

VARIANCE APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 1195 Technology Drive, Gahanna OH		Project Name/Business Name: ROSEN USA Inc.	
Parcel #: PID: 025-008886	Zoning: (see <u>Map</u>) OCT	Acreage: 5.51	

VARIANCE SPECIFICATIONS	
Description of Variance Request: See attached	
STAFF USE ONLY: (Code Section):	1165.08(b)(8) 1165.09(a)(3)(C)

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Brian Brooks	Applicant Address: 1195 Technology Drive, Gahanna OH
Applicant E-mail: bbrooks@rosen-group.com	Applicant Phone: 832-873-0275
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Ian Dyer	614-641-2964 / idyer@columbussign.com
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. V-24-3

RECEIVED: KAW

DATE: 01-12-2024

PAID: \$500.00

DATE: 01-12-2024

Updated
Apr 2022

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	
1.	Review Gahanna Code <u>Chapter 1131</u> (visit www.municode.com) (<i>Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18</i>)
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.	Renderings, drawings, and/or pictures of the proposed project
4.	A statement of the reason(s) for the variance request that address the following three conditions: (<i>not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria</i>) - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5.	List of contiguous property owners & their mailing address
6.	One set of pre-printed mailing labels for all contiguous property owners
7.	Application fee (<i>in accordance with the <u>Building & Zoning Fee Schedule</u></i>)
8.	Application & all supporting documents submitted in digital format
9.	Application & all supporting documents submitted in hardcopy format
10.	Authorization Consent Form Complete & Notarized (<i>see page 3</i>)

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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 Signature: **BBrooks** Digitally signed by BBrooks
DN: DC=net, DC=RosenInspection, OU=rosen-group, OU=managed-
users, CN=BBrooks, E=bbrooks@rosen-group.com
Reason: I have reviewed this document
Location: Houston, TX
Date: 2024.01.11 13:27:44-0600
Foxit PDF Reader Version: 12.1.3 Date: _____

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.



(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

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.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public Signature: _____

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.

Brian Brooks

(applicant/representative/property owner name printed)

BBrooks

(applicant/representative/property owner signature)

Digitally signed by Elnorols
DN: DC=net, OU=Research group, CN=Research group, CN=net, E=elnorols@net-group.com
Reason: I agree to the terms defined by the placement of my signature in the document
Location: Houston, Texas
Date: 2022.12.15 14:18:0500
Email: Elnorols@net-group.com, 12.0.2

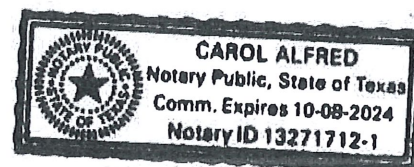
December 15, 2022

(date)

Subscribed and sworn to before me on this 15 day of December, 2022.

State of Texas County of Harris

Notary Public Signature: [Signature]



025-008886
REALRONA INC
dba ROSEN USA
1195 Technology Drive
Columbus, OH 43230

Contiguous Property List

025-011724
PB Development LLC
1195 Technology Drive
Columbus, OH 43230

025-011182
Ribbon Technology Group
PO Box 30758
Columbus, OH 43230

025-006923
Woodstone Enterprises LP
300 Fidelity Bldg 502
Knoxville, TN 37902

025-006726
Franklin County Comm
909 Taylor Station Road
Columbus, OH 43230

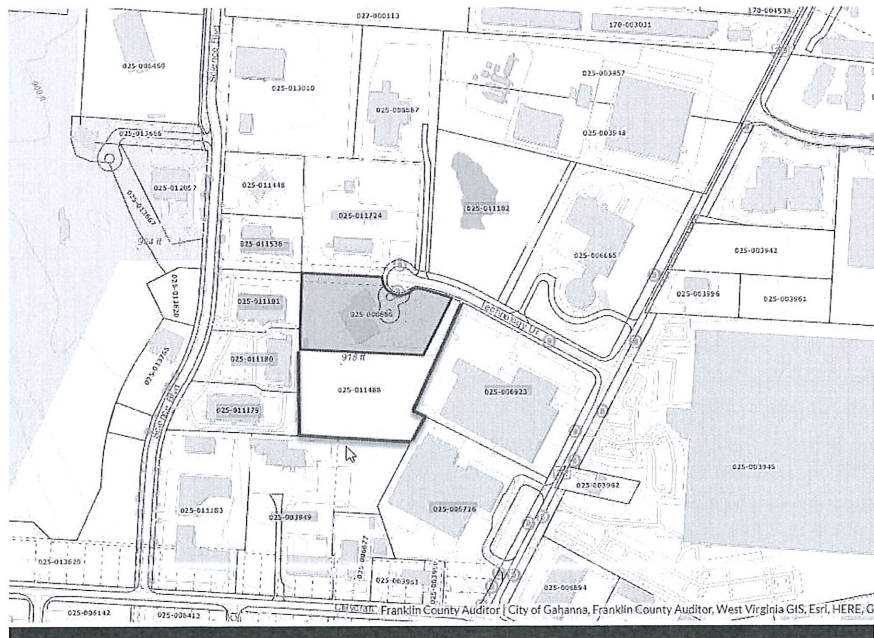
025-003949
William R. Patrick
1120 Claycraft Road
Columbus, OH 43230

025-011179
CES Investments LLC
901 NE River Road
Topeka, KS 66616-1133

025-011180
JBML Equities LLC
8025 Corporate Blvd.
Plain City, OH 43064

025-011181
SLS Real Estate of Ohio LLC
68 S. 4th Street
Columbus, OH 43215

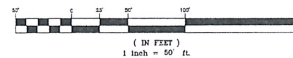
025-011538
MHI Commerce Center
PO Box 9495
Fargo, ND 58106



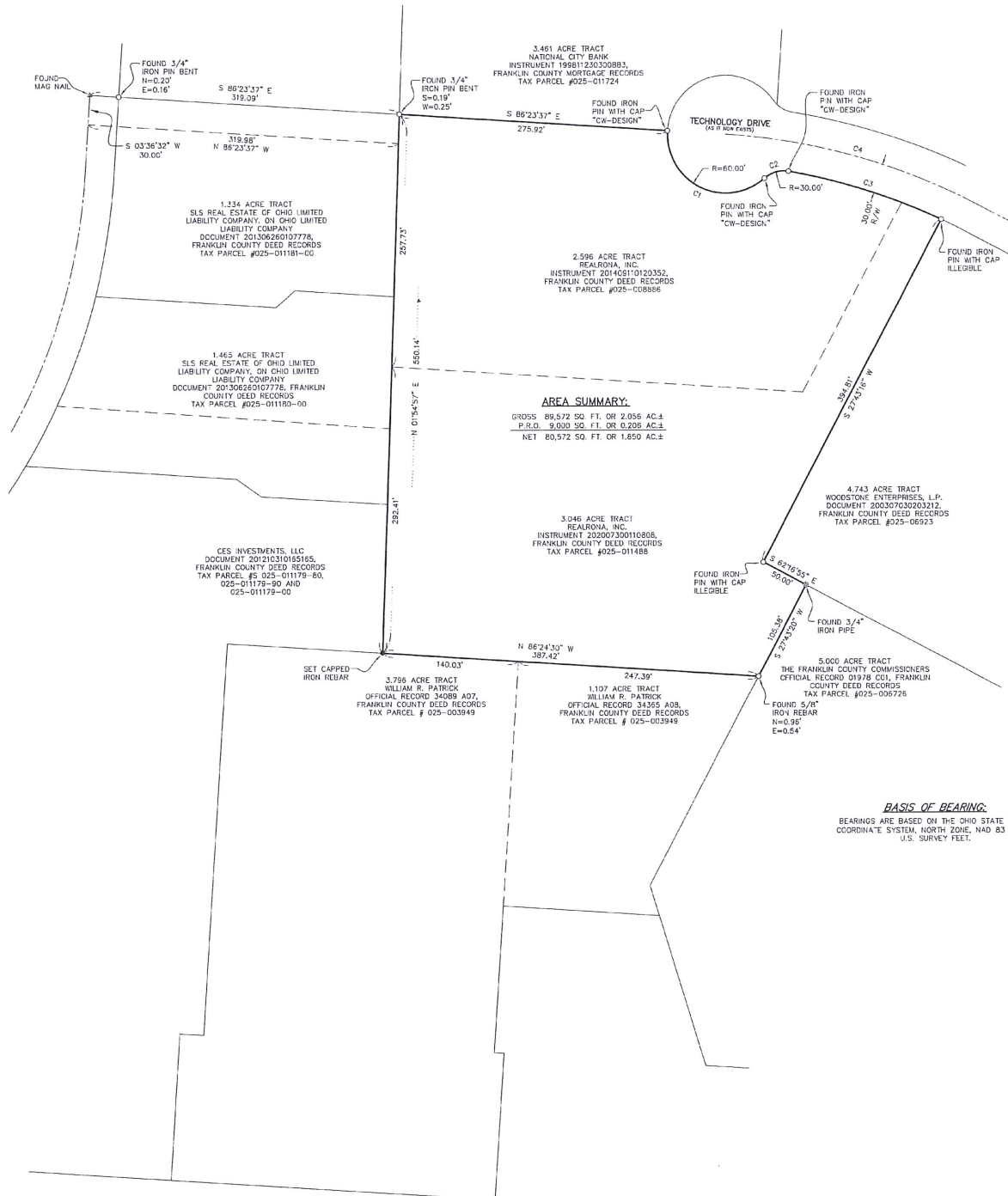
BEING PART OF LOT 23 OF QUARTER TOWNSHIP 3, TOWNSHIP 1,
RANGE 16, CITY OF GAHANNA, COUNTY OF FRANKLIN, OHIO
PREPARED FOR AND AT THE REQUEST OF
ADVANCED DEVELOPMENT, INC.



GRAPHIC SCALE



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	141.54'	60.00'	135°09'40"	S 63°58'24" E	110.93'	
C2	26.89'	30.00'	51°21'31"	N 74°07'52" E	26.00'	
C3	164.63'	620.00'	15°2'50"	S 72°34'42" E	164.15'	
C4	273.73'	650.00'	24°07'42"	S 74°19'49" E	271.71'	



BASIS OF BEARING:

BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011),
U.S. SURVEY FEET.

NOTE:

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE REPORT AND IS SUBJECT
TO ANY ADDITIONAL INFORMATION THAT MIGHT
BE DISCLOSED BY SUCH A REPORT.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS
THE RESULT OF A TRUE AND TOPOGRAPHIC SURVEY PERFORMED
UNDER MY SUPERVISION DURING NOVEMBER, 2021.

Anthony A. Garcia 10/3/22
Professional Surveyor No. 8112 Date

[illegible]

Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



JOB NAME: ROSEN SURVEY	JOB NUMBER: 215S00461 SCALE: 1" = 50' DATE: 09/30/2022	DRAWN BY: TAG SURVEY BY: VM CHECKED BY: DK
CLIENT NAME: ADVANCED DEVELOPMENT, INC.	QUPS TRACK NUMBER: -----	SHEET
DESCRIPTION: BOUNDARY SURVEY	DRAWING NAME: 215-00461-FB00A1.DWG	1 of 1

Variance Description and Justification – Permanent Signage

Date: July 12, 2024

Revisions from previous submission highlighted below in blue.

Address: 1195 Technology Drive, Gahanna Ohio

Business Name: ROSEN USA Inc.

District: OCT

Sign Type: Freestanding Monument

Variance 1:

- Code Section: 1165.08 – PERMANENT SIGNS.
- Code Restriction:
 - “1 per 500 ft of street frontage”
- Property Street Frontage:
 - 333.06 feet
- Justification:
 - To comply with Ohio Fire Code (2017), Section 505.1 for address identification, to ensure the addresses are visible from the street fronting the property, an additional monument sign for new building (1195B), which is setback from the public street fronting the property such that address would not be visible from the street if address signage were installed on exterior of building is required.
- Variance Description:
 - Two (2) freestanding monument signs with address and wayfinding information are proposed instead of One (1).

Variance 2:

- Code Section: 1165.08 – PERMANENT SIGNS.
- Code Restriction:
 - Minimum Setback: 15ft behind ROW
- Justification:
 - To ensure that address and wayfinding information is posted for each of the separate buildings on the parcel and is visible from the fronting street (Technology Drive) while remaining unobstructed from trees on the parcel, signage locations within the fifteen (15) feet of the ROW are being proposed.
- Variance Description:
 - Nearest point from ROW to East pylon foundation is proposed to be 2.54 feet.
 - Nearest point from ROW to West pylon foundation is proposed to be 9.72 feet.

Variance 3:

- Code Section: 1165.09 – DESIGN, CONSTRUCTION, AND MAINTENANCE OF SIGNS.
- Code Restriction:
 - Clause (3), c. A landscaped area, required as follows, shall be provided, and centered around the base of all freestanding signs.
- Justification:
 - Due to the required location of signs for the building addresses to be legible from the street and based on the existing landscaping plans and site constraints, landscaping area requirements cannot be fulfilled.
- Variance Description:
 - Landscaping around signs will not be centered around sign and proposed to be as per the landscaping plan.

The following statements are intended to demonstrate how the factors listed in [Chapter 1165.12](#) of the City of Gahanna code of ordinances will be avoided, transferred, mitigated, or accepted as they relate to the above listed variances. The statements reflect a subjective and biased opinion of the applicant and objective evidence of substantiation may be lacking in some cases. The statements are truthfully and honestly made using the best information available and judgment of the applicant at the time of variance application filing. Neither the applicant, ROSEN USA Inc., or Realrona Inc. accept liability if a statement made can be proven false, deemed to be misleading or incomplete, or contrary to the judgement of the City of Gahanna Planning Commission.

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;

- The value and beneficial use of the property will not be impacted by any of the requested variances.

B. Whether the variance is substantial;

- The variances are not deemed to be substantial by the applicant.

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;

- The essential character of the neighborhood will not be substantially altered, and adjoining properties will not be detrimentally impacted by any of the variances.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);

- The variances will not affect the delivery of any services including governmental services.

E. Whether the property owner purchased the property with the knowledge of the zoning restriction;

- The property owner was aware and understood that a code of ordinances with requirements and restrictions for signage was in place and that a signage permitting application process was established. It was understood at the time of property purchase that City of Gahanna zoning requirements for permanent signage may impact the property owner preferred signage design and placement.

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

- The predicament could feasibly be avoided without variances but would require removal of several mature protected trees from the property which obscure the field of view to the building in the rear of the property. Additionally, a larger address sign mounted to the exterior of the new building would be required such that it is visible and legible from the street fronting the property. Removal of the protected trees would also be detrimental to the character of the neighborhood and may impact wildlife habitat in the neighborhood. Since this solution is believed to be more detrimental than the variance, approval of the variances seems to be the best solution in the opinion of the applicant.

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

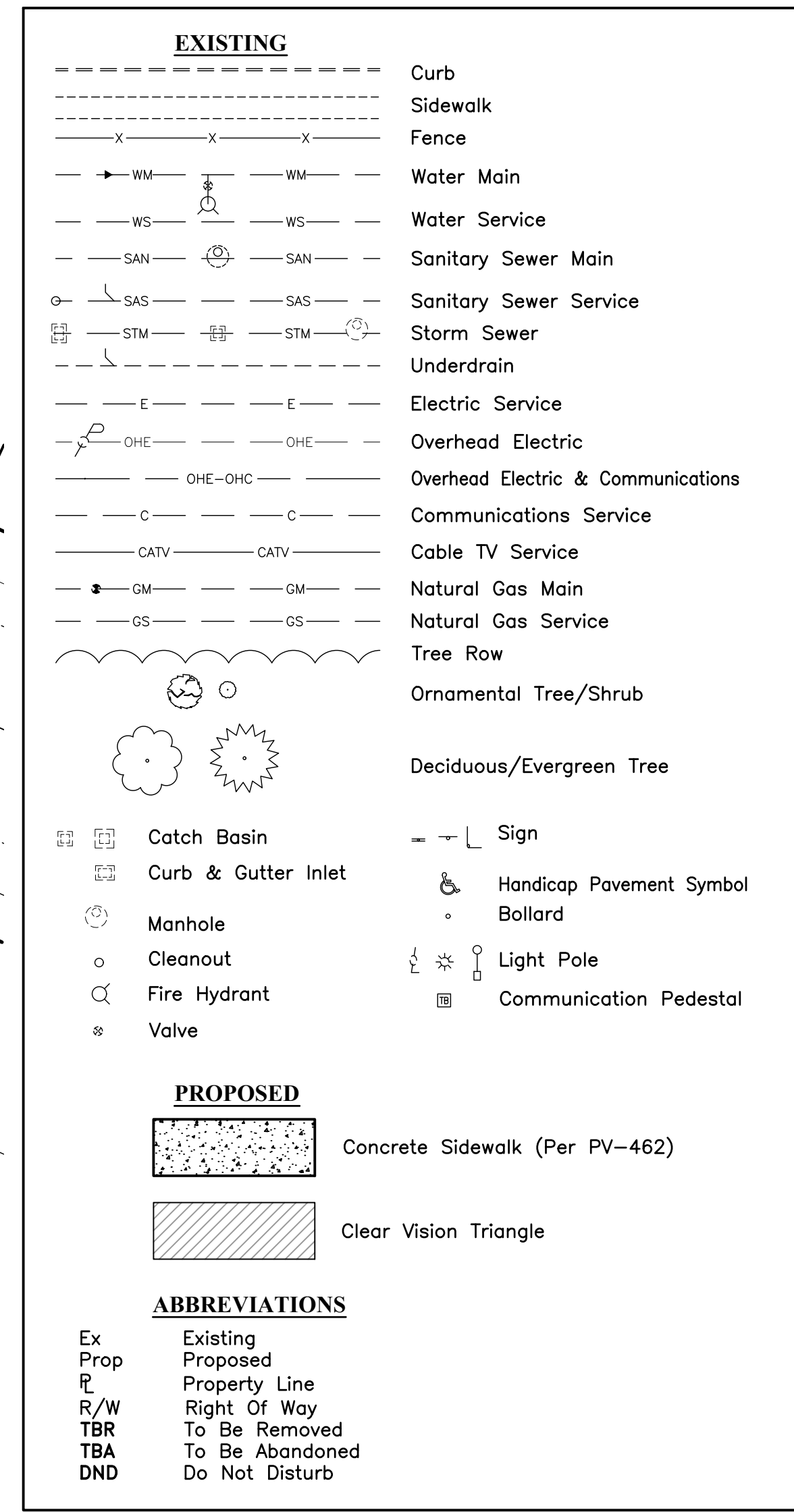
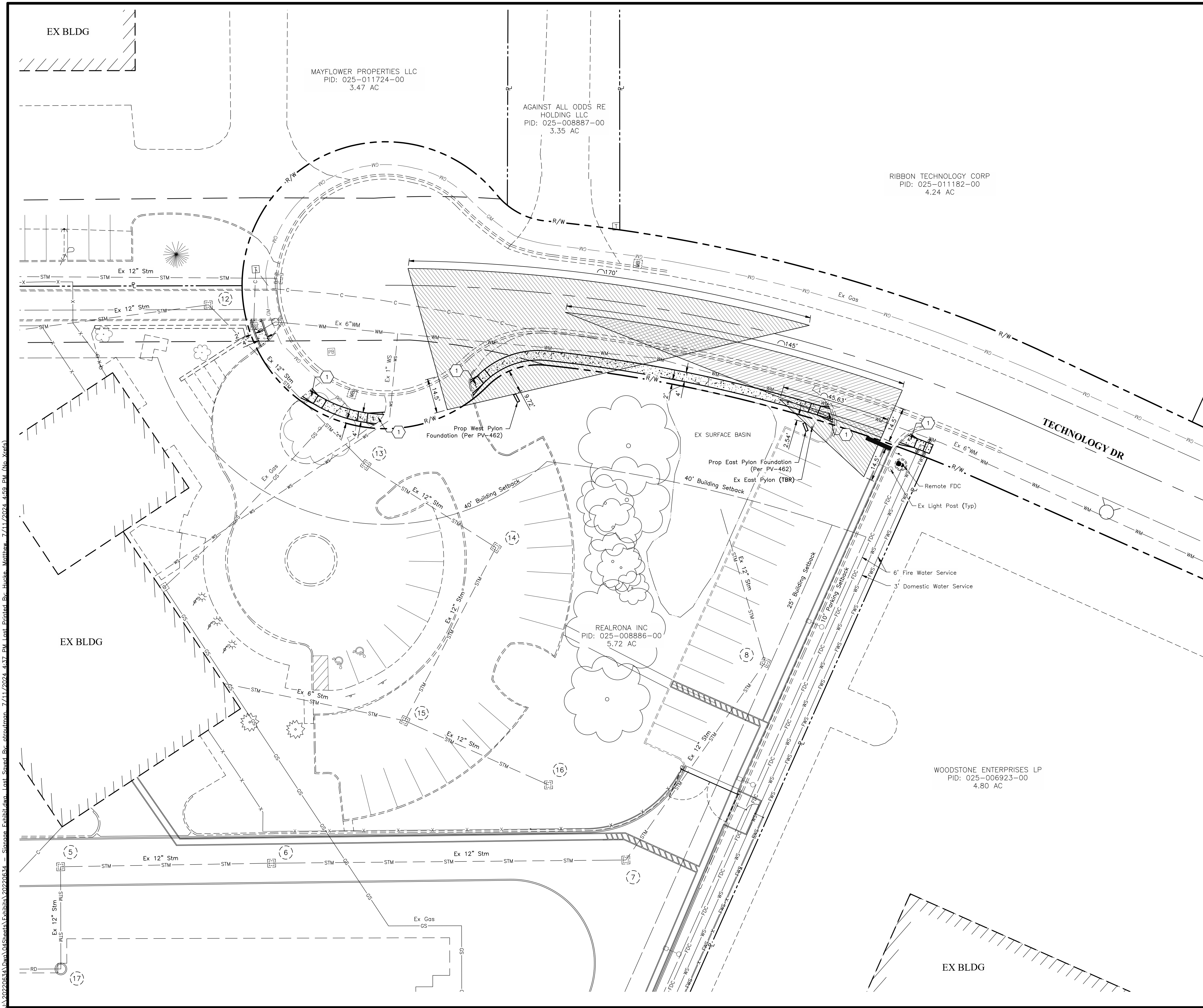
- The variances do not seem to be contrary to the spirit or intent of the zoning requirement or limit substantial justice from being performed.

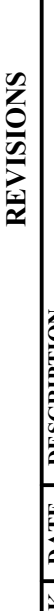
H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and

- The proposed signage is sufficiently compatible with the architectural and design character of the neighborhood and designed in compliance with Chapter 1165.08 of the City of Gahanna code of ordinances for permanent signage except for the three variance requests in this variance application. The proposed signage is consistent with existing signage graphics standards.

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

- The signage poses no hazards to passing traffic or is detrimental in any way to public safety and welfare. Please refer to the proposed signage site plan illustrating proposed signage locations and clear vision triangles being maintained.

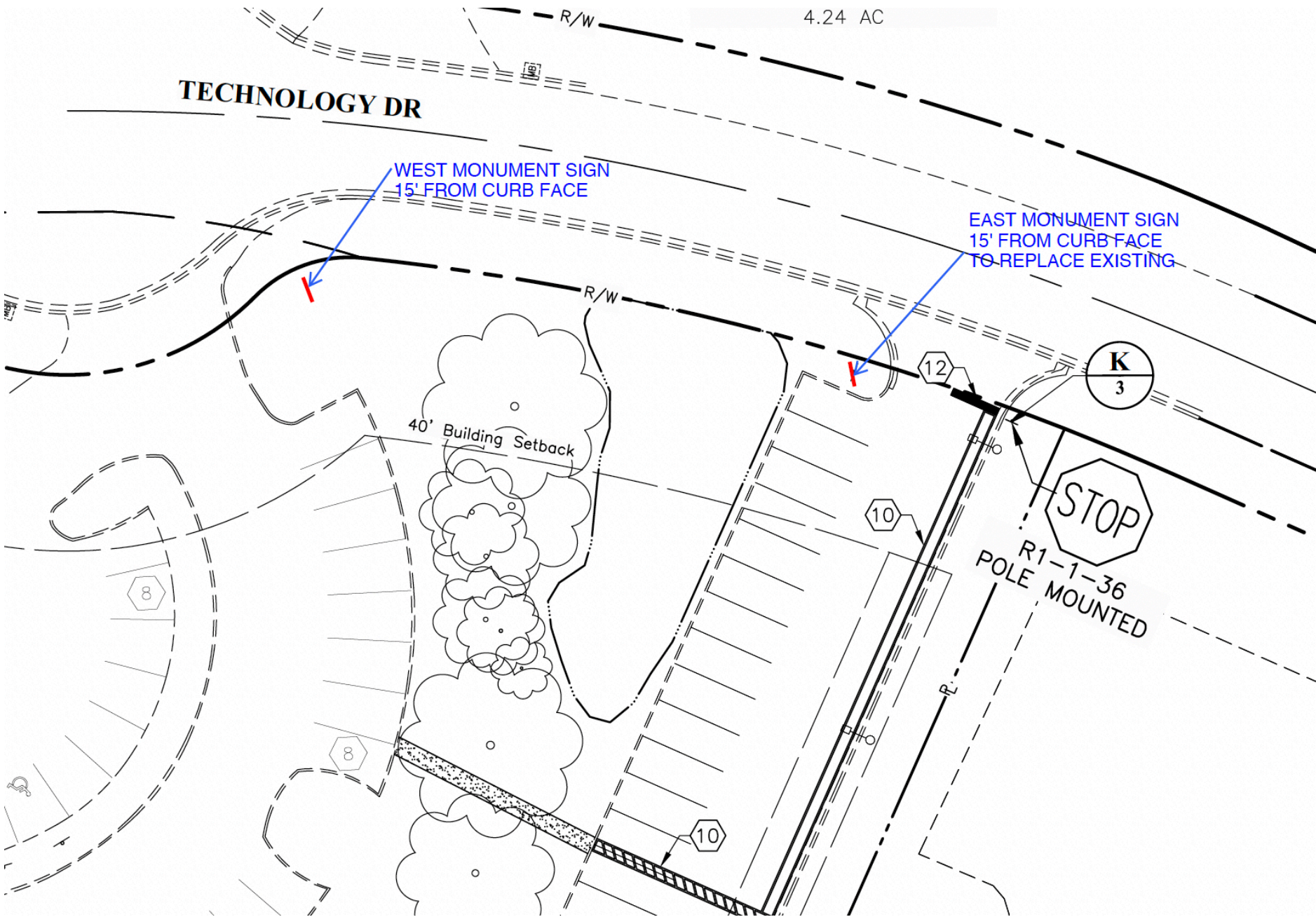
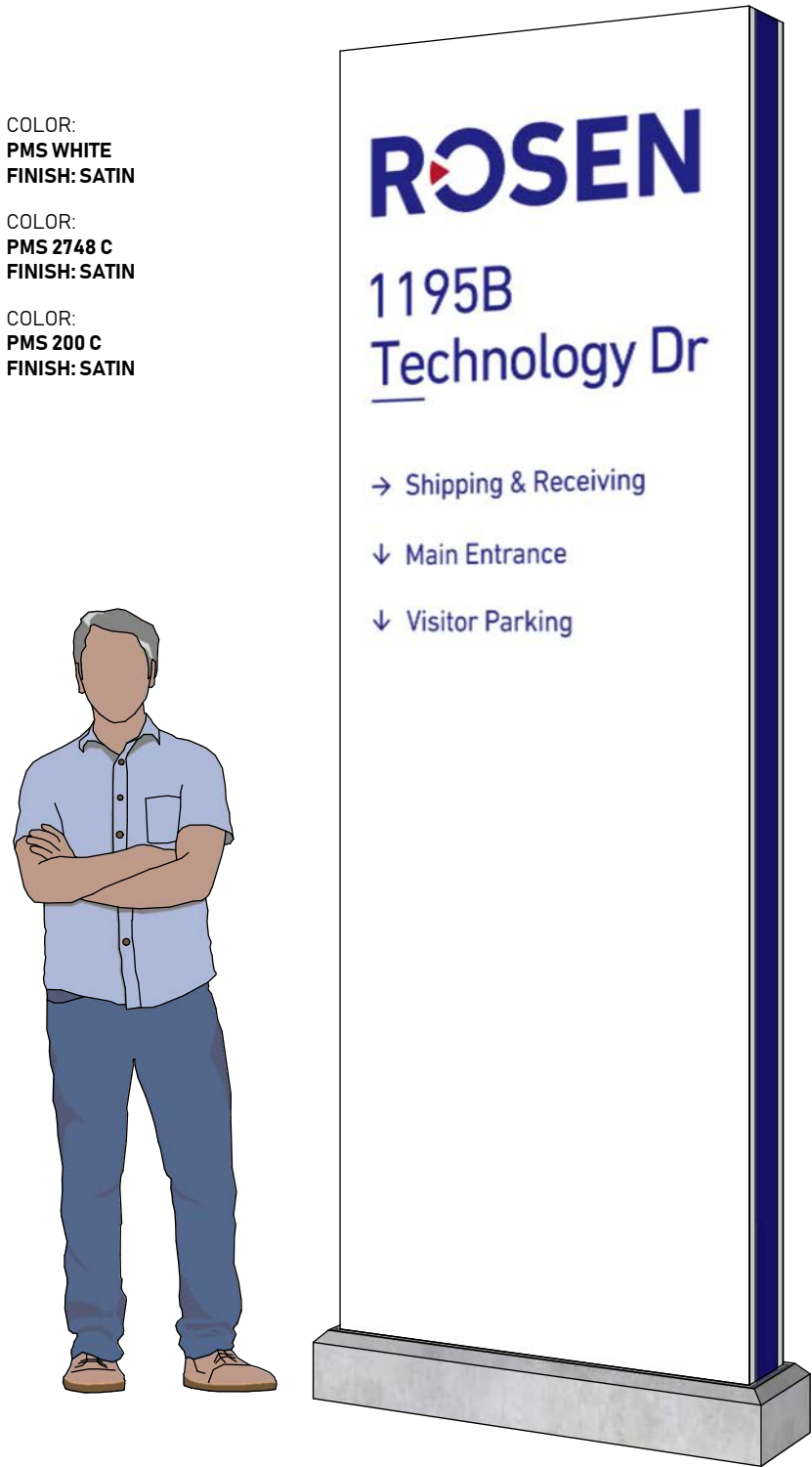


<div><div><div>EM&HT</div><div>Experts • Mechanical • Horizontal • & Tilt, Inc. Engineers • Surveyors • Planners • Scientists 5800 New Albany Road, Columbus, OH 43054 Phone: 614/752-5300 Toll Free: 866/753-5656 emht.com</div></div></div>	CITY OF GAHANNA, FRANKLIN COUNTY, OHIO EXHIBIT ROSEN GAHANNA FOR PHASE 2 PROPOSED SIGNAGE		ROSEN, USA		REVISIONS	
	DATE	SCALE	JOB NO.	SHEET	MARK	DATE
	July 11, 2024	1" = 20'	20220634	1/1		

GENERAL NOTES

1. SIGN MOUNTING STRUCTURE DESIGN PER CURRENT EDITION OF COSA

- COLOR:
PMS WHITE
FINISH: SATIN
- COLOR:
PMS 2748 C
FINISH: SATIN
- COLOR:
PMS 200 C
FINISH: SATIN

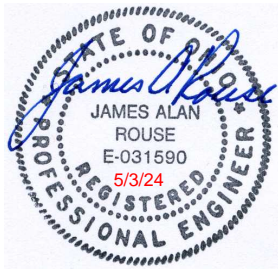


1 SITE PLAN
SCALE: NONE

CSC SCOPE

FURNISH AND INSTALL 2 NON ILLUMINATED ALUM CABINET WITH APPLIED COMPUTER CUT VINYL COPY/GRAPHICS ON BOTH FACE.

“BACK FACE” TO BE REMOVABLE, ALUM SKIN ON BACK FACE TO FASTENED TO FRAME WITH COUNTERSUNK SCREWS PAINTED TO MATCH SKIN



MONUMENT SIGNS
FABRICATION / INSTALLATION DOCUMENT
12/13/2023, 01/09/2024, 01/10/2024,
01/11/2024, 03/05/2024, 03/08/2024

ROSEN
1195 TECHNOLOGY DRIVE
COLUMBUS, OHIO 43230

PROJECT LAYOUT
☐ APPROVED
☐ APPROVED AS NOTED

APPROVAL SIGNATURE

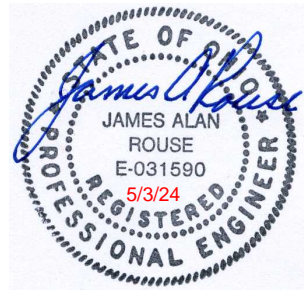
Sales: ID
Design: BAY
Dwg: 23_145

UL:
☐ YES ☒ NO
INSTALL PER
NEC 600
-GROUNDING
-BONDING

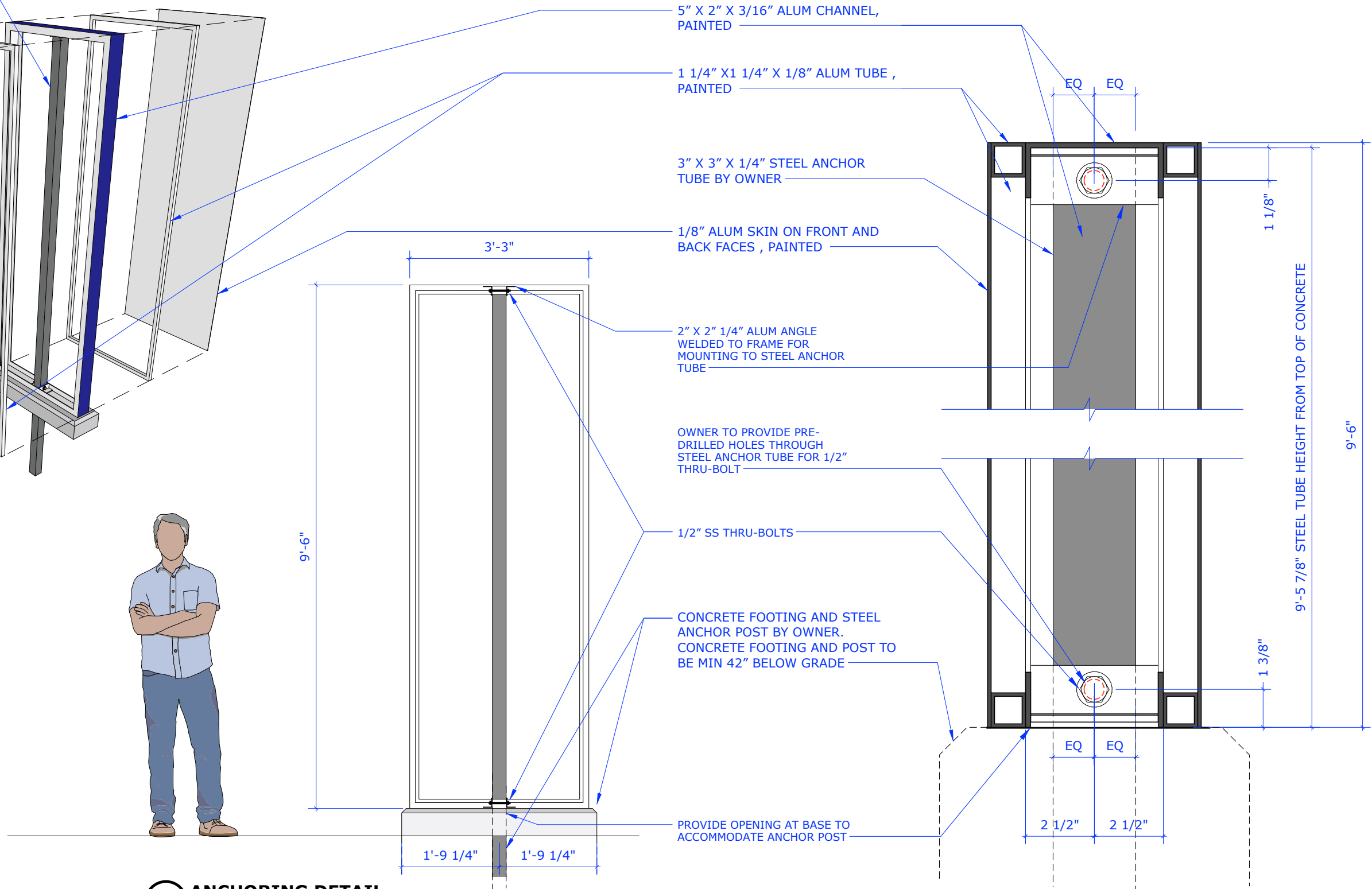
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3" X 3" X 1/4" STEEL ANCHOR
TUBE BY OWNER

1/8" ALUM SKIN ON FRONT AND
BACK FACES , PAINTED



2024 OBC - ASCE 7-16
* Wind Load - Risk Category II:
Speed - V = 107 mph
Exposure B
* Class 4 Soil with
Lateral Bearing = 150 psf/ft



2 ANCHORING DETAIL
SCALE: NONE



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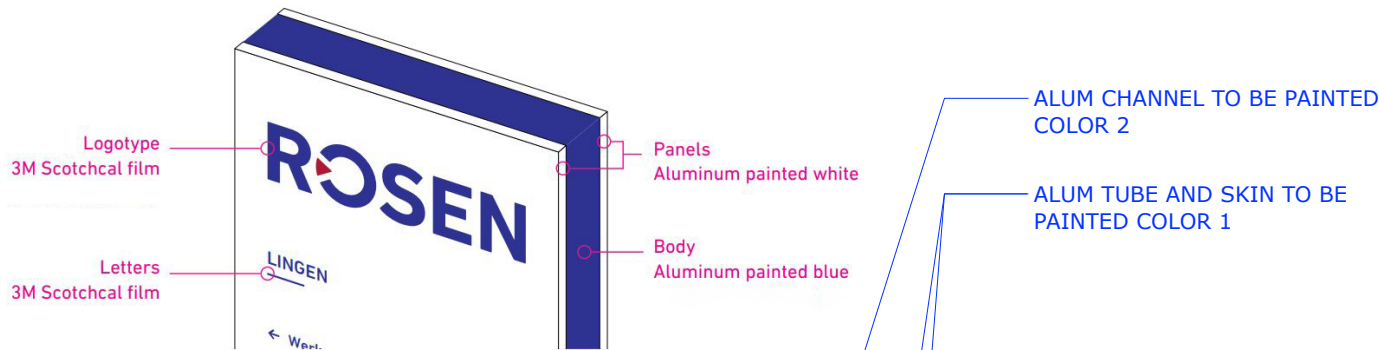
Sales: ID
Design: BAY
Dwg: 23_145




UL:
☐ YES ☒ NO
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NEC 600
-GROUNDING
-BONDING

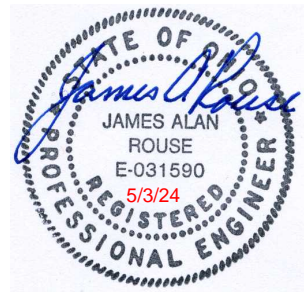
2

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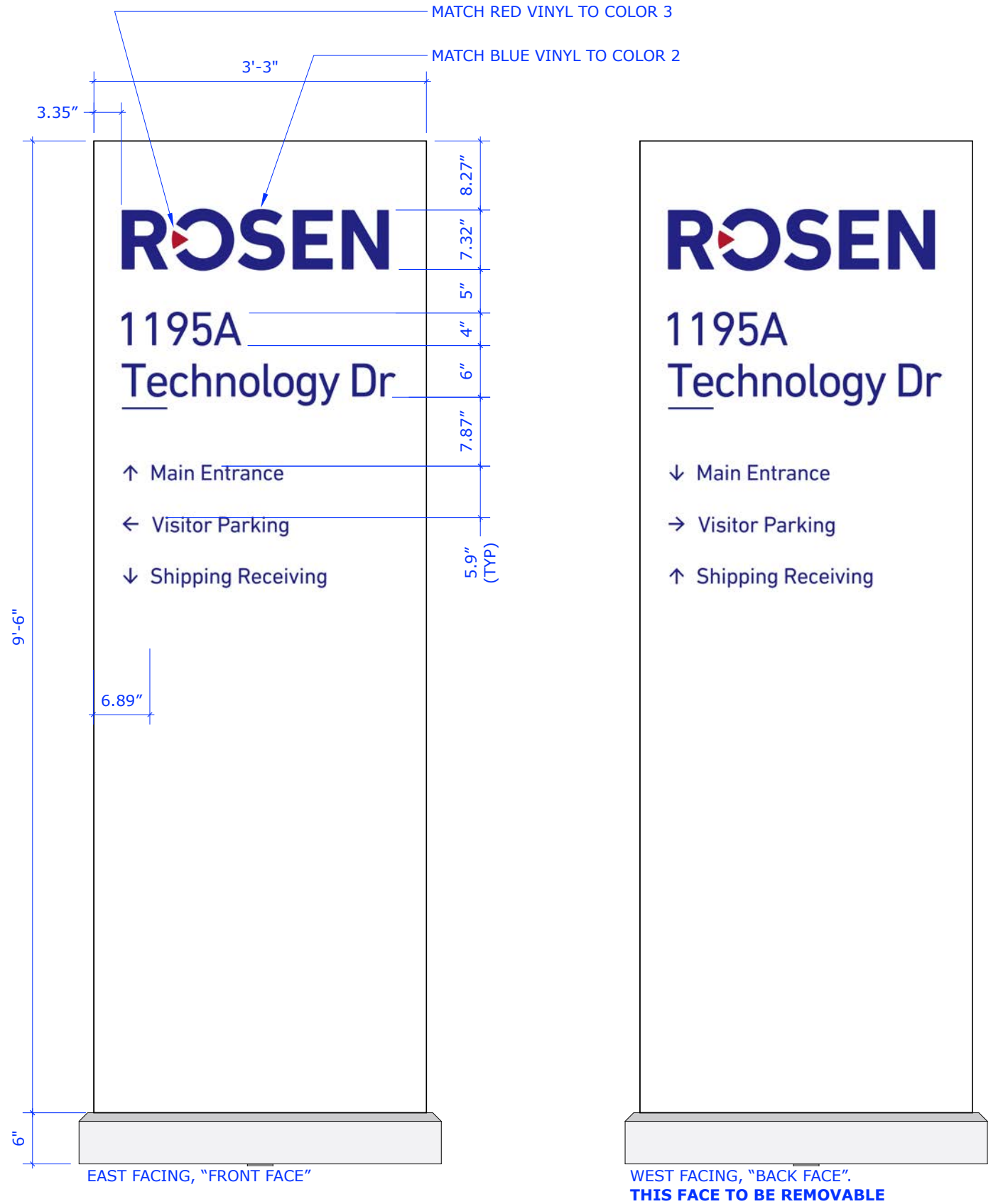
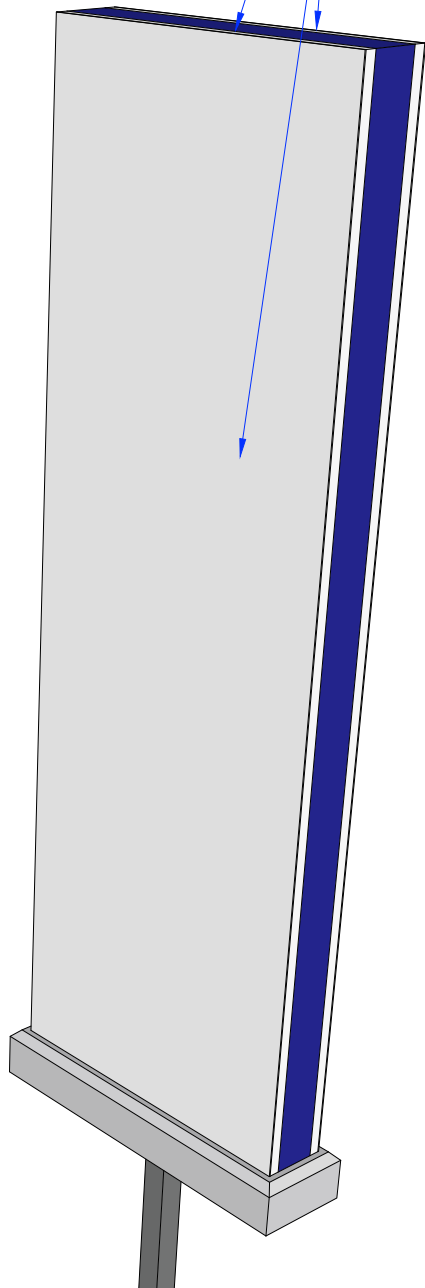


- COLOR: 1  COLOR: **PMS WHITE**
FINISH: SATIN
- COLOR: 2  COLOR: **PMS 2748 C**
FINISH: SATIN
- COLOR: 3  COLOR: **PMS 200 C**
FINISH: SATIN



- 2024 OBC - ASCE 7-16**
- * Wind Load - Risk Category II:
Speed - V = 107 mph
Exposure B
 - * Class 4 Soil with
Lateral Bearing = 150 psf/ft

WEST PYLON SIGN



2 SIGN ELEVATIONS

SCALE: NONE



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01/11/2024, 03/05/2024, 03/08/2024

ROSEN
1195 TECHNOLOGY DRIVE
COLUMBUS, OHIO 43230

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☐ APPROVED
☐ APPROVED AS NOTED

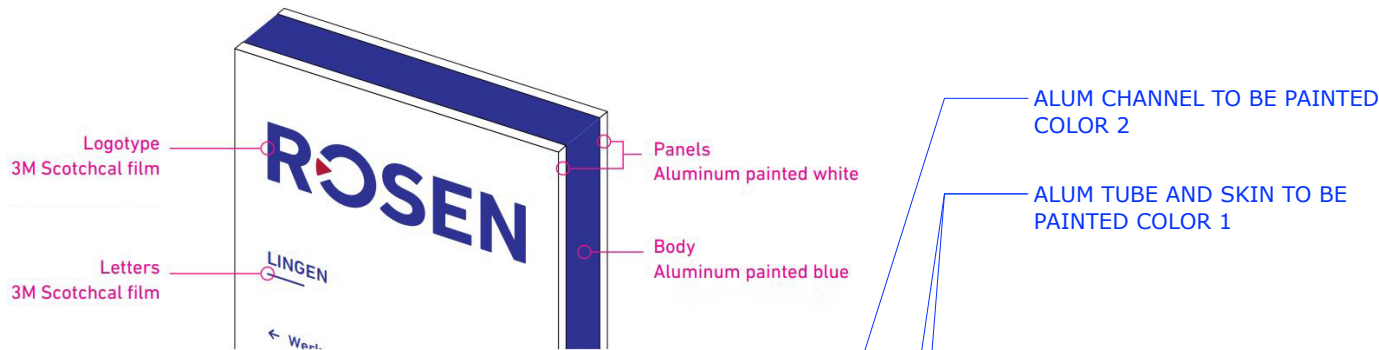
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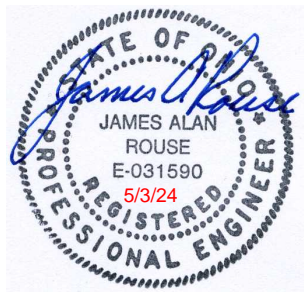
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3

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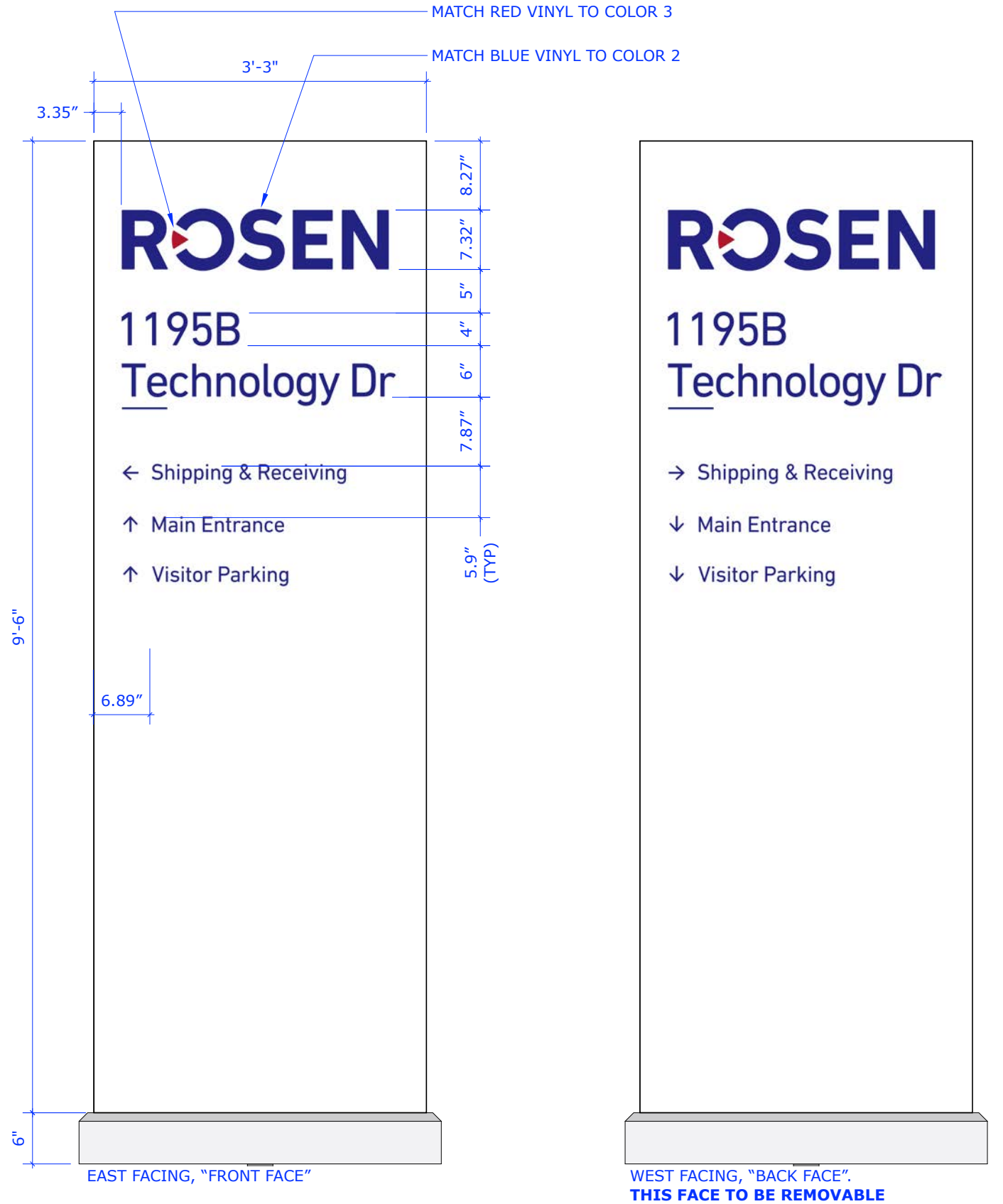
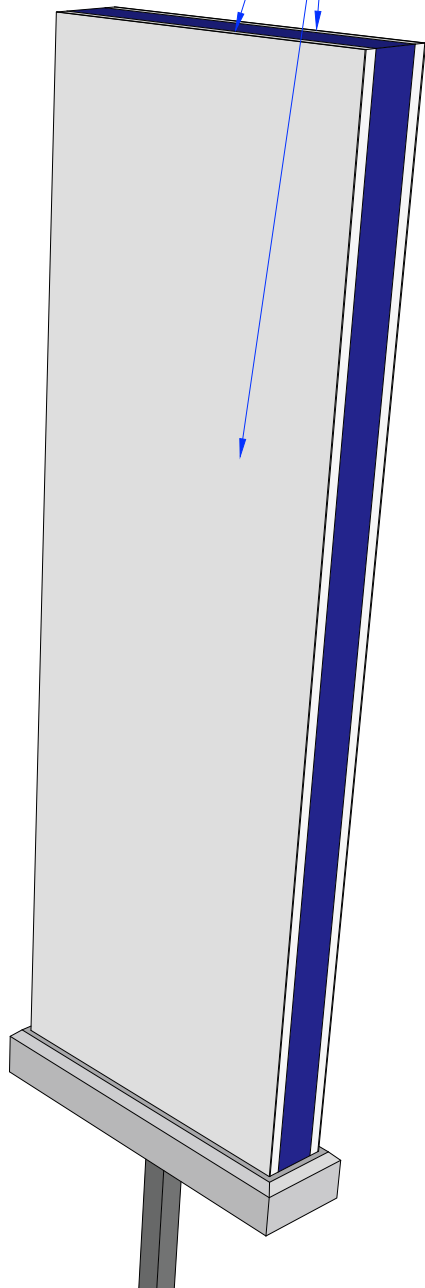


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FINISH: SATIN
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- COLOR: 3  COLOR: **PMS 200 C**
FINISH: SATIN



- 2024 OBC - ASCE 7-16**
* Wind Load - Risk Category II:
Speed - V = 107 mph
Exposure B
* Class 4 Soil with
Lateral Bearing = 150 psf/ft

EAST PYLON SIGN



2 SIGN ELEVATIONS

SCALE: NONE



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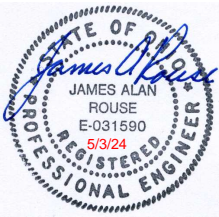
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ROSEN

1195A
Technology Dr

- ↑ Main Entrance
- ← Visitor Parking
- ↓ Shipping Receiving

EAST FACING, "FRONT FACE"

ROSEN

1195A
Technology Dr

- ↓ Main Entrance
- Visitor Parking
- ↑ Shipping Receiving

WEST FACING, "BACK FACE".
THIS FACE TO BE REMOVABLE

1 WEST PYLON SIGN ELEVATIONS
SCALE: NONE

ROSEN

1195B
Technology Dr

- ← Shipping & Receiving
- ↑ Main Entrance
- ↑ Visitor Parking

EAST FACING, "FRONT FACE"

2 EAST SIGN ELEVATIONS
SCALE: NONE

ROSEN

1195B
Technology Dr

- Shipping & Receiving
- ↓ Main Entrance
- ↓ Visitor Parking

WEST FACING, "BACK FACE".
THIS FACE TO BE REMOVABLE



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☐ APPROVED AS NOTED

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Dwg: 23_145

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INSTALL PER
NEC 600
-GROUNDING
-BONDING

5



PLANNING COMMISSION STAFF REPORT

Project Summary – Rosen Signs

Meeting Date: August 28, 2024

Location: 1195 Technology Drive

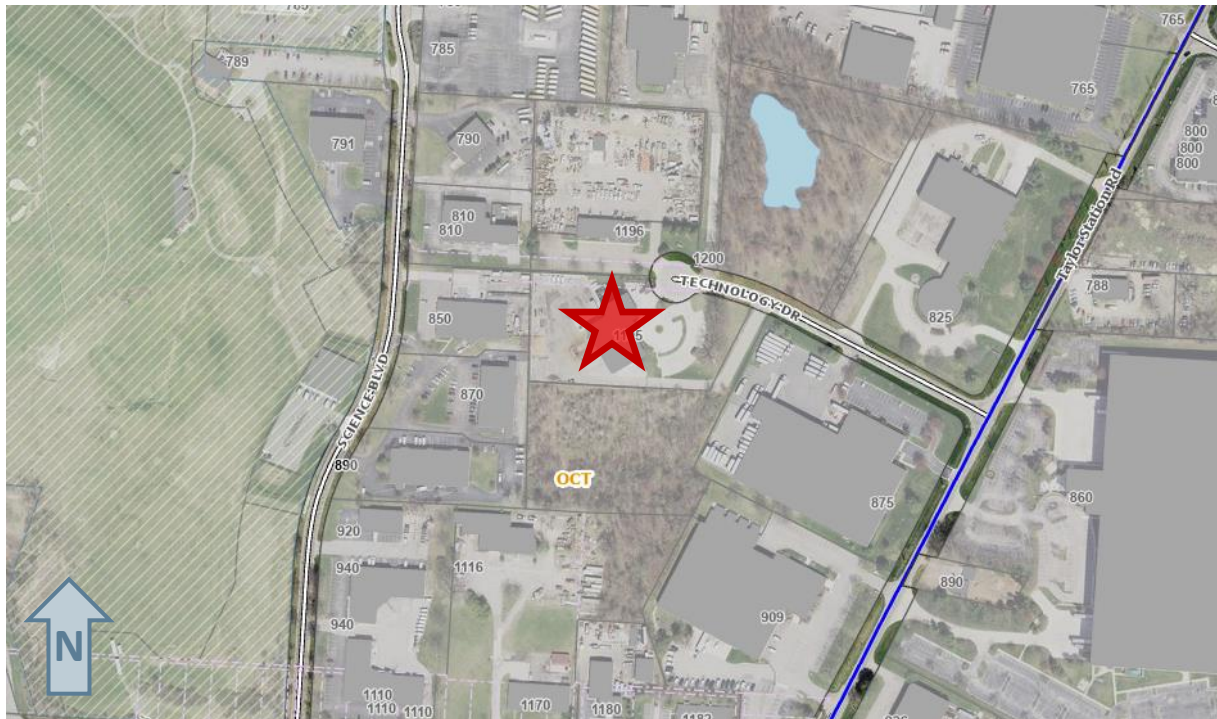
Zoning: Office, Commerce, and Technology (OCT)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of three variances for two monument signs at the Rosen site that are within the required setback and do not include landscaping. This application was filed under the former Zoning Code. The site is located at the end of Technology Drive on a cul-de-sac and has three access drives. Two are for the main entrance and parking lot and the third is only for shipping and receiving.

The applicant would like to install two signs with branding and directional arrows at both the main entrance and the shipping and receiving entrance. The site currently has one wall sign on the main building and one monument sign at the shipping and receiving entrance. The wall sign will remain, while the monument sign will be replaced by the proposed east sign.

The two proposed signs are both approximately 30 SF and measure 9 ft 6 inches in height, which meets Code requirements for signage size. However, Code requires that monument signs be at least 15 ft from the edge of the ROW, and the west sign is 9.7 ft from the ROW and the east sign is 2.5 ft away. Code also requires 50 SF of landscaping around the base of a monument sign, and the applicant is not providing any landscaping. Finally, only one monument sign is permitted per 500 SF of street frontage, which equates to just one sign for this site.

The application was reviewed by the Engineering Department, and they have signed off on the proposed sign locations and have no issues with the sight triangle.

Review Criteria

Variances (V)

The following variances have been requested:

1. Ch 1165.08(b)(8) – Permanent Signs
 - a. Code allows one monument sign per 500 ft of street frontage.
 - b. The site only has 333 ft of frontage, and the applicant is requesting two monument signs.
2. Ch 1165.08(b)(8) – Permanent Signs
 - a. Monument signs must be set back at least 15 ft from the ROW.
 - b. The proposed signs are 2.5 ft and 9.7 ft from the ROW.
3. Ch 1165.09(a)(3)(C) – Design, Construction, and Maintenance of Signs
 - a. Monument signs must have 50 SF of landscaping around the base.
 - b. The applicant is not providing any landscaping.

Variance requests relating to signage are subject to Chapter 1165.12, which states that Planning Commission shall approve the Variance if the property owner has encountered practical difficulties. To determine this, the following factors shall be considered:

- 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 government 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 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.

Recommendation

Staff has no objection to the variance application as submitted. While the signs are both closer to the ROW than permitted, they do not obstruct the sight triangle. The site is also located off a cul-de-sac, so the signs are not visible from any major roadway. Additionally, the east sign is proposed in the same location as the existing monument sign; however, it is around double the size.

There is also limited area in which landscaping can be installed around the signs due to the future sidewalk that is required with the ongoing development of the site. The applicant states that the mature trees on the site further restrict sign placement.