



VARIANCE APPLICATION SUMMARY



File Number	V-25-22
Property Address	722 Buckles CT GAHANNA, OH 43230
Parcel ID	025-013810
Zoning District	GC - General Commercial
Project/Business Name	Ohio Gastro Group Signage
Applicant	Zack Cowan zack@zoningresources.com 330-831-9225
Description of Variance Request	Variance to install two wall signs at 53 sq. ft. in area, exceeding the allowable 50 sq. ft.

Requested Variances



Code Section	Code Title
1111.03	Permanent Sign Standards



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

<div>DocuSigned by:  0ECCD4B78BA34E2</div> <div>_____ (property owner/acting agent signature)</div>	<div>Steve Brooks</div> <div>_____ (printed name)</div>	<div>6/26/2025</div> <div>_____ (date)</div>
<div></div> <div>_____ (applicant signature)</div>	<div>Zack Cowan</div> <div>_____ (printed name)</div>	<div>7/6/2025</div> <div>_____ (date)</div>

Site Address	Zip Code	Owner Name 1	Owner Address 1	Owner Address 2	Tax Mailing Name 1	Tax Mailing Address	Tax Mailing City ST Zip
722 BUCKLES CT NORTH	43230	OGGI GAHANNA LLC	3400 OLENTANGY RIVER ROAD	COLUMBUS OH 43202	OGGI GAHANNA LLC	3400 OLENTANGY RIVER RD	COLUMBUS OH 43202-1523
BUCKLES COURT NORTH	43230	CRESCENT AT CENTRAL PARK LLC	132 PRESTON RD	COLUMBUS OH 43209	CRESCENT AT CENTRAL PARK LLC	132 PRESTON RD	COLUMBUS OH 43209-1653

Variance Statement
Revised 8/1/2025

Proposed Signs:

- S1 - 32.25 sq. ft. “Capital Psych Services” – west
 - Variance to allow more than one wall sign on a frontage
- S2 – 53 sq. ft. “Ohio Gastro” wall sign – west
 - Variance to exceed 50 sq. ft. and to allow more than one wall sign on a frontage
- S3 - 53 sq. ft. “Ohio Gastro” wall sign – east
 - Variance to exceed 50 sq. ft.
- S4 – 32 sq. ft. “Ohio Gastro” monument sign (permitted)

1. Special Circumstances or Conditions Necessitating the Variance

The subject property is uniquely situated on a larger commercial frontage or within a multi-tenant development, where visibility from the main roadway is limited due to building orientation, landscaping, or setbacks. The standard 50 square foot sign area is insufficient to ensure adequate visibility and identification for customers, especially when compared to neighboring businesses with larger or more prominent signage.

2. Necessity for Preservation and Enjoyment of Property Rights

The variance is essential to allow the business to effectively advertise and identify itself to the public, which is a fundamental aspect of operating a commercial enterprise. Without the variance, the business would be at a competitive disadvantage, unable to attract customers or communicate its presence clearly, thereby limiting the full and fair use of the property.

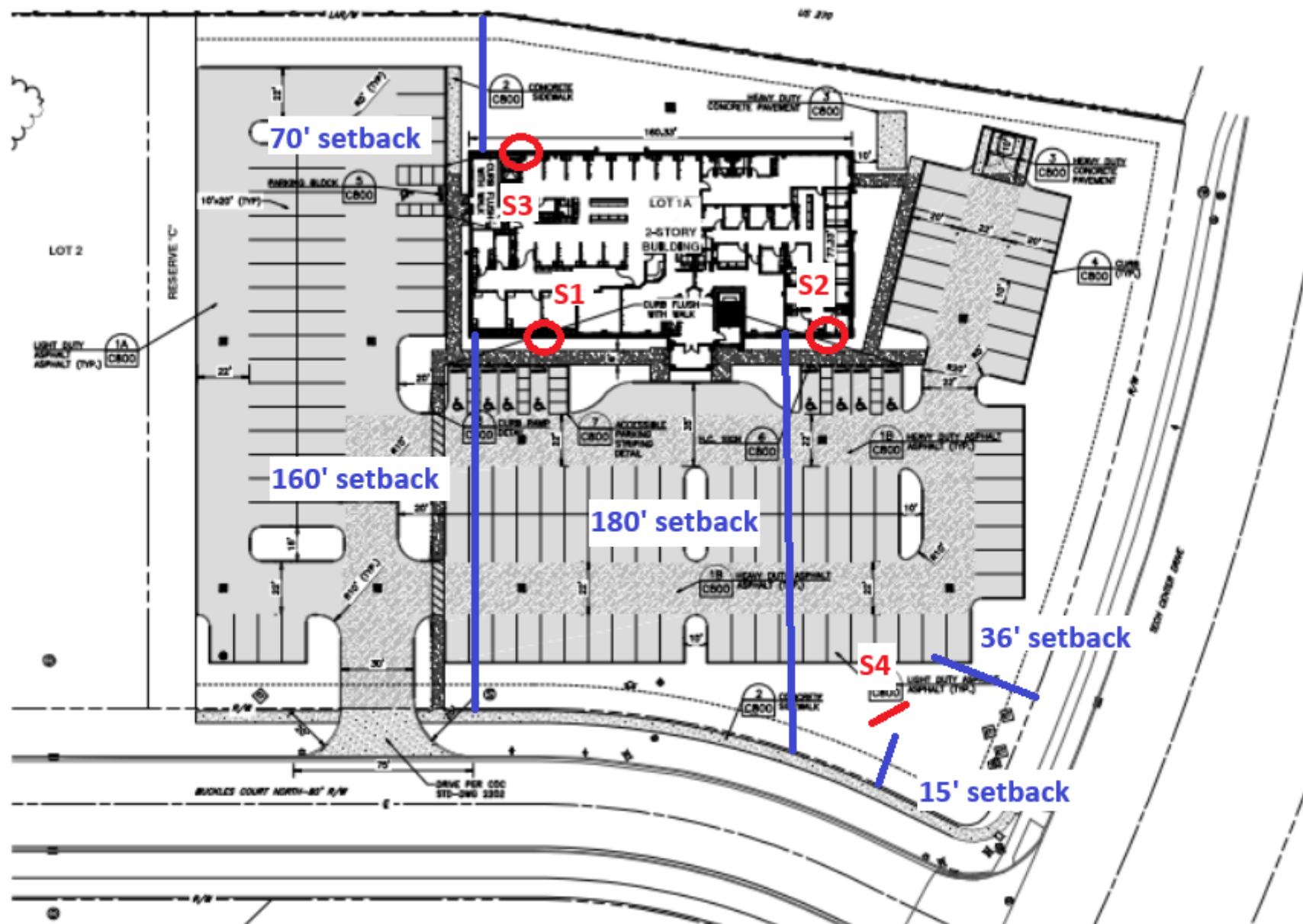
3. No Adverse Effect on Health or Safety

The proposed wall signs will comply with all structural, electrical, and placement regulations to ensure safety. They will not obstruct sight lines, interfere with pedestrian or vehicular traffic, or create visual clutter. The design will be professionally executed to maintain aesthetic harmony with surrounding properties and enhance the overall appearance of the area.

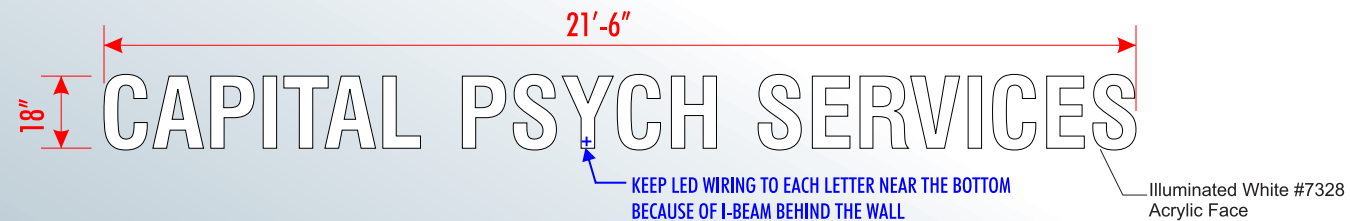


NORTH

SCALE IN FEET



SITE PLAN
SCALE 1"=30'



#S1-2177.22-R5: FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS 1/4" = 1'-0"

- LETTERS: WHITE ALUMINUM CHANNELS.
- LETTER FACES: WHITE ACRYLIC WITH WHITE TRIM-CAP.
- ILLUMINATION: WHITE LED'S.

MOUNTING DETAIL

1/2" = 1'-0"

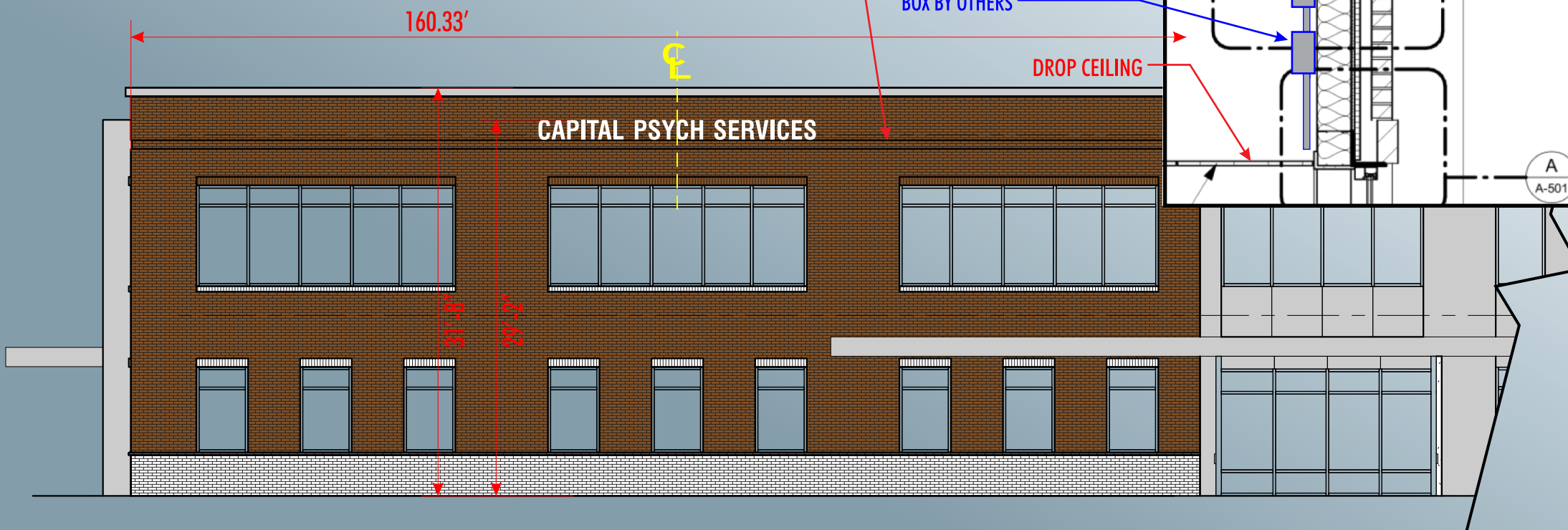
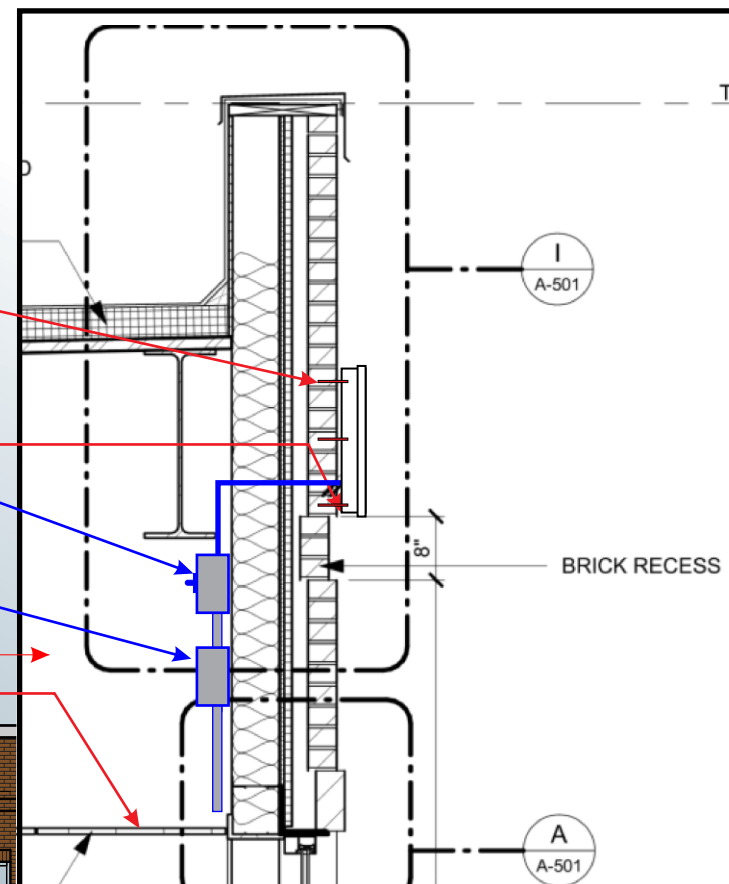
1/4"D. X 4" LONG ALL-THREAD
WITH SILICONE ADHESIVE.
(APPROX (3) PER LETTER)

BOTTOM OF CHANNEL LETTERS
ALIGNS WITH TOP OF RECESSED
BRICK AREA

LED POWER SUPPLIES

20 AMP / 120 VOLT JUNCTION
BOX BY OTHERS

DROP CEILING



West Elevation

SCALE: 3/32" = 1'-0"



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www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

UL APPLIES TO ILLUMINATED SIGNS ONLY.

COLORS

☐ WHITE ACRYLIC / RETURNS / TRIM-CAP

APPROVED-CUSTOMER

DATE



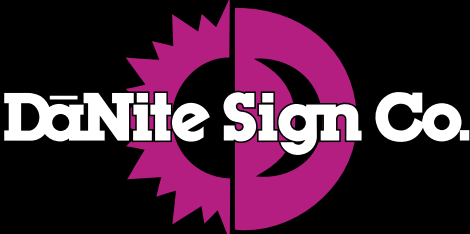
JOB NAME OHIO GASTRO GROUP #S1-2177.22-R5
STREET 722 BUCKLES COURT NORTH
CITY, STATE GAHANNA, OH
SIGN TYPE CHANNEL LETTERS

DATE 9/19/22 REV. DATE: 9/11/24
FILE NAME OHIO GASTRO GROUP.CDR
DIRECTORY THAD > 2022 > 0

SCALE AS NOTED SALE OH DESIGNER TK

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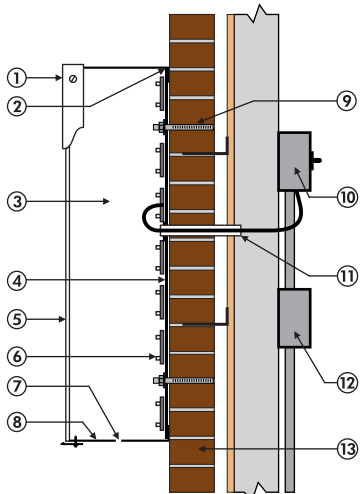


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FLUSH MOUNT LED FACE-LIT CHANNEL LETTERS

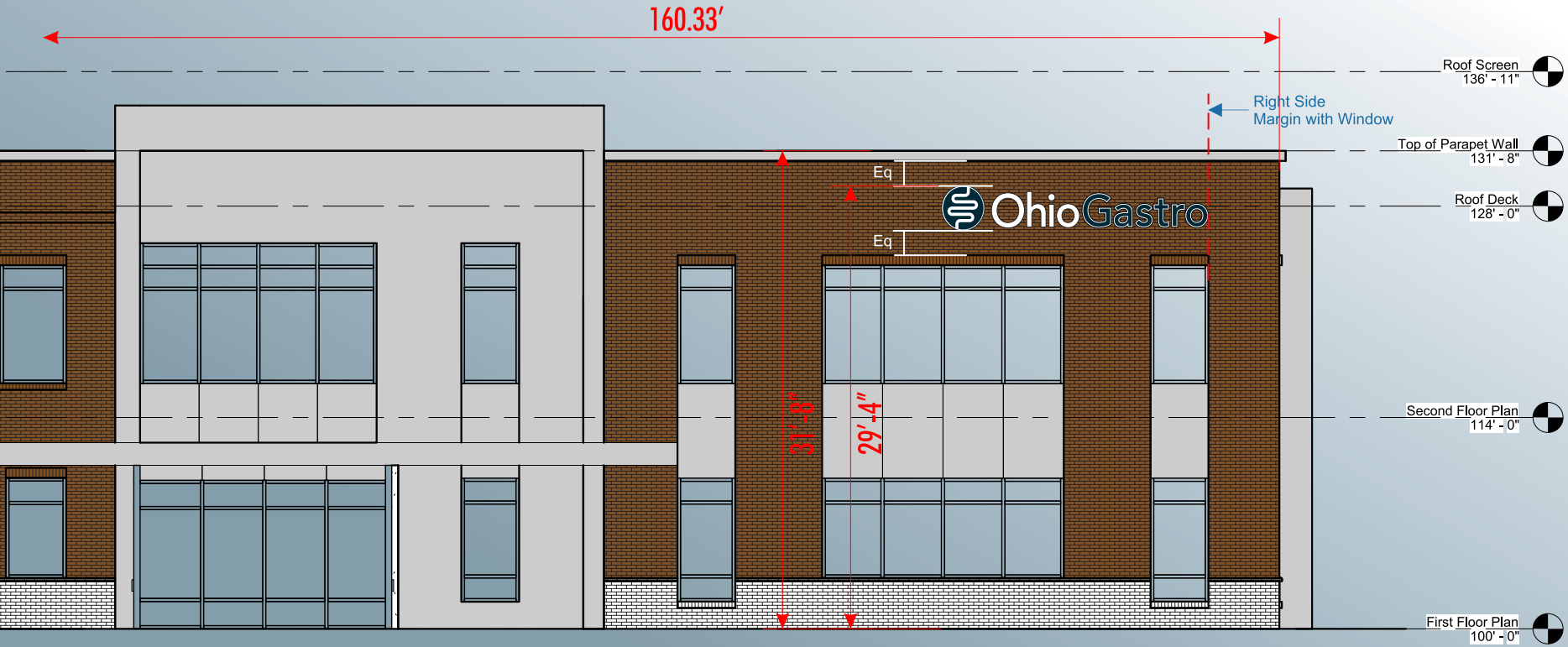


1. FACE TRIM-CAP
2. SILICONE SEAL - TYPICAL
3. INTERIOR PAINTED WHITE
4. .063" ALUMINUM BACK
5. ACRYLIC FACE
6. LED MODULES
7. WEEP HOLES
8. .040 ALUMINUM RETURN
9. 1/4"D. X 4" LONG ALL-THREAD WITH SILICONE ADHESIVE
10. LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
11. METAL PASS-THRU WITH 16GA LOW VOLTAGE WIRE
12. 20 AMP / 120 VOLT JUNCTION BOX BY OTHERS
13. 4" BRICK VENEER OVER PLYWOOD ON 16"C/C STUDS



#S2-2177.22-R1: FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS 3/8" = 1'-0"

- LOGO AND LETTERS: 3" DEEP WHITE ALUMINUM CHANNELS.
- LOGO AND LETTER FACES: WHITE ACRYLIC WITH WHITE TRIM-CAP AND DIGITALLY PRINTED PMS 303 BLUE VINYL OVERLAYS PER CLIENT PROVIDED ARTWORK.
- ILLUMINATION: WHITE LED'S.



West Elevation

SCALE: 3/32" = 1'-0"

COLORS

- ☐ WHITE ACRYLIC / RETURNS / TRIM-CAP
- ☒ PMS 303 BLUE

APPROVED-CUSTOMER DATE



JOB NAME OHIO GASTRO GROUP #S2-2177.22-R1
STREET 722 BUCKLES COURT NORTH
CITY, STATE GAHANNA, OH
SIGN TYPE CHANNEL LETTERS

DATE 9/8/23 REV. DATE:
FILE NAME OHIO GASTRO GROUP.CDR
DIRECTORY THAD > 2022 > 0

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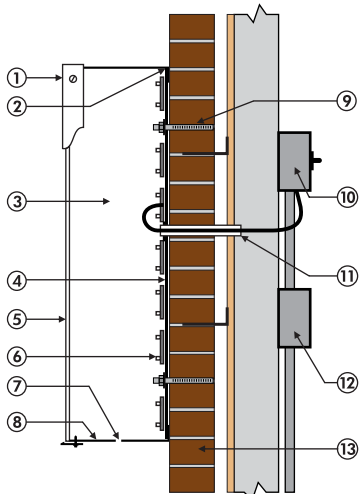
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FLUSH MOUNT LED FACE-LIT CHANNEL LETTERS

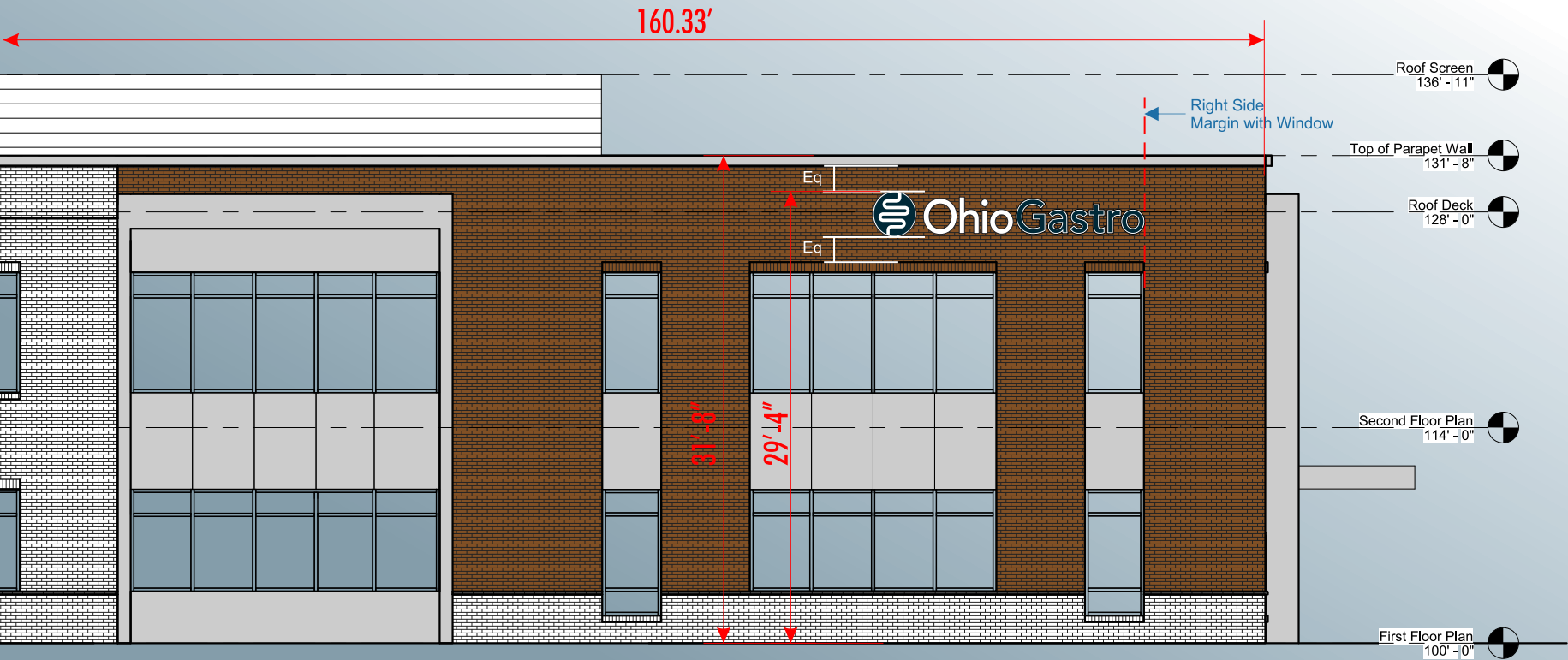


- 1. FACE TRIM-CAP
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#S3-2177.22-R1: FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS 3/8" = 1'-0"

- LOGO AND LETTERS: 3" DEEP WHITE ALUMINUM CHANNELS.
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- ILLUMINATION: WHITE LED'S.



East Elevation

SCALE: 3/32" = 1'-0"



PLANNING COMMISSION STAFF REPORT

Project Summary – Ohio Gastroenterology Signage

Meeting Date: October 8, 2025

Location: 722 Buckles Court North

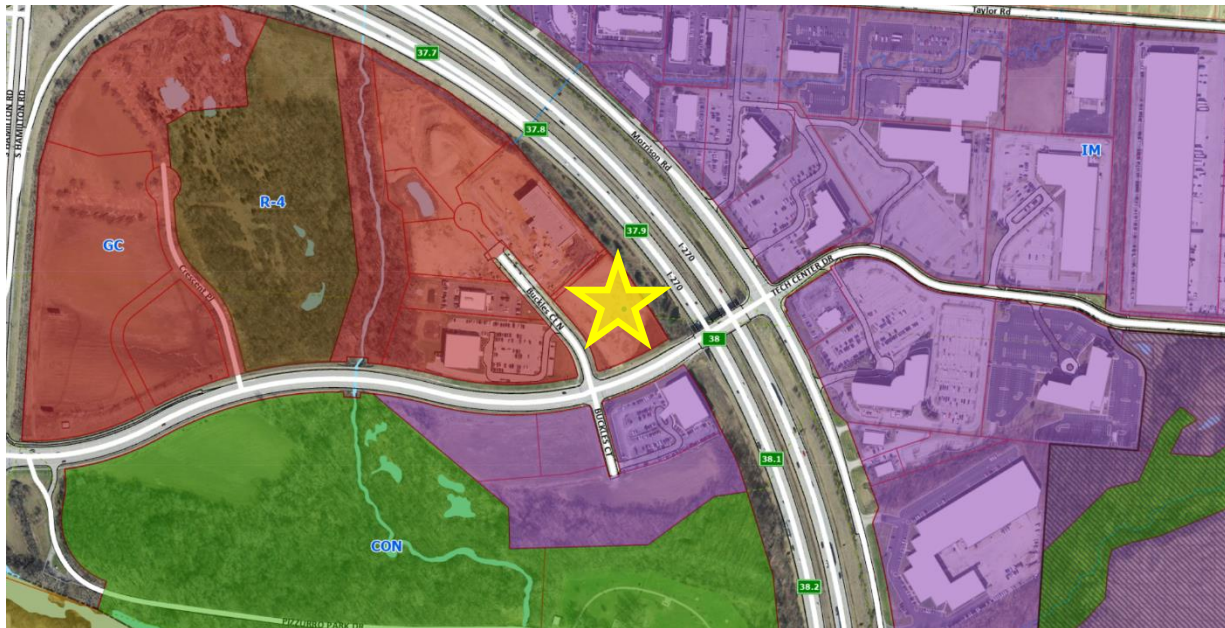
Zoning: General Commercial (GC)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map:



Staff Review

History

In October 2022, Planning Commission approved Final Development Plan, Design Review, and Variance applications to develop a medical office building on this site. The project included a two-story MOB building with space for two tenants. The variances were for setback, landscaping, and dumpster requirements. None of the variance were related to signage.

In February 2025, a permanent sign permit was approved for a 32 SF monument sign at this location that meets all code requirements. The sign is installed and located in the southwest corner of the site. This approval did not include any wall signage.

Overview

The applicant is requesting approval of a variance to install three wall signs on the existing MOB on the site. The site has two frontages, along Buckles Ct N and Tech Center Dr. Per the zoning code, a site is permitted one wall sign per street frontage. In this case, a maximum of two wall signs at 50 SF or less each is allowed.

The proposal includes 32.25 SF and 53 SF wall signs on the west elevation, facing Buckles Ct N and one 53 SF wall sign on the east elevation, facing I-270. This is one more sign than what code allows, and two of the three signs exceed the maximum of 50 SF. If the variance is approved, the total area of signage on-site will be 170.25 SF, which is far below the 400 SF total area allowed.

For multi-tenant buildings that require signage more than what code allows, property owners can either submit a Master Sign Plan or a Variance application. MSPs are typically preferred over variances, however, the building only has two tenant spaces, which is far less than other sites with MSPs.

Review Criteria

Variances (V)

The following variances have been requested:

1. Ch 1111.03 – Permanent Sign Standards
 - a. The maximum area per wall sign is 50 SF.
 - b. Two of the proposed signs are 53 SF each.
2. Ch 1111.03 – Permanent Sign Standards
 - a. One wall sign is permitted per street frontage.
 - b. Two wall signs are permitted on the site and three are proposed.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;

- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff has no objection to the variance application. Although MSPs are preferred for most multi-tenant buildings, there are only two tenant spaces in this building. The request is also minor since only one extra wall sign is requested, and two of the three signs exceed 50 SF by only three feet. The applicant states they need additional signage for increased visibility and identification.