

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.

*Applicant Name: Danite Sign Co. *Phone: 614-323-9138
 *Applicant Address: 1640 Harman Ave Columbus OH 43223 *Fax: 614-444-3026
 *Applicant Email: awineberg@danitesign.com

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

*Property Owner Name: LND Strawberry Plaza LTD *Phone: 614-865-9435
 *Property Owner Address: PO Box 284 Celena OH 43021 *Fax: 614-865-9005
 *Contact Name: Michelle McGeehan. *Email: mossmichelle02@aol.com

*Address for Requested Variance: 246 Lincoln Circle
 *Parcel ID#: 025-007429-80 *Current Zoning: CCommercial.

*Description of Variance Requested: replae top portion of existing ground sign with new cabinet to be same height as existing sign. Above 8' tall

*Applicant's Signature:  *Date: 4-21-15

***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: 1165.08 (b) (6)

Description of the governing code and the requested variance: To allow a monument sign to exceed 8' in height.

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. 15050016
 PC File No. V-2015
 Public Hearing Date: 5/27/15

(Received)

(Paid)

(Accepted by PZA)

BT: SW #1185
 MAY 14 2015




CITY OF GAHANNA
STAFF COMMENTS

Project Name: Strawberry Plaza
Project Address: 246 Lincoln Circle

If sign base is altered, the proposed plan shall be submitted for review & approval.
All utility locates & relocations are the owners responsibility.

Respectfully Submitted By:

Robert S. Priestes





CITY OF GAHANNA
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A building permit with structural design will be required - although no comment on look of the sign.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Strawberry Plaza
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No Comment On Sign Variance

Respectfully Submitted By:

Fire Marshal

Mifflin Twp. Division Of Fire





CITY OF GAHANNA
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Project Name:

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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.

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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;
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- 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.



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(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).

The proposed sign would consist of the plaza identifier on the top with three lines of 8" black changeable copy with six tenant panels below.

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

1165.09 DESIGN, CONSTRUCTION, AND MAINTENANCE OF SIGNS.

All signs shall be designed, constructed and maintained in conformity with the following provisions:

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A. Signs shall provide for aesthetic presentation of the sign message through careful consideration of color combinations, illumination, sign placement, letter height, proportion and spacing, and by avoiding use of small and/or excessive lettering.

Respectfully Submitted By:



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STAFF COMMENTS

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Planning and Development

The applicant has requested a variance to allow for the replacement of the existing monument sign for Strawberry Plaza. The code limits the height of ground signs to a maximum height of 8'. The proposed sign will be the same height as the existing sign, however, the existing sign is 12' in height and did not receive variance approval.

The property is designated Community Commercial (CC) and located within the Heartland Concept Plan. The Heartland Concept Plan does not provide guidelines nor make recommendations related to signage. Since the request does not increase the height of the existing sign, staff supports the request for a variance.

Requests for a sign variance is subject to the criteria of 1165.12.

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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.

Location Map



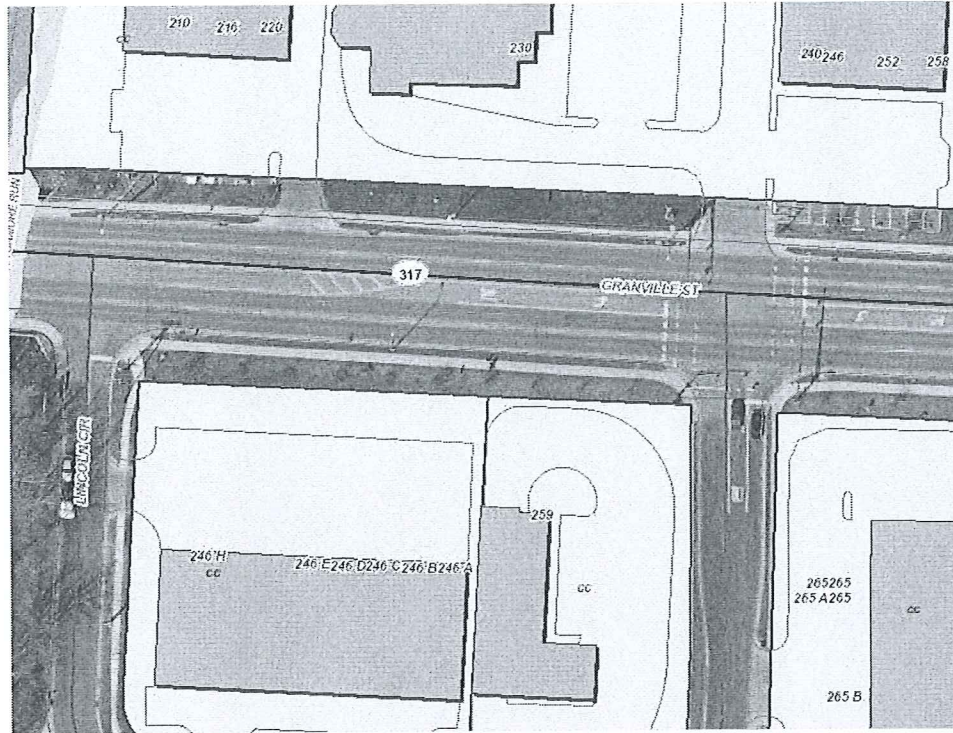
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Zoning Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



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THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

DaNite Sign Co.
1640 Harmon Ave, Columbus, OH 43223

HEARTLAND BANK
6887 E. MAIN ST.
REYNOLDSBURG, OHIO 43068
56-933/441

11485

11485

Date: 04/24/15

TO THE DER OF CITY OF GAHANNA

\$ 350.00

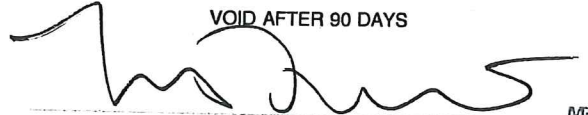
THREE HUNDRED FIFTY DOLLARS.*****

DOLLARS
Security features included. Details on back.

CITY OF GAHANNA
200 S HAMILTON ROAD
GAHANNA OHIO 43230

V - 15050014
DR - 15050015

23

VOID AFTER 90 DAYS

MP

AUTHORIZED SIGNATURE

⑈011485⑈ ⑆044109336⑆ 109001584⑈

DaNite Sign Co							11485
Voucher Number	Voucher Date	Reference	Voucher Amount	Discount Amount	Net Amount		
78300-1	04/24/15	78300	350.00	0.00	350.00		
Vendor:	CITYGAH	Check #:	11485	Check Date:	04/24/15	Amt: 350.00	



DaNite Sign Co.
 Proudly Serving Central Ohio Since 1954
 1630 Harmon Ave Columbus, Ohio, 43223
 (614) 444-3333 (FAX) 444-3026
 www.danitesign.com

APPROVED-CUSTOMER _____ DATE _____

SIGN DESIGN CONSULTANT _____ DATE _____

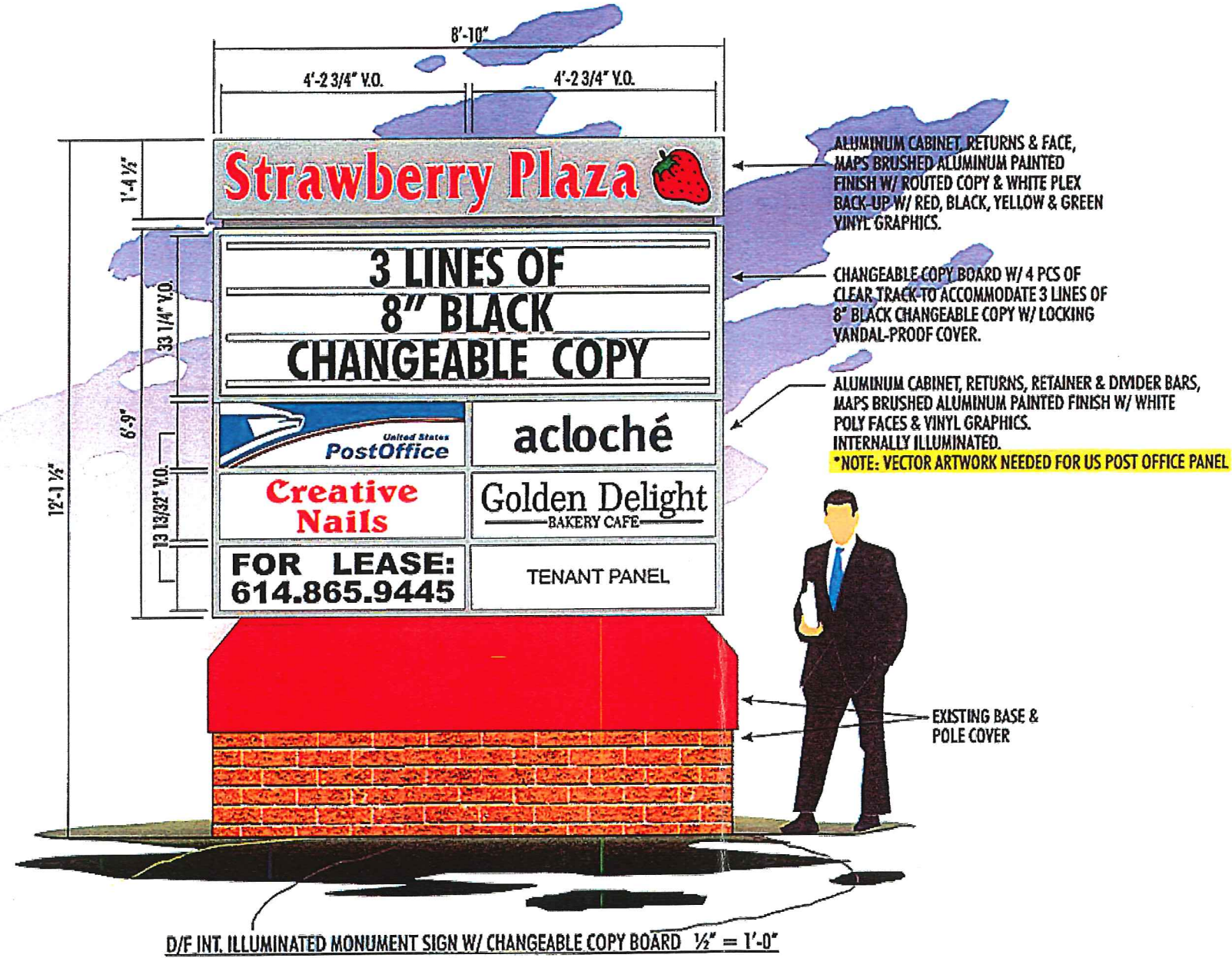


JOB NAME: STRAWBERRY PLAZA #26621
 STREET: 246 LINCOLN CIRCLE
 CITY, STATE: GAHANNA, OH
 LOCATION: MONUMENT

SKETCH #: 14-504 R2
 DATE: 7/17/14 REV. 2/19/15
 FILE NAME: STRAWBERRY PLAZA.CDR
 DIRECTORY: KEITH > 2014 > S

SCALE: NONE SALE: AW DESIGNER: KS

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

APPROVED-CUSTOMER _____ DATE _____

SIGN DESIGN CONSULTANT _____ DATE _____



JOB NAME: STRAWBERRY PLAZA #25963
 STREET: 246 LINCOLN CIRCLE
 CITY, STATE: GAHANNA, OH
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 DATE: 7/17/14 REV. 2/19/15
 FILE NAME: STRAWBERRY PLAZA.CDR
 DIRECTORY: KEITH > 2014 > S

SCALE 1/2" = 1'-0" SALE AW DESIGNER KS

This project is under a general established design copyright protected by copyright laws of the United States of America. Plans made or used without the original materials, specifications, approvals and revisions remain the exclusive property of Danite Sign Co. The use of any part hereof in manufacture, sale or other use without the express written permission of Danite Sign Co. is prohibited.



Google earth

feet
meters

300
100



existing sign
to be refaced
with new cabinet

Select Language ▼

Powered by  Translate

Clarence E. Mingo, II

Franklin County Auditor



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Summary

Parcel Info **Parcel ID** **Map Routing Number** **Owner** **Location**

Summary **025-007429-80** **025-N039FA** **LND STRAWBERRY PLAZA LTD.** **00246LINCOLN CR**

Property Profile  [Click owner name for additional records](#)

Owner Information	
Owner	LND STRAWBERRY PLAZA LTD
	PO BOX 284 GALENA OH 43021
	If the address above is incorrect - Click Here
	LND STRAWBERRY PLAZA LTD
Tax Bill Mailing Info	PO BOX 284 GALENA OH 43021
	To change mailing information ONLY - Click Here

Legal Description
246 LINCOLN CIRCLE GAHANNA COMM CENTER LOT 1 & 85'WE LOT 2

Most Recent Transfer	
Sale Amount	\$1,096,875
Date of Transfer	02/03/2014
Conveyance Type	GW
Conveyance Number	1542
Number of Parcels	2

Tax Year 2014		
Annual Taxes	\$34,055.50	Taxes Paid
		\$0.00

Current Value	
Land	\$358,900
Improvements	\$726,100
Total	\$1,085,000
CAUV	0

Building Data	
Year Built	1989
Total Sq Footage	12,432

2014 Tax Status			
Land Use	[426] COMMUNITY SHOPPING CENTER		
Tax District	[025] CITY OF GAHANNA-GAHANNA JEFFERSON		
School District	[2506] GAHANNA JEFFERSON CSD		
Neighborhood	05202		
City	GAHANNA CITY		
Township	MIFFLIN	Zip	43230
Board of Revision	NO	CDQ	
Homestead Exemption	NO	Owner Occupied Reduction (2.5%)	NO

Site Data			
Frontage	0	Depth	0
Acres	0.880		
Historic District			

- Area Sex Offender Inquiry
- Recorder's Office Document Search
- Pay Real Estate Taxes Here

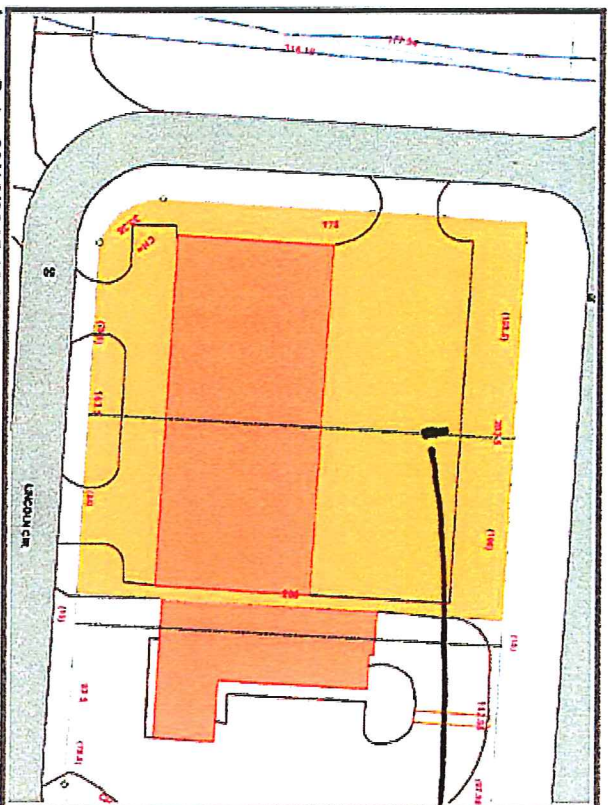


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Clarence E. Mingo, II
Franklin County Auditor

Geographic Information System

PID: 025-007429
LND STRAWBERRY PLAZA LTD 43021
PO BOX 284, GALENA OH



existing sign base
to be used.

Image Date: 03/16/2015 10:26:50

Owner Name LND STRAWBERRY PLAZA LTD
Site Address 00246LINCOLN CR
Mail Address LND STRAWBERRY PLAZA LTD
PO BOX 284
GALENA OH 43021
Tax District CITY OF GAHANNA-GAHANNA JEFFERSON
Description 246 LINCOLN CIRCLE
GAHANNA COMM CENTER
LOT 1 & 85WE LOT 2

Transfer Date 02/03/2014
Sale Amount \$1,095,875
Year Built 1989
Auditor's Map N039FA 001.80
Neighborhood 05202
School Name GAHANNA JEFFERSON CSD
Annual Taxes \$34,055.50

Auditor's Appraised Values			Accessed Acreage		
	Taxable	Exempt	Other Exempt	Landuse	
Land	\$358,900	\$43,600	\$0	CAUV	426 - COMMUNITY SHOPPING CENTER
Building	\$726,100	\$71,400	\$0	Homestead	NO
Total	\$1,085,000	\$115,000	\$0	Property Class	COMMERCIAL
Building Information					
Rooms	0	Baths	0	Number of Cards	1
Bedrooms	0	Half Baths	0	Square Feet	12,432
				Air Cond.	Fireplaces
					0
					Stories
					0

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CITY OF GAHANNA

STAFF COMMENTS

Project Name:

Project Address:

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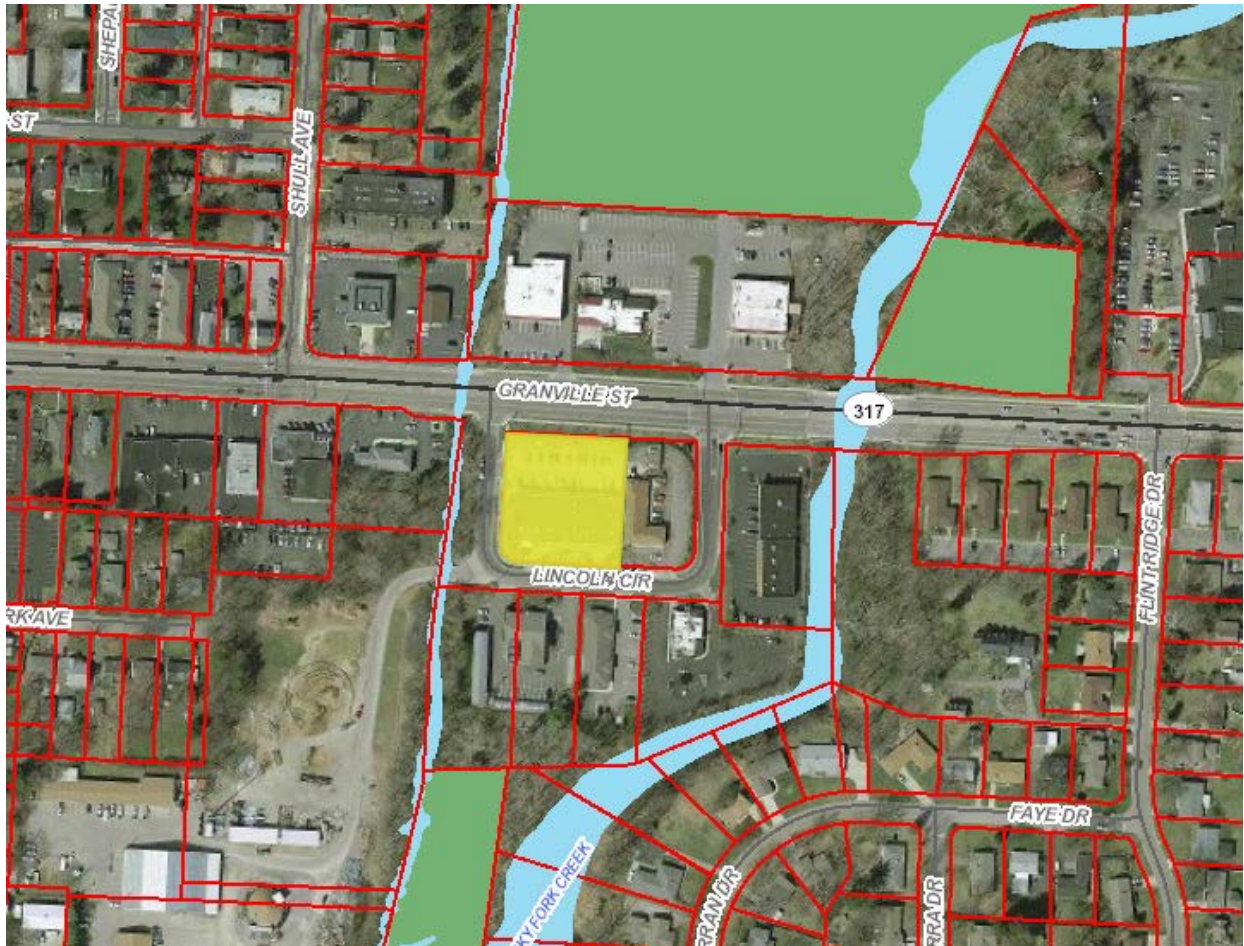


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Location Map



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Zoning Map



Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



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STAFF COMMENTS

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NO COMMENT ON SIGN VARIANCE

Respectfully Submitted By:

VICE MARSHAL

MIFKIN TWP. DIVISION OF FIRE



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