



VARIANCE APPLICATION SUMMARY



File Number V-25-36
Property Address 825 TECH CENTER DR
 GAHANNA, OH 43230
Parcel ID 025-011536
Zoning District IM - Innovation & Manufacturing
Project/Business Name Gahanna Municipal Building
Applicant Alex Barnett
 [REDACTED]
Description of Variance Request Allow for more than 1 wall sign and allow for a 65.8 ft² wall sign

Requested Variances

Code Section	Code Title
Ch 1111.03	Permanent Sign Standards
Ch 1111.03	Permanent Sign Standards



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

Kevin Schultz

(property owner/acting agent signature)

— Kevin Schultz _____

(printed name)

— 12/9/2025

(date)

Alex Barnett
for Atlantic Sign Company

(applicant signature)

Alex Barnett for
Atlantic Sign Company

(printed name)

12/24/25

(date)

Property Owner	Mailing Address
COLUMBUS SOUTHERN POWER CO	PO Box 16428, Columbus, OH 43216
CITY OF GAHANNA OHIO	200 S Hamilton Rd, Gahanna, OH 43230
VALUE RECOVERY GROUP II LLC	4100 Horizons Dr, Ste 200, Columbus, OH 43220



Statement of Variance

1. What are the special circumstances or conditions necessitating the variance?

This is the home of the new municipal building. It houses several different departments, each requiring their own signage to inform the public about the services in this building. This is a large property/building. Effective signage allows people to know where to go.

2. How is the variance necessary for preservation and enjoyment of property rights?

Without variance approval, not all departments and services will be properly displayed. This not only impacts city government but also the citizens of Gahanna. They must be able to identify the services offered by the city and where to go.

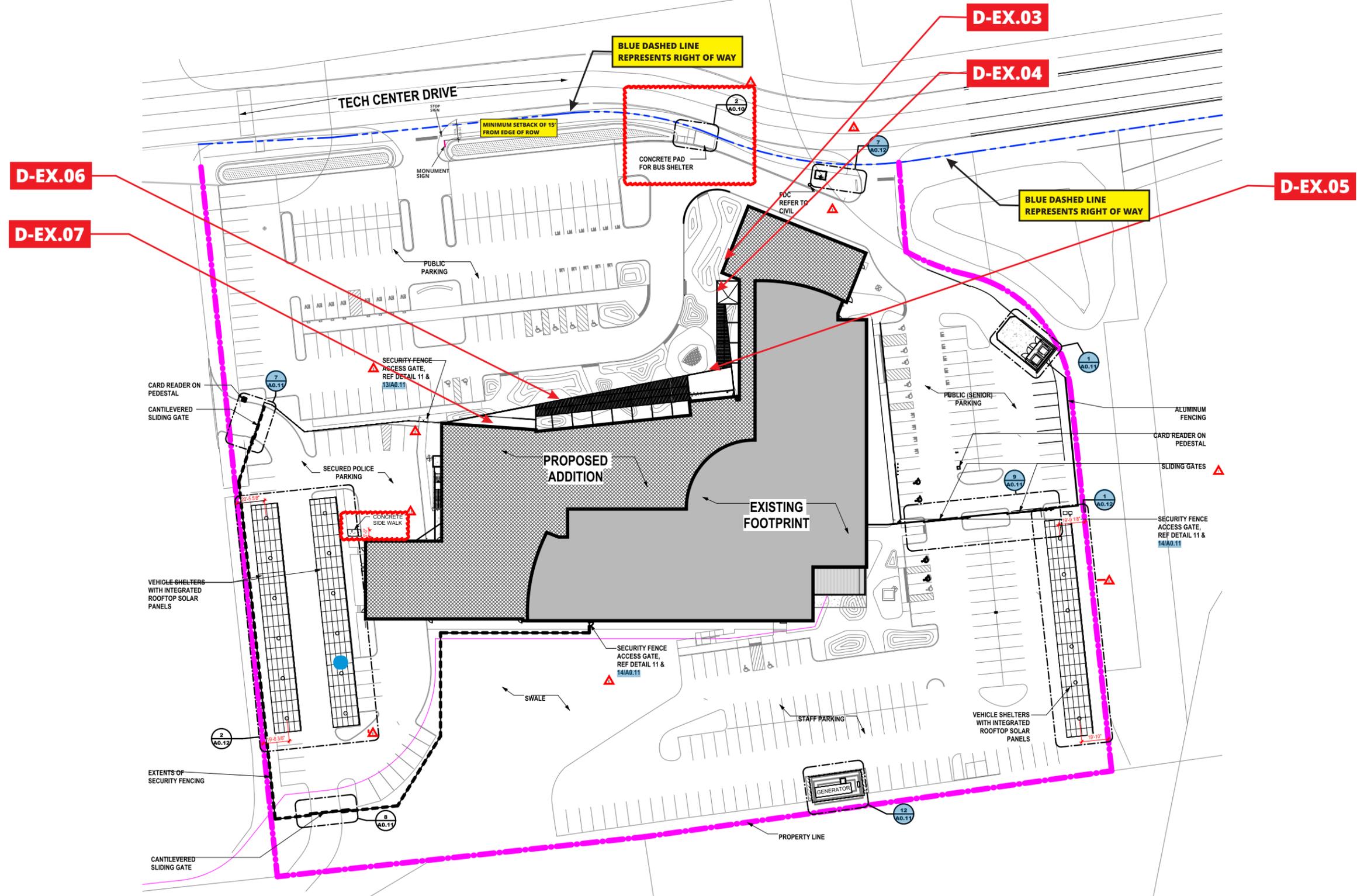
3. How will the variance not adversely affect the health or safety of the surrounding area?

This building and its occupants are here to serve the community. Being a municipal building, increased signage (area and quantity) will help the community identify services such as the police Head Quarters. The signs will not cause a distraction for drivers and are designed to compliment the scale and design of the property.

Respectfully Submitted,

Alex Barnett
for Atlantic Sign Company

Alex Barnett, *Permit Manager*
Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206



0 80 ft

ARCHITECTURAL SITE PLAN
SCALE 1" = 80'

**QUALITY CUSTOM
SIGNS LLC**

**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

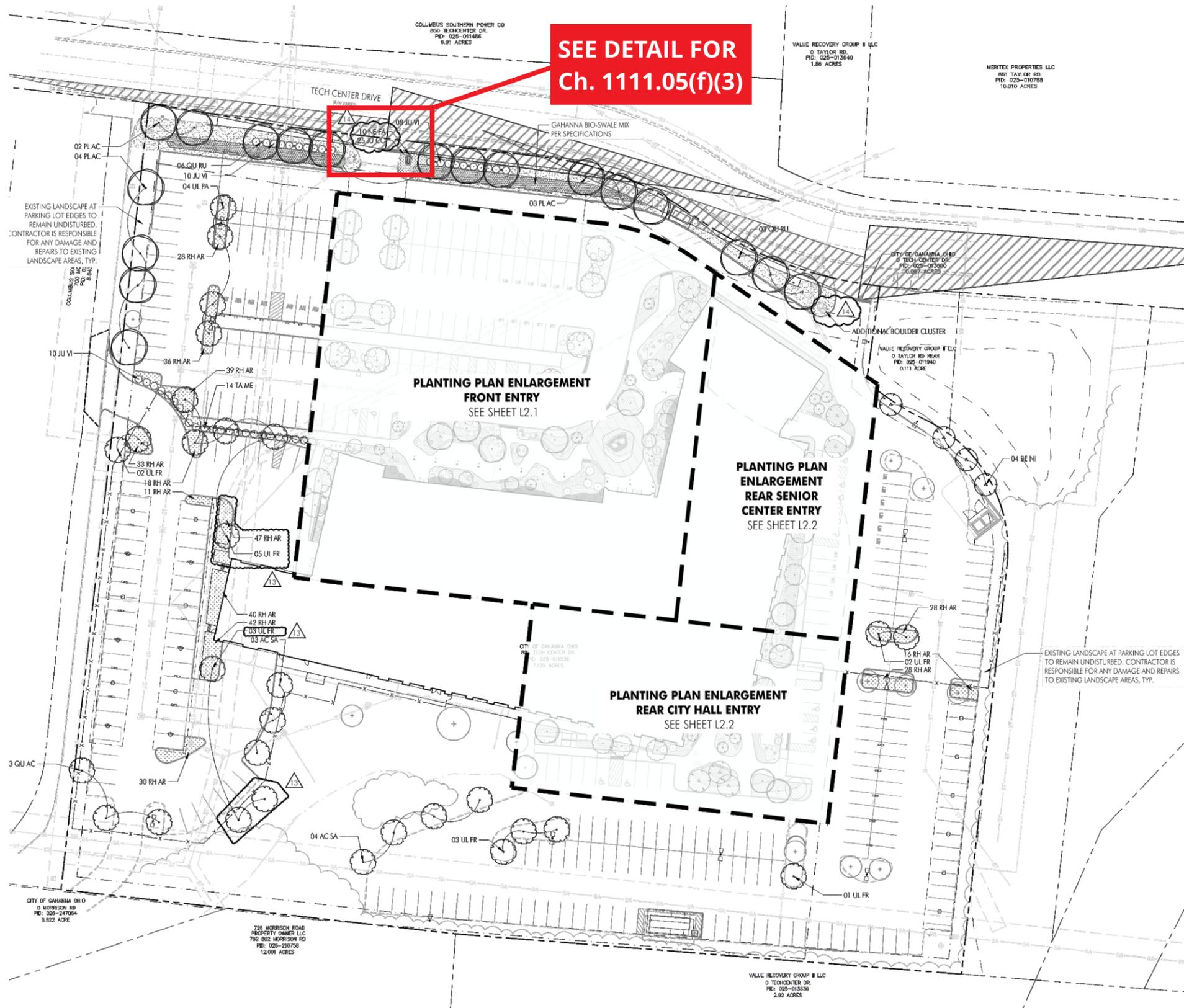
This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent

**PAGE
1**

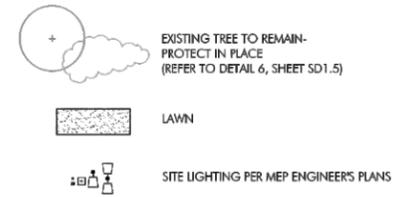
APPROVED

SIGNATURE _____ DATE _____

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



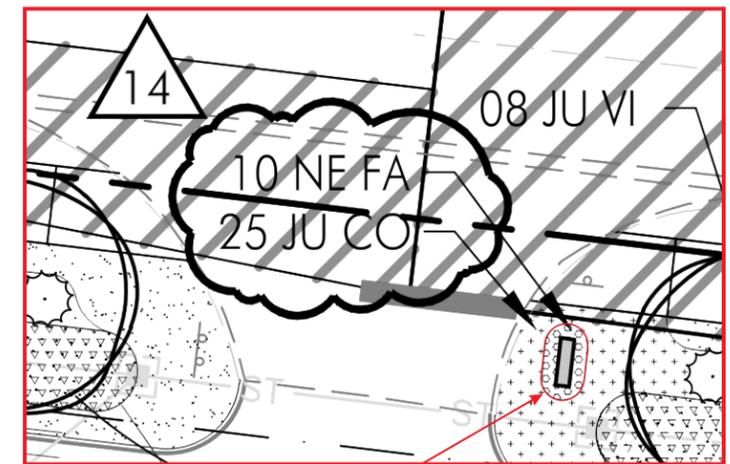
PLANTING LEGEND



PLANT LIST

QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	AC SA	<i>Acer saccharum</i> 'Commemoration' Commemoration Sugar Maple	3" CAL.	B&B	
	BE NI	<i>Betula nigra</i> 'Heritage' Heritage River Birch	14' HT.	B&B	MULTI-STEM
	PL AC	<i>Platanus x acerifolia</i> 'Marlon Circle' Exclamation London Planetree	3" CAL.	B&B	
	QU AC	<i>Quercus acutissima</i> Sawtooth Oak	3" CAL.	B&B	
	QU RU	<i>Quercus rubra</i> Red Oak	3" CAL.	B&B	
	UL PA	<i>Ulmus parvifolia</i> Chinese Elm	3" CAL.	B&B	
	UL FR	<i>Ulmus parvifolia</i> 'Frontier' Frontier Elm	3" CAL.	B&B	
SHRUBS					
	14 TA ME	<i>Taxus media</i> 'Hicksii' Hicks Yew	36" HT.	CONT.	AS SHOWN
	05 UL FR	<i>Nepeta faassenii</i> 'Cat's Meow' Cat's Meow Catmint	#1	CONT.	18" O.C.
	03 UL FR	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Sumac	#1	CONT.	36" O.C.
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
	EL AR	<i>Elymus americanus</i> 'Blue Dune' Blue Lyme Dune Grass	#1	CONT.	36" O.C.
	EL FC	<i>Eryngium foeniculifolium</i> 'Galarrata' Purpleleaf Wintercreeper	#2	PLUG.	18" O.C.

*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.



**PER Ch. 1111.05(f)(3)
There must be 50 sqft of landscaping around base of monument signs**

LANDSCAPING PLAN



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE 2

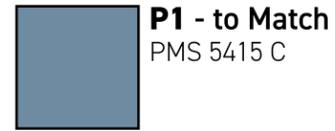
APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

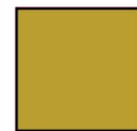
DIGITALLY PRINTED OR PAINTED COLORS



P1 - to Match
PMS 5415 C



P2 - to Match
PMS 642 C



P3 - to Match
PMS 7751 C



P4 - to Match
PMS 425 C



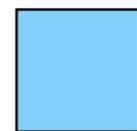
P5 - to Match
Black



P6 - to Match
White



P7 - to Match
Warm Grey 3 C



P7 - to Match
PMS 636 C

METAL



M1
080-gauge Aluminum,
brushed finish



M2
Aluminum
0.125" thick, matte finish
Exterior Grade



M3
Aluminum,
0.5" thick, brushed finish
Exterior Grade



M4
Aluminum, 0.125" thick
brushed finish



M5
Aluminum, 0.25" thick
brushed finish



M6
Etched Bronze 0.25" thick
satin finish



M7
Exterior Grade Cast Aluminum,
0.5" thick
brushed finish

ACRYLIC



A1
exterior grade white acrylic
0.5" thick, matte finish



A2
0.25" thick matte white acrylic,
prepared to be directly-printed or painted
(Follow Manufacturer's Instructions)
All edges sanded smooth and prepped to be painted.



A3
0.5" thick clear acrylic,
prepared to be back printed
(Follow Manufacturer's Instructions) All edges sanded smooth.



A4
0.5" thick white acrylic,
prepared to be painted
(Follow Manufacturer's Instructions) All edges sanded smooth.



A5
0.125" thick white acrylic,
prepared to be painted
(Follow Manufacturer's Instructions) All edges sanded smooth.



A6
0.125" thick clear acrylic,
prepared to be back printed
(Follow Manufacturer's Instructions) All edges sanded smooth.



A7
0.125" thick, exterior grade
(Follow Manufacturer's Instructions)
Blue acrylic to match P7 (PMS 636 C) as closely as possible.



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



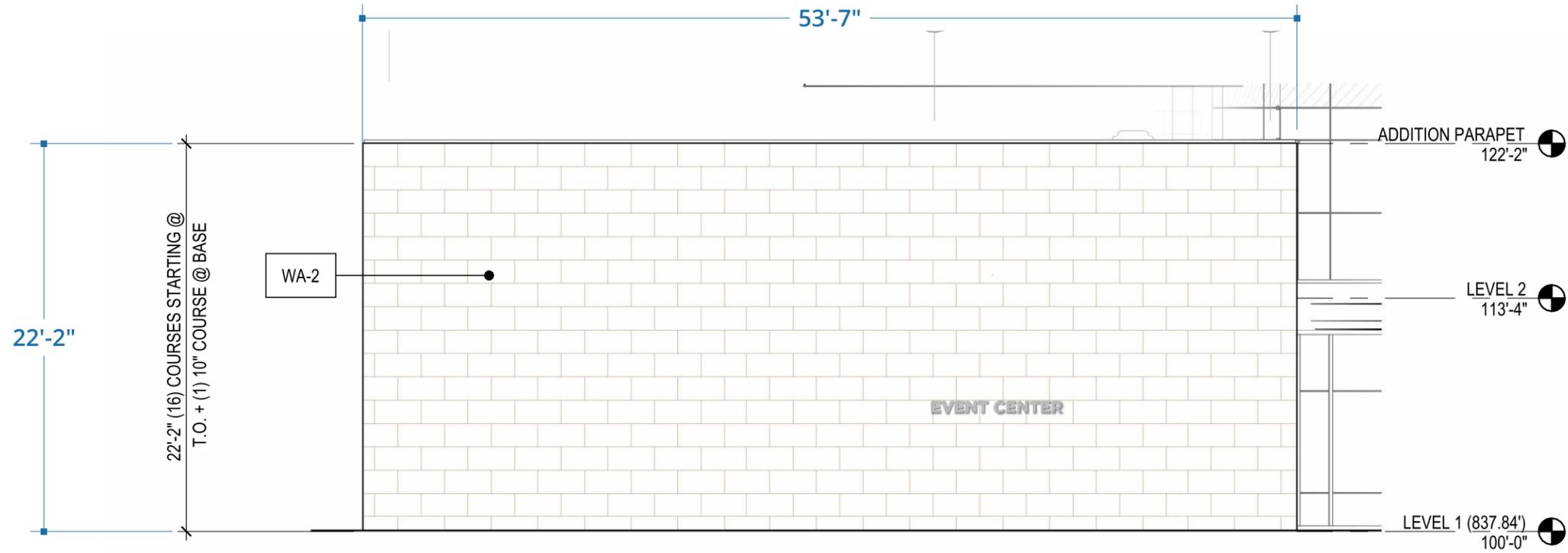
PAGE
3

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



3
A3.12 1/8" = 1'-0"

SENIOR ADDITION ELEVATION_W



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE
4

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



EVENT CENTER

PROPOSED D-EX.03



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE
5

APPROVED

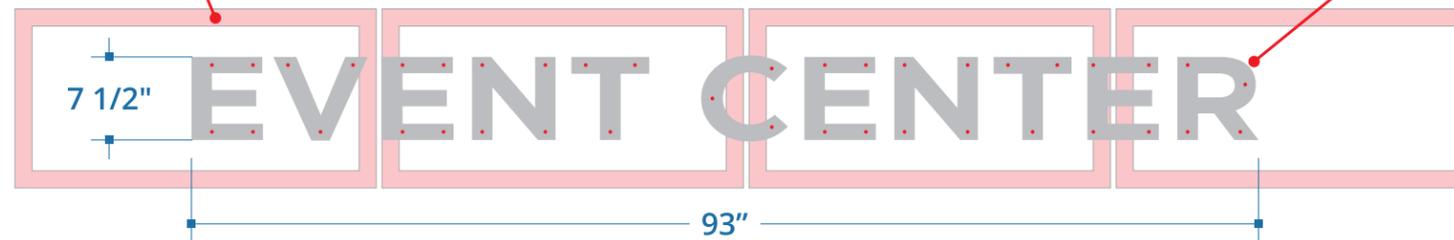
SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

**FASTENER LOCATIONS FOR LETTERS
MUST FALL WITHIN SAFE AREA ON BLOCK
WALL (APPROXIMATELY 1.5" AWAY FROM EDGE
OF BLOCKS TO PREVENT BLOWOUT
LETTERS WILL BE CENTERED VERTICALLY
IN BLOCK ROW AND MAY NEED TO BE MOVED
SLIGHTLY LEFT OR RIGHT TO ACCOMMODATE**

7.5" TALL 1/2" THICK FCO
BRUSHED ALUMINUM LETTERS
STUD MOUNTED WITH SILICONE
1" SPACERS
(FONT USED IS PLACE HOLDER, NOT ACTUAL FONT)



D-EX.03 - 7.5" TALL 1/2" THICK FCO BRUSHED ALUMINUM LETTERS STUD MOUNTED: QUANTITY 1 SET
3/4" SCALE

LETTERS:



M3
Aluminum,
0.5" thick, brushed finish
Exterior Grade



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



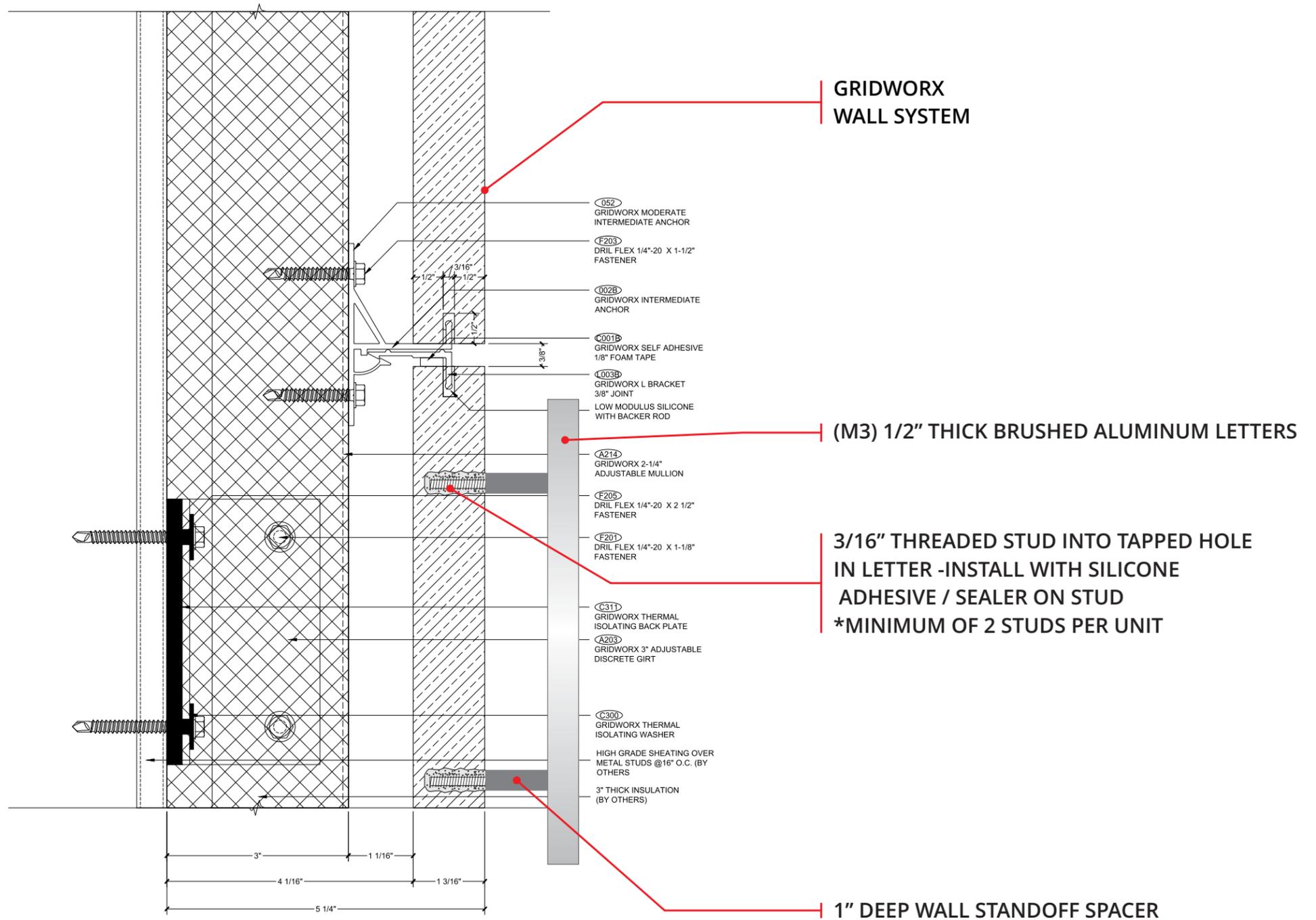
**PAGE
6**

APPROVED

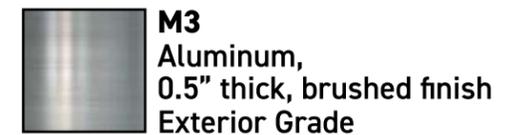
SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



D-EX.03 - SECTION VIEW:
1:2 SCALE



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



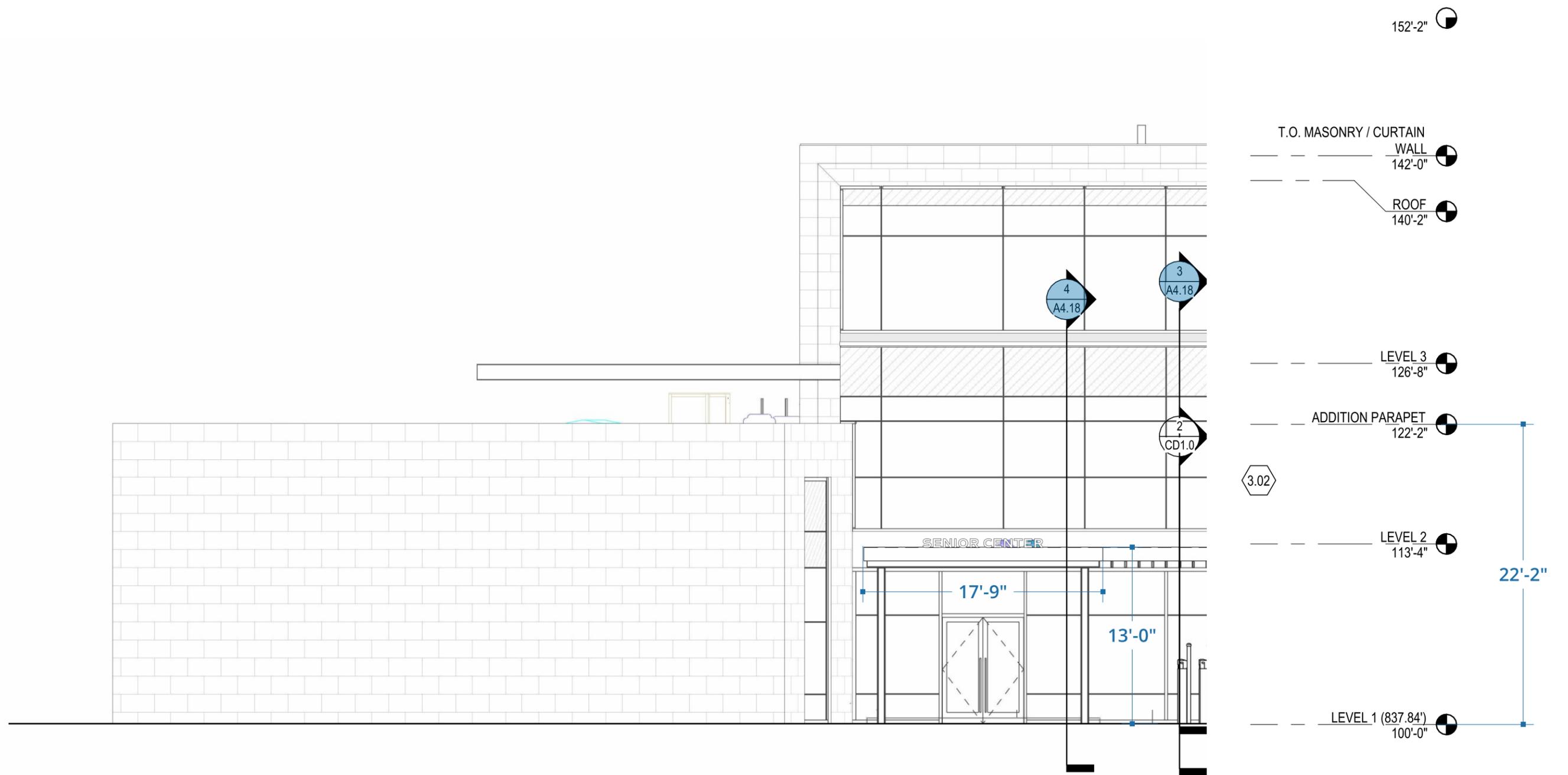
**PAGE
7**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



1 WEST ELEVATION
 A3.11 1/8" = 1'-0"



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE 8

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

SIGN TO BE CENTERED WITH DOOR AND COLUMNS

SENIOR CENTER

PROPOSED D-EX.04



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



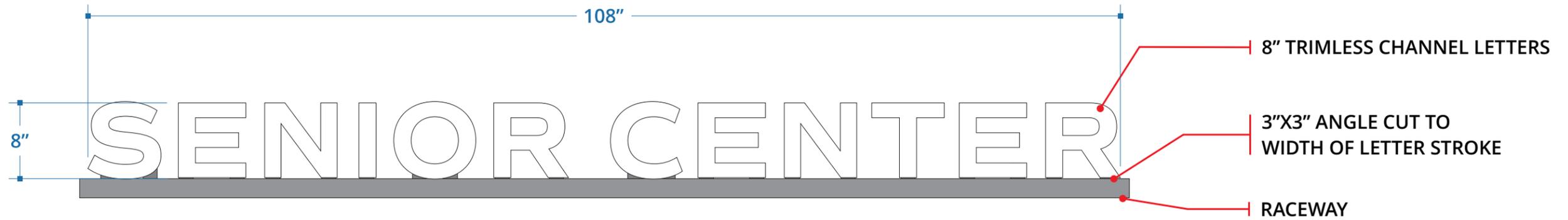
**PAGE
9**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



D-EX.04 - 8" ILLUMINATED BOTTOM MOUNT TRIMLESS CHANNEL LETTERS: QUANTITY 1 SET
 1" SCALE

**NOTE: BACKS OF LETTERS WILL BE VISIBLE.
 BACKS ARE WELDED TO RETURNS AND BACKS OF LETTERS TO BE PAINTED**

***SEE FOLLOWING PAGE FOR INSTALLATION & SECTION DETAIL**

FACES		RETURNS	
	A1 exterior grade white acrylic 0.5" thick, matte finish		M1 080-gauge Aluminum, brushed finish
RACEWAY COLOR			
TBD			



**651 Lakeview Plaza Blvd F
 Worthington, OH 43085
 (614) 918-8117
 qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



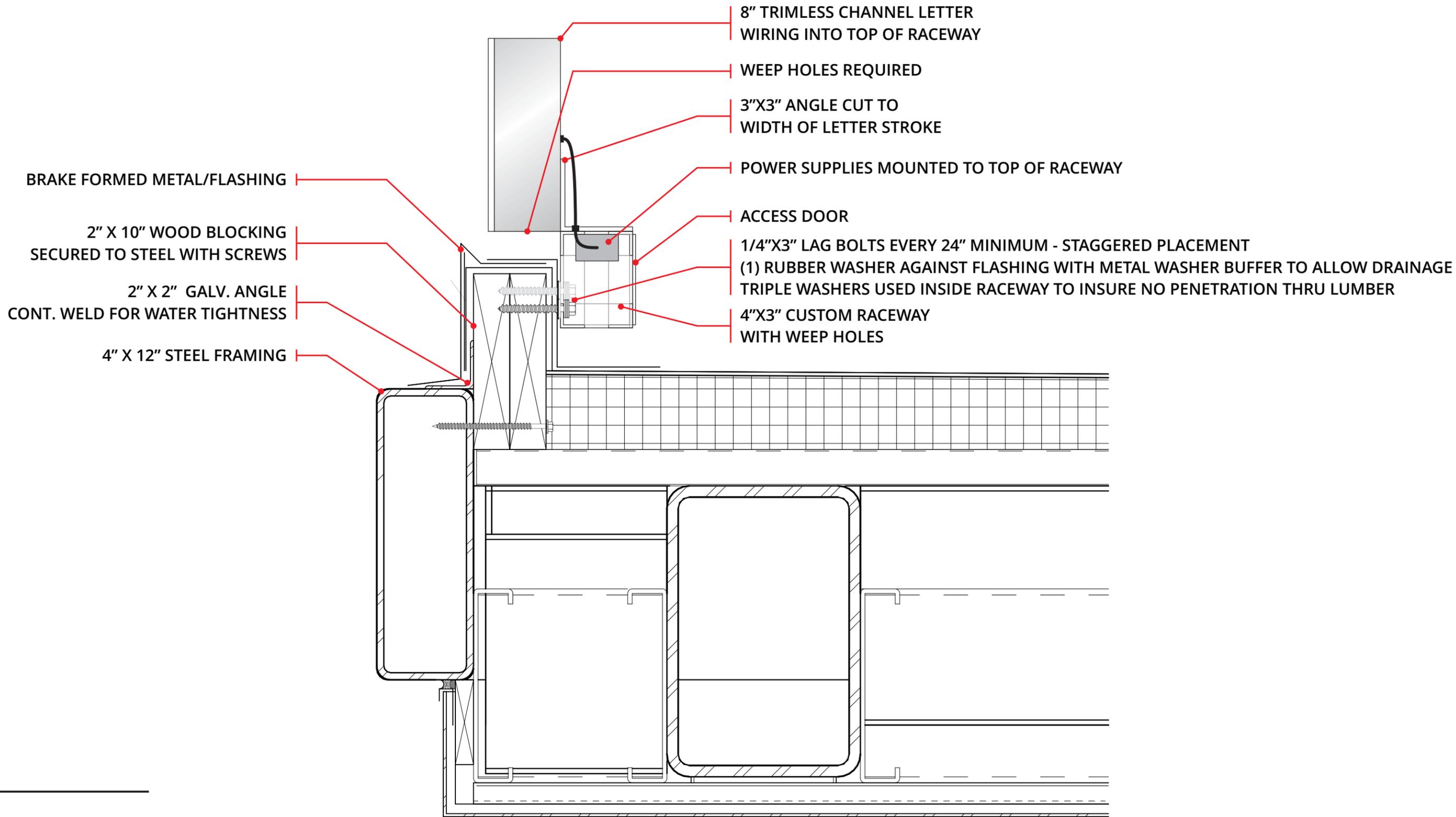
**PAGE
 10**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



3" SCALE



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



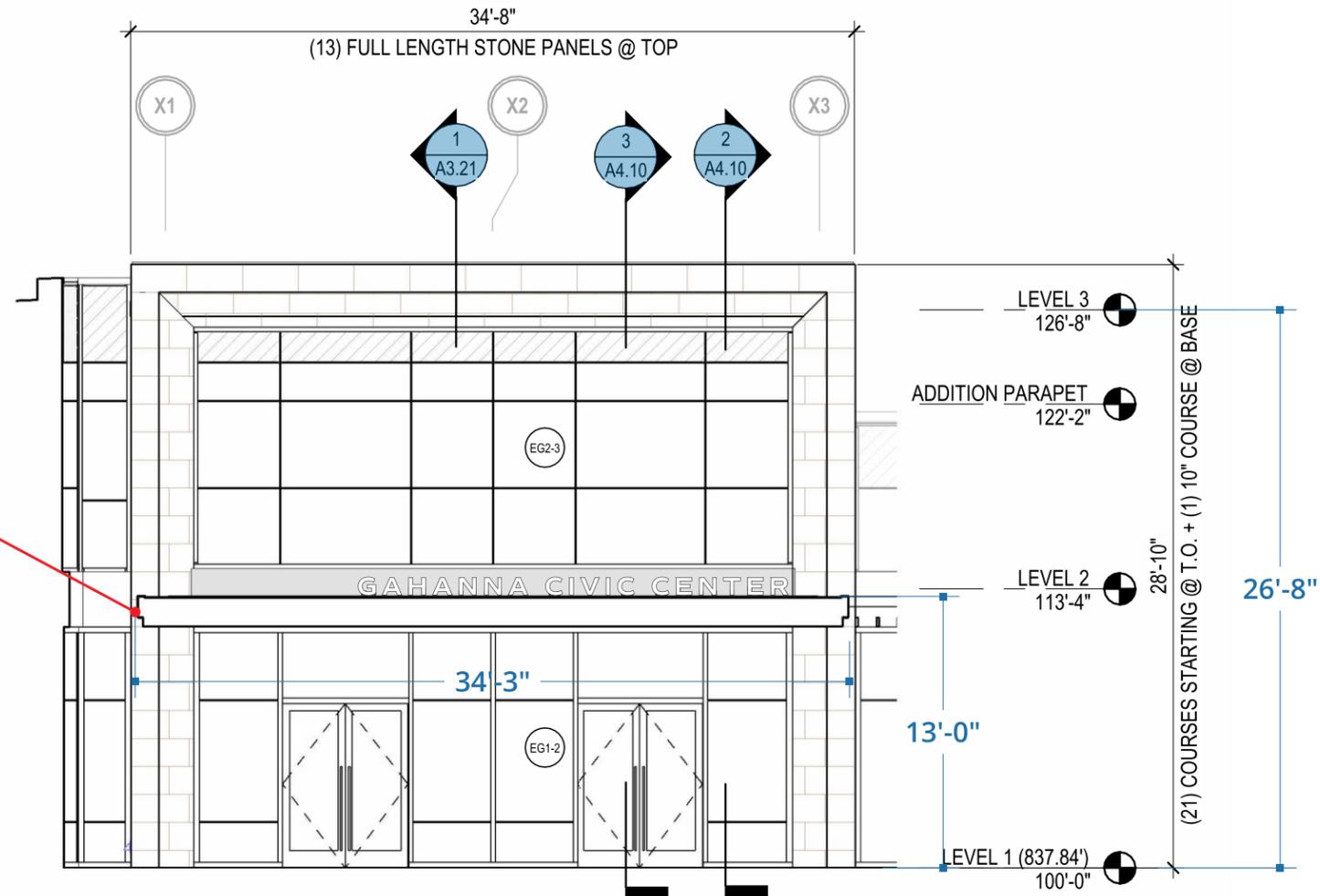
PAGE
11

APPROVED

SIGNATURE _____ DATE _____

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

NOTE:
 LETTERS ARE OFF CENTER
 DUE TO ATTACHED PERGOLA
 ON LEFT SIDE OF AWNING
 NOT REPRESENTED IN THIS DRAWING
 SEE NEXT PAGE



10
A3.12 ENTRY ELEVATION_N
 1/8" = 1'-0"



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE
12

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

**SIGN TO BE CENTERED BETWEEN
EDGE OF CANOPY AND TRELIS CROSSBEAM**

GAHANNA CIVIC CENTER

12"

PROPOSED D-EX.05



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



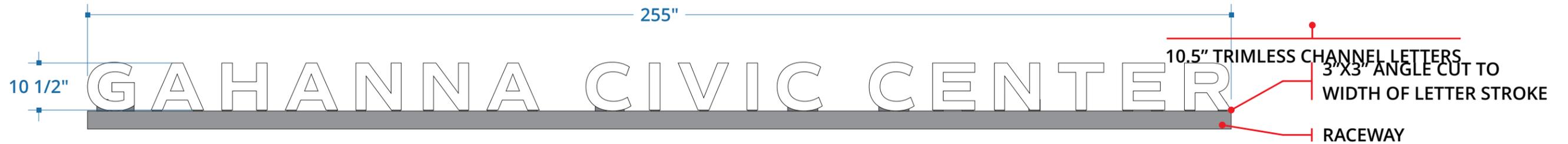
**PAGE
13**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



D-EX.05 - 12" ILLUMINATED BOTTOM MOUNT TRIMLESS CHANNEL LETTERS: QUANTITY 1 SET
1/2" SCALE

**NOTE: BACKS OF LETTERS WILL BE VISIBLE.
BACKS ARE WELDED TO RETURNS AND BACKS OF LETTERS TO BE PAINTED**

***SEE FOLLOWING PAGE FOR INSTALLATION & SECTION DETAIL**

FACES

A1
exterior grade white acrylic
0.5" thick, matte finish

RETURNS

M1
080-gauge Aluminum,
brushed finish

RACEWAY COLOR

TBD



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



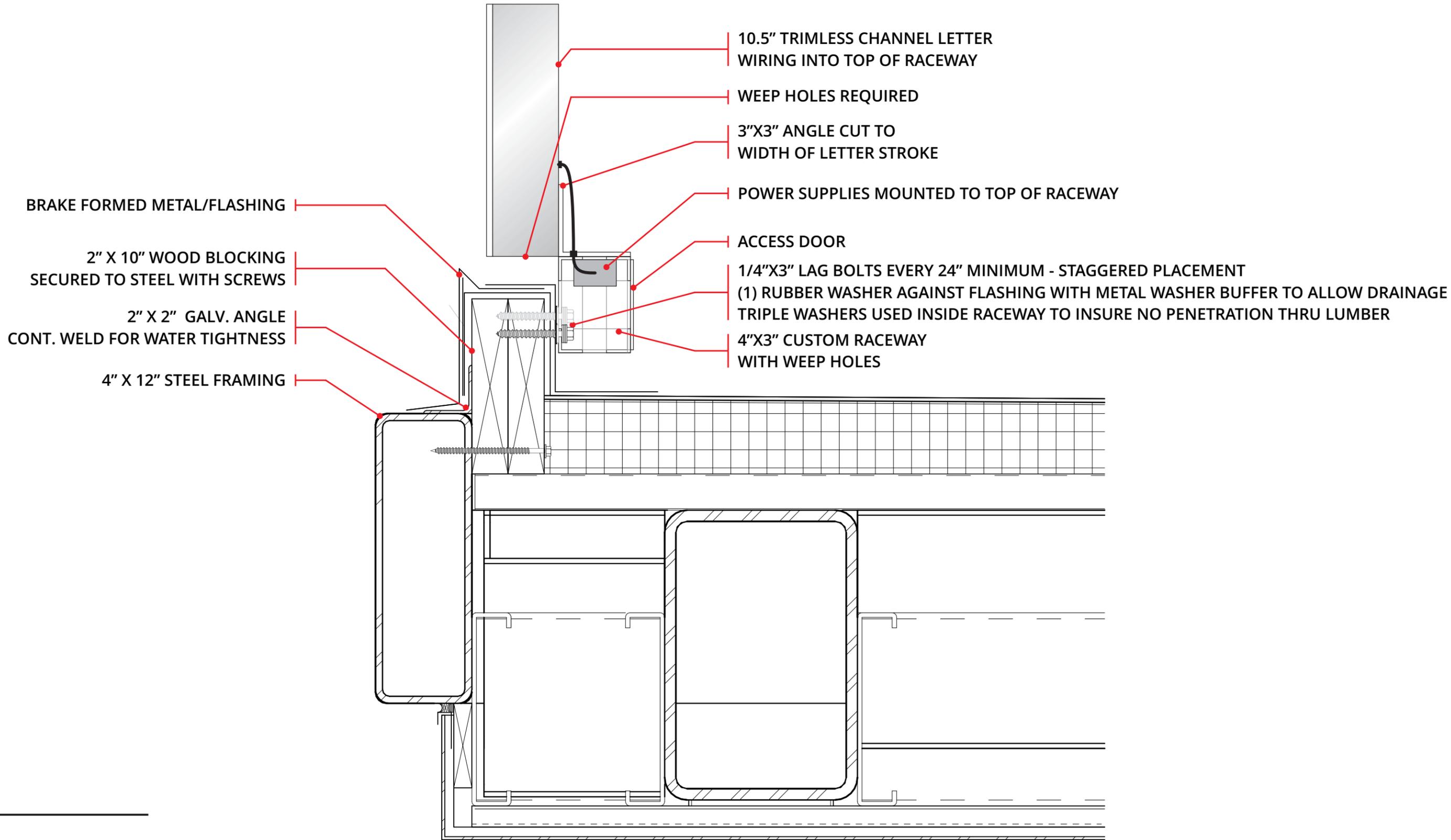
**PAGE
14**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



3" SCALE



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent

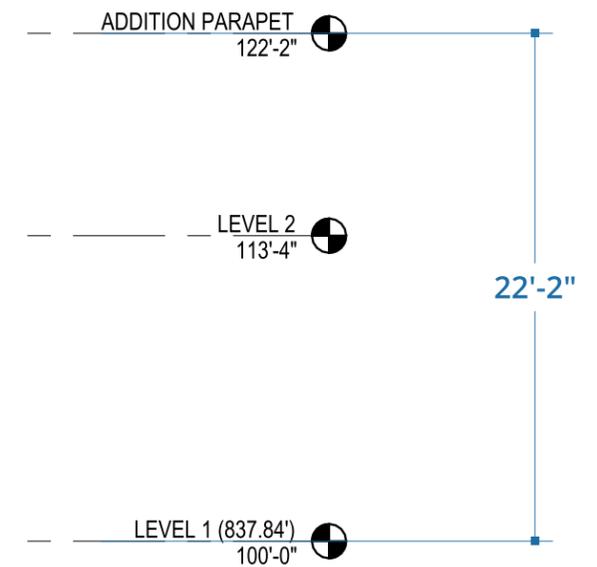
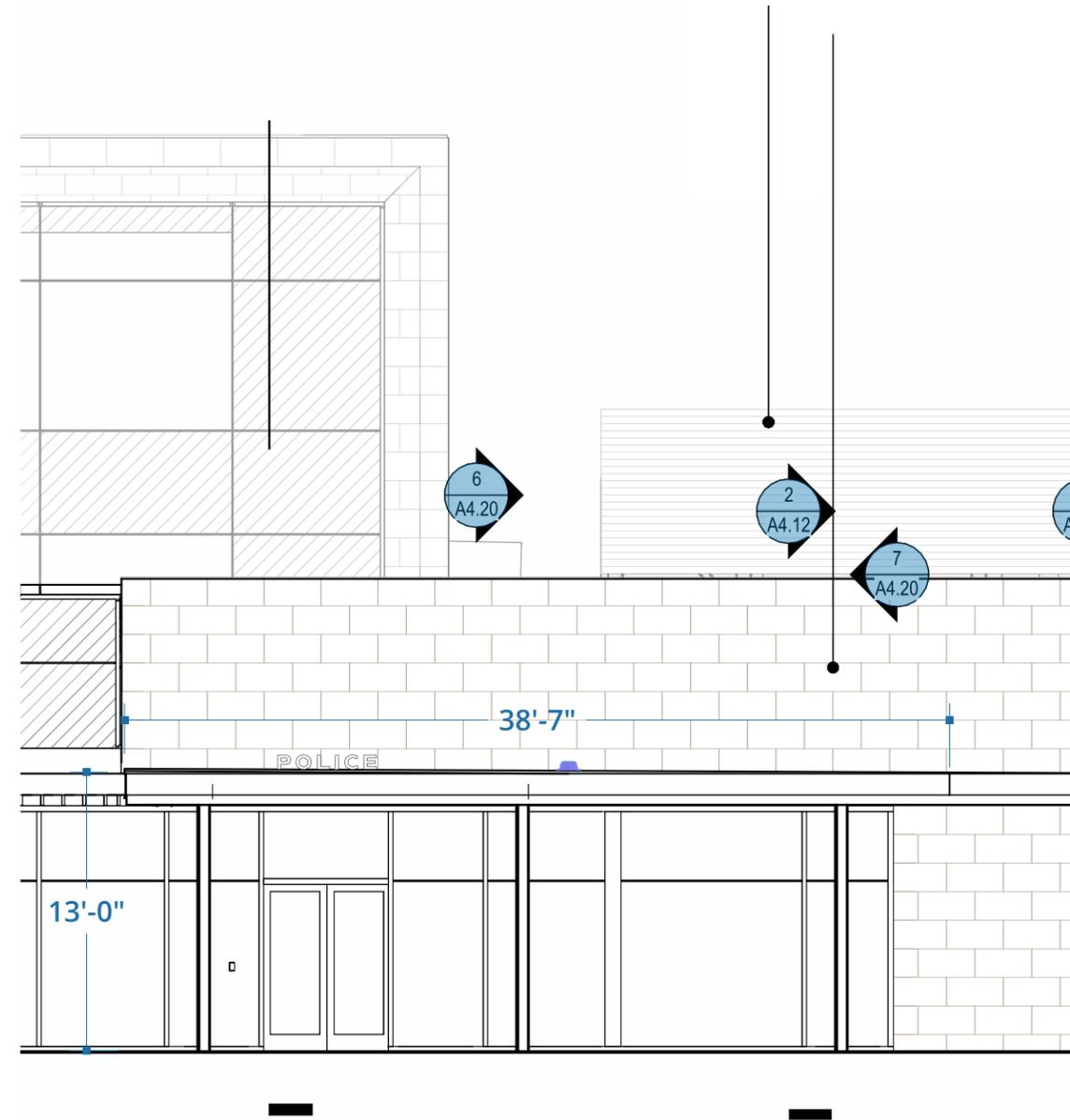


PAGE 15

APPROVED

SIGNATURE _____ DATE _____

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



4
A3.10
1/8" = 1'-0"

NORTH ELEVATION



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE
16

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

SIGN TO BE CENTERED WITH DOOR AND COLUMNS



POLICE

12"

PROPOSED D-EX.06



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



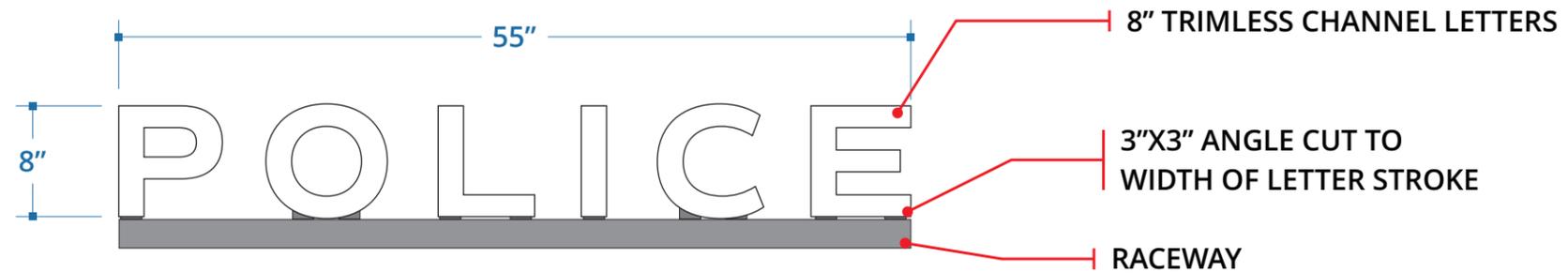
**PAGE
17**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



D-EX.06 - 8" ILLUMINATED BOTTOM MOUNT TRIMLESS CHANNEL LETTERS: QUANTITY 1 SET

1" SCALE

**NOTE: BACKS OF LETTERS WILL BE VISIBLE.
BACKS ARE WELDED TO RETURNS AND BACKS OF LETTERS TO BE PAINTED**

***SEE FOLLOWING PAGE FOR INSTALLATION & SECTION DETAIL**

FACES

A1
exterior grade white acrylic
0.5" thick, matte finish

RETURNS

M1
080-gauge Aluminum,
brushed finish

RACEWAY COLOR

TBD



**651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net**

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



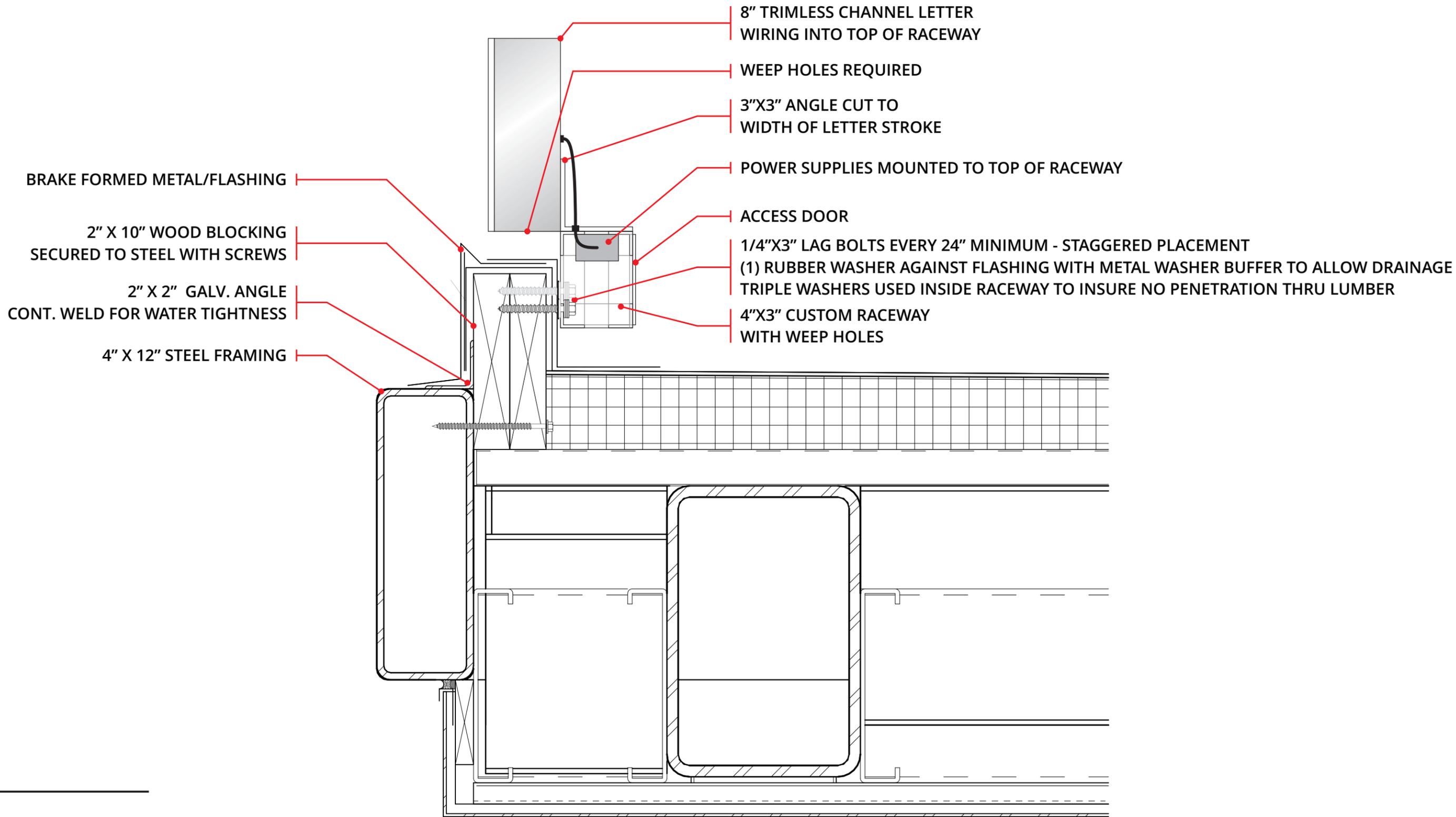
**PAGE
18**

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



3" SCALE



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent

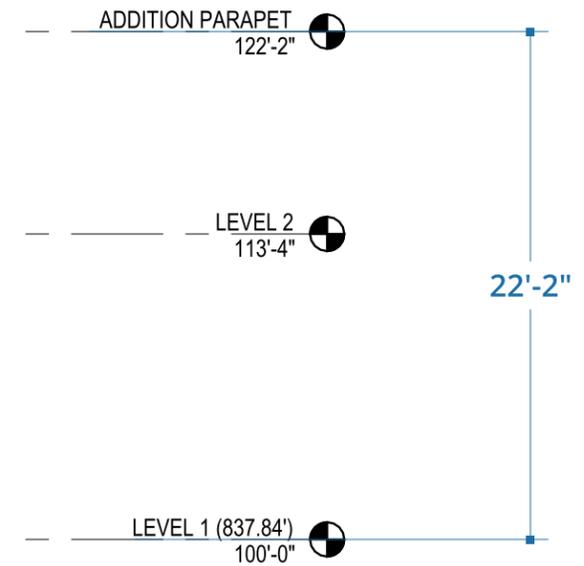
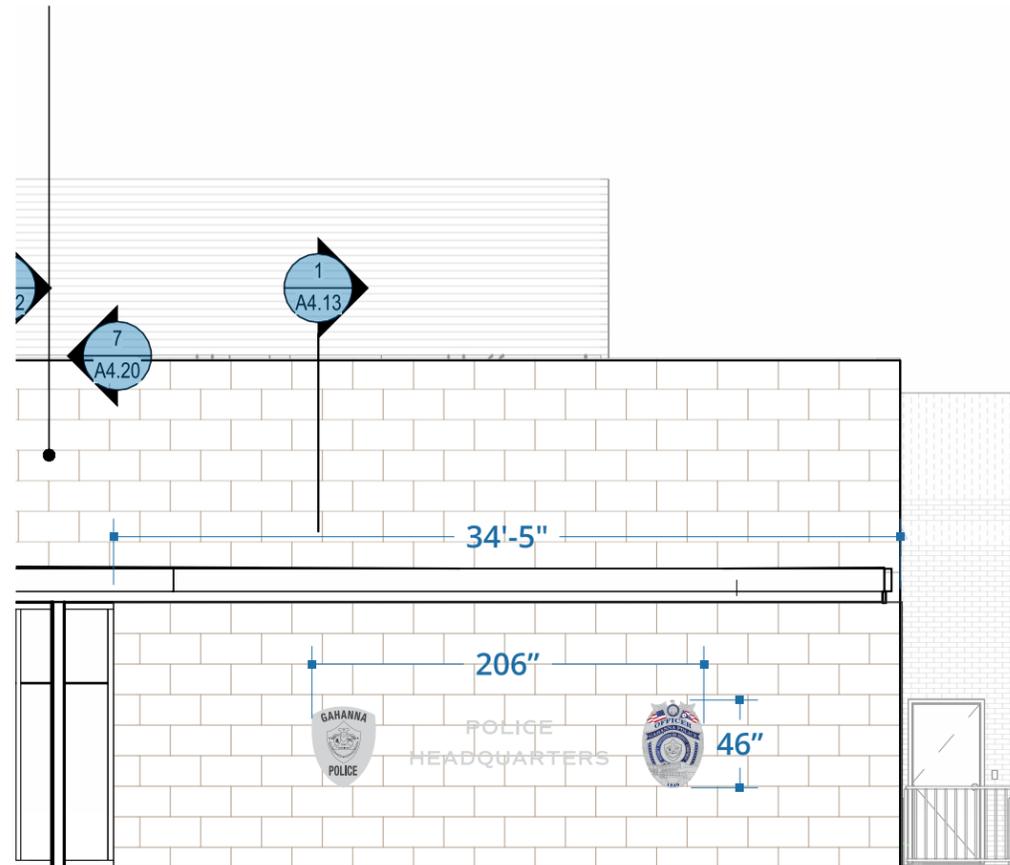


PAGE 19

APPROVED

SIGNATURE _____ DATE _____

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



4
A3.10 **NORTH ELEVATION**
1/8" = 1'-0"



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



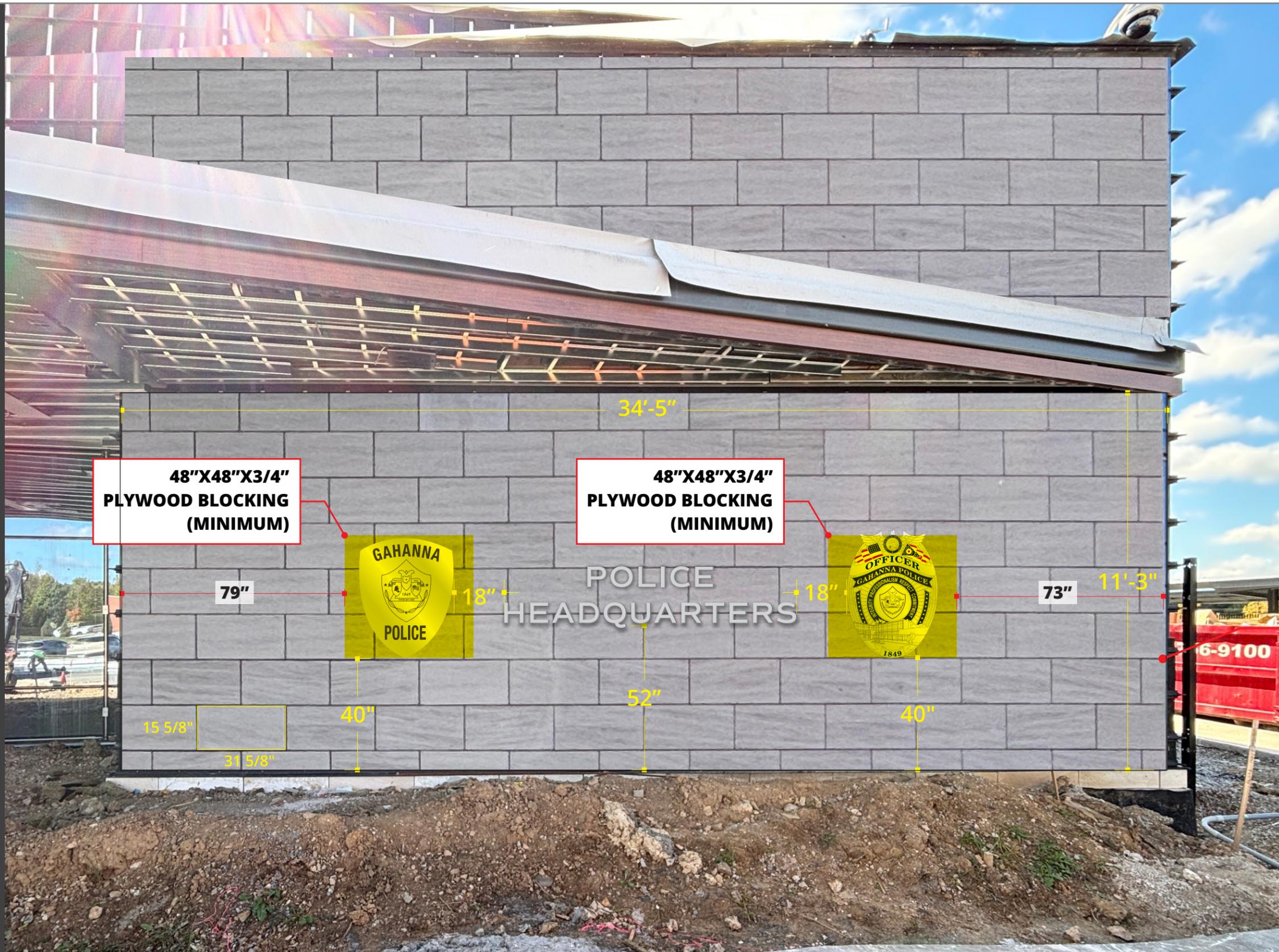
PAGE
20

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4



PROPOSED D-EX.07



651 Lakeview Plaza Blvd F
 Worthington, OH 43085
 (614) 918-8117
 qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE
21

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

**PARTIAL WALL SHOWN TO ILLUSTRATE JOINTS
FASTENER LOCATIONS FOR LETTERS
MUST FALL WITHIN SAFE AREA ON BLOCK
WALL (APPROXIMATELY 1.5" AWAY FROM EDGE
OF BLOCKS TO PREVENT BLOWOUT
LETTERS WILL BE CENTERED VERTICALLY
IN BLOCK ROW AND MAY NEED TO BE MOVED
SLIGHTLY LEFT OR RIGHT TO ACCOMMODATE**

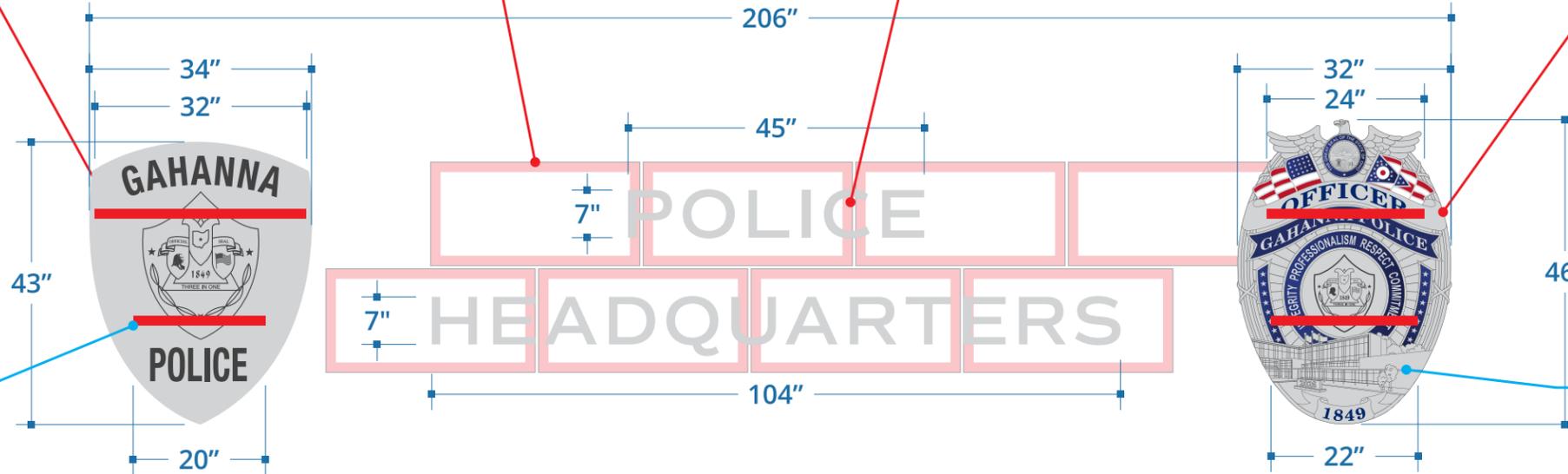
**7" TALL 1/2" THICK FCO
BRUSHED ALUMINUM LETTERS
STUD MOUNTED WITH SILICONE
1" SPACERS**

**CAST ALUMINUM
3-D BAS RELIEF PLAQUE**

**CAST ALUMINUM
3-D BAS RELIEF PLAQUE**

**RED RECTANGLES REPRESENT
1 1/2" ANGLE CLIP ASSEMBLY
USED FOR WALL ATTACHMENT
SEE DETAIL PAGE
*NOT PART OF ARTWORK
**WILL BE MOVED VERTICALLY
TO FALL WITHIN SAFE AREA
ON BLOCK WALL**

**RED RECTANGLES REPRESENT
1 1/2" ANGLE CLIP ASSEMBLY
USED FOR WALL ATTACHMENT
SEE DETAIL PAGE
*NOT PART OF ARTWORK**



D-EX.07 - 7" TALL 1/2" THICK FCO BRUSHED ALUMINUM LETTERS/ CAST ALUMINUM 3-D BAS RELIEF PLAQUE: QUANTITY 1 SET
1/2" SCALE

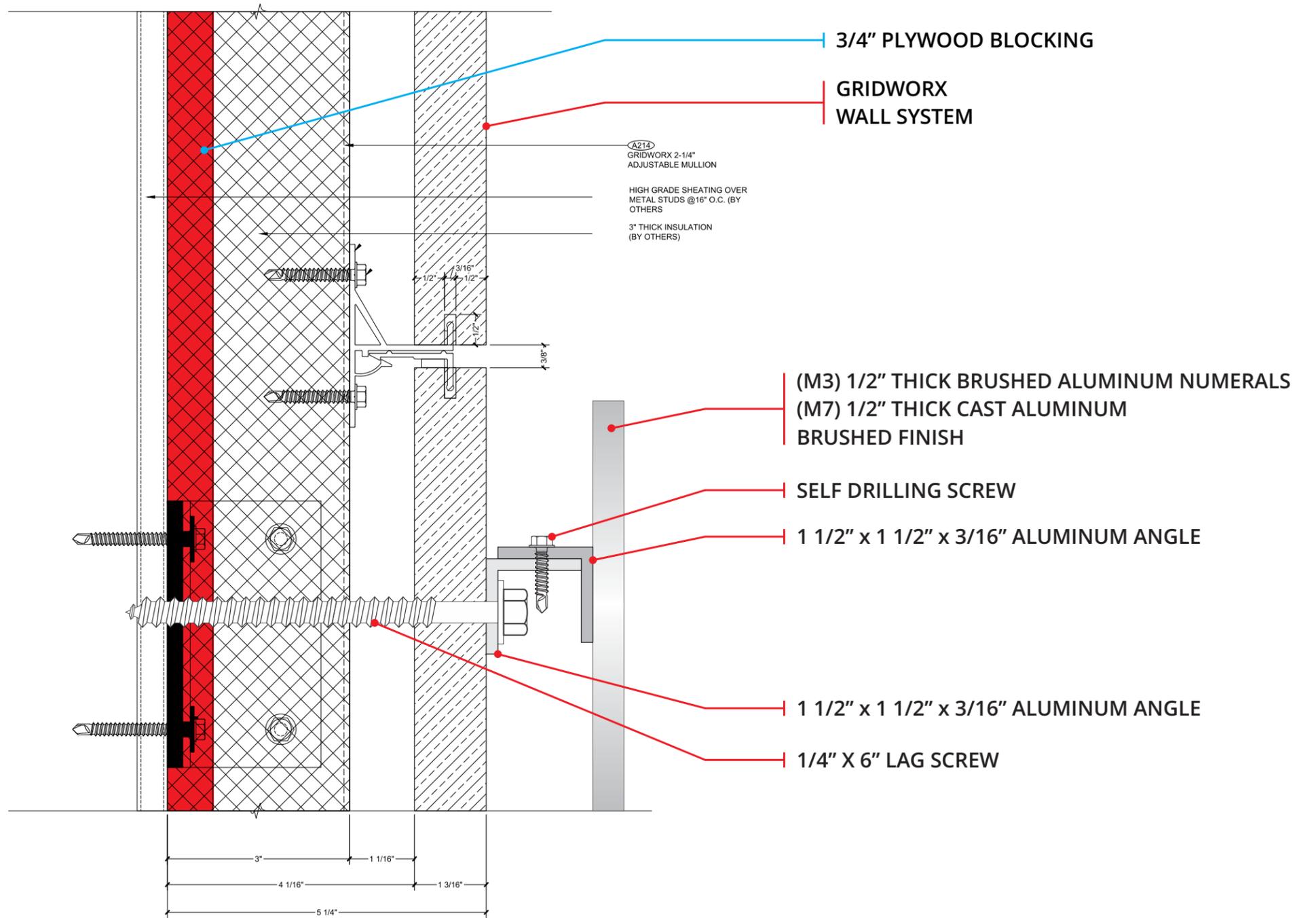
**LETTERS TO BE STUD MOUNTED
PLAQUES TO BE MOUNTED WITH ANGLE CLIPS(SEE DETAIL PAGE.)**

LETTERS:

PLAQUES:

M3
Aluminum,
0.5" thick, brushed finish
Exterior Grade

M7
Exterior Grade Cast Aluminum,
0.5" thick
brushed finish



SHEILDS - SECTION VIEW:
HALF ACTUAL SIZE

LETTERS:

PLAQUES:

M3
Aluminum,
0.5" thick, brushed finish
Exterior Grade

M7
Exterior Grade Cast Aluminum,
0.5" thick
brushed finish



651 Lakeview Plaza Blvd F
Worthington, OH 43085
(614) 918-8117
qcsigns.net

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Quality Custom Sign and may not be reproduced or used in any manner without the expressed written consent



PAGE
23

APPROVED

SIGNATURE

DATE

CUSTOMER	GAHANNA MUNICIPAL BUILDING
LOCATION	825 TECH CENTER DRIVE GAHANNA OH
SALES REP	WILLIAM YUSKO
PROJECT MGR.	AMBER CASSEDY
DRAWN BY	JEFF ALBERS
DATE	1-8-2026
FILE NAME:	109848 GAHANNA MUNICIPAL BUILDING_R1_PERMIT_P4

PLANNING COMMISSION STAFF REPORT

Project Summary – Gahanna Civic Center Signage

Meeting Date: February 11, 2026

Location: 825 Tech Center Drive

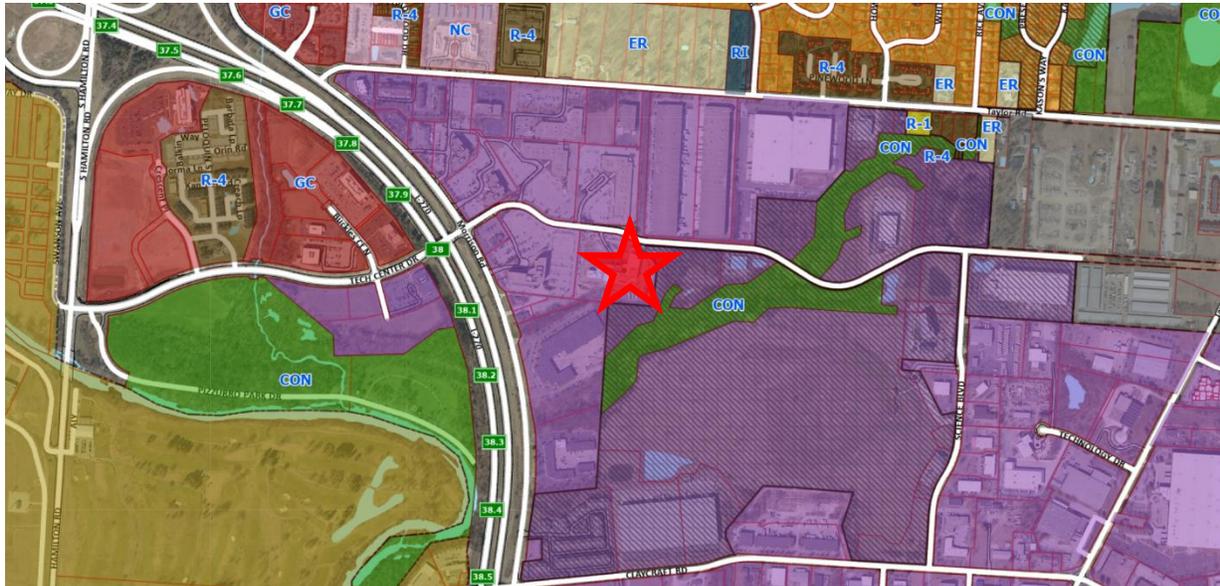
Zoning: Innovation and Manufacturing (IM)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map:



Staff Review

History

In March 2024, Planning Commission approved Final Development Plan, Design Review, and Variance applications for a new civic center for the City of Gahanna. This project involved renovating and adding to an existing office building. The project is in the construction phase and is expected to be complete in the first quarter of 2026.

In December 2025, a sign permit was submitted for the civic center. This variance application was submitted shortly after.

Overview

The applicant is requesting approval of a variance to install five wall signs on the new civic center. Since the site only has one frontage on the right-of-way, only one wall sign is permitted at 50 SF or less. The total area of all proposed wall signage is 98.34 SF. The signs include “event center” (4.84 SF), “senior center” (6 SF), “civic center” (18.59 SF), “police” (3.1 SF), and “police headquarters” (65.81 SF). The “police headquarters” sign is the largest due to the two police shields.

There was also a monument sign included with the sign permit. This sign meets all code requirements and therefore is not part of this variance application. With the monument sign, the total area of all signage on the site is 123.66 SF. This is far below the maximum of 400 SF.

The applicant states that the variance is necessary because there are many different departments and services housed in the one building. This includes the senior center, police department, and other City departments.

Review Criteria

Variations (V)

The following variations have been requested:

1. Ch 1111.03 – Permanent Sign Standards
 - a. The maximum area per wall sign is 50 SF.
 - b. One of the proposed signs is 65.81 SF with a total of 98.34 SF requested.
2. Ch 1111.03 – Permanent Sign Standards
 - a. One wall sign is permitted per street frontage.
 - b. One wall sign is permitted on the site and five are proposed.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);

- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff has no objection to the variance application. The total signage area is still far below the maximum of 400 SF. The front entrance of the building is around 300 ft from the edge of the ROW, so additional signage is necessary for visibility and wayfinding. Staff does not believe that granting the variance would have any negative effects.