

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: Sign Vision Co. Inc. (Jim Gray) *Phone: (614) 496 4709
 *Applicant Address: 987 Claycraft Road Gahanna, Ohio 43230 *Fax: (614) 864 0302
 *Applicant Email: service@signvisionco.com

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

*Property Owner Name: 790 Cross Pointe LLC *Phone: _____
 *Property Owner Address: 790 Cross Pointe Road *Fax: _____
 *Contact Name: _____ *Email: _____

*Address for Requested Variance: 790 Cross Pointe Road
 *Parcel ID#: 025-012067-00 *Current Zoning: 352 Industrial
OCT

*Description of Variance Requested: Increase the allowable square footage for new signage

*Applicant's Signature: Sign Vision Co. Inc. Jim Gray *Date: 4/27/2015

***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)(3)

Description of the governing code and the requested variance: To allow a wall sign greater than 50 sq. ft. as prescribed by code

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. 150.50013
 PC File No. V. - 2015
 Public Hearing Date: 5/27/15

(Received)

(Paid)

(Accepted by PZA)

Bonnie Gard

From: Jim Gray <jgray@signvisionco.com>
Sent: Wednesday, April 29, 2015 7:41 AM
To: Bonnie Gard
Subject: Variance
Attachments: Ometek.pdf

Bonnie,
Please find attached the reason for the Variance request for the following location.

Ometek
790 Cross Pointe Road
Gahanna, Ohio 43230

The allowable signage square footage for this facility is 50/fifty Sq. Feet.
The customer is requesting an additional 30/thirty square feet for a total of 80/eighty square feet of signage.

Due to the size of the facility, Ometek is requesting the increase in the square footage.
The allowable square footage does not display enough visibility for customers
to recognize the facility location as they enter the property.

The purposed square foot is compatible with the architectural and design character of the immediate
neighborhood and will not change the essential character. No adjoining properties suffering as a result of the variance approval.
The requested increased square foot will enhance the appearance and permit clear visibility of Ometek facility.

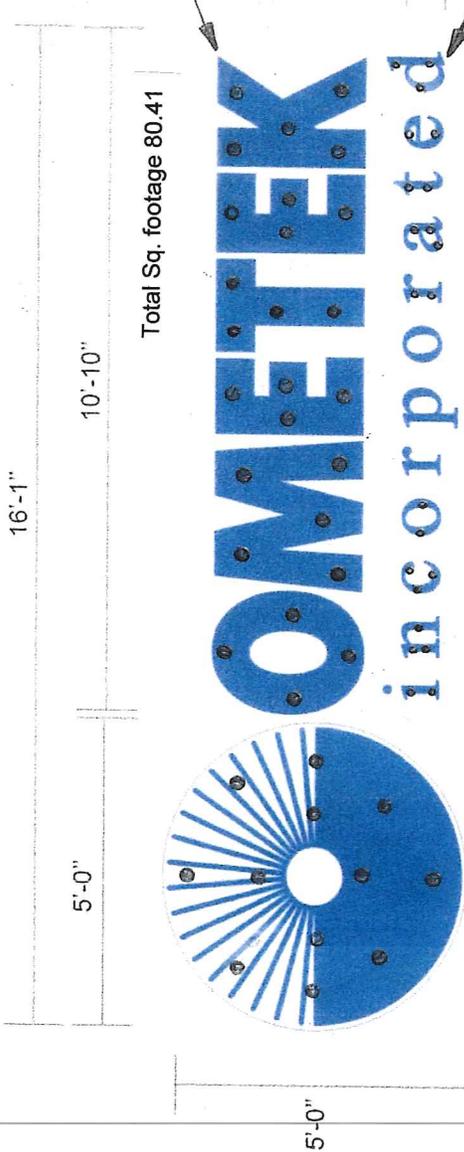
I have attached a rendering for the requested signage.
Please let me know if you need any additional information.

Thank you for all your help,

Note: New e-mail address jgray@signvisionco.com

Jim Gray / Sign Vision Co. Inc.
987 Claycraft Road
Columbus, Ohio 43230
Office: (614-496-4709
Fax: (614)864-0302

"When you're ready... We're Here"
www.SignVisionCo.com

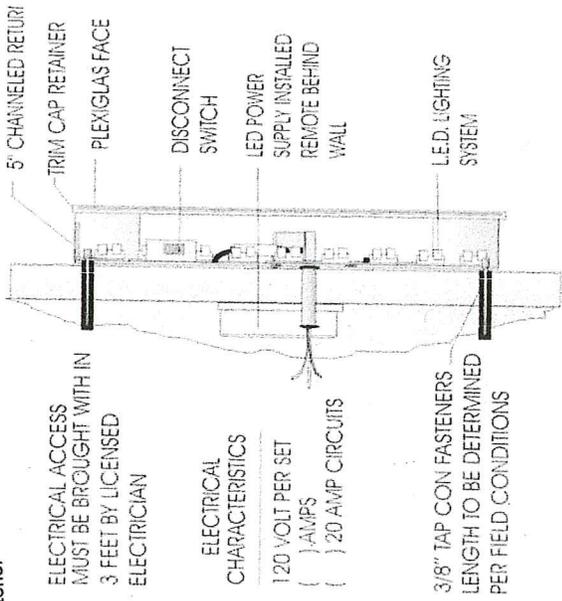


COLOR SPECIFICATION
 PMS 286 BLUE
 WHITE

NOTE: FABRICATION AND INSTALLATION PER UL SPECIFICATIONS. INSTALL IN ACCORDANCE WITH THE N.E.C. ALL SIGNAGE EQUIPT WITH DISCONNECT SWITCHES.

Dots indicate fastener location.
 3/8 x 3-1/4 concrete fastener

FLUSH MOUNTED INSTALLATION



SINGLE FACED LOGO AND INDIVIDUAL CHANNLELED LETTERS SCALE NA

LOGO: CUSTOM FABRICATED .050" ALUMINUM 5" DEEP CHANNLELED RETURNS FINISHED PMS 286 BLUE

PIGMENTED WHITE PLASTIC FACE AND PH DIE CUT GRAPHICS APPLIED TO FIRST SURFACE. WITH 1" BLUE TRIM CAP RETAINERS. INTERNALLY ILLUMINATED WITH LED LIGHTING SYSTEM POWERED BY LED POWER SOURCE

OMETEK: CUSTOM FABRICATED .050" ALUMINUM 5" DEEP CHANNLELED RETURNS FINISHED PMS 286 BLUE

PIGMENTED BLUE PLASTIC FACE WITH 1" BLUE TRIM CAP RETAINERS. INTERNALLY ILLUMINATED WITH LED LIGHTING SYSTEM POWERED BY LED POWER SOURCE

INCORPORATED COPY: CUSTOM FABRICATED 1/2" PVC LETTERS FINISHED MATTE PMS 286 BLUE. INDIVIDUALLY STUD MOUNTED TO FASCIA



CORPORATE OFFICES:
 987 CLAYCRAFT ROAD
 COLUMBUS, OHIO 43230
 PHONE: (614) 475-5161

CLIENT:
 OMETEK INC.

DATE: 11.19.14
 SALESMAN: JIM GRAY
 DESIGNER: SANDI DANIEL
 DRAWING # 2014-270
 PAGE 1 OF 2

APPROVED
 APPROVED WITH CORRECTIONS
 NOT APPROVED RESUBMIT

SIGNATURE: _____

NOTE: FABRICATION AND INSTALLATION PER UL SPECIFICATIONS. INSTALL IN ACCORDANCE WITH THE NEC. ALL SIGNS TO HAVE DISCONNECT SWITCHES.



SIGNATURE REPRESENTS FINAL APPROVAL PLEASE LOOK OVER CAREFULLY

TAYLOR POINTE LLC
470 OLDE WORTHINGTON RD S
WESTERVILLE OH 43082

Michael Halter
750 Cross Pointe Rd
Columbus, OH 43230

KASSEL CO
60 ROCKY CREEK DR
COLUMBUS OH 43230

Next Level Fitness
720 Cross Pointe Rd
Columbus, OH 43230

DEEMSYS INC
800 CROSS POINTE RD
COLUMBUS OH 43230

SWEATLAND MARK L
1200 TAYLOR STATION RD
COLUMBUS OH 43230

MCGRAW HILL EDUCATION LLC
1221 AVENUE OF THE AMERIC
NEW YORK NY 10020

WAREHOUSE SPECIALISTS LLC
650 TAYLOR STATION RD
COLUMBUS OH 43230

COLUMBUS QCB INC
820 STATE AVE
CINCINNATI OH 45204

JCS PROPERTY MANAGEMENT
5737 WESTBOURNE AV
COLUMBUS OH 43213

21030

SIGN VISION CO. INC.
987 CLAYCRAFT RD.
COLUMBUS, OH 43230

DATE 4/27/2015 25-216-440

BY THE ORDER OF CITY OF GAHANNA

THREE HUNDRED DOLLARS

\$ 300.00

00 ,00 DOLLARS

 Security Features Included. Details on Back.

FOR PERMIT



Sandra Whitten McQuest MP

⑈021030⑈ ⑆044002161⑆ 7281615000⑈



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Ometek

Project Address: 790 Cross Pointe Road

The applicant seeks a variance to allow an 80 sq ft wall sign to be installed on the building. Code prescribes a 50 sq ft maximum size for wall signs in the OCT district. Given the size of the building. This requested increase is compatible with the architectural design and scale of the building, and will allow for increased visibility to vehicular traffic.

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;
- 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.



"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

(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).

Respectfully Submitted By:



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Planning and Development

The applicant requests a variance to allow for an 80 square foot wall sign at the entrance of their building located at 790 Cross Pointe Road. The property is zoned OCT (Office, Commerce, and Technology). OCT allows for one wall sign per frontage at 50 square feet.

Square footage of wall signs is based on number of tenants, not size of building. This means that each tenant within a building is afforded up to 50 square feet of wall signage. For example, a 200' long building with five tenants would be permitted 250 square feet of wall signage. While a 200' building with a single tenant would be permitted 50 square feet of wall signage. This creates a unique situation with one tenant buildings. The size of the wall sign may not be in scale with the building. Ometek's building is approximately 300' in length. A 50 square foot sign does not provide them with adequate signage or signage in an appropriate scale to the building.

Staff supports the requested variance and believes it meets the criteria of 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"

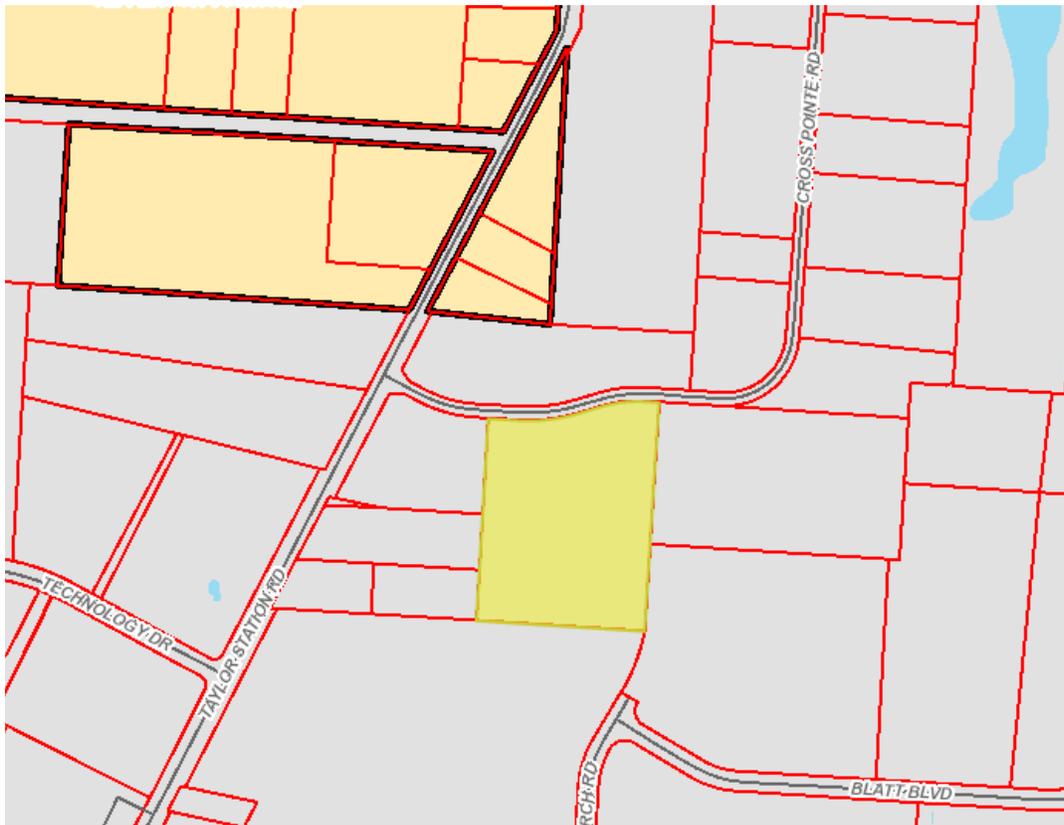
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- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
- 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.

Location Map



Respectfully Submitted By:

Michael Blackford
Deputy Director, Planning and Development

