



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

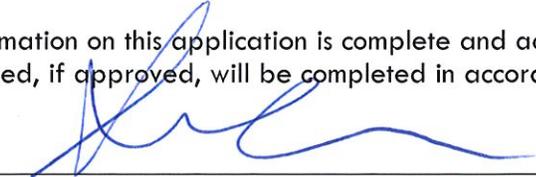
VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <i>270 + Tech Center Dr</i>		Project Name/Business Name (if applicable): <i>Crescent Gahanna Development</i>	
Parcel ID No.(s): <i>Plot of 025-013767 CREWES & COMPANY</i>	Current Zoning: <i>SCD</i>	Total Acreage: <i>14.904</i>	
Description of Variance Requested: <i>Sign size exceeds normal allowable sign. THIS SIGN IS 16'x24'. FOR PURPOSE OF BEING VISIBLE FROM I-270. REQUEST SIGN PERMIT FOR PERIOD OF 5 YEARS.</i>			
STAFF USE ONLY - Code Section(s) & Description of Variance: <i>1165.08(a) - maximum size of signs</i> <i>1165.08(b)(6) - maximum size of free standing signs; maximum height of signs</i>			
APPLICANT Name (primary contact) -do not use a business name: <i>Sean Alley</i>		Applicant Address: <i>7788 Central College Rd-B ^{New Albany} _{Ohio}</i>	
Applicant E-mail: <i>info@prosignstudio.com</i>		Applicant Phone No.: <i>614-499-7549</i>	
BUSINESS Name (if applicable): <i>Prosign Studio</i>			
ATTORNEY/AGENT Name: <i>LARRY CANINI</i>		Attorney/Agent Address: <i>P.O. BOX 887</i>	
Attorney/Agent E-Mail: <i>lcanini@aol.com</i>		Attorney/Agent Phone No.: <i>(614) 296-3872</i>	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer <i>Larry Canini</i>		<i>614-296-3872</i>	
Architect			
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email): <i>lcanini@aol.com</i>	

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 Signature:  Date: 4/10/18

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No.	<u>V-69-2018</u>
PC Meeting Date:	_____
PC File No.	_____

RECEIVED:	<u>KAW</u>
DATE:	<u>4-12-18</u>

PAID:	<u>300.00</u>
DATE:	<u>4-12-18</u>
CHECK#:	<u>1864</u>

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Loreto Canini, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Prosign Studio to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: _____ Date: 4/10/18

AUTHORIZATION TO VISIT THE PROPERTY

I, Loreto Canini, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: _____ Date: 4/10/18

Subscribed and sworn to before me on this 10 day of April, 2018.

State of Ohio County of Franklin

Notary Public Signature: Pamela S. Smith



or Seal **Pamela S. Smith**
Notary Public, State of Ohio
My Commission Expires 10-05-2019

AGREEMENT TO COMPLY AS APPROVED

I, Sean Alley, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: _____ Date: 4/10/18

Subscribed and sworn to before me on this 10 day of April, 2018.

State of Ohio County of Franklin

Notary Public Signature: Pamela S. Smith



or Seal **Pamela S. Smith**
Notary Public, State of Ohio
My Commission Expires 10-05-2019

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by a registered surveyor (11"x17" copy)	✓			
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. 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) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety	✓			
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓			
	8. Application & all supporting documents submitted in digital format	✓			
	9. Application & all supporting documents submitted in hardcopy format	✓			
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

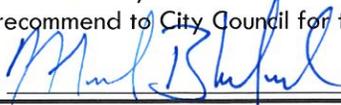
APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: _____



Date: _____

4/19/18

TO

HPLEX SOLUTIONS

65 HIDDEN RAVINES DRIVE

SUITE 100

POWELL, OHIO

ZIP 43065

PERMANENT SIGN PERMIT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: <u>270 E Tech Center Dr</u>		Project Name/Business Name (if applicable): <u>Crescent Gahanna Development</u>	
Parcel ID No.(s)		Current Zoning:	
Check one: Erect/New <input checked="" type="checkbox"/> Move <input type="checkbox"/> Alter <input type="checkbox"/> Repair <input type="checkbox"/> Face Change <input type="checkbox"/> Master Sign Plan <input type="checkbox"/>			
TYPE OF SIGNAGE: Wall <input type="checkbox"/> Ground <input checked="" type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Awning <input type="checkbox"/> Pole <input type="checkbox"/>			
SIGN SPECIFICATIONS: (height, width, depth)			
Sign Face: H: <u>16</u> W: <u>24</u> D: _____		Sign Face total sq. ft.: <u>384^{SF}</u>	
Entire sign structure: H: <u>20'</u> W: _____ D: _____		Entire sign structure weight (lbs.): <u>?</u>	
Sign Face: Horizontal <input checked="" type="checkbox"/> Vertical <input type="checkbox"/>			
LOCATION/SITE SPECIFICATIONS: (square feet)			
Primary Frontage sq. ft.:	Existing # of ground signs:	Existing # of wall signs:	TOTAL sq. ft. of existing wall & ground signs:
Secondary Frontage sq. ft.:	Ground sign total sq. ft.:	Wall sign total sq. ft.:	
ILLUMINATION TYPE: Internal <input type="checkbox"/> External <input type="checkbox"/> None <input checked="" type="checkbox"/>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: <u>Sean Alley</u>		Applicant Address: <u>7788 Central College Rd - B OH</u> ^{NA}	
Applicant E-mail: <u>info@prosignstudio.com</u>		Applicant Phone No.: <u>614-475-7549</u>	
BUSINESS Name (if applicable): <u>Prosign Studio</u>			
ATTORNEY/AGENT Name: <u>Larry Canini</u>		Attorney/Agent Address:	
Attorney/Agent E-Mail: <u>lcanini@aol.com</u>		Attorney/Agent Phone No.: <u>614-296-3872</u>	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

CONTINUE ON PAGE 2

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. SGN-0054-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 4-2-18

PAID: \$ 50.00
DATE: 4-2-18
CHECK#: 2432

PERMANENT SIGN PERMIT APPLICATION - SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1165 (visit www.municode.com)				
	2. Pre-application conference with staff				
	3. Master Sign Plan (complying with Section 1165.11) - for all new construction, renovation or conversion of structures with multi-tenants, including but not limited to, office buildings, business parks, planned industrial developments, office parks, shopping centers and shopping malls (except out-lots)				
	4. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to Planning Commission meeting(s), if applicable				
	5. A site map of the location of building or structure or lot, property lines, right-of-way boundaries, utilities, and easements where the sign is to be attached or erected upon				
	6. Color photographs of the property upon which the sign is to be erected, and photographs of adjacent properties and signage				
	7. Detailed color renderings or drawings to illustrate the dimensions, design, structure & location of each sign to include all size specifications, including the size of letters & graphics				
	8. Elevations and color photographs which illustrate the position of the proposed signage in relation to nearby buildings, structures				
	9. Provide the name, address, phone no. and current license no. of the licensed sign erector				
	10. Authorization Consent Form Complete & Notarized (see page 3)				
	11. Application & all supporting documents submitted in digital format				
	12. Application & all supporting documents submitted in hardcopy format				
	13. Application fee paid (in accordance with the Building & Zoning Fee Schedule)				
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
NOTE: All Plans must be submitted in 8.5"x11", 11"x17", or 24"x36" (folded, not rolled, to 8.5"x11")					
GROUND/FREE-STANDING/MONUMENT/POLE SIGN REQUIREMENTS					
	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)				
	- All property and pavement lines				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of existing and proposed landscaping (refer to Gahanna Section 1165.08)				
	- Location & height of all existing (to remain) & proposed signs on the site. Show required setbacks for sign from property lines.				
	2. INSTALLATION PLAN including the number, type, size and proposed location of all anchors/fasteners and how they will be connected to supporting members/walls				
WALL/PROJECTING/WINDOW/AWNING SIGN REQUIREMENTS					
	1. ELEVATIONS (to scale, of the entire wall of the building to which the sign is to be fixed, correctly locating the sign)				
	2. INSTALLATION PLAN including the footing depths/hole dimensions, post or pole dimensions, and details describing how the sign face will be connected to supporting members and footing				

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:  Date: 3-20-18

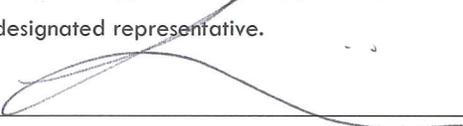
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Property Owner Signature:  Date: 3/16/18

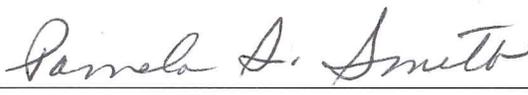
AUTHORIZATION TO VISIT THE PROPERTY

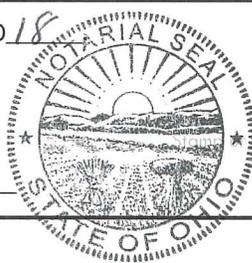
I, Loreto Canini, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 3/16/18

Subscribed and sworn to before me on this 16 day of March, 2018

State of Ohio County of Franklin

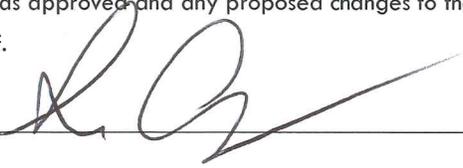
Notary Public Signature: 



Pamela S. Smith
Notary Public, State of Ohio
My Commission Expires 10-05-2019

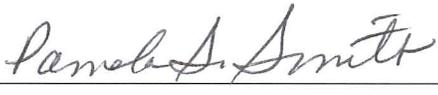
AGREEMENT TO COMPLY AS APPROVED

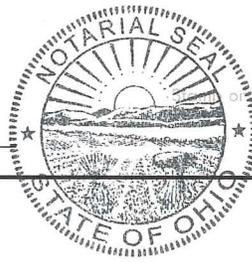
I, Sean Alley, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature:  Date: 3/16/18

Subscribed and sworn to before me on this 16 day of March, 2018

State of Ohio County of Franklin

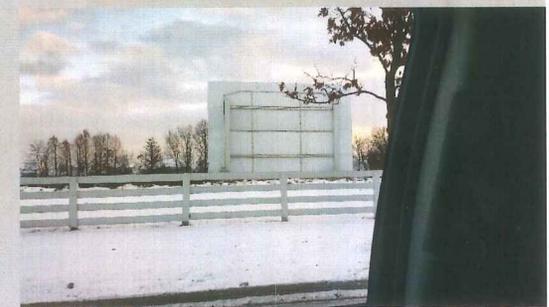
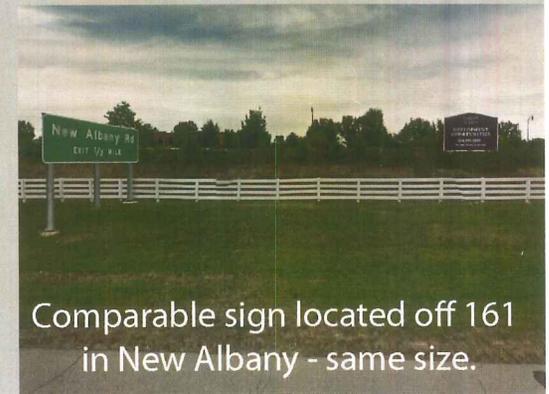
Notary Public Signature: 



Pamela S. Smith
Notary Public, State of Ohio
My Commission Expires 10-05-2019

Freestanding Billboard Sign, I-270 and Tech Center Drive Crescent Gahanna Development - I-270 and Tech Center Drive

March 5, 2018



Back of New Albany sign to illustrate steel framing and layout of panels

MATERIALS & BUILD LIST:

- Non illuminated billboard, 16' x 24' = 384 square feet, finished sign 20' tall from ground.
- 8" steel I-beam posts, anchored using column base foundation
- 4" angle steel, welded cross framing to tie posts together, 1.5" angle steel, welded framing for sign panel support
- 12 - 4' x 8' MDO panels, tiled and screwed to 1.5" angle supports - green/white/dark blue graphics and lettering

PLEASE REVIEW ALL PROOFS AND CONTACT US TO REQUEST ANY CHANGES OR CORRECTIONS. PRODUCTION OF YOUR SIGN OR GRAPHIC PROJECT WILL NOT BEGIN WITHOUT A SIGNED REL

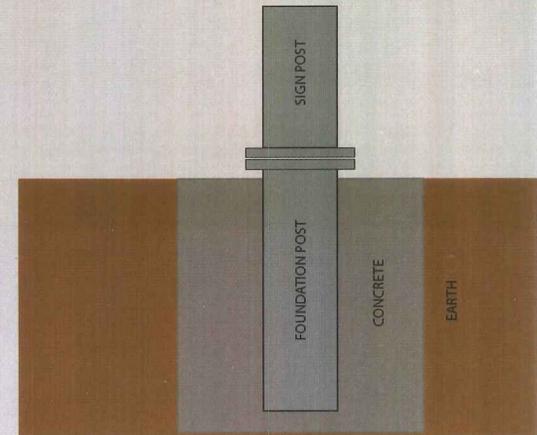


CAREFULLY REVIEW ALL PROOFS FOR CORRECT LAYOUT, CONTENT AND TYPOGRAPHY/SPELLING. PLEASE CONTACT US TO REQUEST ANY CHANGES OR CORRECT

- Digital proofs may not accurately show colors depending on the software or monitor used to view them. Colors for final product will be produced as spec'd by customer or designer.
- All proofs including artwork, designs, layouts and graphics are considered sole property of PROSIGN STUDIO. Use for any purpose without the permission of PROSIGN STUDIO is strictly prohibited.

Freestanding Billboard Sign, I-270 and Tech Center Drive Crescent Gahanna Development - I-270 and Tech Center Drive

March 5, 2018



FOUNDATION DESCRIPTION:

- 2' x 5' footer per post, with 8" x 5' steel I-beam with welded match plate will bolt to 8" x 18' steel I-beam posts with match plate using standard 3/4" x 6" grade 8 bolts (See example pic above)

PLEASE REVIEW ALL PROOFS AND CONTACT US TO REQUEST ANY CHANGES OR CORRECTIONS. PRODUCTION OF YOUR SIGN OR GRAPHIC PROJECT WILL NOT BEGIN WITHOUT A SIGNED RELEASE.

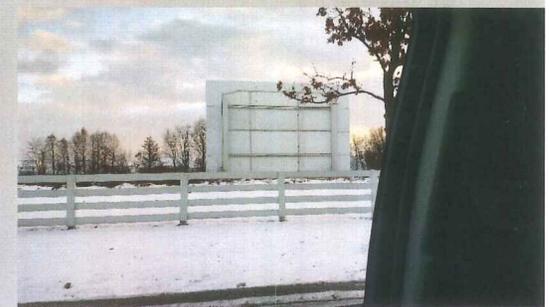
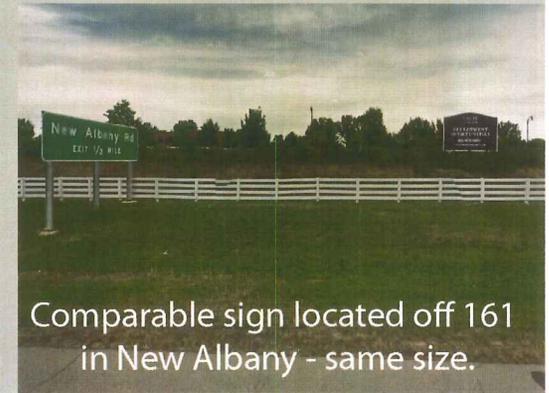
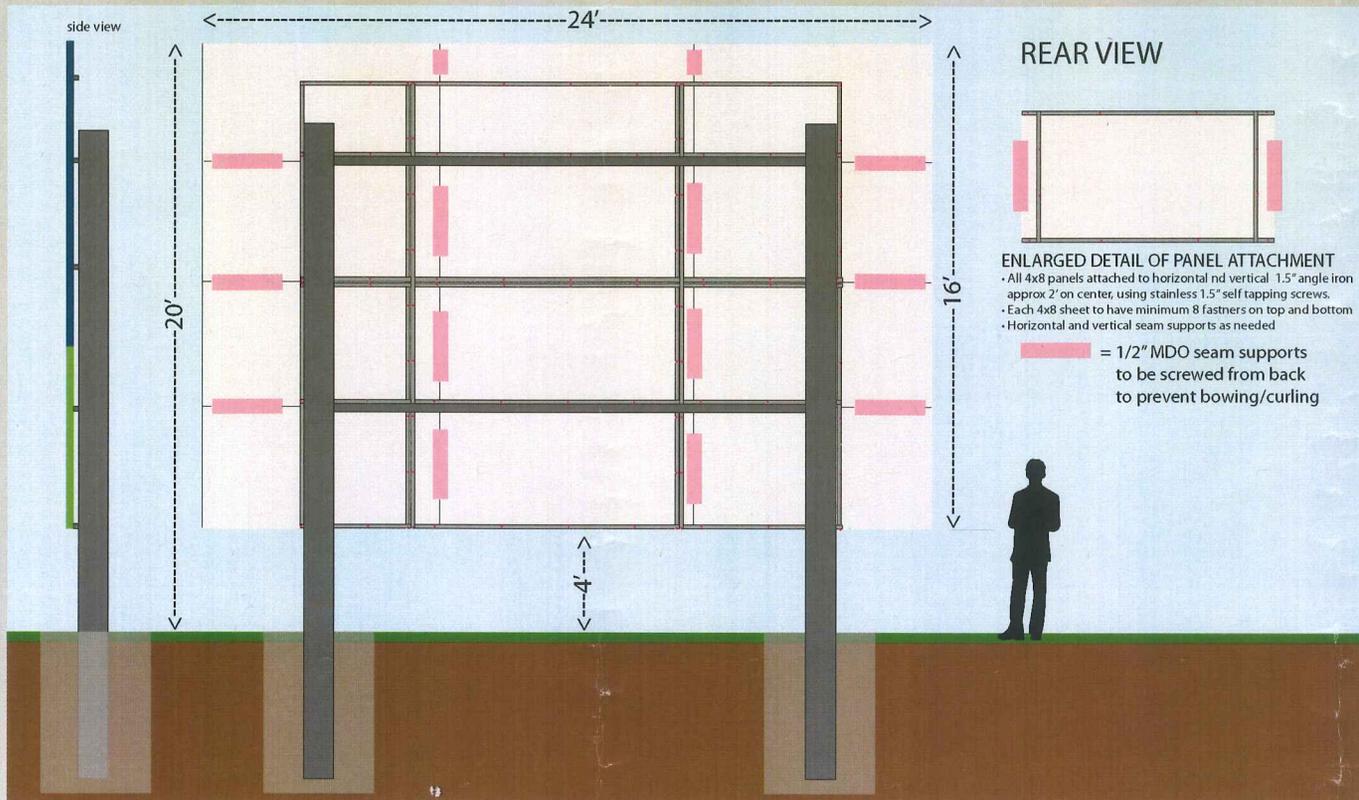


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Freestanding Billboard Sign, I-270 and Tech Center Drive Crescent Gahanna Development - I-270 and Tech Center Drive

March 5, 2018



FRAMING SUMMARY:

- 1.5" angle steel, welded framing for sign panel supports
- 12, 4' x 8' x 1/2" MDO panels, decorated with paint and high performance vinyl graphics
- All panels tiled and attached using 1.5" self tapping screws with washers through 1.5" angle iron
- Misc. 1/2" MDO seam supports as needed throughout fastened from back using 1" coated deck screws.

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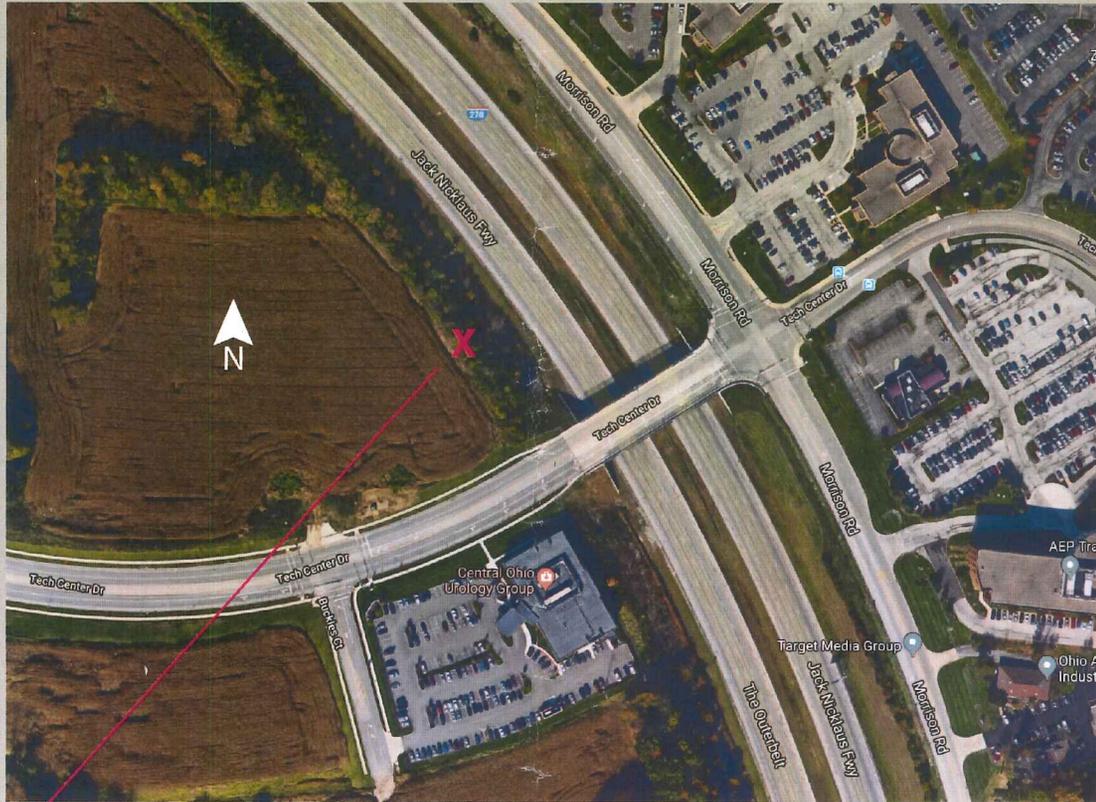


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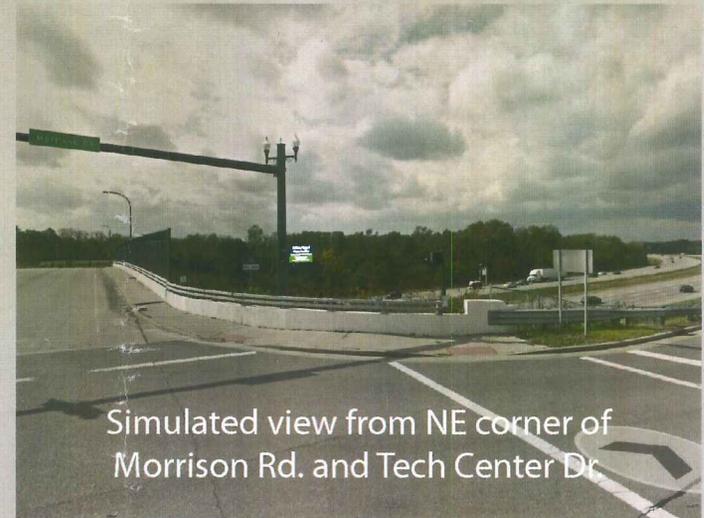
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Freestanding Billboard Sign, I-270 and Tech Center Drive Crescent Gahanna Development - I-270 and Tech Center Drive

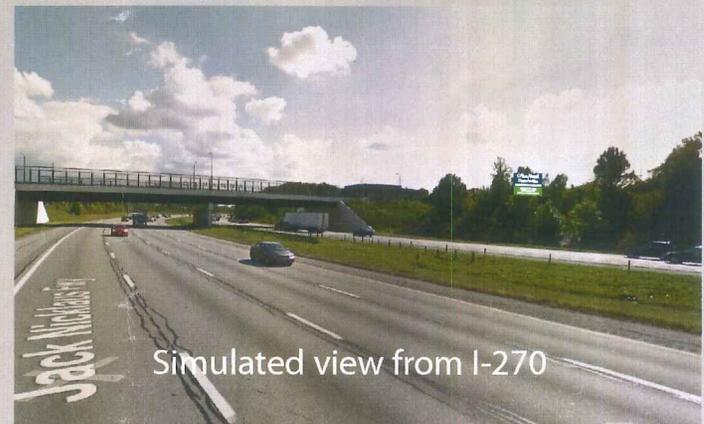
March 5, 2018



Billboard to be installed on East edge of development, facing east (I-270)



Simulated view from NE corner of Morrison Rd. and Tech Center Dr.



Simulated view from I-270

PLEASE REVIEW ALL PROOFS AND CONTACT US TO REQUEST ANY CHANGES OR CORRECTIONS. PRODUCTION OF YOUR SIGN OR GRAPHIC PROJECT WILL NOT BEGIN WITHOUT A SIGNED RELEASE



CAREFULLY REVIEW ALL PROOFS FOR CORRECT LAYOUT, CONTENT AND TYPOGRAPHY/SPELLING. PLEASE CONTACT US TO REQUEST ANY CHANGES OR CORRECTIONS.

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Phone: 614.499.7549

Email: info@prosignstudio.com

Web: www.prosignstudio.com



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

April 24, 2018

Prosign Studio
7788 Central College Rd Suite B
New Albany, OH 43054

RE: Project 270 and Tech Center Dr Sign Variance

Dear Prosign Studio:

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

Building - Approval

1. No comments.

Fire District - Complete

2. The fire division is ok with this plan and has no comment since it is for a sign permit. This falls under zoning and building authority.

Additional requirements and comments could follow after plans are submitted and the review process starts

Community Development - Recommend Approval

3. No objection to the requested size or timeframe. Please see staff report for additional information regarding the request.

Soil & Water Conservation District - Complete

4. No Comment Received

Public Service & Engineering - Complete

5. Sign must not encroach into the utility easement.

Parks - Pending

6. I am fine with the sign location, but because of the size would we want to put a time frame on it like 1, 2, or 3 years?

Public Safety - Pending

7. No comment received.

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

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a variance request to allow for a monument sign in excess of 80 square feet and more than 8 feet in height within the Select Commercial Planned District (SCPD) zone district. The applicant is requesting a sign 20 feet in height and a square footage of 384.

The proposed height and size of signs well exceeds the limits of the code, however, our code takes a one size fits all approach to signage. Meaning that one acre parcels are permitted the same number and size of signs as a 100 acre parcel. The property in question may be the largest undeveloped parcel within the city. It also has a significant amount of frontage on I-270. This is a unique situation that, in staff's opinion, warrants more signage than a typical property.

Our code classifies signage by two types, temporary and permanent. The purpose of the sign is to not identify a specific business, but rather to identify that the property is for sale. This is a temporary purpose but the code would classify this sign as a permanent sign indirectly because of its size, not because of its content. Real estate signs are looked at like any other type of sign. They are not treated differently because of the nature of what they are advertising.

Staff has recommended and the applicant has agreed to a time limit for the duration of the sign. Staff has suggested a period of five years. Staff feels this is a fair condition as the property most likely will be developed over a number of years because of its sheer size. But staff would not be in favor of granting the sign on a permanent basis. Staff has discussed this with the applicant and the applicant has no objection to the five year timeframe.

Variance

Requests to vary the requirements of the code related to signage are subject to Chapter 1165.12. It should be noted that variances related to area requirements are held to a lesser standard than those related to use. Criteria related to an area variance includes the following:

- 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;



"HERB CAPITAL OF OHIO"

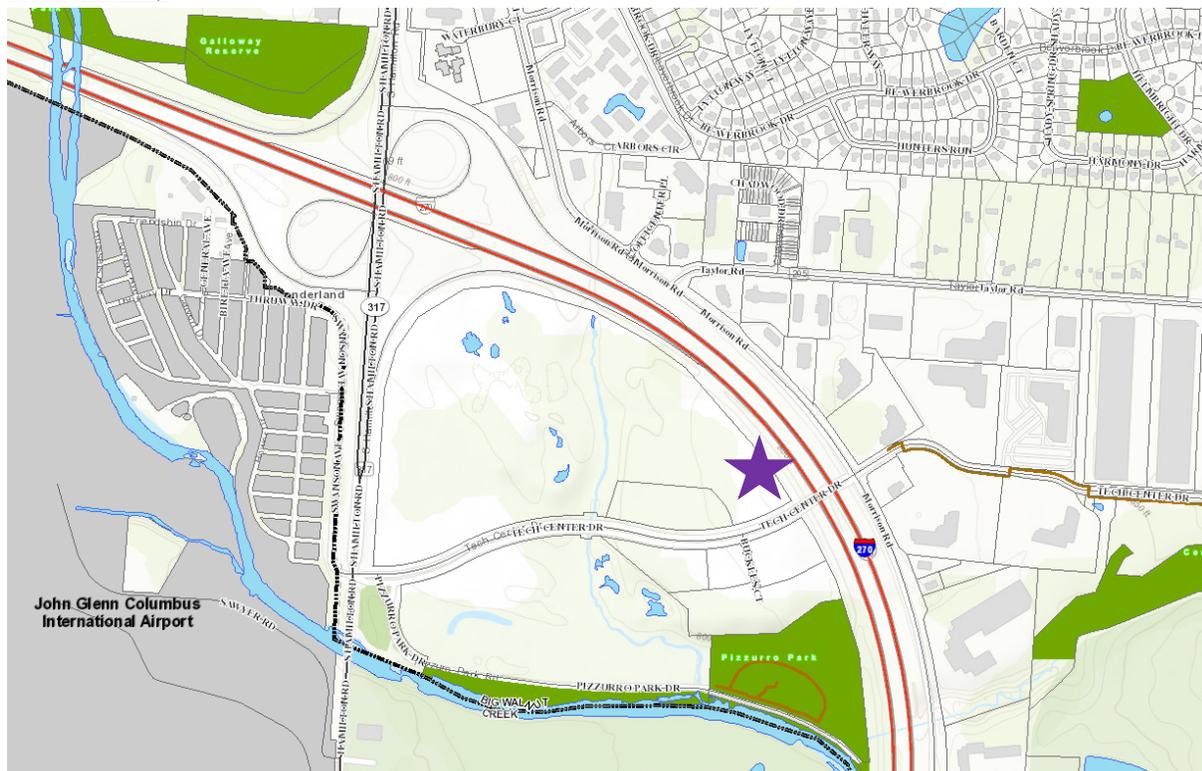


CITY OF GAHANNA

- 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.

Staff supports this variance request. We believe that a larger sign is necessary for this property as it fronts I-270 and it advertises the availability of a number of potential development sites. This is a unique condition of this property. Without a variance, an 80 square foot sign would be permissible at 8' in height. This would not adequately identify the message to traffic along I-270.

Location Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



"HERB CAPITAL OF OHIO"

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