

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing. 025-002211

*Applicant Name: JAN Elzey *Phone: 864-0623
 *Applicant Address: 6223 Breaksong Way Blacklick OH 43004 *Fax: _____
 *Applicant Email: jelzey@ATT.NET

*Applicant's Relationship to Project: Land Owner: Option Holder: Cont. Purchaser: Agent:

*Property Owner Name: Shepherd Church of the Nazarenes *Phone: 471-3368
 *Property Owner Address: 429 S. HAMILTON ROAD *Fax: _____
 *Contact Name: JAN Elzey *Email: jelzey@att.net

*Address for Requested Variance: Lot 67
 *Parcel ID#: 025-002211 *Current Zoning: R1D

*Description of Variance Requested: 5'-0" High x 8'-0" Long Digital LED Sign mounted on Pedestal 2'-0" High and Landscaped per attached info.

*Applicant's Signature: [Signature] *Date: 4-28-15

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners. ✓
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: A 1165.04(a)(2) B 1165.08(b)(9)

Description of the governing code and the requested variance: A To allow an electronic message sign B To allow a sign to be erected less than 15' from a public right of way

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. 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's Signature: _____ Date: _____

For Internal Use:
 SunGard File No. 15040031
 PC File No. V-12-2015
 Public Hearing Date: 6/10/2015

Revised 10-1-2014/cas

RECEIVED
 (Received)
 APR 17 2015
 By: [Signature]

PAID
 (Paid) 27 2015 (Accepted by PZA)
 DR: [Signature]
39286

*Original
Statement*

**City of Gahanna, Ohio
Planning and Zoning Commission**

Request for Variance for New Digital Sign

**Shepherd Church of the Nazarene
Corner of Hamilton Road and Rocky Fork Drive South
Gahanna, Ohio**

Shepherd Church of the Nazarene is applying for a variance to construct a new digital and landscaped monument sign to replace the old steel post and acrylic panel sign currently located at the same general location. The present sign is in poor condition and needs to be removed. It is only six feet from Rocky Fork Drive South and is very close to the fence at along Hamilton Road. This existing sign is just under 12 square feet and there is no space to display programs that the church promotes i.e. Gahanna basketball program, Community Trunk or Treat, Community Easter egg hunt etc. In the past we have attached banners to the chain link fence in this area to advertise these events.

The proposed new sign will be in two parts. The upper part includes the name of the church and our logo. The lower portion will be a digital LED TecStar sign to provide space to announce programs the church sponsors and will eliminate the need for banners to be tied to the fence. The information on the lower section can be changed on an as needed basis with 6" letters.

In previous discussions with the City, it was suggested that since this corner is highly visible to visitors entering the city, a quality sign would be a much better option compared to the small old sign and vinyl banners on the fence. The present elevated sign in front of the church is nearly hidden by trees that have grown large over the last 15 years. The sign is impossible to see driving south on Hamilton road until you are past Rocky Fork Drive South and then it is too late to turn onto Rocky fork Drive South. The proposed location for the new sign is set back from Hamilton Road and Rocky Fork Drive South to keep an open feeling alongside the road. Because of this setback, larger letters are required to be read from the roadways, hence the request for the variance for a larger sign.

The 5'-0" high by 8'-0" single sided includes an upper 2'-0" x 8'-0" Thermoformed Makrolon face with 3M Vinyl Graphics. The lower 3'-0" x 8'-0" portion will be a TecStar 32 x 112 full color LED display. The full sign will be wrapped in a 12" deep extruded aluminum hinged cabinet and supported on two steel posts with a decorative cowl mounted around and between the two steel posts that contain the property address. The sign will be landscaped as show on the rendering. Knowing it will be located directly across the street from the new development on Hamilton Road, we want to provide a quality sign that will meet our needs and make a quality statement to visitors entering and leaving Gahanna.

*revised
Statement*

City Of Gahanna
Planning and Zoning
Attention: Bonnie Gard
Planning and Zoning Administrator

May 21, 2015

Reference: Application for Sign Location Variance

Dear Ms. Gard

To follow up on our meeting with you and Michael Blackford that was held on May 20, 2015, we are requesting the following for the Planning and Zoning Committee's consideration.

As you know, we were surprised at the size and location of the monument sign that has been built 15 feet from the Hamilton roadway for the new retail center at the north west corner of Rocky Fork Drive South and the South Hamilton Road intersection. If we are required to maintain the 15' set back from the chain link fence on our property to the south of this intersection, the sign will be hidden by the monument sign at Rocky Fork Shops. We spent considerable time today trying to find any location that would be visible from the southbound lane of Hamilton Road and readable from Morrison Road. Unfortunately there is no good location, but one is better than any other we tried. That location is about 40' south of the Rocky Fork South Drive and 5' west of the present chain link fence. The attached sketch shows that location.

The sign dimensions and pedestal height will remain as originally proposed in our last application. We will however require that the sign be raised to a height where the bottom of the sign is 5' above the present grade. We propose to build a masonry retaining wall 1' west of and parallel to the chain link fence and bring in soil to build a mound that is 3' high and 8' long and 2' wide at the top and 18' wide by 18' long at the bottom. The mound will be landscaped with 6 evergreen bushes and medium size rocks as well as mulched to provide an attractive landscaped area around the sign. The bottom of the sign will be only 2' above the top of the mound to provide a low profile support that is incased with an attractive cowell that will have our street address on it.

I am asking that you modify our request for our variance to include;

1. The 2' x 8' digital sign and
2. The location of the sign with a 1' setback from the chain link fence.

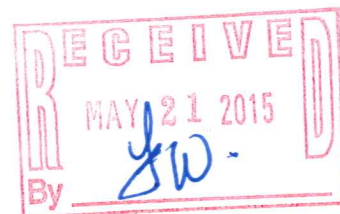
I believe we meet the zoning size requirement of under 50 square feet for the sign surface and the sign will only be raised 2' above the top of the mound or 5' above the existing grade. Please let me know if you need any additional information from me to start the variance process.

Thank you for your prompt attention to this request.

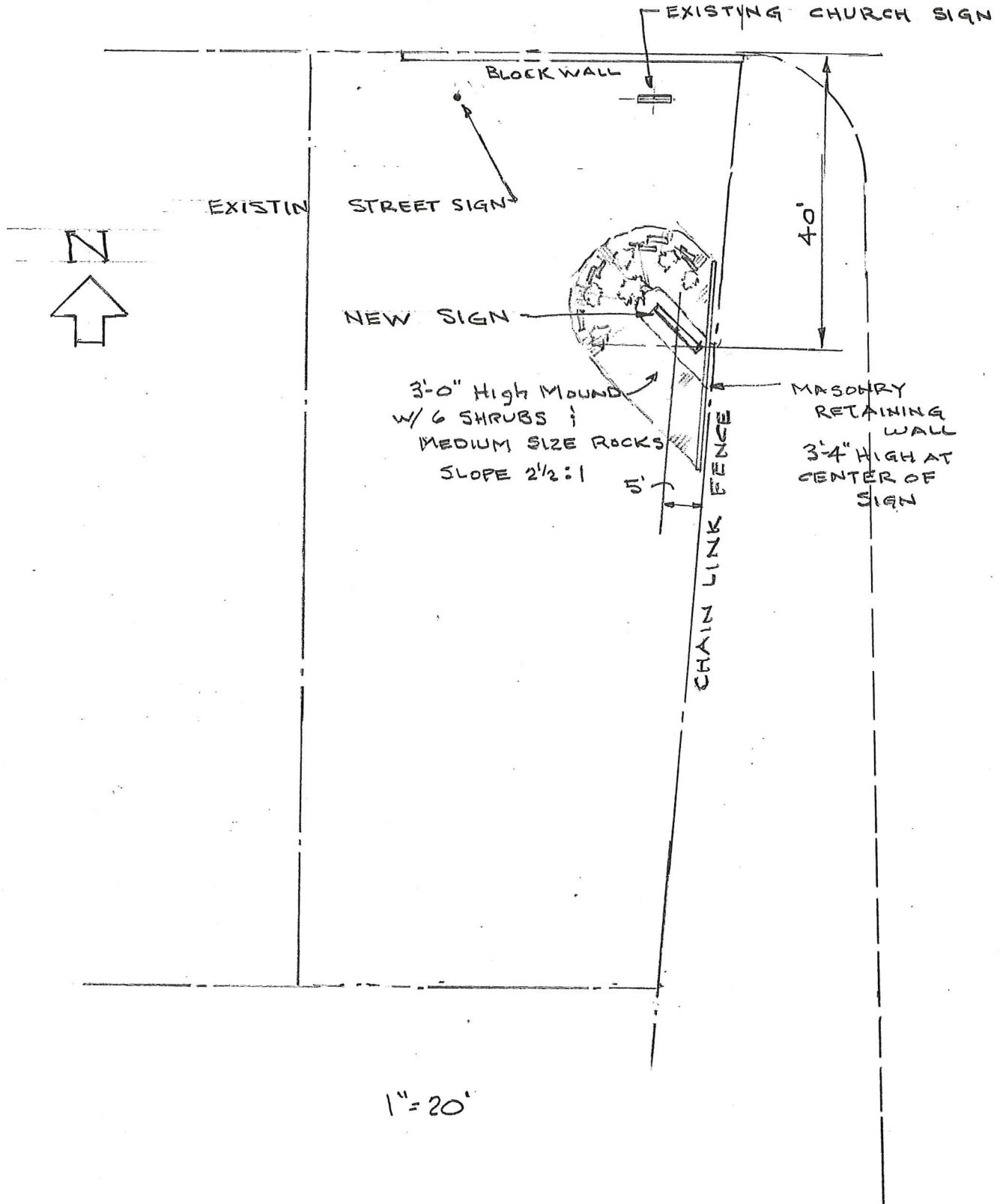
Respectfully submitted,

Jan Elzey
 Jan Elzey for
 Shepherd Church of the Nazarene

Copy: Rev. Rob Paugh, Rev. Tim Swanson



ROCKY FORK SOUTH



**LIST OF CONTIGUOUS PROPERTY OWNERS
TO
LOT 00000 S. ROCKY FORK DRIVE SOUTH**

| | |
|--------------|--|
| North | Rocky Fork Drive South |
| West | Shepherd Church of the Nazarene 429 South Hamilton Road Gahanna, Ohio 43230 |
| West | Shepherd Church of the Nazarene 429 South Hamilton Road Gahanna, Ohio 43230 |
| East | City of Gahanna 200 South Hamilton Road Gahanna, Ohio 43230 |



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 - [Auditor Services](#)
 - [Contact Us](#)
- [On-Line Tools](#)

MAP(GIS)

Parcel Info

Parcel ID: **025-002211-00** Map Routing Number: **025-N039D -002-00** Owner: **SHEPHERD CHURCH OF NAZARENE** Location: **00000 S ROCKY FORK DR**
Click owner name for additional records

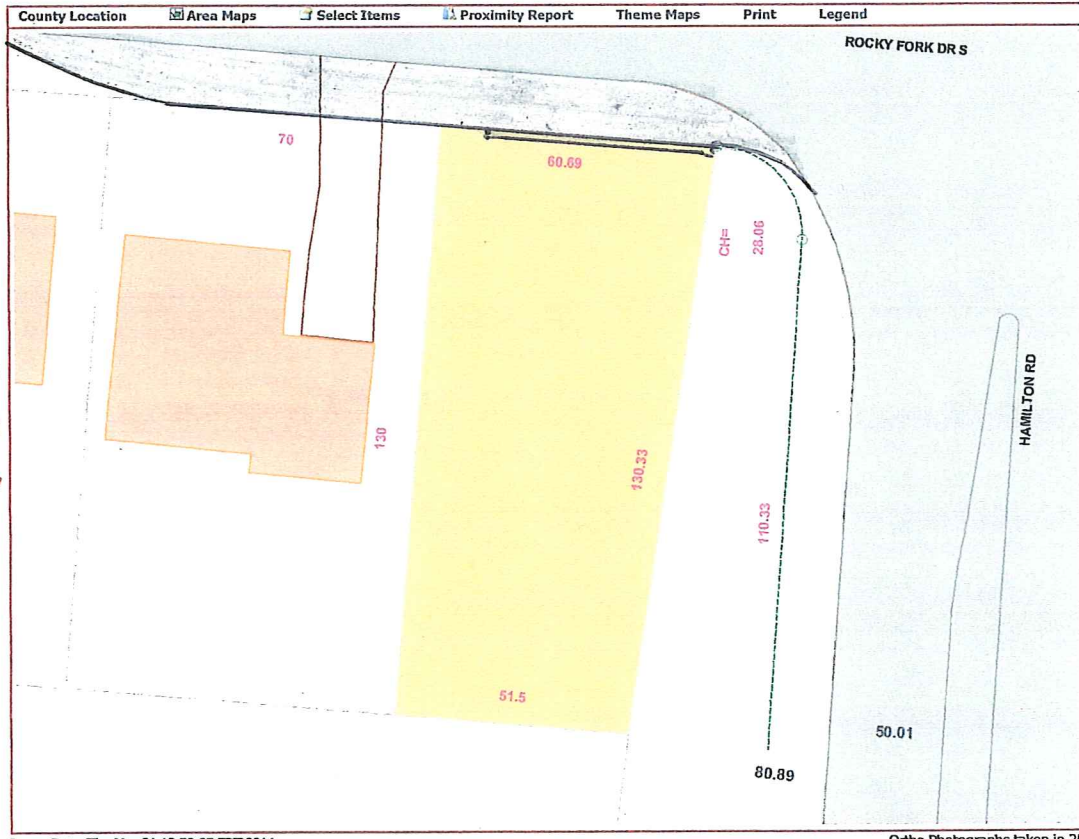
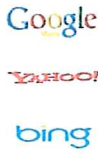
Summary

- [Property Profile](#)
- [Land](#)
- [Building](#)
- [Improvements](#)
- [Interactive Map](#)
- MAP(GIS)**
- [Sketch](#)
- [Photo](#)
- [Transfer History](#)
- [BOR Status](#)
- [CAUV Status](#)
- [Area Sales Activity](#)
- [Area Rentals](#)
- [Tax/Payment Info](#)
- [Current Levy Info](#)
- [Assessment Payoff](#)
- [Tax Distribution](#)
- [Rental Contact](#)
- [Property Reports](#)
- [Recorder's Office Document Search](#)
- [Area Sex Offender Inquiry](#)
- [Pay Real Estate Taxes Here](#)



Current Map: 233' x 171'

Click to view map using:



Data updated on: 2014-05-01 06:24:46

Image Date: Thu May 01 10:58:05 EDT 2014

Ortho Photographs taken in 20

The closest fire station from the center of this map is 1513 feet away.
Measurements are over straight-line distances.

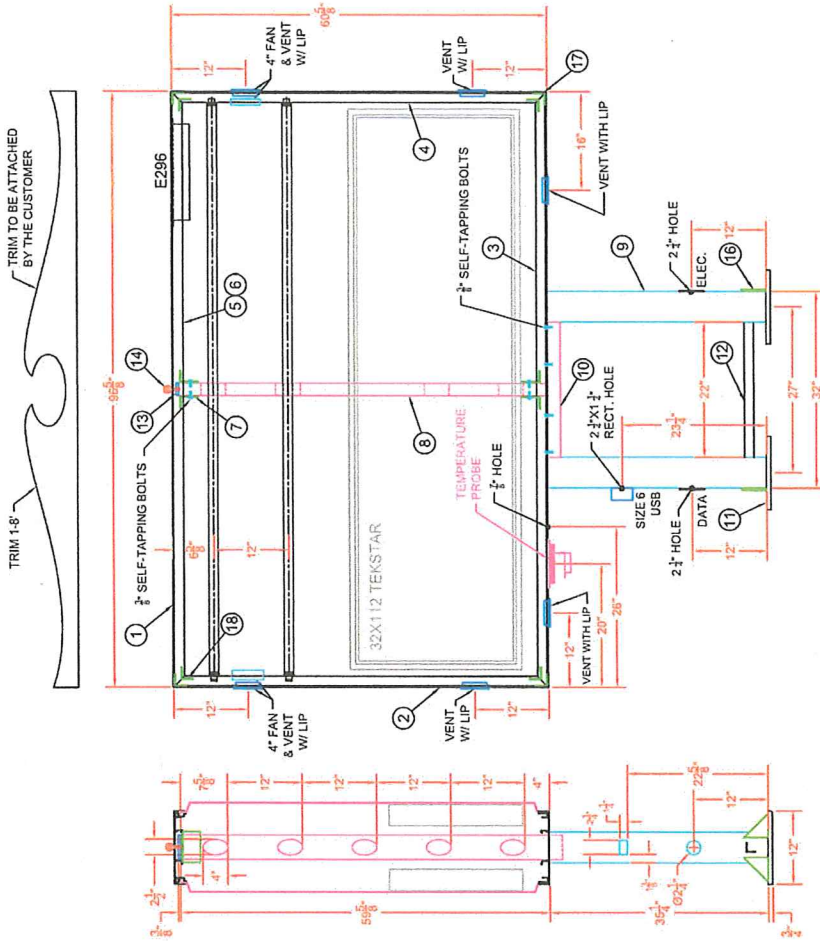
| Closest Fire Departments | |
|--------------------------|-----------|
| Mifflin Township - 131 | 1513 feet |
| Mifflin Township - 134 | 2.1 miles |
| Mifflin Township - 133 | 2.5 miles |

County Recorder Documents

City of Gahanna GIS

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



FRONT VIEW

SIDE VIEW

Stewart
 AMERICA'S PREMIER SIGN COMPANY
 J. M. STEWART CORPORATION
 2201 CANTO CT. SUITE 215
 JACKSONVILLE, FL 32211

Date: 3-22-13
 Drawn by: C.G.D.
 Drawing #: TKS-58-32X112-VC3-140-4000-WJ
 Sketch #: 751991-3d

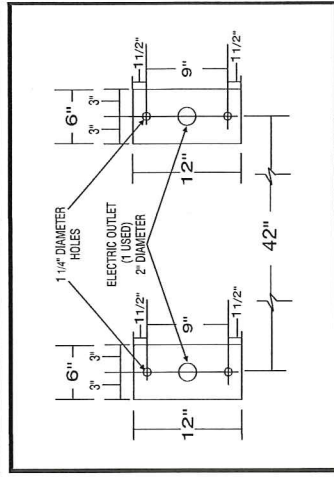
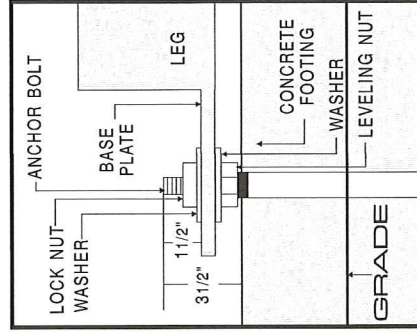
J.M.S. TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

Sign Model: TekStar 58, 32x112
 Wind Load at 140mph at Exposure C

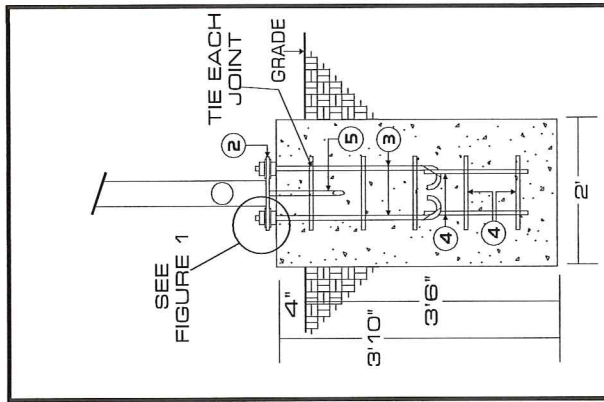
Customer Name:
 Customer Address:
 Page 1 of 5

FOOTING DETAIL

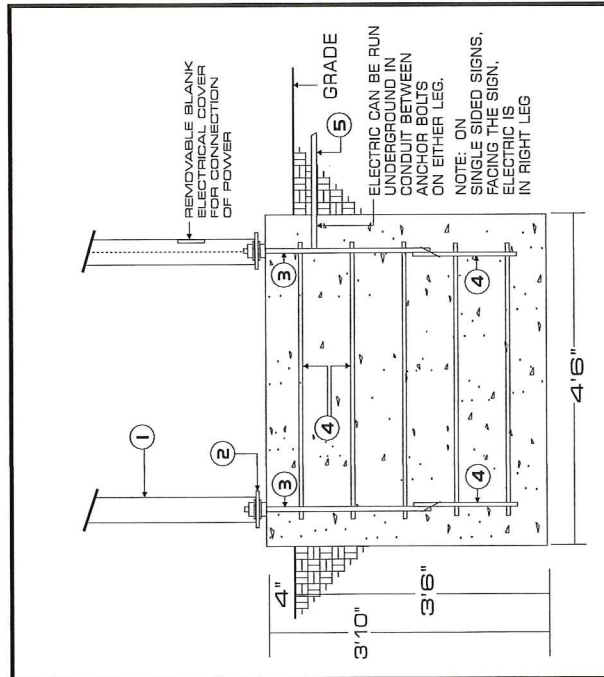
WINDLOAD: 120 MPH
 MODEL(S): WITNESS STANDARD
 WITNESS 30
 MASCOT STANDARD
 NARRATOR STANDARD
 ANNOUNCER STANDARD
 GABRIEL STANDARD
 SENTINEL STANDARD
 LEG HEIGHT: NORMAL



BASE PLATE ARRANGEMENT
 Scale: 3/4" = 1'



SIDE VIEW
 Scale: 1/2" = 1'



FRONT VIEW
 Scale: 1/2" = 1'

| ELECTRICAL REQUIREMENTS | |
|-------------------------|----------|
| MODEL | VOLT AMP |
| WITNESS STD | 120 VOLT |
| WITNESS 30 | |
| MASCOT STD | 3.5 AMP |
| NARRATOR STD | 2.7 AMP |
| SENTINEL STD | |
| ANNOUNCER STD | |
| GABRIEL STD | 1.9 AMP |

FOOTING SPECIFICATIONS

- PROVIDE 1 HOLE
- 3' 6" DEEP x 4' 6" LONG x 2' WIDE
- LESS THAN 1.5 CUBIC YARDS OF CONCRETE NECESSARY

- SIGN LEG: 4" x 4" x 1/8" PLATE GRADE STEEL TUBE
- BASE PLATE (WELDED TO LEG AT FACTORY)
- 3/4" x 30" ANCHOR BOLTS 4 REQUIRED (TAPE THE THREADS OF THE ANCHOR BOLTS FOR PROTECTION AGAINST SAND AND CEMENT)
- #5 REBAR OR BETTER, TIED AT EACH JOINT (SUPPLIED BY CUSTOMER)
- CONDUIT (SUPPLIED BY CUSTOMER)

Stewart
 America's Premier Bolt Company
 J. M. STEWART CORPORATION
 2201 CAMPE CT., SUITE 215
 MARIETTA, GA 30067

Drawn By: CGO
 Date: 8-30-06
 Location: FT-001a

JMS TEMPLATE MUST BE USED TO SET ANCHOR BOLTS INTO CONCRETE

TekStar-Full Color 20mm
32x112 CAPABILITIES



8'



2' 8"

TekStar - COLOR
20mm 32x112
CABINET SIZE: 5' x 8'



Official Sign Company for the
CHURCH OF THE NAZARENE

Approved as shown.
date x
Approved with listed changes
date x
date x

Approved as shown.

Approved as shown.

Approved as shown.

Approved as shown.

Approved as shown.

Approved as shown.

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Approved as shown.

Approved as shown.

Approved as shown.

Approved as shown.

Approved as shown.

Approved as shown.



stewart signs

America's Premier Sign Company

PH: 1-800-237-3928 FAX 1-800-485-4280

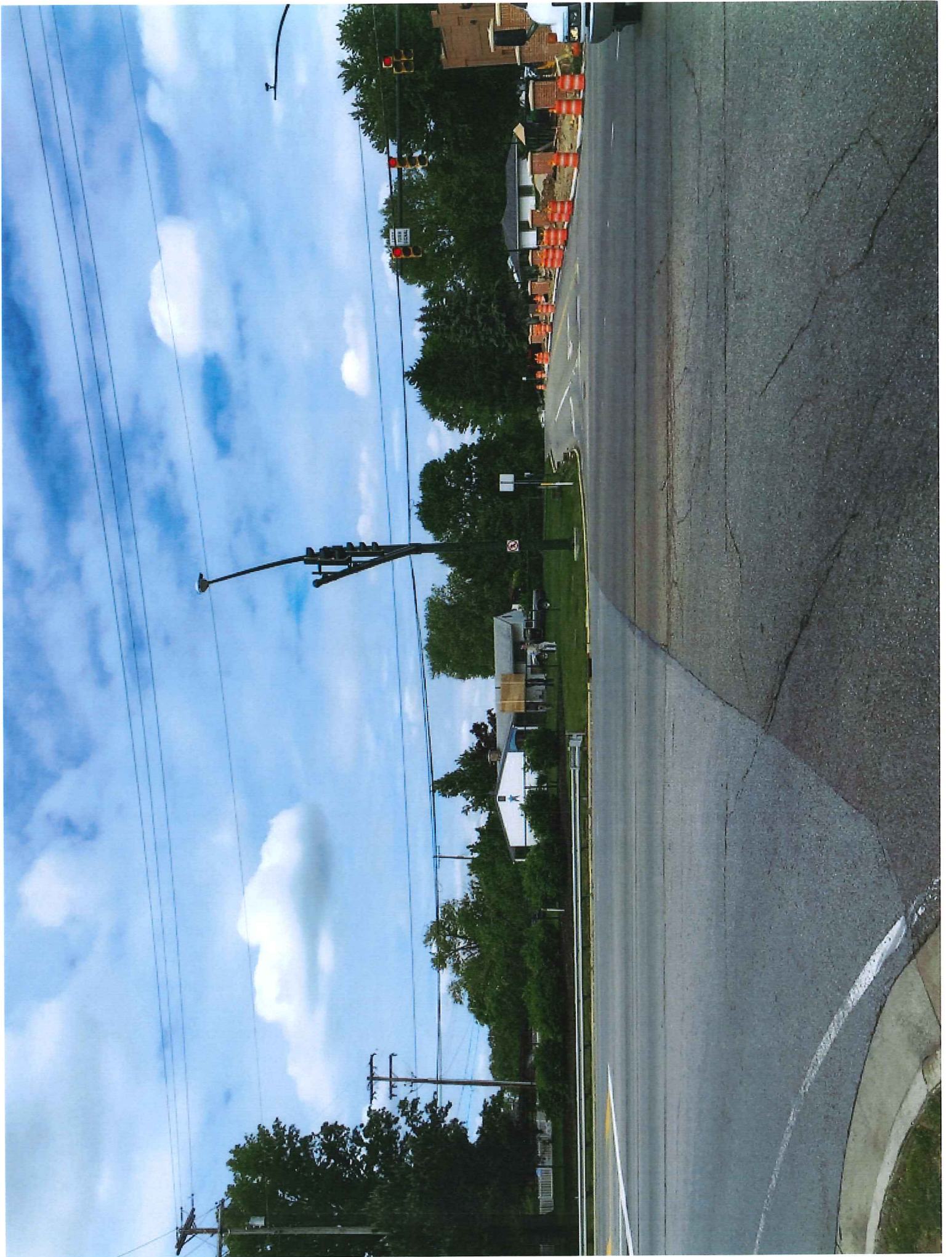
GRAPHICS DISCLAIMER
DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESSES, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN VINYL, PAINT, OR LED COLOR. ARTIST'S REPRODUCTION OF BRICKWORK, MASONRY, LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN / APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN / SIMULATED TO REPLICATE RESOLUTION FROM OPTIMUM VIEWING DISTANCE. A STEWART SIGN IS DESIGNED TO BE ILLUMINATED AT ALL TIMES AS IT INCREASES THE LIFE OF THE SIGN'S LIGHTING COMPONENTS. SKETCHES ARE BASED OFF OF THIS PREMIER

5/8"=1' (200) SK: 859416-1E CUST: 1927287 4.10.15 CA/MHELMAN -PROPO













HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

39286

HEARTLAND BANK
GAHANNA, OHIO 43230

56-933/441

CHECK NO.

SHEPHERD CHURCH OF THE NAZARENE
425 SOUTH HAMILTON RD.
GAHANNA, OHIO 43230

DATE 04/16/2015
AMOUNT \$300.00
***** Three hundred dollars and 00/100

VOID AFTER 90 DAYS



City of Gahanna.
200 S. Hamilton Rd.
Ghanna, OH 43230

PAY TO THE ORDER OF

AUTHORIZED SIGNATURE

EB-15040031

THIS DOCUMENT IS PRINTED ON TONER ADHESION PAPER



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Shepherd Church of the Nazarene
Project Address: 425 S. Hamilton Rd.

- Verily sign is located outside of plow.
- All utility locates & relocations are owners responsibility.

Respectfully Submitted By:

Robert S. Priestas



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230

614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Shepherd Church of the Nazarene
Project Address: 425 S. Hamilton Rd.

No Comment on Sign Variance.

Respectfully Submitted By:

FIRE MARSHAL

MIFFIN TWP. DIVISION OF FIRE



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230

614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Shepherd Church of the Nazarene Variance for Digital Sign
Project Address: 429 S. Hamilton Rd.

A building permit will be required, otherwise no comments.

Respectfully Submitted By: Kenneth W. Fultz, P.E.
Chief Building Official



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200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Shepherd Church of the Nazarene Variance

Project Address: 429 S. Hamilton Rd.

Planning and Development

The project site is located within the South Gateway District of the Hamilton Road Corridor Plan. The Plan provides for an overall architectural design statement that aims for a timeless design that uses traditional building materials. Signage within the South Gateway should balance the need to be visible to traffic while maintaining an appropriate size and scale. The design of signage should convey a sense of cohesiveness and unity while practicing restraint in size, color, uniqueness and illumination. The Plan asked open house participants and stakeholders for feedback. Smaller signs with restrained graphics and lighting were preferred. The Plan also recommends landscaping be provided to soften the base of ground signs.

The church received variance approval in 2014 to allow for an approximately 88 square foot ground sign. The proposed LED sign is substantially smaller, approximately 40 square feet with the electronic message limited to 16 square feet.

It should be noted that a neighboring business, McDonalds, has a small electronic message board. The sign was approved prior to the adoption of the Hamilton Road Corridor Plan.

Staff recognizes the need for the church to have signage visible to vehicles on Hamilton Road. The development of the site to the north, Shops of Rocky Fork, limits the visibility of the approved sign. Staff does not object to the request to allow a reduced setback, however, staff cannot support the variance request for an electronic message sign. The Hamilton Road Corridor Plan recommends signage with restraint colors, uniqueness and illumination. As proposed, it is staff's opinion that the sign does not meet the intent of the Hamilton Road Corridor Plan. If the Planning Commission were to approve the request, staff would recommend serious considerations be given to limiting the frequency of interval change and amount of colors displayed within the electronic portion of the sign.

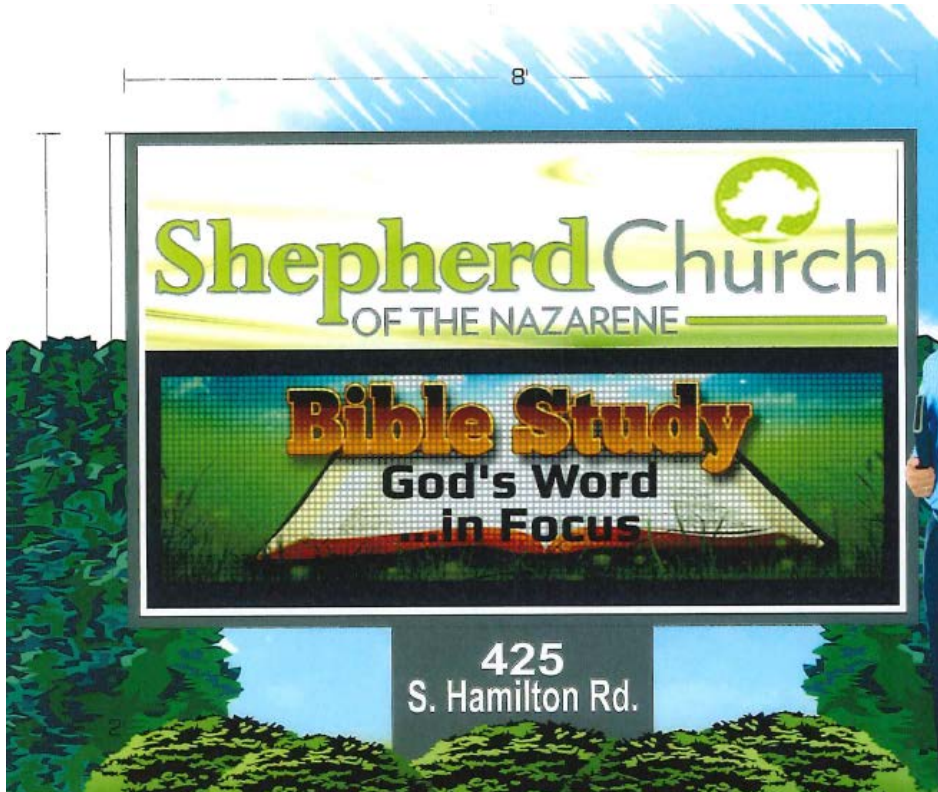


CITY OF GAHANNA

Location Map



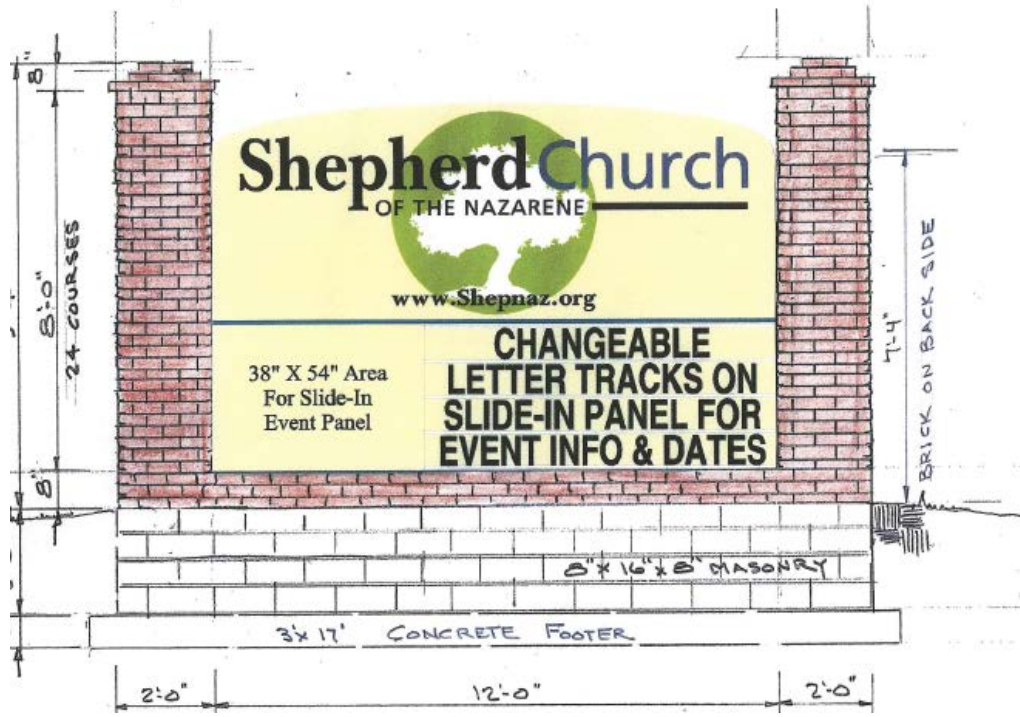
Proposed Sign





CITY OF GAHANNA

Approved Variance / Sign



McDonald's Electronic Sign





CITY OF GAHANNA

South Gateway District, Hamilton Road Corridor Plan

Likes



Dislikes



Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director of Planning and Development



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Shepherd Church of the Nazarene

Project Address: 429 S Hamilton Rd

The applicant seeks approval for a variance to allow an electronic message board sign, and to allow the required 15' setback to be reduced to 1' behind the public right-of-way on Hamilton Road. The placement of the proposed sign with the mounding (as illustrated by the accompanying pictures) needs to be as requested so that it is visible southbound on Hamilton and Westbound on Morrison.

The timing of the message board will be controlled by the church, and the message may change at about six to eight seconds. It will be used to advertise church events, and will eliminate the need for banners being hung on the ODOT fence.

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 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;



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CITY OF GAHANNA

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.

(b) Appeals. Any person affected by any decision of the Planning and Zoning Administrator or the Planning Commission made pursuant to this chapter may file an appeal with the Board of Zoning and Building Appeals in accordance with the requirements of Section [1127.08](#) (Appeal of Administrative Orders).

Section 1197.09 (c)(4)(B)(2)(c) states, "Signage shall be as low profile as possible and shall be in conformance with neighboring properties and/or uses.

Respectfully Submitted By:

Planning and Zoning Administrator



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