Acquisitions Gahanna, LLC; Glen Dugger, Agent.

Attachments: ZC-2-2014 Spectrum Acquisitions Gahanna - 5445 Morse Rd - Staff Report
July 18 Traffic Study

See discussion of previous agenda item.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

7:00 V-0011-2014

To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: V-11-2014 Speedway - 376 Agler Road
Speedway Elevation July 16, 2014

Rosan said saw the pictures; think it's fine; it is nice to see it just to be sure.

Blackford said besides the elevation, the other item discussed was the sign; was there any chance to make it a monument sign; staff has received nothing on that.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

DR-0014-2014

To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: DR-14-2014 Speedway - 376 Agler Road
Speedway Elevation July 16, 2014

See discussion of previous agenda item.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

Rosan said at last public hearing there were comments about water onto neighboring properties. Roggenkamp said water table in this area is generally high; when we get substantial amounts of rain, water has no place to go; on the auditor's map, parcels to the south show streams in the middle of those parcels; contours are at 2' intervals surrounding; whole area wants to drain to stream that goes under 62; that is natural topography of the way the water wants to go; don't know how much water from New Albany site flows south; believe as part of development of Spectrum site will be stormwater management; that should be improved as result of the development; all go into detention pond and outlets into stream that it wants to go into anyway. Dugger said it does not address ponding behind houses because it just wants to sheet flow over to that creek; theoretically you could do an improvement there that gets the water to that stream; all those homes were built some time ago.

Rosan said testimony said development of condos caused that. Dugger said is no outlet from that property into their backyards; these properties are picking up their stormwater and taking it to 62.

Gary Goldsmith said live there and the water absolutely runs off that development onto my property; rain from last meeting washed out my woodchip nature trail; don't see evidence of water management from that development.

Rosan said this development maybe marginally makes it better; doesn't fix it; doesn't make it any worse. Wetherholt said we typically investigate complaints like this; was it built to plan; has something subverted it.

Chair asked Wetherholt to have staff to look into it; those 6 pieces of property are all one big flat spot. Rosan said for the application, I'm satisfied this project will not make the problem worse; may help it. Wetherholt agreed.

Clerk noted petitions were received from residents.

RECOMMENDATION: On Regular Agenda, July 23, 2014.

CU-0005-2014

To consider an application for Conditional Use to allow Professional Use for a Senior Living facility; current zoning ER-1 Estate Residential; to be zoned SO Suburban Office and Institutional District; for property located at 5435, 5445, and parts of 5495 and 5505 Morse Road; Spectrum Acquisitions Gahanna, LLC, applicant.

yes, there was a chain link fence and a wood fence in portion on southern side. Rosan asked if same concern is there; should it connect to the eastern fence. Wesley said presently someone has taken part of that existing fence down; just going to repair that; would be very difficult to get through vegetation there and goes into a ditch; goes to a fairly open site; not as concerned about that being an escape route. Rosan asked about north side. Wesley said not as big of a concern; perpetrators are typically looking for cover. Rosan asked if there is a concern from Fire Department regarding this. Gard said do not know that we got anything from them; they would not be coming from that direction.

Burba asked about the material. Wesley answered wood.

Keehner asked if landscaping had been considered; some sticker bushes; see the security issue; changes the pedestrian dynamics; robberies are pretty disturbing. Wensey confirmed they were armed robberies.

A motion was made by Shepherd, seconded by Rosan, that the Variance be Approved. The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

Absent: 1 - Price

V-0011-2014

To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: V-11-2014 Speedway - 376 Agler Road

Speedway Elevation July 16, 2014

Blackford said this request and next are related; will have one presentation; adding some LED price panels onto existing sign frame; adding new walk-in cooler and expanding existing cooler; 2 variances necessary; there are similar variances in area; rear yard set back is the other variance; aerial map displayed; 0' setback; site plan displayed; retro-fitting existing signs; will be improvement over what is there in staff's opinion; reducing clutter of signs; is some landscaping covering the post of the sign; coolers will be consistent with setback; not encroaching any more than existing building; variance criteria was reviewed; not the only LED sign in the area; sign would not be hazardous to traffic; no size variance; is an existing building; variance is really just to make it comply with code; not sure how it got approved as it is; building has been in existence for a while with no issues;

Design Review summary was reviewed; find it consistent with criteria.

Chair opened the public hearing at 7:31 p.m. and asked for proponents.

John Saranzak, Speedway Construction, 500 Speedway Drive, Enon, Ohio; Speedway would like to do an interior remodel of store; 3 freezers that are energy inefficient; want to replace those; did bring brick samples; no doors; nothing else to add.

Chair asked for opponents. Seeing none, Chair closed the public hearing at 7:32 p.m.

Shepherd said the existing sign will be retro-fitted; will it be enlarged. Saranzak answered no; takes ballast and fluorescent tubing out and replaces it exactly with LED.

Andrews asked if there was any way Speedway would consider upgrading the sign. Saranzak said they have two of them; best I can do is ask them. Andrews said with new code, that pole sign would not be allowed. Saranzak said would love to rebuild there but not enough property there.

Keehner asked for renderings of coolers as well; same brick but no elevation or plan; will the roof continue; is it going to be lower than existing building; would be nice to have an elevation.

Saranzak said it is a sloped roof; comes in 18'; come up right under eave as it tapers back; flat roof; will not have fascia like on the rest of the building; cooler bump out comes out 13.5'; west side comes out 9'.

Burba asked about trash container. Saranzak said we will take the wall with trash container out and the freezer will be the wall for the trash container; will fit in that slot there; will not have to relocate trash container at all.

Keehner confirmed top of cooler will be lower than roofline. Saranzak answered yes. Keehner confirmed it will be a brick box on both ends of the building. Saranzak said yes. Keehner said sounds like they could use the space; would've been nice to see an elevation when approving design review; we gave Burger King grief about their cooler.

Shepherd said would like to take it to workshop to get a rendering of what we are approving.

Chair asked how it fits in with West Gahanna Study. Blackford said it's not what we'd like to see; not consistent but not prohibited; not

evaluated as if it were a new sign. Keehner said he has no issue with sign because it is essentially the same sign with new technology.

A motion was made by Rosan, seconded by Shepherd, that the Variance be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/16/2014. The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

Absent: 1 - Price

DR-0014-2014 To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Attachments: [DR-14-2014 Speedway - 376 Agler Road](#)
[Speedway Elevation July 16, 2014](#)

See discussion of previous application.

A motion was made by Rosan, seconded by Shepherd, that the Design Review be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/16/2014. The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

Absent: 1 - Price

F. UNFINISHED BUSINESS:

None.

G. NEW BUSINESS:

FP-0002-2014 To consider a Final Plat for Oak Grove of Gahanna, consisting of 4.585 acres; 4185 Stygler Road; Ed Minhinnick, applicant.

Attachments: [Application -FP-2-2014 Oak Grove of Gahanna - 4185 N Stygler Road](#)
[Oak Grove Design-040314-S8-TREE PLAN](#)
[Oak Grove Appraisal Document](#)
[Oak Grove of Gahanna Construction Drawings](#)
[Oak Grove PLAT draft](#)
[FP-2-2014 Oak Grove of Gahanna - 4185 N Stygler Road - Staff Comments - Zoning](#)
[FP-2-2014 PHD 6-25-14 Oak Grove of Gahanna Subdivision - Notification Letter](#)
[FP-2-2014 Oak Grove of Gahanna -LndBd Recommendation-6-5-2014](#)

Blackford said this is a Final Plat; 13 lot subdivision; 4.5 acres; SF-3 zoned property; series of applications already approved on this

application; variances and preliminary plat approved; this request is consistent with Preliminary Plat; aerial map displayed; Preliminary Plat displayed; accessed on east side of property; consistent with preliminary plat and variances previously approved; complies with zoning requirements.

Casey Elliott, 4579 Poth Road, Whitehall, represent Ed Minhinnick; said presentation covered salient points; happy to answer questions.

A motion was made by Keehner, seconded by Andrews, that the Final Plat be Recommended for Approval to Council. The motion carried by the following vote:

Yes: 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

Absent: 1 - Price

H. OFFICIAL REPORTS:

City Attorney.

No report.

City Engineer.

No report.

Department of Development.

No report.

Chair.

Chair reminded everyone of workshop next week.

I. CORRESPONDENCE AND ACTIONS.

None.

J. POLL MEMBERS FOR COMMENT.

Andrews said he read in Home and Away Magazine that Cap City Diner was rated for their meatloaf; just Gahanna; nothing in Columbus.

K. ADJOURNMENT.

June 27, 20014

Dear Property Owner:

You are receiving this notice as a contiguous property owner to the subject address below and are hereby notified that the Gahanna Planning Commission will hold a public hearing on:

Wednesday, July 9, 2014
7:00 p.m.

Council Chambers
Gahanna City Hall
200 South Hamilton Road
Gahanna, Ohio

V-0011-2014 To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section and 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

At the same time, the Commission will also consider:

DR-0014-2014 To consider a Certificate of Appropriateness for Site Plan and Signage; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

All regular and special meetings of the Planning Commission are open to the public. This application is on file in the office of the Clerk of Council for review.

Jayme Maxwell, CMC
Council Office
City of Gahanna

ADVANCE AUTO PARTS
71 N STYGLER RD
GAHANNA OH 43230

SCHOOL DAYS UNIFORMS
73 N STYGLER RD
GAHANNA OH 43230

STYGIES TAVERN
77 N STYGLER RD
GAHANNA OH 43230

TOBACCO LAND
79 N STYGLER RD
GAHANNA OH 43230

HERTZ
81 N STYGLER RD
GAHANNA OH 43230

LITTLE CAESARS
87 N STYGLER RD
GAHANNA OH 43230

BARBER SHOP
89 N STYGLER RD
GAHANNA OH 43230

BODY IMAGE
93 N STYGLER RD
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TIM HORTONS
365 AGLER RD
GAHANNA OH 43230

HEARTLAND BANK
67 N STYGLER RD
GAHANNA OH 43230

SIGNS BY TOMORROW
76 N STYGLER RD
GAHANNA OH 43230

CVS
60 N STYGLER RD
GAHANNA OH 43230

CONTIGUOUS PROPERTIES

SPEEDWAY 376 AGLER RD

Name	Address
Commercial Neighbors:	
Advance Auto Parts	71 Agler Road N. STYGLEY
School Days Uniform	73 Agler Road "
Stygies Tavern	77 Agler Road "
Tobacco Land	79 Agler Road "
Hertz	81 Agler Road "
Little Ceasars	87 Agler Road "
Barber Shop	89 Agler Road "
Body Image	93 Agler Road "
McDonalds	359 Agler Road
Tim Hortons	365 Agler Road
Heartland Bank	67 Stygler Road
Signs by Tomorrow	76 Stygler Road
CVS	60 Stygler Road
Residential Neighbors:	
None	

Rocky Fork Enterprise
PROOF OF PUBLICATION

STATE OF OHIO, FRANKLIN COUNTY. SS:

Kearia Jefferson
Legal Advertising Account Executive

Rocky Fork Enterprise, a newspaper published at Columbus, Franklin County, Ohio, with a weekly Circulation, personally appeared and made oath That the notice of which a true copy is hereunto Attached was published in *Rocky Fork Enterprise* for 1 Time(s) on

July 3, 2014

and that the rate charged therefore is the same as that charged for commercial advertising for like services.

Kearia Jefferson

subscribed and Sworn on this 3rd day of July, 2014 as witness my hand and seal of office.

Lisa Aniol

NOTARY PUBLIC - STATE OF OHIO



Lisa Aniol
Notary Public, State of Ohio
My Commission Expires 08-15-2017

PUBLIC HEARING
Gahanna Planning Commission
Wednesday, July 9, 2014
7:00 p.m.

FDP-0006-2014 To consider a Final Development Plan for Kemba Financial Credit Union; for property located at 110 North Hamilton Road; Kemba Financial Credit Union; Chris Humphrey, applicant.

CU-0006-2014 To consider an application for Conditional Use to allow Drive-Thru and ATM Lanes; current zoning CC, Community Commercial; for property located at 110 North Hamilton Road; Kemba Financial Credit Union, Chris Humphrey, applicant.

FDP-0007-2014 To consider a Final Development Plan for the Taylor Road Booster Station; for property located at 926 Taylor Road; City of Gahanna, Karl Wetherholt, applicant.

V-0010-2014 To consider a variance application to vary Section 1171.03(a) of the Codified Ordinances of the City of Gahanna; to allow a fence to exceed 6 feet in height; and to vary Section and 1171.03(f) of the Codified Ordinances of the City of Gahanna; to allow a fence to extend into front yard beyond the building setback line; for property located at 116 South Stygler Road; Wesley Construction, Scott Wesley, applicant.

V-0011-2014 To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section and 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Council Chambers, City Hall, 200 S. Hamilton Road, Gahanna
July 3, 2014 ThisWeek Rocky Fork Enterprise

TO: ROCKY FORK ENTERPRISE
ATTN: Lisa Anoil

SPECIAL NOTE: USE IN-COLUMN AD AND NO LOGO. Thanks.
BILL TO ACCOUNT NO. 10100110

Please publish the following legal ad in the **July 3, 2014** edition of the RFE.

PUBLIC HEARING
Gahanna Planning Commission
Wednesday, July 9, 2014
7:00 p.m.

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V-0011-2014 To consider a variance application to vary Section 1165.04(a)(2) of the Codified Ordinances of the City of Gahanna; to allow an electronic price panel on 2 existing signs; and to vary Section and 1153.03(c)(4) of the Codified Ordinances of the City of Gahanna; to allow an existing building to encroach into the rear yard setback and to allow 2 cooler additions to be built with 0 rear yard setback; for property located at 376 Agler Road; Speedway LLC, John Saranzak, applicant.

Council Chambers, City Hall, 200 S. Hamilton Road, Gahanna

Please bill to: City of Gahanna
Attn: Council Office
200 S. Hamilton Road
Gahanna OH 43230

Jayne Maxwell, CMC
Council Office

14060012

File No: V-11-2014

Fee: 300.00

Date Received: 6-11-14

Initials: CAS

Scheduled Public Hearing Date: 7-9-14

Check or Receipt Number: 120805



CITY OF GAHANNA

PLANNING COMMISSION
APPLICATION FOR VARIANCE

Property Address: 376 AGLER Rd. Parcel ID #: 025-010194-80

Applicant: SPEEDWAY LLC

Contact: JOHN SARANZAK Title: CONSTRUCTION

Address: 500 SPEEDWAY DRIVE

Phone: 937/408-1866 Fax: _____ E-Mail: JDSARANZAK@SPEEDWAY.COM

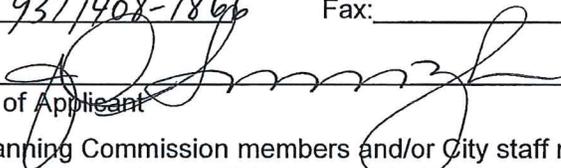
Status: Property Owner Option Holder Contractual Purchaser Agent

Property Owner: SPEEDWAY LLC

Contact: JOHN SARANZAK Title: CONSTRUCTION

Address: 500 SPEEDWAY DRIVE, ENON OHIO 45323

Phone: 937/408-1866 Fax: _____ E-Mail: JDSARANZAK@SPEEDWAY.COM

Signature of Applicant:  Date: _____

Note: Planning Commission members and/or City staff may visit the property prior to the hearing.
All correspondence will be to applicant above unless otherwise stated.

Submission Requirements

1. Submit eleven (11) copies folded (not rolled) to 11 X 17 size of a survey and legal description of the property certified by a registered surveyor. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches.
2. Submit a list of all contiguous property owners and their mailing addresses.
3. Submit a statement of the reason(s) for the variance request. The statement should address the three (3) conditions listed on page two of this application that must be met in order for Planning Commission to grant the variance.
4. Application Fee: \$150 for single-family residential and \$300 for all other districts.

APPROVAL

Code Sections to be varied: 1165.04 (a)(2) ^(a) 1153.03(c)(4) ^(b) Current Zoning: CC

Short description of the governing code and the requested variance: (a) to allow an electronic price panel on 2 existing signs (b) to allow an existing building to encroach into the rear yard setback and to allow 2 corner additions to be built with a 0 rear yard setback

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project as stated above has been approved by the Planning Commission on _____. A copy of the minutes is hereby attached. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning, and landscaping regulations now in place.

Planning & Zoning Administrator

Date



BY: CAS CLK# 120805

BY: CAS

PROJ 1.P. 71988

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- (a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- (b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- (c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. Deadline for acceptance of applications is 5:00pm on the Tuesday four (4) weeks prior to the Public Hearing Date. No application will be forwarded to the Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Please notify the Council Office in advance at (614) 342-4090 if a court reporter is going to be present.
3. Any drawings submitted must include one copy that is no larger than 8½ x 11 inches. If an application is amended at any time during the process, new drawings must be submitted.
4. The meeting agenda will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to be mailed to someone other than the applicant, please note that on your application.
5. If a list of contiguous property owners needs to be submitted with an application, it must be compiled on a separate sheet of paper. The list must include the name and mailing address of each property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list must be submitted with the application unless otherwise instructed by the Planning & Zoning Administrator. If materials are changed during the process, a new materials list must be submitted.
7. For multi-tenant ground sign, freestanding sign and master sign plan applications, location must be shown on a site plan. Location for a wall sign should be shown on a building elevation drawing. Color renderings of all signs must be submitted with the application.
8. Please review "Submission Requirements" on the application form before submitting your application to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. The Zoning Code is also available online and can be found at www.conwaygreene.com/gahanna.htm.
10. Planning Commission members and/or City staff may visit the property prior to the hearing to review the application.

Name	Address
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Commercial Neighbors:

	Advance Auto Parts	71 Agler Road
	School Days Uniform	73 Agler Road
	Stygies Tavern	77 Agler Road
	Tobacco Land	79 Agler Road
	Hertz	81 Agler Road
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	Tim Hortons	365 Agler Road
	Heartland Bank	67 Stygler Road
	Signs by Tomorrow	76 Stygler Road
	CVS	60 Stigler Road

Residential Neighbors:

	None	
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Variance Request Speedway 5118 Gahanna, Ohio

- 1) Speedway would like a variance for the installation of LED price panels
 - Employee safety from number panels injuring employee
 - LED price panels are more energy efficient
 - LED price panels are a retro fit – fit within existing frame
- 2) Speedway would like variance for enlarging walk-in cooler
 - Building located on property line
 - Reduce frequency of deliveries and trucks on lot – safety
 - Improve pack out conditions at store – customer variety
 - Cooler bump out will made of same material as building – brick
 - Property backs up to commercial properties
- 3) Speedway would like a variance for a walk-in cooler/ freezer
 - Building located on property line
 - Improve product efficiency - quality
 - Removes old energy eating freezers with improved energy efficient one
 - Walk-in cooler/ freezer will be made out of same material as building – brick
 - Property backs up to commercial properties



Everbrite

Date: July 29th, 2011

Re: LumiDigit II Sign Illumination

To Whom It May Concern:

Everbrite, LLC produces LED signs ranging from gas price signs to message centers. We design our products to meet or exceed our customer's expectations whether it's in its appearance, performance or specifications. Our dedicated Technical Center works constantly with municipalities to ensure our products adhere to the requirements set forth to ensure proper appearance along with public safety.

One of the areas of compliance interest is the illumination of our LumiDigit II gas price sign. This stems from the concern caused by companies producing LED signs that maintain the same brightness throughout the day and night. This not only wastes energy but also makes the sign difficult and dangerous to read at low light conditions such as during the evening hours.

Everbrite incorporates into its products, sensors that constantly evaluate the ambient light levels and automatically adjust accordingly based on the parameters assigned during the sign setup. With these sensors mounted on both sides of the sign, we can monitor and adjust the brightness levels on each side independently. The brighter the ambient light, the brighter the LED's must be to compensate for this higher light level otherwise the sign would be very dim or may even be perceived as being turned off during the day.

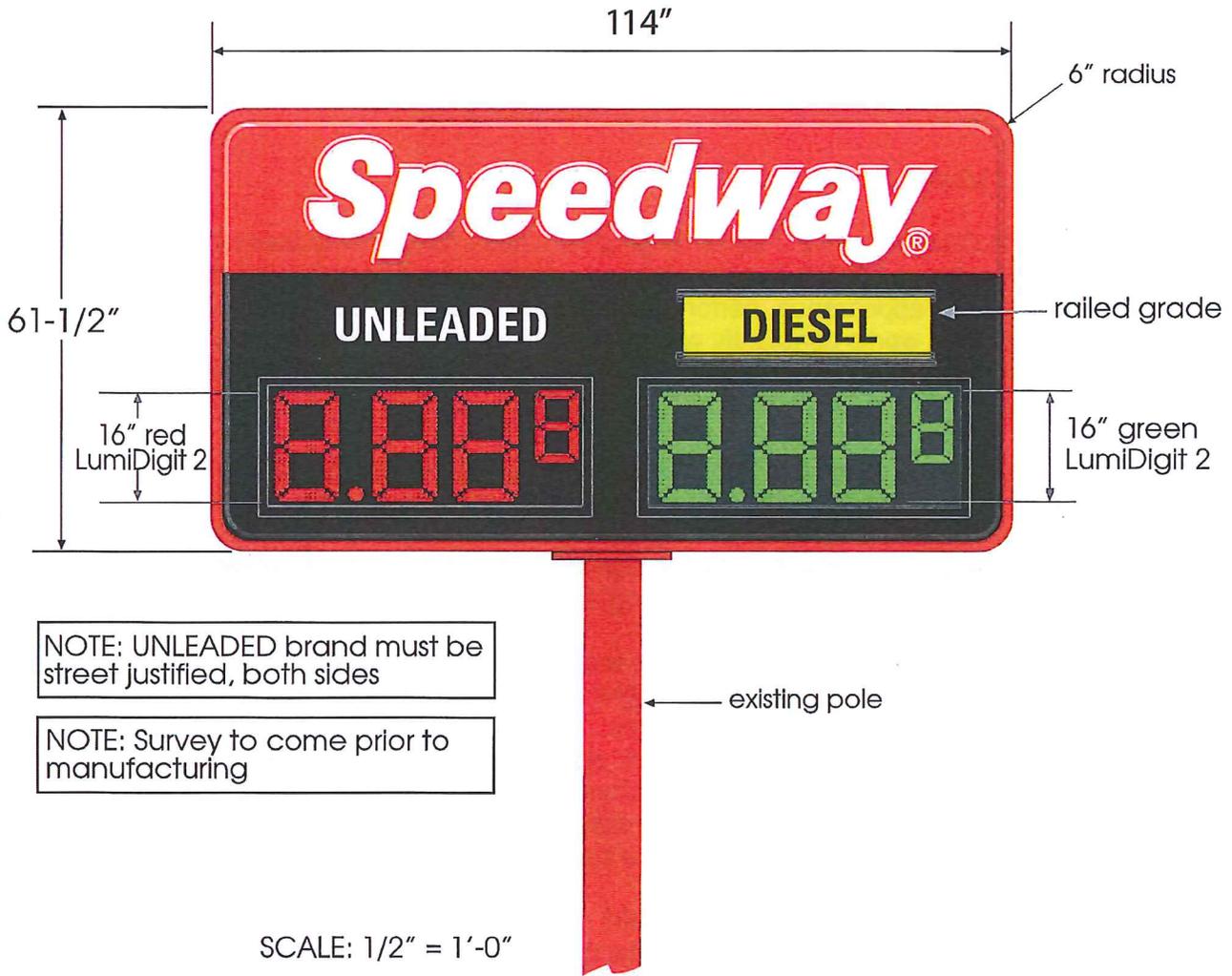
Our signs are designed not to exceed 5000 nits (cd/m^2) during the brightest part of the day and are shipped out from our factory defaulted at the lowest nighttime setting to ensure we are adequately below requirements. To explain this further, our smallest digit emits only 300 nits (cd/m^2) and our largest digit emits 400 nits at night with no ambient light present. Our installers review all settings and adjust accordingly before leaving the site to make certain the sign conforms to the local jurisdictions necessities.

Further information may be reviewed on page 8 of our operation manual.

Sincerely,

Mark Erickson
Product Development Manager

401 South Main Street, Pardeeville, WI 53954 Phone: 608-429-2121



NOTE: UNLEADED brand must be street justified, both sides

NOTE: Survey to come prior to manufacturing

SCALE: 1/2" = 1'-0"

 Everbrite		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.</small>	
Customer: SPEEDWAY SUPER AMERICA		Description: 5' x 9' radius retrofit w/ 2 product R/G 16" LED digits	
Project No: 311059	Scale: 1/2"=1'-0"	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite: <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required	
Date: 4/09/14	Drawn By: CH		
Location & Site No: Gahanna, OH #5118			
		Revised:	
		Revised:	
		SIGNATURE _____	DATE _____

SPEEDWAY LLC

Quotation



Quote #: 219934
Quote Date: 04/11/2014
Revision: 04/11/2014(#0)

Box description: Cooler/Freezer Combo

Dimensions:

External (O.D.): 8' 8 1/2" x 13' 3" x 8' 5" - w x d x h
Internal (I.D.): 8' 1 3/4" x 12' 6 5/8" x 8' 0" - w x d x h
Volume: 818 ft³

Finishes

Walls: Galvanized/Embossed - 26 Ga. - interior & exterior
Floors: Aluminum/Smooth - .050 - interior
Galvanized/Embossed - 26 Ga. - exterior
Ceilings: Galvanized/Embossed - 26 Ga. - interior & exterior

Panel Thickness

Walls: 3.5" & 5" UL Listed Class 1 Foam
Floors: 5" UL Listed Class 1 Foam standard floor 1000 lb/ft² equally distributed (single layer of underlayment in floor)
Ceilings: 5" UL Listed Class 1 Foam

Doors

- D01:
- 1 Finished opening 36" x 78" hinged flush freezer door, 5" sill
 - 1 Door- Flush Mount
 - 1 Heated Jamb (4 Sided) W/ Threshold
 - 1 Door Closer - Kason 1094 SureClose™ Hydraulic (Concealed mounting)
 - 1 Gasket- Magnetic
- D02:
- 1 Finished opening 36" x 78" hinged flush cooler door
 - 1 Door- Flush Mount
 - 1 Door Closer - Kason 1094 SureClose™ Hydraulic (Concealed mounting)
 - 1 Gasket- Magnetic

Qty	Description	Qty	Description
Accessories			
2	Thermometer 2 1/2" Dial with Standard Lead	2	Pilot Light Switch 120v w/cover(loose), for 2x4 flush handy box (stub conduit to box on interior)
1	Vent - 115v Hi-Flow Heated Pressure Relief Port (Kason 1832)	14	Lock Wall Panels to Floor Panels
18	Screed - Non-Lockable - Vinyl (U-Shaped)	4	Trim Metal - Wall Closure/Vertical - (Standard 1" x 6" x Height) (match panel finish)
28	Lock Wall Panels to Ceiling Panels (Factory Ceiling Caps - Standard)	2	Blocking For Strip Curtain
1	Outdoor RIH050M44-D/ASLA25-61-AE Sierra Unit 208/230/1 phase with matching evap coil EC motor 115V. For holding temp only no tubing or refrigerant included in price. (Cooler) - Freight allowed	1	Outdoor RIH165L44-D/ASLE35-70-DE Sierra Unit 208/230/1 phase with matching evap coil EC motor 230V. For holding temp only no tubing or refrigerant included in price. (Freezer) - Freight allowed
1	Strip Curtain 36"x78" - Freight allowed	1	Strip Curtain 36"x78" - Freight allowed

SPEEDWAY LLC

Quotation



Quote #: 219934
Quote Date: 04/11/2014
Revision: 04/11/2014(#0)

Box description: Beer Cave Bump Out

Dimensions:

External (O.D.): 24' 5" x 15' 4 1/2" x 8' 5" - w x d x h
Internal (I.D.): 23' 10 1/4" x 14' 9 3/4" x 8' 0" - w x d x h
Volume: 2827 ft³

Finishes

Walls: Galvanized/Embossed - 26 Ga. - interior & exterior
Ceilings: Galvanized/Embossed - 26 Ga. - interior & exterior

Panel Thickness

Walls: 3.5" UL Listed Class 1 Foam
Ceilings: 5" UL Listed Class 1 Foam

Doors

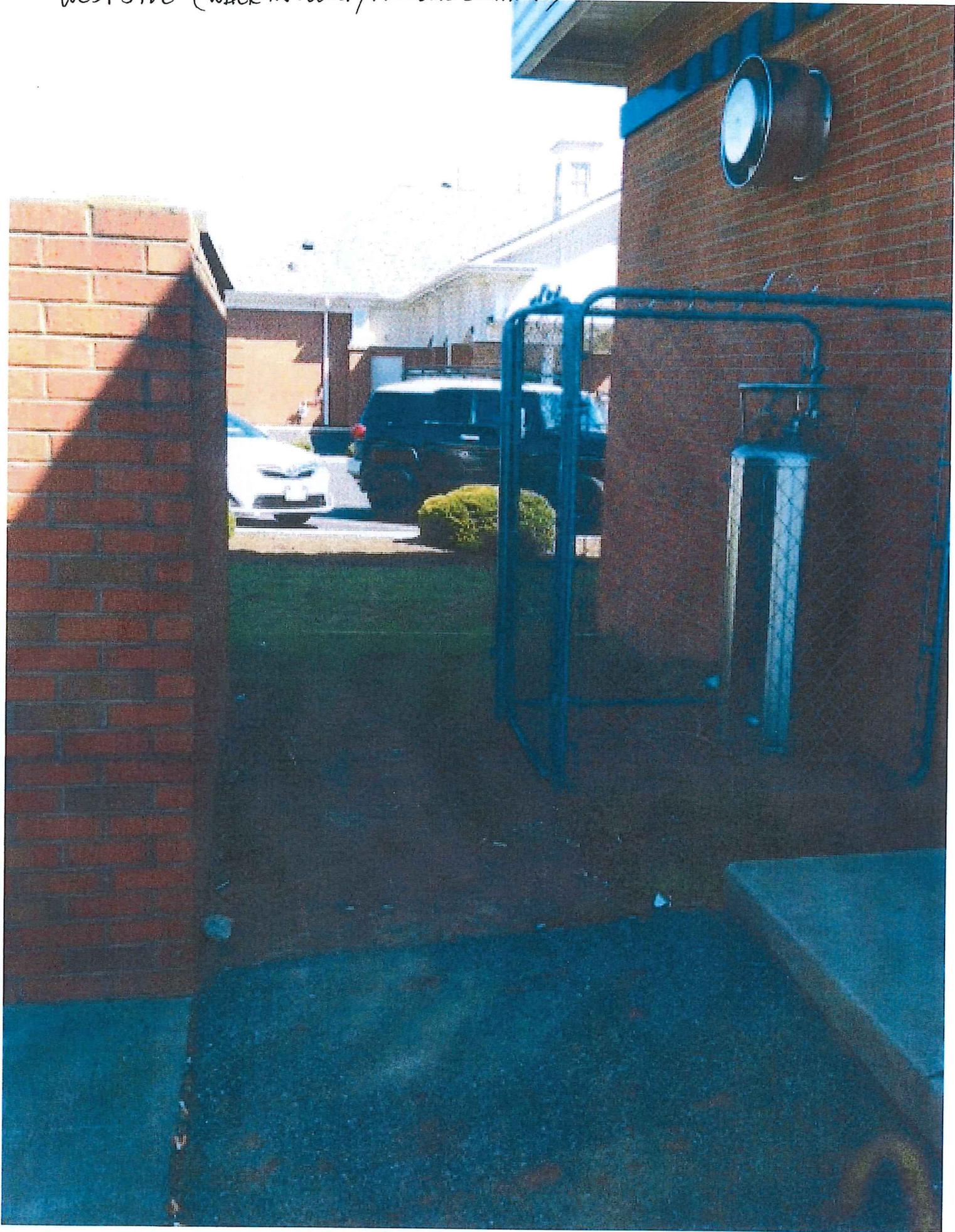
- D01:
- 1 Finished opening 36" x 78" hinged flush cooler door
 - 1 Latch- Kason 58CL Cylinder Locking - W/59 Roller Strike (Self Closing)
 - 1 Inside Release Handle-Kason 487A Saftey-Glow™(Low Temp)
 - 2 Hinge- Kason 1248 Spring Assisted
 - 1 Door- Flush Mount
 - 1 Door Closer - Kason 1094 SureClose™ Hydraulic (Concealed mounting)
 - 1 Gasket- Magnetic

Qty	Description	Qty	Description
Openings			
1	D02: Gemtron Pass Thru glass door, NCPO 37 3/4"W x 84 3/8"H (1 x 36"Wx84"H), 4 1/2" sill	1	D03: Gemtron Continuous glass door, NCPO 28 1/4"W x 79 1/4"H (1 x 26"Wx79"H), 5 1/8" sill
1	D04: Gemtron Continuous glass door, NCPO 28 1/4"W x 79 1/4"H (1 x 26"Wx79"H), 5 1/8" sill		
Accessories			
1	Thermometer 2 1/2" Dial with Standard Lead	3	Light- 1806 (120v) Vapor-Proof Compact Fluorescent Globe fixture w/bulb (Ship Loose)
1	Pilot Light Switch 120v w/cover(loose), for 2x4 flush handy box (stub conduit to box on interior)	76	Screed - Non-Lockable - Vinyl (U-Shaped)
41	Lock Wall Panels to Ceiling Panels (Factory Ceiling Caps - Standard)		
Miscellaneous			
4	Trim Metal - Fixed Closure Flashing - Embossed Galv 26 Ga 1" x 4" x 100		

Disclosure:

- All quotations and order shall be subject to CrownTonka, division of Crown Fixtures, Inc. standard terms and conditions notwithstanding any additional or contrary terms and conditions of Buyer. Such additional or contrary terms shall not bind Crown Fixtures unless accepted in writing even though such terms do not materially alter the terms hereof. No oral statements, warranties, stipulations, representations or terms shall have binding effect or be any part of the contract whatsoever. All orders must be in writing and will be binding when our order acknowledgement is mailed, faxed or emailed. If customer does not have a copy of these terms and conditions, please contact the customer service department.
- Price quotations are valid for 30 days from quote date shown on printout.
- Terms: subject to credit approval.
- Quoted price DOES NOT include any applicable sales tax. Ask your customer service representative for a list of states in which sales tax is collected. If item is resale, a copy of your resale exemption certificate must be on file with CrownTonka prior to shipping, otherwise sales tax may be charged.
- All shipments to IA are subject to use tax per the Iowa code. Resale certificates do not apply.
- Lead Times vary depending on the production schedule. Please consult you customer service representative for an actual lead-time.

WEST SIDE (WALK-IN COOLER/FREEZER LOCATION)



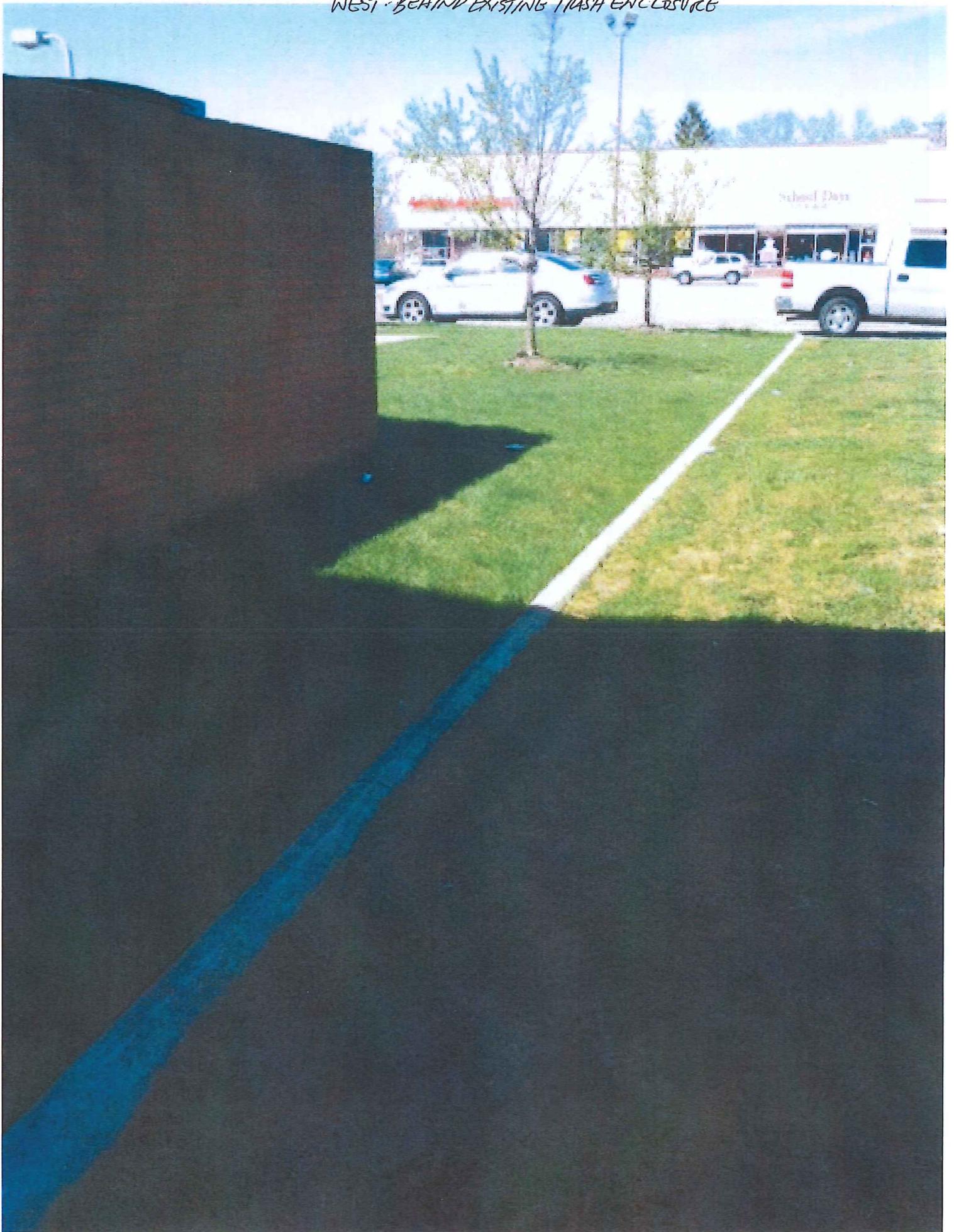
WEST SIDE (WALK-IN COOLER FIBER OPTIC LOCATION) AFTER GAS MAIN



LOOKING WEST (WEST SIDE OF BUILDING)



WEST-BEHIND EXISTING TRASH ENCLOSURE



EXISTING PRICE SIGN



EAST SIDE OF BUILDING (MOBILE BUMP-OUT)



EAST JAY (MIDCAMPUS 2001)





CITY OF GAHANNA

STAFF COMMENTS

FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

ZONING COMMENTS

The applicant requests approval of a variance to:

- Install LED panels in two existing signs
- Allow the existing building to encroach into the 10' rear yard setback
- Allow two cooler/freezer additions to be constructed with a 0' rear yard setback

Precedent has been set to allow electronic gas price signs in other areas of the city.

1165.12 VARIANCES AND APPEALS.

(a) Variance Procedure. This section shall not apply to temporary signs as defined in Section 1165.07 of this chapter.

(1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties.

In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
- E. Whether the property owner purchased the property with the knowledge of



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4117 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

the zoning restriction;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

(2) In granting such variance, the Planning Commission may specify the size, type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.

Extensive research has been done to determine how/why the north façade of the building is at a 0' setback from the property line. While many variances were located, none dealt with the rear setback. In order to give this building a "clean slate", the applicant is asking for a variance to the existing setback. The request is being made also for the two cooler/freezer additions on the north east and north west corners of the existing building that they too are permitted to have a 0' rear setback to be in line with the north façade of the existing building.

1131.04 PUBLIC HEARING.

At such hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require and the Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

(a) There are special circumstances or conditions applying to the land, building or use referred to in the application.

(b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

(c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

The additions are dimensioned on the plan, and will be constructed of brick to match the existing building.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4117 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

We have no comments as related to stormwater management, water distribution,
or sanitary sewer collection.

Respectfully Submitted By: Jeff Feltz



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4117 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA
STAFF COMMENTS

FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

No comments on general concept for the plans.

Respectfully Submitted By:

*Kenneth W. Fultz P.E.
Chief Building Official*





CITY OF GAHANNA
STAFF COMMENTS

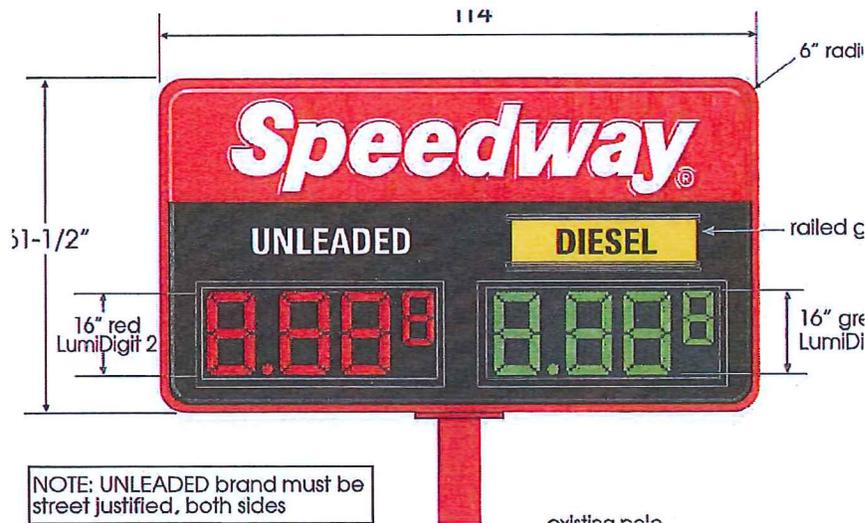
FILE: DR-14-2014, V-11 -2014
SUNGARD: 14060011, 14060012
PROJECT: Speedway, LLC
ADDRESS: 376 Agler Road
APPLICANT: John Saranzak, Speedway LLC

Planning and Development

The applicant is proposing interior and exterior renovations to the Speedway located at 376 Agler Road. Exterior renovations include new signage and freezers. The request for LED price panels requires variance approval pursuant to Chapter 1165. Additional variances to setbacks are required for the coolers and existing building.

The site is located within the West Gahanna Study area boundary. As such, development proposals are guided by the Study. The Study makes recommendations regarding type, size, and location of signs. Low-profile ground signs are encouraged but not required. The applicant proposes the LED sign on an existing pole.

Proposed Sign



It is staff's opinion that the proposed sign and variance, while not in-line with the recommendation of the Study, is consistent with other signage within the general area.



CITY OF GAHANNA

The exterior elements of the coolers will consist of Olde Marlborough colored bricks which will match the existing building façade. Please refer to the application materials for building façade pictures.

Michael Blackford
Deputy Director of Planning and Development

