

**DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS**

Project/Property Address or Location: 101 Mill Street Gahanna, OH 43230		Project Name/Business Name Stadium Bar	
Parcel ID No.(s): 025013393	Zoning Designation: <del>C (commercial)</del> 06-2 <sup>MS 9/15</sup>	Total Acreage: 1.55 acres <sup>MS 9/2</sup> <del>not sure</del>	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Old Gahanna</small> <input type="checkbox"/>
OTHER <input checked="" type="checkbox"/> (signs)			
Project Description: 1) Install new externally illuminated channel letter sign on rails above entrance. 2) Install new tenant panel sign in existing ground sign. (2 existing awnings on site w/ graphics).			
APPLICANT Name -do not use a business name: Oliver Holtzberry		Applicant Address: 1640 Harman Ave Columbus, OH 43223	
Applicant E-mail: oholtzberry@danitesign.com		Applicant Phone No.: 419-296-3664	
BUSINESS Name (if applicable): Stadium Bar			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s): Brian Bass (Friedman Real Estate) Kim Farmer <del>James Dawson</del>		Contact Information (phone no./email): brian.bass@Freg.com kim.farmer@Freg.com 248-848-3528	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2 & 3)

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:  Date: 9/2/2020

INTERNAL USE

Zoning File No. DR-0226-2020

RECEIVED: KAW  
DATE: 9-8-2020

PAID: 100.00  
DATE: 9-8-2020

## MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings (2)	Capital City Awning	black (white logo)	black (white logo)
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Stucco			
Trim			
Windows			
Other (please specify) channel letter sign	DaNite Sign Co.	<ul style="list-style-type: none"> <li>• white letters</li> <li>• black rails</li> </ul>	→
Other (please specify) tenant panel sign	DaNite Sign Co.	<ul style="list-style-type: none"> <li>• white letters</li> <li>• gray background (match existing)</li> </ul>	→

**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.

Brian Bass Kim Farmer  
(property owner name printed)  
Kim Farmer  
(property owner signature)  
~~8/27/2020~~ 9/2/2020  
(date)

Subscribed and sworn to before me on this 2nd day of September, 2020  
State of Ohio County of Franklin  
Notary Public Signature: [Signature]



**BRUCE G. TOKAR, SR**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 12/13/2020

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.

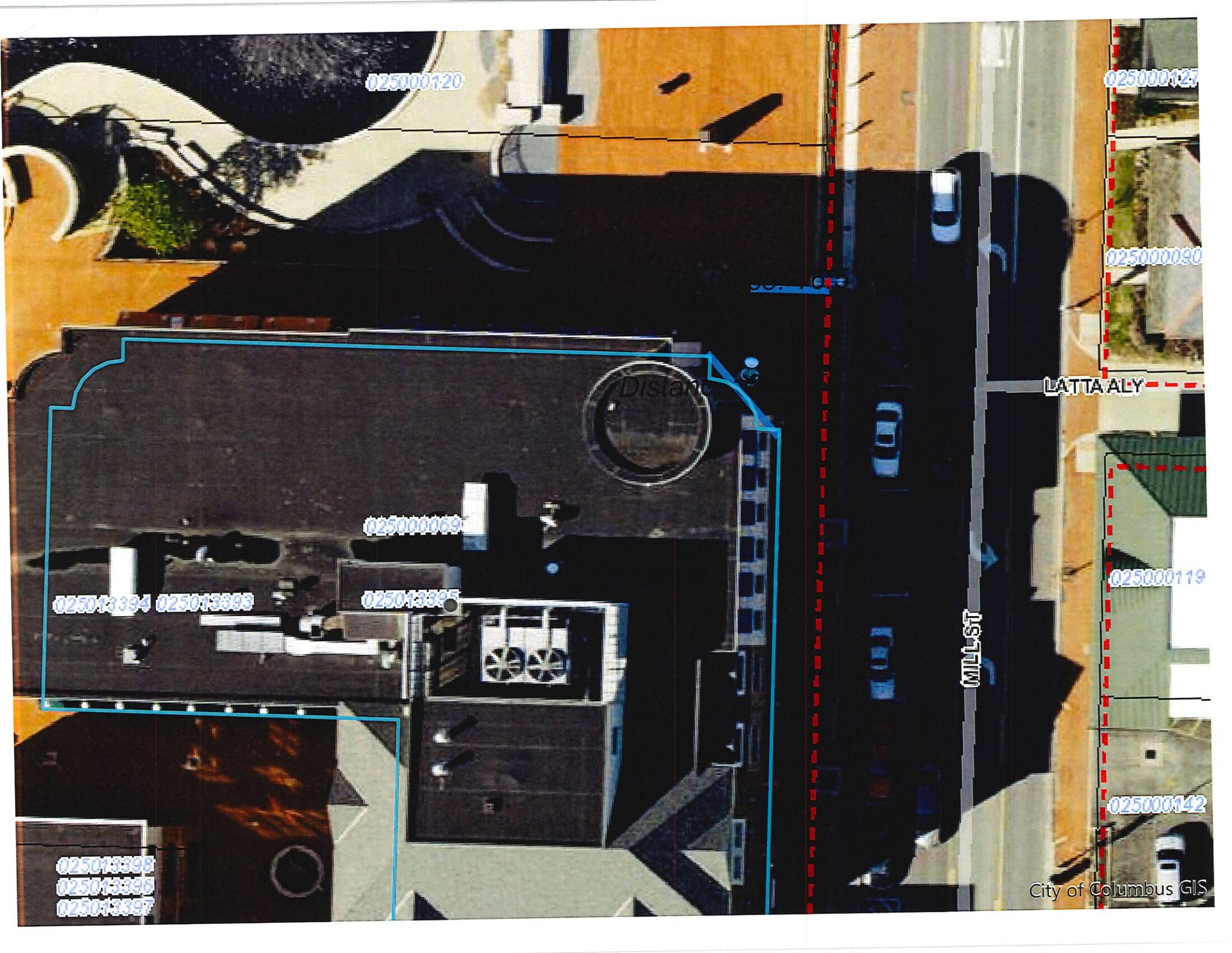
**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Oliver Holtzberry  
(applicant/representative/property owner name printed)  
[Signature]  
(applicant/representative/property owner signature)  
~~8/10/2020~~ 9/2/2020  
(date)

Subscribed and sworn to before me on this 2nd day of September, 2020  
State of Ohio County of Franklin  
Notary Public Signature: [Signature]



**BRUCE G. TOKAR, SR**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 12/13/2020



025000120

025000127

025000090

LATTALY

MILL ST

025000069

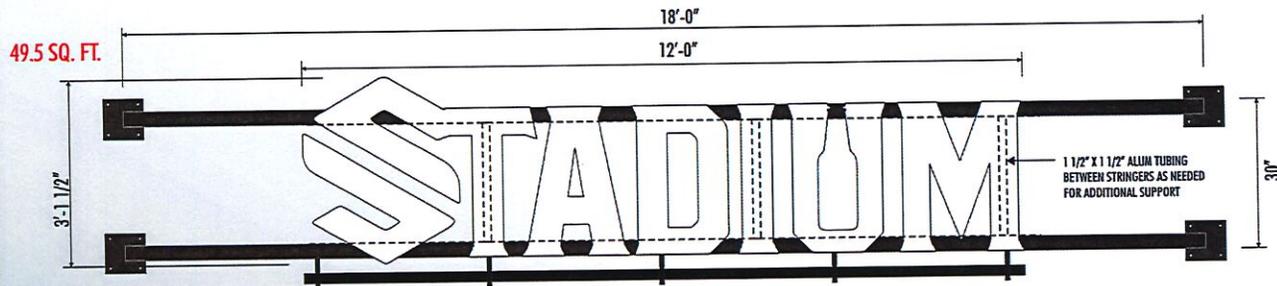
025013394 025013393

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025000119

025000142

025013393  
025013393  
025013397

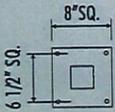


SIDE VIEW

### OPTION B

#S2-37156 R1: HDU LETTERS ON RAILS WITH LED UP-LIGHTING  $1/2" = 1'-0"$

- LETTERS: 2" THICK HDU PAINTED WHITE.
- SUPPORT BRACKET: (QTY 2) 3" X 3" X 1/4" WALL ALUMINUM TUBES WELDED TO 8" X 8" X 1/2" THICK ALUMINUM PLATES - ALL PAINTED BLACK - EACH TUBE ATTACHED TO WALL SURFACE WITH A TOTAL OF (8) 3/8"D. X 3" LONG MASONRY EXPANSION ANCHORS.
- LED ILLUMINATION: LED UP-LIGHTING FIXTURES ATTACHED TO 1" X 1" ALUMINUM SUPPORT BRACKETS AL PAINTED BLACK.
- NOTE: VECTOR ARTWORK IS REQUIRED FROM CLIENT PRIOR TO PRODUCTION.



1/2" THICK ALUMINUM PLATES



PROPOSED CONCEPTUAL: APPROXIMATE SCALE: 3/16" = 1'-0"



Proudly Serving Central Ohio Since 1954  
 1640 Harmon Ave Columbus, Ohio, 43223  
 (614) 444-3333 (FAX) 444-3026  
 www.danitesign.com

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

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING WALL AREA

COLORS

BLACK  WHITE

APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

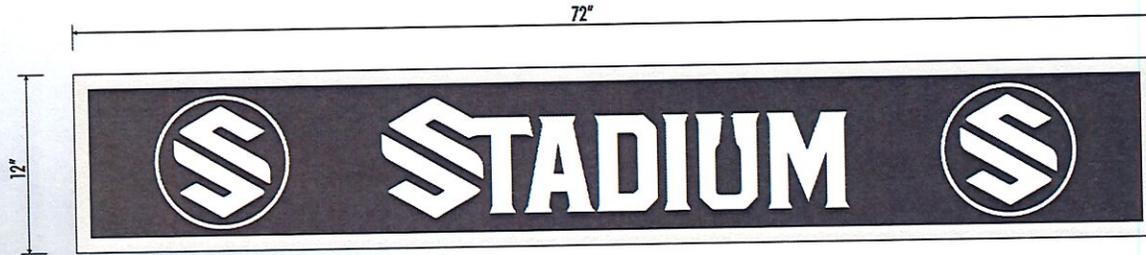


JOB NAME: STADIUM BAR #S2-37156 R1  
 STREET: 101 MILL STREET  
 CITY, STATE: GAHANNA, OH  
 SIGN TYPE: HDU LETTERS ON RAILS WITH UP-LIGHTING

DATE: 9/11/19 REV. DATE: 6/26/20  
 FILE NAME: STADIUM BAR.CDR  
 DIRECTORY: THAD > 2019 > S

SCALE: AS NOTED  ASB  OH DESIGNER: TK

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#S3-37156-R3: REPLACEMENT FACES IN D/F ILLUMINATED MONUMENT SIGN 1 1/2" = 1'-0"

- REMOVE EXISTING METAL SIGN FACES - RETURN TO SHOP AND ROUTE OUT / REPAINT / BACK WITH FLAT WHITE ACRYLIC.



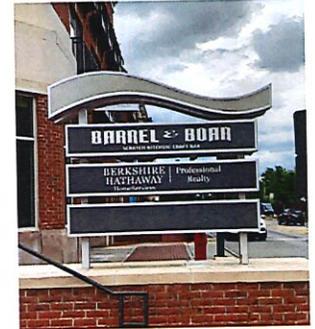
PROPOSED CONCEPTUAL: SCALE: 3/4" = 1'-0"



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 www.danitesign.com

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 FILE NO: E60042 DaNITE SIGN CO.

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EXISTING D/F SIGN

COLORS

GRAY TO MATCH EXISTING  WHITE ACRYLIC

APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_



JOB NAME	STADIUM BAR	#S3-37156-R3
STREET	101 MILL STREET	
CITY, STATE	GAHANNA, OH	
SIGN TYPE	MONUMENT REPLACEMENT FACES	
DATE	9/11/19	REV. DATE: 8/7/20
FILE NAME	STADIUM BAR.CDR	
DIRECTORY	THAD > 2019 > 5	

SCALE: AS NOTED SALE: OH DESIGNER: TK

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I.V. Recover  
 569 N. FOURTH STREET  
 COLUMBUS, OHIO 43215  
 PHONE: 614-221-5404

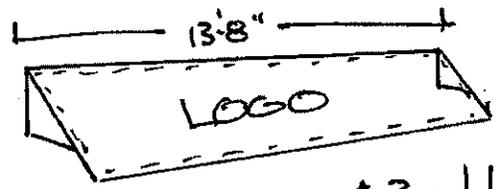
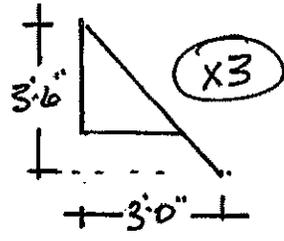
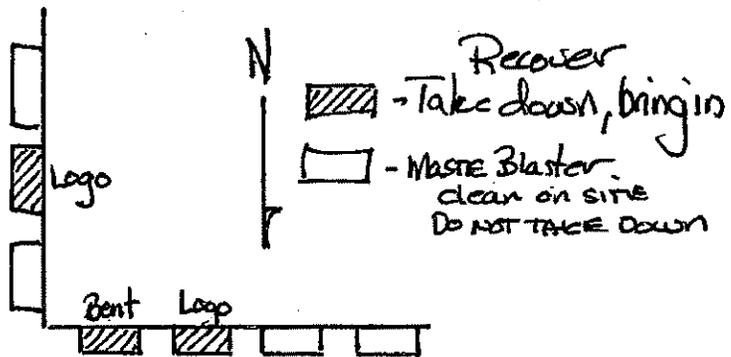
CC	<u>CR</u>	RC	RR
OTHER:			
MUST COLLECT PAYMENT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		DATE: 2/26/2020	
13/02			
INSTALLATION DATE: Before March 11th		CUSTOMER P.U. <input type="checkbox"/> YES <input type="checkbox"/> NO	

BILLING ADDRESS: James Dawson		INSTALLATION ADDRESS: (IF DIFFERENT THAN CUSTOMER ADDRESS) STADIUM (DRINK & EATS)	
101 Mill St. Suite 105		101 Mill St. Suite 105	
Gahanna, OH 43230		Gahanna OH 43230	
HOME PHONE: James 614-212-3202	WORK PHONE: —	CELL PHONE: —	EMAIL: James.dawson82@gmail.com
TERMS: C.O.D. <input type="checkbox"/> YES <input type="checkbox"/> NO	PURCHASE ORDER NO. cont./DEP.	YARDAGE:	GRAPHIC LETTERING: DEP SIGN painted white x 2 off
OTHER: 50% down Bal on Comp.			
STYLE GOODS / FABRIC STYLE NAME & NO.: Swab Black # 6008		STYLE SCALLOP: —	COLOR BINDING/FRINGE: PVC Black
OLD COVERS LOCATION: save/destroy	FRAMES TYPE: custom staple	STATIONARY:	DOOR:
ROPES: <input type="checkbox"/> YES <input type="checkbox"/> NO	BINS: —	ELECTRICITY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	WINDOW: 3 take down
STORAGE: <input type="checkbox"/> YES <input type="checkbox"/> NO	LOCATION:	MOUNTS INTO: Brick-leave clips up	

7 - shed AWNINGS total

- 2 - Take down & recover w/ Logo
- 1 - Take down, repair frame, recover
- 4 - MASTER Blaster cleaning on SITE

\* open end staple frame

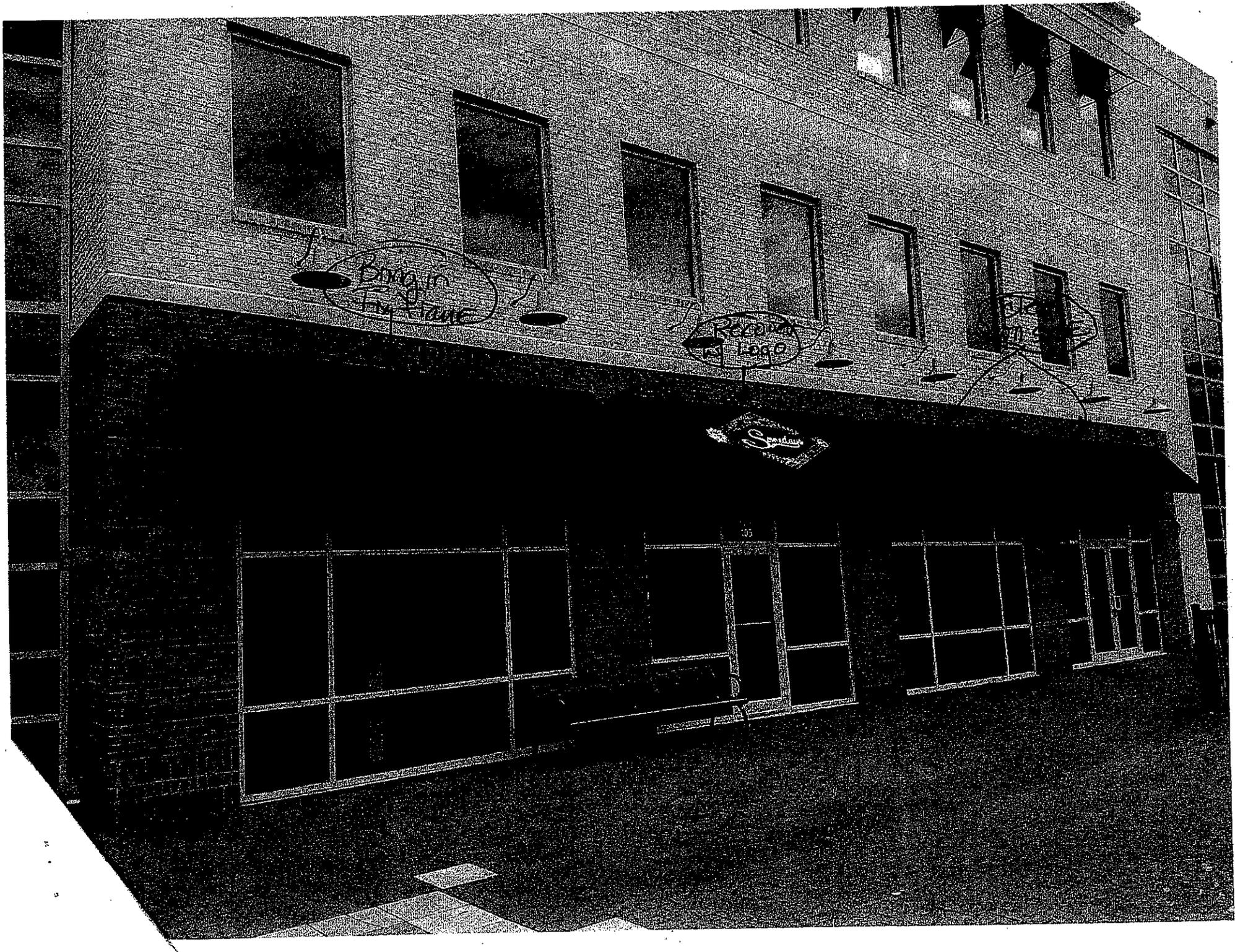


\* 2 w/ logo

\* All frames ≈ 13'-8" wide

SALESMAN: John Q.





Bingon  
Lago

Bingon  
Lago

Bingon  
Lago

Santitas

**STADIUM**

EAT · DRINK · SPORTS · GAMES

2'-4"

7'-7" X2

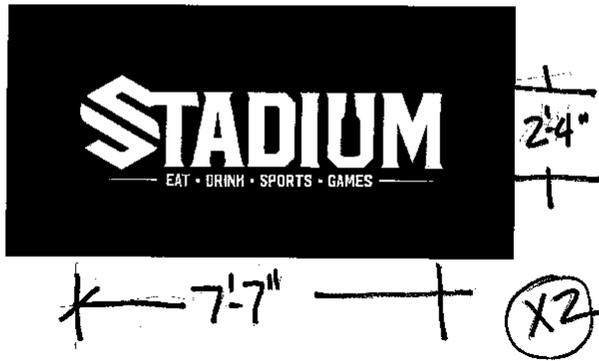
## Statement on New Stadium Bar Exterior Signage & Awnings

In the MASTER SIGN PLAN for this development, it states that wall signs are allowed but not signs on rails. The façade sits with the entrance diagonal to the road. We would like to put the sign in front of the entrance, but it is best suited for a sign on rails. We tried doing a wall sign but don't have much room with the other business's signage there. Also, if we try to put it on the brick façade facing the road – it is too far away from the business entrance which will confuse the public. We would keep the sign with exterior lit bar lighting, so the lighting doesn't deviate from the MSP requirements. This design would also put the least amount of drill holes in the brick.

We would also like to strive to do a face replacement on the existing ground sign as well. We would only pursue this if we can still get the wall sign though. When I say wall sign, I'm referring to the sign on rails that we are trying to get approved.

Lastly, 2 awnings were already re-covered by Capital City Awning & apparently only one is allowed to have graphics. We would like to keep the one on the side of the building with graphics as well.





From: Oliver Holtsberry <OHoltsberry@danitesign.com>  
Sent: Monday, October 5, 2020 4:12 PM  
To: Kelly Wicker  
Subject: RE: Design Review Comment Letter  
Attachments: Statement on New Stadium Bar Exterior Sign.docx

Kelly,

This statement should address #2 & #3 on this letter. Along with the awning permit that has been filed which address #4 & #5 on this letter. We have already filed a building permit which should address #1. Please let me know if you need anything else. Thanks!

- The Only Central Ohio Sign Company Voted Into The World Sign Association.

Oliver Holtsberry | D?Nite Sign Co. | Sign Design Consultant  
Office: 614.444.3333 x223 | Cell: 419-296-3664 | oholtsberry@danitesign.com  
1640 Harmon Avenue , Columbus, OH 43223 | www.DaNiteSign.com

DESIGN.BUILD.INSTALL.SERVICE

From: Kelly Wicker <Kelly.Wicker@gahanna.gov>  
Sent: Monday, September 28, 2020 10:03 AM  
To: Oliver Holtsberry <OHoltsberry@danitesign.com>  
Subject: Design Review Comment Letter

Oliver, Please see the attached comment letter regarding your project at 101 Mill St. 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. Please let our office know if you have any further questions.

Thank you,  
Kelly Wicker  
Zoning Clerk



December 22, 2020

DaNite Sign Co  
1640 Harmon Ave  
Columbus, OH 43223

RE: Project 101 Mill St  
101 Mill St [Creekside]

Dear DaNite Sign Co:

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

**Building**

1. The wall sign will be required to comply with the OBC and a building permit will be required. No review is required for the other portions of the project.

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

## PLANNING STAFF REPORT

### Request Summary

The Stadium bar and restaurant located at Creekside is requesting signage that differs from what is permissible by the master sign plan (MSP). The property is zoned Olde Gahanna Mixed Use Neighborhood (OG-2) but signage is regulated by the MSP, not the zoning.

A 49.5 square foot sign stating “Stadium” located over the entrance is requested. The sign type is not identified in the MSP as an allowable sign type. Although it doesn’t meet the specific definitions of one of the permissible signs, it looks and functions like a wall sign. Wall signs are required to be “flush mounted”. This sign would be connected to the building via rails, opposed to flush against the wall.



Proposed wall sign.  
Connection to building via  
rails not permitted by MSP.

An additional deviation from the MSP is to permit additional signs. Each tenant is permitted a total of three signs. The Stadium is requesting one wall sign, one tenant panel sign (located on ground sign by plaza), and two awning signs.

### Design Review

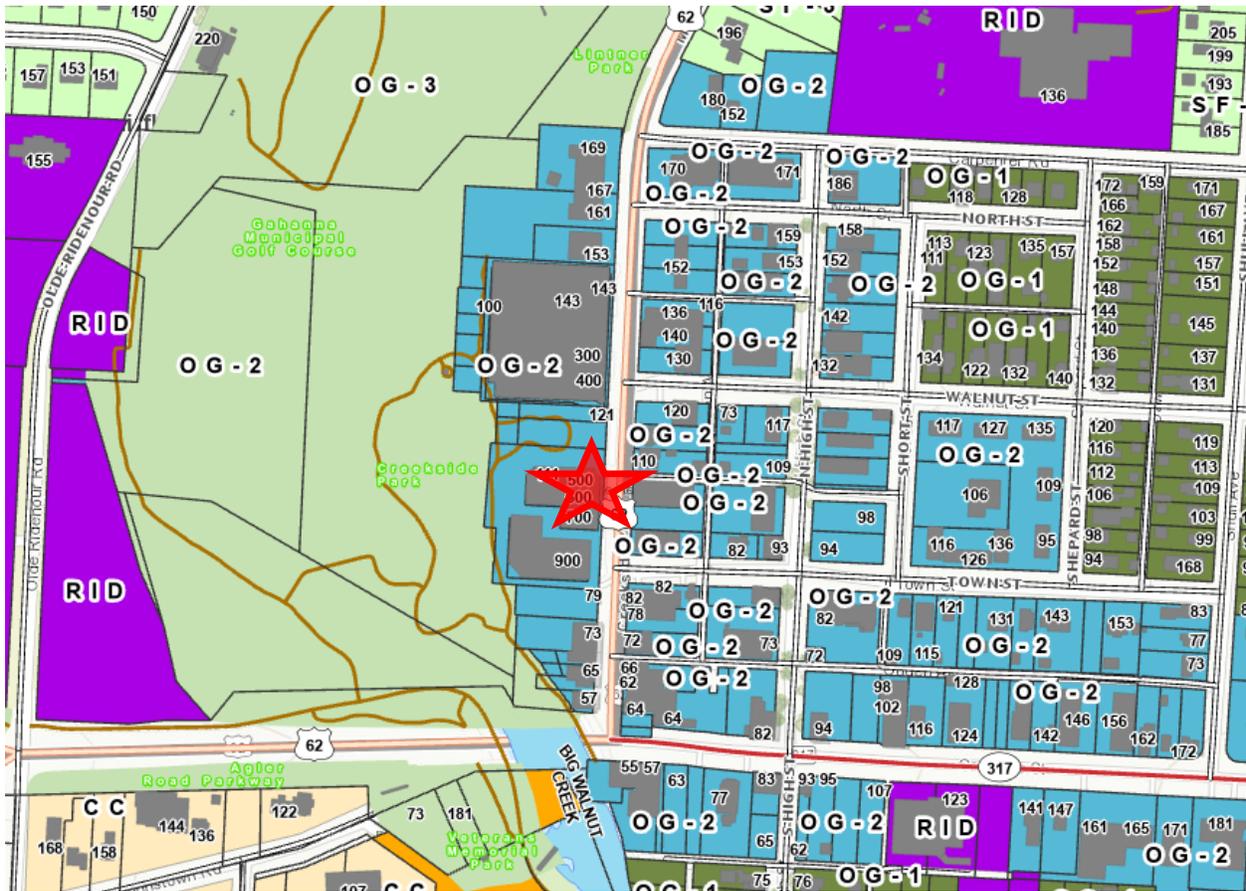
General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

## Recommendation

Staff recommends approval of this request. The number and size of signs does not appear to be out of scale with the size of the tenant space or disproportional to the building. The restrictions on the property were placed by the property owner. The property owner has given authorization for the requested signage.

## Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP