

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: 920 N. Hamilton Road, Gahanna, Ohio 43230		Project Name/Business Name (if applicable): The Ohio State Wexner Medical Center	
Parcel ID No.(s): 250-13602 <i>MB 025-13602 10/3</i>	Current Zoning: 'CC'	Total Acreage: 4.984	
Description of Variance Requested: City of Gahanna Graphic Variance to Section 1165 Chart for (non-oc Districts) Free-standing signs to exceed the maximum over-all-height of 8'-0" by 3'-9" for a total of 11'-9" above grade. Proposed sign meets all other size and set-back requirements of the Sign Code.			
STAFF USE ONLY – Code Section(s) & Description of Variance: <i>CH 1165.08(b)(6) - Monument sign height</i>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Sandra LaFontaine		Applicant Address: 5844 North High Street	
Applicant E-mail: sandra@lafontainearchitecture.com		Applicant Phone No.: 614.436.5800	
BUSINESS Name (if applicable): LaFontaine Architecture & Design, Inc.			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Columbus Sign Company/Ferguson Construction		Mike Hoy 614.545.3713/ Jeremy Tribbie 614.907.6479	
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) Jerry Winget, The Ohio State University		Property Owner Contact Information (phone no./email): 614.366.8571	

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: *Sandra LaFontaine* Date: *28 Aug. 2018*

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

INTERNAL USE

Zoning File No. *V-237-2018*
PC Meeting Date: _____
PC File No. _____

RECEIVED: *KAW*
DATE: *9-26-18*

PAID: *300.00*
DATE: *9-26-18*
CHECK#: *CC# 5157*

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 <u>Building & Zoning Fee Schedule</u>)	✓			
	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: _____

(Designee)

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, Kyle Sharp, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Sandra LaFontaine 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: 9/11/2018


AUTHORIZATION TO VISIT THE PROPERTY

I, Kyle Sharp, 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: 9/11/2018

Subscribed and sworn to before me on this 11 day of September, 2018

State of Ohio County of Franklin


Notary Public Signature: 



KILEY WALKER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-18-2023

AGREEMENT TO COMPLY AS APPROVED

I, Sandra LaFontaine, 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: 26 SEPT. 2018

Subscribed and sworn to before me on this 26 day of September, 2018.

State of Ohio County of Franklin

Notary Public Signature: 



JENNIFER L. TRIPLETT
Notary Public, State of Ohio
My Comm. Expires March 15, 2021
Recorded in Franklin County

Project 920 North Hamilton Road OSU Sign Variance
Response to Comments dated October 9th, 2018 from Original Variance Application

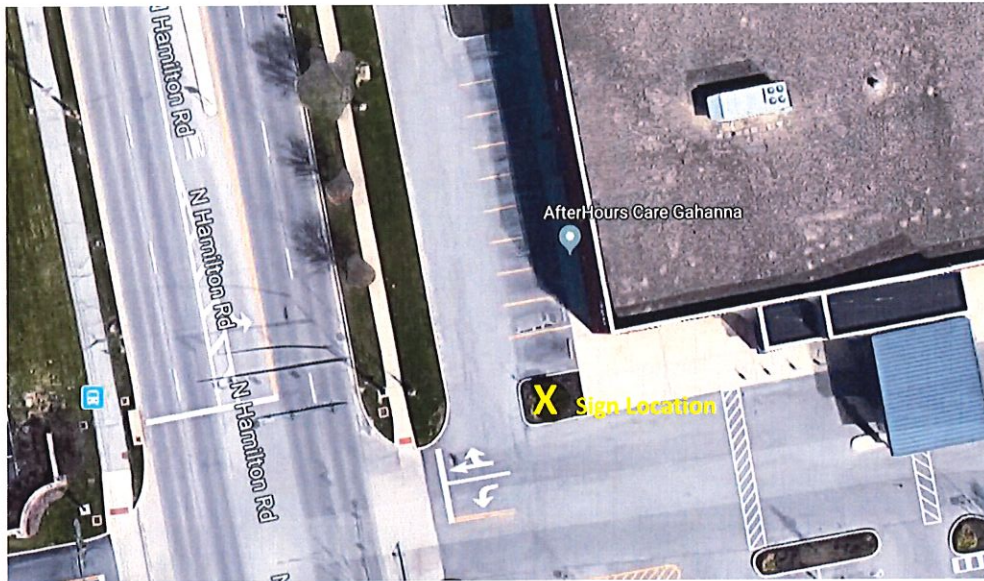
Community Development Response: Chapter 1165.12 Variances and Appeals

The addition of the proposed ground sign would identify the use of the building for traffic coming from both directions on Hamilton Road.

A variance for a taller sign is being requested based on study conducted by the way finding consultant that determined a proper height and size of the lettering to allow the sign to be easily visible by traffic traveling in both directions on Hamilton Road. In addition, the sign was located close to the building to allow for landscaping around it, keep it out of the right of way, and to maintain clear vision of traffic for those coming in and out of the facility. As the sign gets further away from the road it becomes more important to increase the size to make it clearly visible for passing traffic.

We believe this new sign will make provide better way finding for all users coming to the building from both directions on Hamilton Road.

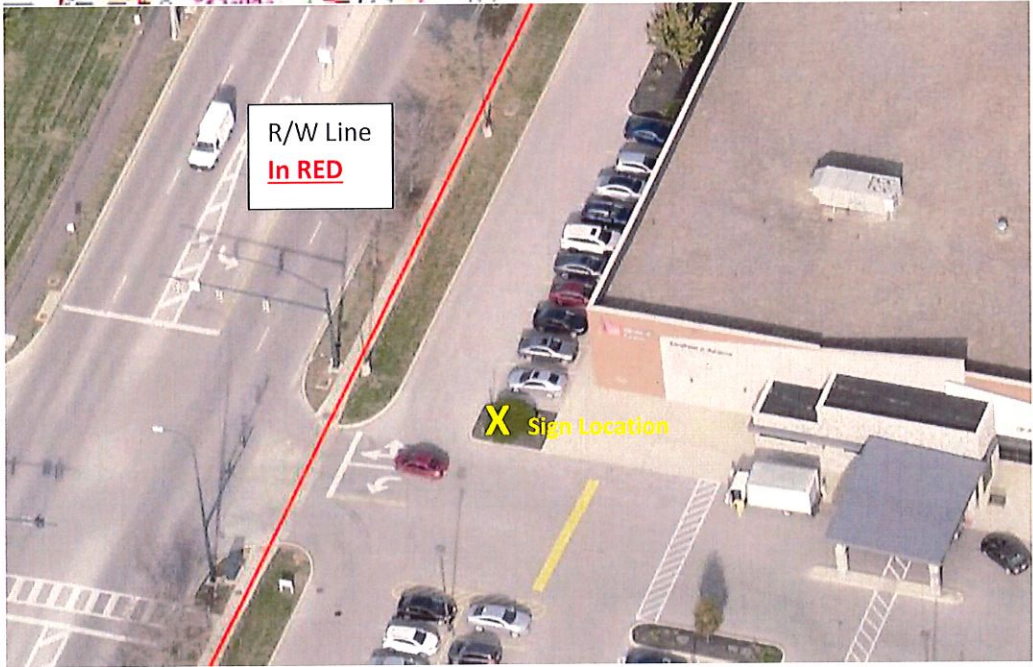
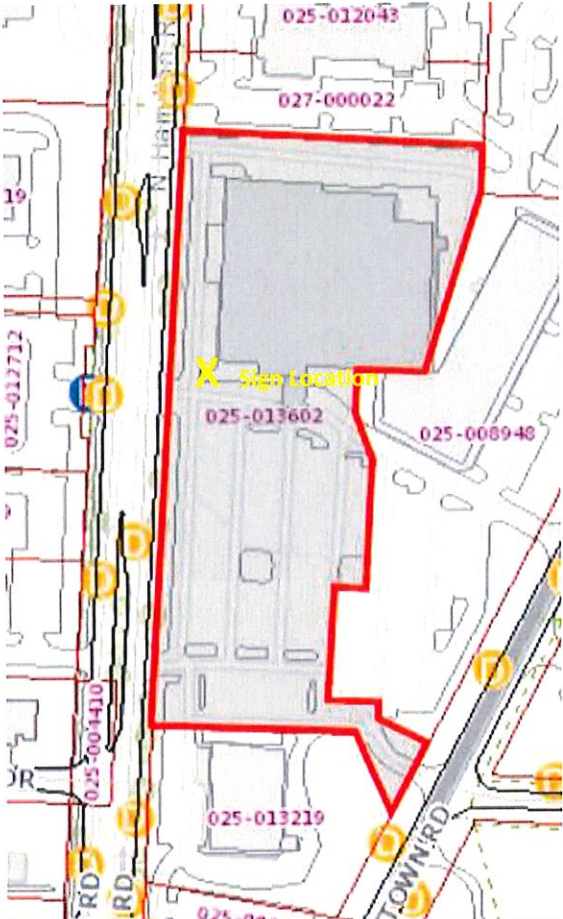
920 N. Hamilton Road – OSU WMC – Ground Sign Location

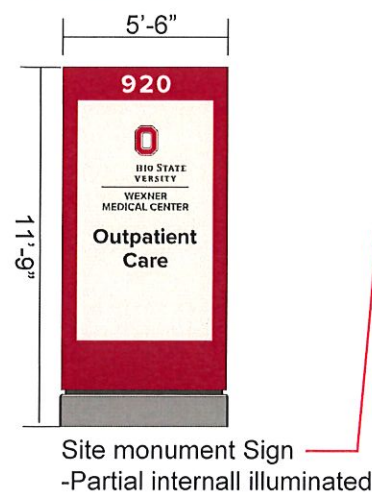


ParcelID: 025-013602-00 Map-Rt: 025-0037D -047-02
 OHIO STATE UNIVERSITY 920 N HAMILTON RD

Owner

Owner	OHIO STATE UNIVERSITY PHYSICIANS INC
Owner Address	700 ACKERMAN RD COLUMBUS OH 43202
Legal Description	920 N HAMILTON RD R16 T1 1/4T2 4.984 ACRES
Calculated Acres	4.96
Legal Acres	4.984





OSUWMC - Gahanna
New Ext.Signs
06/05/17



Project Address:
920 N Hamilton Rd
Gahanna, OH 43230

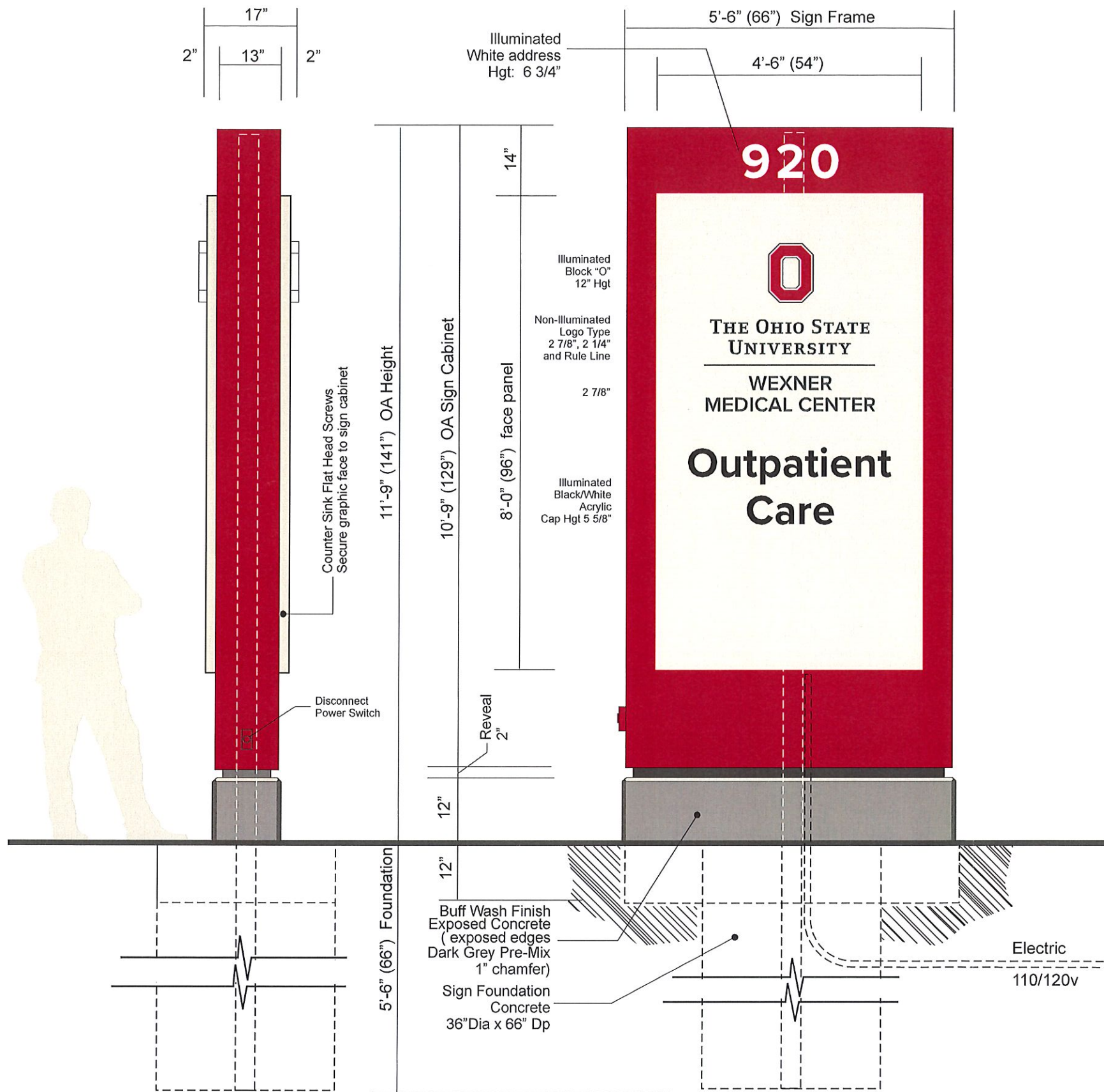
UL Permit Required
 Yes
 No

Install as per NEC 600
-Grounding
-Bonding

Project Layout
 Approved
 Approved as Noted

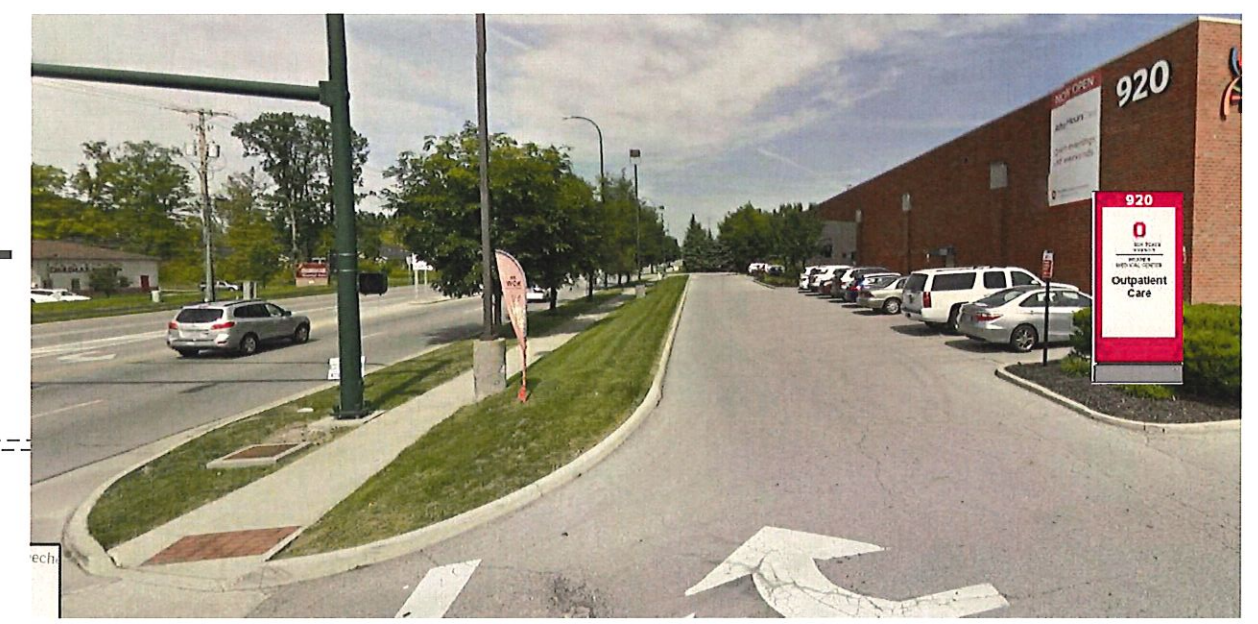
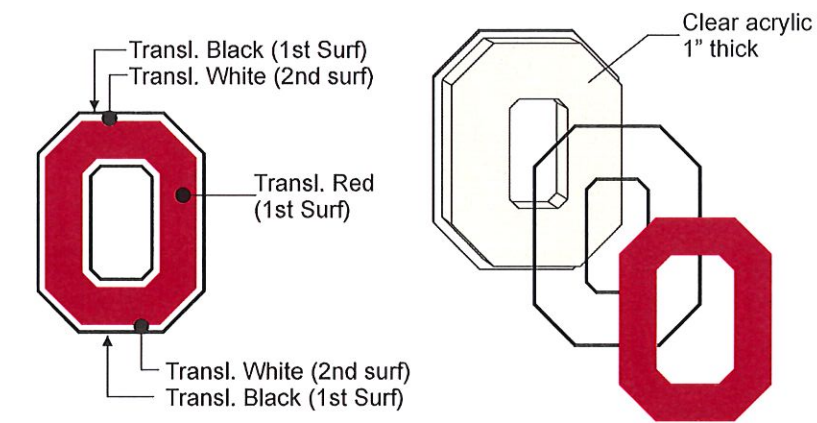
Approval Signature _____

Sales: **MH**
Design: **T. Nichols**
Dwg: **#17-285**



DOUBLE FACE MONUMENTS/INTERNAL ILLUMINATION - Scale: 1/2"

- * Qty=(2)
 - (one - Double face @ Taylor)
 - (one - Double face @ Leonard)
- * Double Face fabricated aluminum cabinet with offset fabricated aluminum sign face.
- * Internal LED Illumination
- * Sign Frame:
 - Double Tube 2" x 2" x 1/8" Sq Alum
- * Frame Cladding: .125" Thick Aluminum
- * Cabinet Color: Painted Red pms #200 Red Mathews MAP #10256 (High Gloss)
- * Sign face:
 - Alum .125" flat panel with 2" deep returns (Lords Adhesive bonds flat alum sheet to alum angle perimeter frame)
 - Coped, acrylic backed graphics as indicated
 - Sign Face Color: Painted Silver Metallic Akzo #359-A4 (satin)
- * Block "O" Graphic
 - Illuminated Graphic
 - Coped shape thru alum face with push-thru 1" acrylic
 - Translu. black & red vinyl (1st surf)
 - Translu. white allied 2nd surf
 - White halo around perimeter edge
 - OSU logo type and Rule line
 - Opaque, Non-Illuminated vinyl applied to 1st surf alum. face
 - Vinyl Color: Nimbus Grey
- * Facility Name "Outpatient Care Center"
 - Illuminated Text
 - Coped thru aluminum face backed with p95 Binary "black/white" acrylic
 - All Text: Proxima Nova Bold
- * Header address "543" numbers
 - Illuminated numbers
 - Coped thru aluminum face
 - Backed with #7328 white acrylic
 - Font: Proxima Nova Bold
- * Illumination
 - Internal White 6500k LED units
 - Internal LED Drivers
- * Steel Thru Pipe
 - 3" x 3" x 1/4" Sq Steel Tube
 - OA Tube Length: 13'-8" (164")
- * Electric:
 - 110/120 Volt 1-20A Circ
 - Switch: Exposed disconnect
- * Foundation:
 - Poured concrete foundation and sub footer
 - Exposed edges, 1" chamfer @45°



OSUWMC - Gahanna
New Ext.Signs
 06/05/17



Project Address:
 920 N Hamilton Rd
 Gahanna, OH 43230

UL Permit Required
 Yes
 No

Install as per NEC 600
 -Grounding
 -Bonding

Project Layout
 Approved
 Approved as Noted

Approval Signature _____

Sales: **MH**
 Design: **T. Nichols**
 Dwg: **#17-285**



October 10, 2018

LaFontaine Architecture and Design
5844 North High Street
Worthington, OH 43085

RE: Project 920 N Hamilton Rd OSU Variance Comments

Dear LaFontaine Architecture and Design:

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

Public Safety

1. No comments or concerns from the police department.

Parks

2. No comment Per Julie Hussey

Soil & Water Conservation District

3. No Comment Received.

Community Development

4. Please be aware that this review is solely limited to the review of the variance and is not related to square footage of the sign. That review will be forthcoming as part of the sign permit application.
5. Please be aware that monument signs are required to have a landscaped area centered around the base of the sign a minimum of 50 square feet. This will be reviewed for as part of the sign permit application.

Fire District

6. No Comment Received.

Building

7. Building permits will be required for the construction of the sign.

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

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a variance request to allow a monument sign height greater than the code allowance of eight feet. The applicants are requesting an 11'-9" tall monument sign. The sign would be located in close proximity of the signalized intersection with Hamilton Road.



In 2009 the project received variance approval to permit 185.7 square feet of signage. The review of this request did not analyze the square footage of signs currently onsite, however, the sign square footage will have to comply with the provisions of the 2009 variance.

Variance

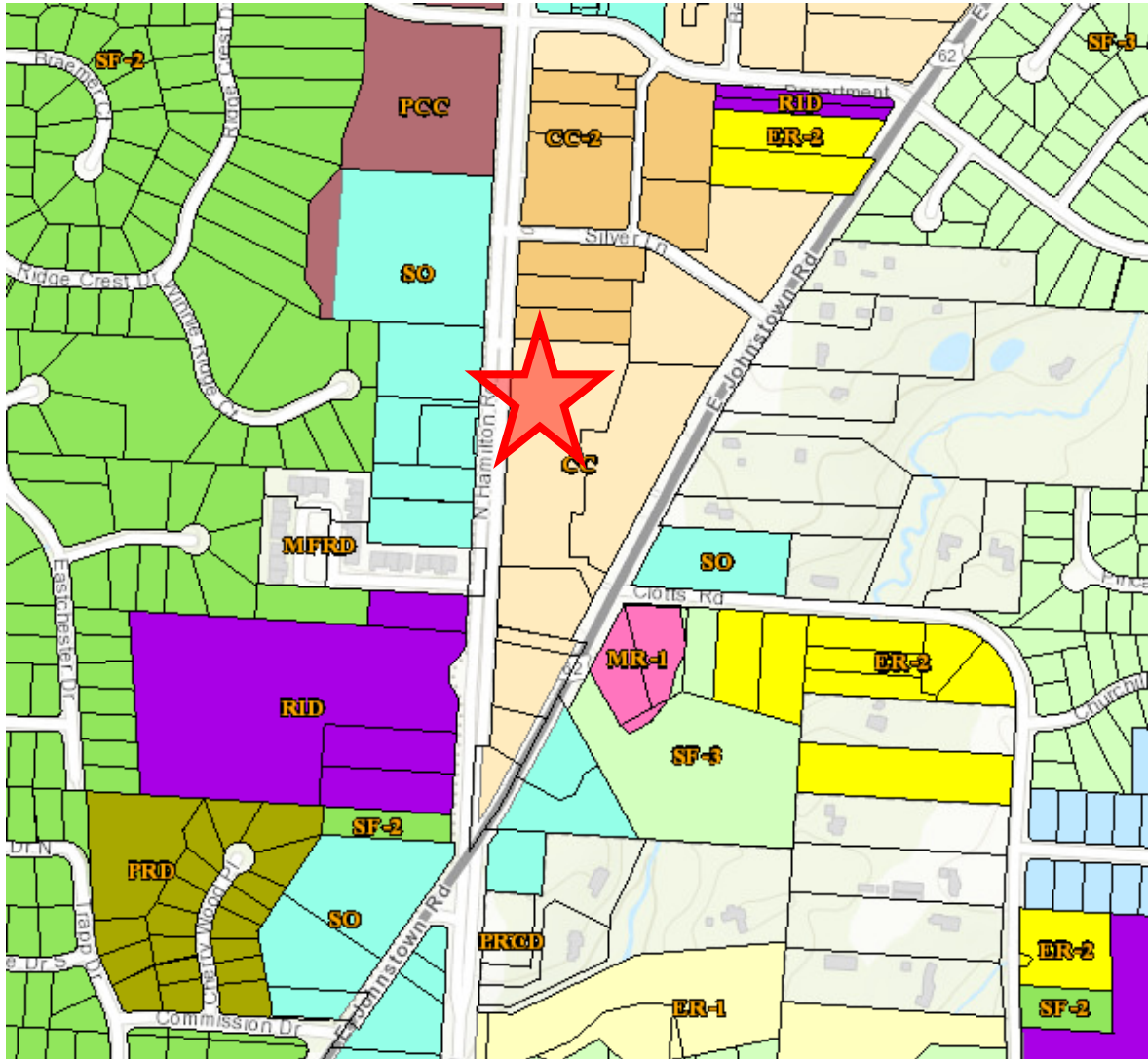
Requests to vary the requirements of the code related to signage are subject to Chapter 1165.12. It should be noted that variances related to area requirements are held to a lesser standard than those related to use. Criteria related to an area variance includes the following:

- 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;
- 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/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director