

## VARIANCE APPLICATION

Project/Property Address or Location: <b>785 Science Blvd., Gahanna, OH 43230</b>		Project Name/Business Name: <b>Franklin Peak, LLC / Edison Brewery</b>	
Parcel ID No.(s): <b>025-006469-00</b>	Zoning Designation: <i>L-OCT m/s 6/2/21</i> OCT-Office, Commerce, and Technology District	Total Acreage: <b>3.57</b>	
Description of Variance Requested: The OCT Zoning District per Chapter 1165.08(b)(3) allows for 1 wall sign that is no more 50 Sq. Ft., this variance request would be to allow for two wall signs, 1) "Edison" sign at 31 Sq. Ft. and 2) "Brewery" sign at 38 Sq. Ft. for a total of two signs that would cover approximately 69 Sq. Ft.			
STAFF USE ONLY – Code Section(s): <i>1165.08(b)(3) – wall sign; maximum square feet</i>			
APPLICANT Name-do <u>not</u> use a business name: <b>Brandon Rose</b>		Applicant Address: <b>400 Canal St., Sidney, OH 45365</b>	
Applicant E-mail: <b>brose@ferguson-construction.com</b>		Applicant Phone No.: <b>(937) 498-2381</b>	
BUSINESS Name (if applicable): <b>Ferguson Construction Co.</b>			
<b>ADDITIONAL CONTACTS</b> Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): <b>Bill Moffitt (Ferguson Construction Co.)</b>		Contact Information (phone no./email): <b>Office (614) 876-8496 bmoffitt@ferguson-construction.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>William Schulze</b>		Property Owner Contact Information (phone no./email): <b>(614) 335-6223</b>	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: *Brandon Rose* Date: **5/4/2021**

INTERNAL USE

Zoning File No. *V-0288-2021*

RECEIVED: *KAW*

DATE: *5-19-21*

PAID: *500.00*

DATE: *5-19-21*

## VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1131](#) (visit [www.municode.com](http://www.municode.com))  
(Sign Variances, refer to Chapter [1165.12](#); Fence Variances, [1171.05](#); Flood Plain Variances, [1191.18](#))
2. Survey of property certified by a registered surveyor (11"x17" copy) if Applicable
  - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. A statement of the reason(s) for the variance request that address the following three conditions:  
(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)
  - Special circumstances or conditions
  - Necessary for preservation and enjoyment of property rights
  - Will not adversely affect the health or safety
4. List of contiguous property owners & their mailing address
5. One set of pre-printed mailing labels for all contiguous property owners
6. Application fee paid (in accordance with the [Building & Zoning Fee Schedule](#))
7. Application & all supporting documents submitted in digital format
8. Application & all supporting documents submitted in hardcopy format
9. Authorization Consent Form Complete & Notarized (see page 3)

### Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.  
Applications that are not consistent with the code will not be scheduled for hearing.

## AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

PROPERTY OWNER

### IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

William F Schulze

(property owner name printed)



(property owner signature)

2-4-21

(date)

Subscribed and sworn to before me on this 4<sup>th</sup> day of February, 2021.

State of Ohio County of Franklin

Notary Public Signature: Elizabeth A Carmean



**ELIZABETH A CARMEAN**  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 May 24, 2022

Applicant/Property Owner/Representative

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Brandon Rose (Applicant)



(applicant/representative/property owner signature)

2-18-2021

(date)

Subscribed and sworn to before me on this 18<sup>th</sup> day of Feb, 2021.

State of Ohio County of Champaign

Notary Public Signature: Lisa K Blake



**LISA K. BLAKE**  
 Notary Public, State of Ohio  
 My Commission Expires May 28, 2021



400 Canal Street, P.O. Box 726  
Sidney, Ohio 45365-0726  
Phone: 937-498-2381  
Fax: 937-498-2243

May 5, 2021

Zoning Division  
200 S. Hamilton Road  
Gahanna, Ohio 43230

To Whom It May Concern:

In response to Project 785 Science Boulevard Sign Comment Letter.

Edison Brewery requests a variance for an additional wall sign and additional square footage of signage area at 785 Science Boulevard for the following reasons:

1. This overall property is large at 4.39 acres total for the site.
2. This property has two buildings that share the same property and have multiple lessees.
3. Both buildings have frontages set back quite far from the street right-of-way line ranging from the nearest around 180' to the farthest at around 235', because of this setback distance limiting the size of the proposed signage would cause difficulty to recognize, read, and notice the signs if they were any smaller.
4. The signage selected for the building is stylistically compatible and proportional to the overall appearance of the building,
5. The overall area of the two signs only comes to right around 69 Sq. Ft. total, with one sign at 38 Sq. Ft. and the second sign at 31 Sq. Ft.
6. The site, which includes both the Edison Brewery and Franklin Peak developments, currently both do not have signs on the shared property.

Should you have any questions, please do not hesitate to call our office.

Sincerely,

FERGUSON CONSTRUCTION COMPANY

A handwritten signature in black ink that reads 'Brandon Rose' in a cursive script.

Brandon Rose  
Designer

FRANKLIN PEAK / EDISON BREWERY  
785 SCIENCE BLVD.  
COLUMBUS, OH 43230

**Parcels: 025-006469-00, 027-000114-00, 025-013668-00**

List of Contiguous Properties to Franklin Peak / Edison Brewery.

- 1) CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION  
845 PARSONS AVE  
COLUMBUS, OH 43206

**Parcels: 025-013666-000 and 25-013667-00**

- 2) CENTRAL OHIO COMMUNITY IMPROVEMENT CORP  
PO BOX 6355  
COLUMBUS, OH 43206

**Parcel: 025-013637-00**

- 3) VALUE RECOVERY GROUP II LLC  
919 OLD HENDERSON RD.  
COLUMBUS, OH 43220

**Parcels: 025-013636-00 and 027-000110-00**

- 4) CITY OF GAHANNA  
200 S. HAMILTON RD.  
GAHANNA, OH 43230

**Parcel: 027-000113-00**

- 5) GAHANNA-JEFFERSON SCHOOL BOARD  
\*\*\*785 SCIENCE BLVD.\*\*\*  
\*\*\*COLUMBUS OH 43230\*\*\*

Being that this is Edison Brewery's Address I believe this is incorrect from the Franklin County Auditor's website.

I believe it should be as listed below.

GAHANNA-JEFFERSON SCHOOL BOARD  
160 S HAMILTON RD  
GAHANNA OH, 43230

**Parcel: 025-013010-00**







**From:** [Nicole Otte](#)  
**To:** [Brandon Rose](#)  
**Subject:** FW: Edison Brewery Signage Installation  
**Date:** Tuesday, May 4, 2021 11:13:44 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image012.png](#)  
[Edison Brewery Rod Location.pdf](#)  
[Edison Installation.pdf](#)

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Here you go, Brandon!

All my specifications are at the very bottom of this email chain. After reviewing, just let me know if there are any other questions you need answered.

Thanks!

**Nicole Otte**  
Graphic Department  
937.492.2110  
[visualconceptspsg.com](mailto:Nicole@visualconceptspsg.com)

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**From:** Building Gahanna <Building.Gahanna@gahanna.gov>  
**Sent:** Thursday, April 29, 2021 5:34 PM  
**To:** Nicole Otte <Nicole@visualconceptspsg.com>  
**Subject:** RE: Edison Brewery Signage Installation

Thanks for submitting the sign and anchoring information. That will be sufficient for my approval. We are still awaiting zoning/planning commission approval.

For the “building” permit for these signs – we will just need to have a registered sign contractor for the permit.

Thanks,

Ken

**Kenneth W. Fultz, P.E.**  
Chief Building Official  
Department of Planning



CITY OF GAHANNA  
200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
O: 614.342.4010  
[ken.fultz@gahanna.gov](mailto:ken.fultz@gahanna.gov)

[www.gahanna.gov](http://www.gahanna.gov)



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**From:** Nicole Otte [<mailto:Nicole@visualconceptspsg.com>]

**Sent:** Thursday, April 29, 2021 12:55 PM

**To:** Building Gahanna <[Building.Gahanna@gahanna.gov](mailto:Building.Gahanna@gahanna.gov)>

**Subject:** Edison Brewery Signage Installation

Hi Ken,

Attached is the sheet indicating where the threaded rods are located on each segment of the sign. The 1/4"-20 threaded rod ultimate shear strength with riv nut is 710lbs. Each letter in BREWERY is approximately 8lbs. The larger sign is three different pieces with approximate weights of 28lbs, 14lbs, and 12lbs.

I also included our installation sheet.

The contractor we handed this over to is Ferguson Construction Company. They have an office in the Columbus area which is the branch that is handling the install. I do not have a specific contact, but their office number is 614.876.8496.

If you have additional questions/need any other information, please call back and ask to speak with Brad!

Thank you!

**Nicole Otte**

Graphic Department

937.492.2110

[visualconceptspsg.com](http://visualconceptspsg.com)



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**Total Control Panel**

[Login](#)

To: [nicole@visualconceptspsg.com](mailto:nicole@visualconceptspsg.com)

Message Score: 50

High (60): Pass

From:

My Spam Blocking Level: High

Medium (75): Pass

[building.gahanna@gahanna.gov](mailto:building.gahanna@gahanna.gov)

Low (90): Pass

[Block](#) this sender

[Block gahanna.gov](#)

*This message was delivered because the content filter score did not exceed your filter level.*

B

R

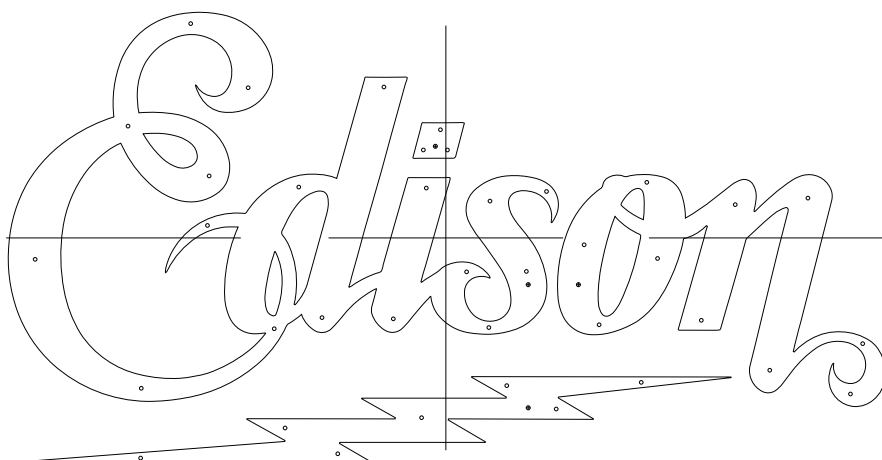
E

W

E

R

Y





130 South Lester Avenue  
Sidney, Ohio 45365  
937.492.2110 Phone  
937.492.2140 Fax

www.visualconceptspsg.com

everything **CUSTOM**

## DESCRIPTION

Client Name: Edison Brewing

Date: 8/5/2020

Job Title: **Interior and Exterior  
Signage**

PROOF #: 2-3

## DISCLAIMER / APPROVAL

Work on this job has been **STOPPED** and will be resumed when this Proof Authorization Form is signed and faxed back to us. Visual Concepts DOES NOT assume responsibility for typographical or sizing errors after copy has been approved by the customer.

This artwork is property of Visual Concepts by PSG. No unauthorized use or reproduction may be made of this document unless authorized by Visual Concepts. Visual Concepts retains all rights of this document and information. There are no refunds on custom vinyl graphics. Orders of certain items will require a down payment and artwork charges may apply when necessary. Thank you for your business! Customers are responsible for any or all sign installation permits required in their county.

☐ Approved Quote # \_\_\_\_\_ Date: \_\_\_\_\_

☐ Change as marked; Re-proof Signature: \_\_\_\_\_

**Back lit LED Aluminum Letters  
& Returns**

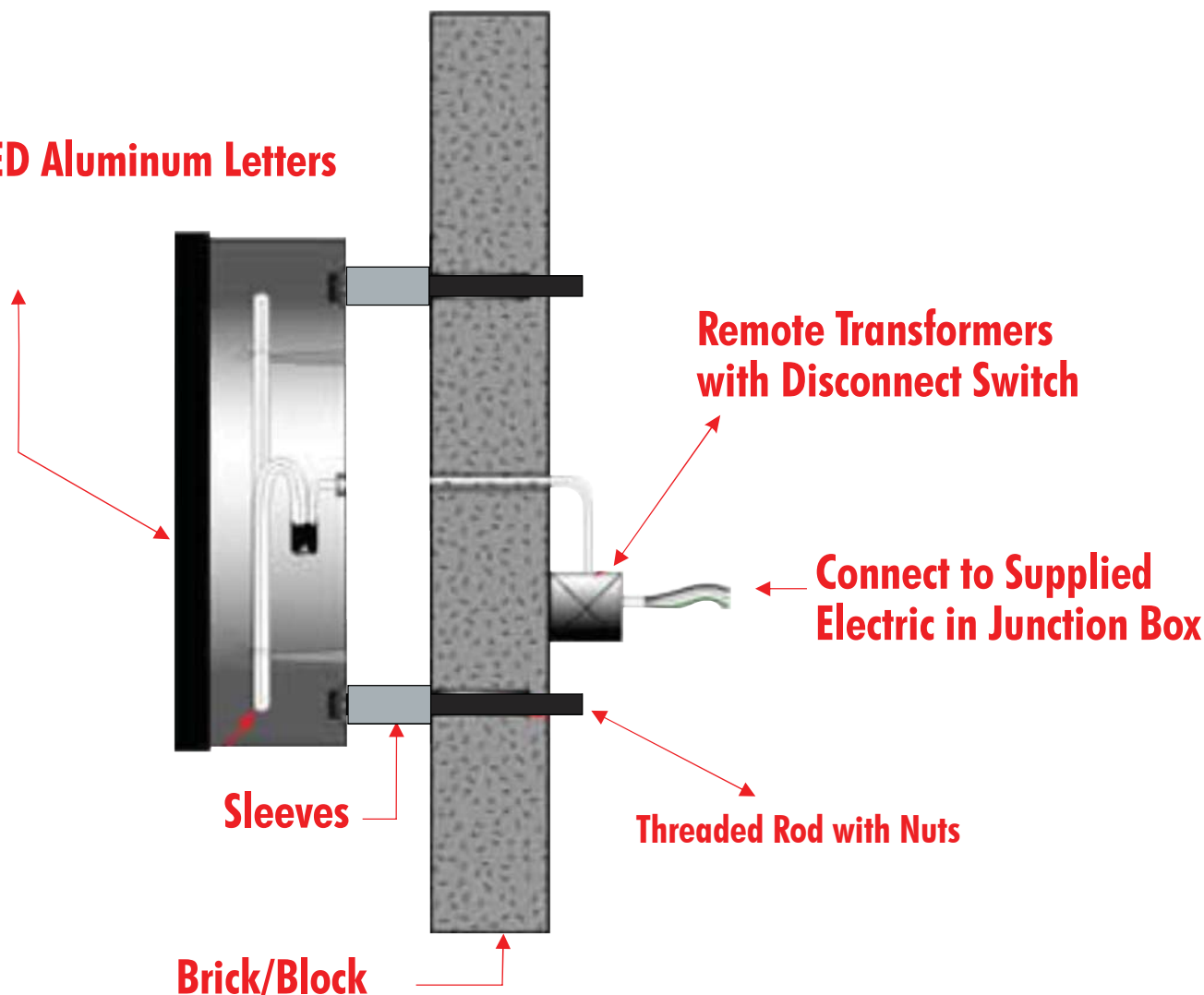
**Remote Transformers  
with Disconnect Switch**

**Connect to Supplied  
Electric in Junction Box**

**Sleeves**

**Threaded Rod with Nuts**

**Brick/Block**





April 30, 2021

Brandon Rose  
400 Canal Street  
Sidney, OH 45365

RE: Project 785 Science Blvd Sign Comment Letter

Dear Brandon Rose:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

### Community Development

1. Chapter 1165.08(b)(3) permits up to 50 square feet of wall signage per building. A variance will be necessary to permit the requested size.
2. Is there signage associated with the Franklin Peak building? If so, please include the number, type and size. The zoning code permits signage per parcel, not per business or per building. There are two buildings on the property; therefore, signage must be split between the two buildings (Chapter 1165.08(a) limits OCT zoned property to a maximum of 150 sf total of all signs).
3. Chapter 1165.08(b)(3) permits one wall sign per street frontage. The property has one frontage so only one wall sign would be permitted. Two signs have been requested ("Edison" and "Brewery"). A variance will be necessary in order to permit as proposed.
4. Informational Comment - Staff would most likely not have an objection to variances to allow for additional signage. The property and building are quite large. Signage above what the code normally permits appears to be reasonable. The proposed signage appears to be stylistically compatible with the building.

### Building

5. Plans are incomplete. No design information was provided for the sign anchorage - - - only indicating "lag bolts with shields" which is insufficient.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant



June 1, 2021

Ferguson Construction  
4348 Reynolds Dr  
Hilliard, OH 43026

RE: Project 785 Science Blvd  
785 Science Blvd

Dear Ferguson Construction:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Building**

1. No comments.

**Engineering**

2. No comments

**Community Development**

3. Informational Comment - No issues or concerns with the requested variances. The proposed signs appear to be appropriate in size and number given the large size of the property and architecture of the buildings.

**Fire District**

4. The Fire Division has no objection to the Variance for the Wall Signage. This type of variance is not referenced in the 2017 Ohio Fire Code.

**Parks**

5. No Comments Per Julie Predieri

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant

## STAFF REPORT

### Request Summary

Edison Brewery is requesting variance approval to permit two wall signs on the façade facing Science Blvd. The number of signs, size, location, etc, is largely determined by the zoning of a property. The subject property is zoned Office, Commerce, and Technology with an overlay (L-OCT). The overlay text does not have standards for signage so the standards of Chapter 1165 apply.

Wall signs are limited to one per building in OCT, unlike other commercial zonings which do not limit the number of these signs. The square footage of all wall signs is limited to 50 square feet. The request is for two wall signs that total approximately 69 square feet.

### Variance

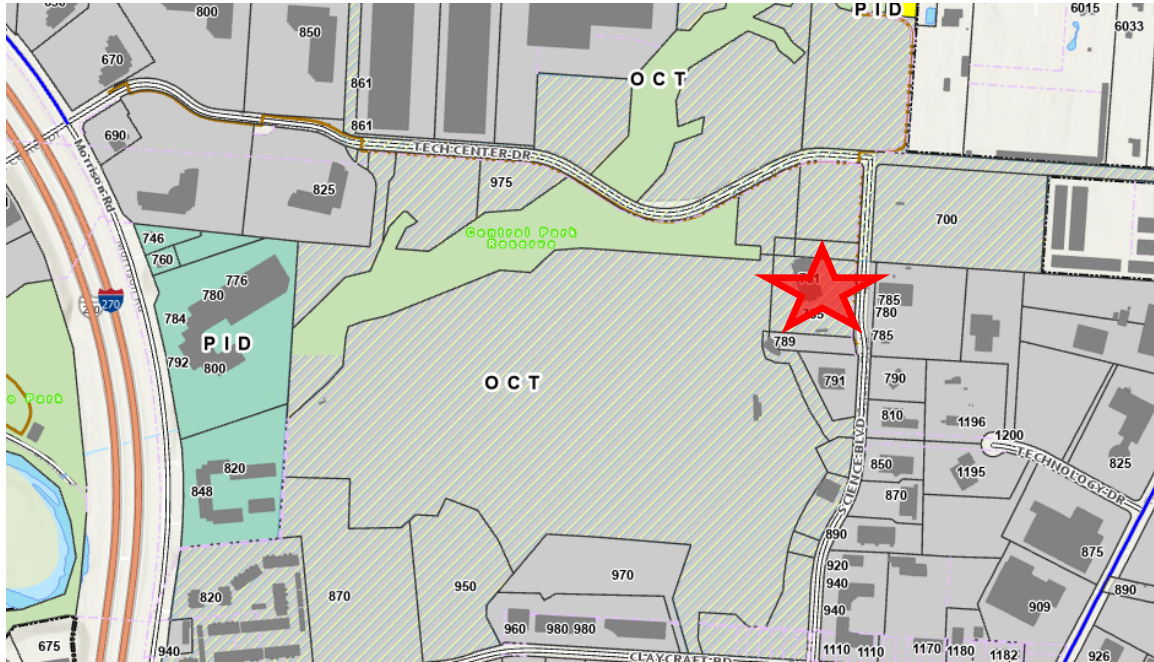
Requests to vary the requirements of the code related to fencing is subject to Chapter 1171.05. Variances to signage are subject to the factors of Chapter 1165.12. Planning Commission shall consider and weigh the following factors:

- 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 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 fence/sign is sufficiently compatible with the architectural and design character of the immediate neighborhood; and
- I. Whether the fence/sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

### Recommendation

Staff recommends approval of the variance application. The request appears appropriate as requested. The proposed signs appear to be appropriately sized given the size of the building and the setback from the road. Although the variance doesn't specifically approve the signs, unless made a condition of approval, the proposed signs appear to compliment the building. Generally speaking, staff supports signage that has a limited number of colors but larger than normally permissible over smaller signs with many different colors, fonts, and graphics.

Location/Zoning Map



Proposed



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning