

Application for Variance

V-13-2016

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, unless noted otherwise.

*Project Name: Columbus Integrative Family Medicine Ctr Directional Sign
*Address for proposed Variance: 471 Morrison Rd.
*Parcel ID#(s): 025-008889-00 *Current Zoning: none PUD
*Description of Variance Requested: 4' Ming To allow on off premises sign

*Applicant Name: Melinda A. Skipper *Phone: 614-515-5244/614-569-9857
*Applicant Address: 453 Waterbury Ct. *City/State/Zip: _____
*Applicant's Relationship to Project: employee/coordinate *Email: melinda@citmcenter.com
*Agent Name: Dr. Ruslana Kurpita *Email: rslana@citmcenter.com *Phone: 614-515-5244

***ADDITIONAL REQUIRED INFORMATION:** If different than applicant.

*Property Owner Name: G.A.S. Properties *Phone: 614-263-2665
*Property Owner Address: 2425 N. Highst. *City/State/Zip: Cols, OH 43202
*Contact Name: Nikki Survanos *Email: gasproperties@aol.com

***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 all submitted documents. Plans to be in 11x17 format.
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. Please refer to section 1131 of the City of Gahanna Code Ordinance (found at www.municode.com).
7. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

Applicant's Signature: Melinda A Skipper Date: 12/13/16

For Internal Use:

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: 1165.04(7)

Description of the governing code and the requested variance: permanent sign To allow on off premises

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: _____

PC file No. _____
Sunguard File No. 16120015
Reference File No. _____
Hearing Date: _____
Revised: February 2016

RECEIVED
DEC 14 2016 (Received)

PAID
DEC 15 2016 (Paid)

(Accepted by PZA)
Page 1 of 2

BY: Ming

BY: Ming Visa # 7685
\$ 300.00

V-0003-2017

To: City of Gahanna Planning Commission
From: BFS Retail and Commercial Operations, LLC
Date: 12/09/2016
Re: List of contiguous property owners for Application for Variance

Comments:	Location Address	Owner Name and Address
Firestone	465 Morrison Rd Gahanna, OH 43230	BFS Retail and Commercial Operations, LLC 333 E. Lake Street Bloomington, IL 60108
Frisch's Big Boy	455 Morrison Rd Gahanna, OH 43230	National Retail Properties 450 S. Orange Ave Ste 900 Orlando, FL 32801
Holiday Inn Express	460 Waterbury Ct Gahanna, OH 43230	Star Group LTD 251 Crossing Creek Way Columbus, OH 43230-6124



2425 N. High St. Columbus, OH 43202
Phone: (614) 263-2665 Fax: (614) 263-0543
Email: gasproperties@aol.com

October 26, 2016

Re: Sign Placement at Waterbury Shopping Center

To Whom This May Concern:

G.A.S. Properties has agreed to allow Columbus Integrative Family Medicine Center located at 453 Waterbury Court in Gahanna, Ohio to place a directional sign at the southeast corner of our property. If at any point in time G.A.S. Properties requests that the sign be removed, Columbus Integrative Family Medicine Center must do so immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Nikki Sourvanos". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nikki Sourvanos
G.A.S. Properties



Family Medicine Center

453 Waterbury Ct.
Gahanna, OH 43230
Office: 614-515-5244
Fax: 614-515-5757
www.cifmcenter.com

Planning Commission
City of Gahanna
200 S. Hamilton Rd
Gahanna, OH 43230

Re: Application for Variance for a directional ad sign

To The City of Gahanna Planning Commission:

This statement will address the variances related to a directional ad sign we would like to install at The Waterbury Shopping Center Located at 471 Morrison Rd. The variance is requested due to the lack of visibility at our own location. Our location is in a business condominium park. The park sits back from the main street (Morrison Rd) and the entrance is located in the rear of the park. Therefore due we are business is asking for special consideration necessary for the identification and signage assisting with the location of our business.

The follow statements address variances as define in section 1165.12 in the City of Gahanna Code of Ordinances with correspond letters for each variance:

- A. The increased visibility of the business will help with the enjoyment of the property as well as growth of the business. This is a brand new medical office and this sign is vital to help with increasing the number of patients.
- B. The variance is substantial based on the rear location of the entrance and that there is a significant distance from the main road and the condominium park.
- C. The sign is simple, straightforward and will be aesthetically pleasing. The size is similar if not smaller then some of the real estate signs that are present in the nearby areas. These sign attributes will not impede on the character of any of the adjoining properties.
- D. The variance will not adversely affect any delivery of government services.
- E. The property owner was not aware of the need for a variance at the time of the purchase of the business location.
- F. The process for looking for alternative started 09/2016, and after thorough review the variance request has been found to be the best feasible method.
- G. We believe our plans will convey the spirit and intent the zoning requirement's goal to protect the property owner and their rights.
- H. The sign plans are clean and simple and we believe most will feel that it is compatible with signage and the architecture of the neighborhood.
- I. The sign will not be hazardous to passing traffic, public, safety, and welfare. It was designed with the intent to be quickly informative without distraction or obtrusiveness, especially to someone operating a vehicle.

We look forward to hearing back from you related to this request. We understand that there is the potential for the Planning Commission to deem necessary changes and will comply as instructed.

Thank you for your time and consideration,

Melinda A Skipper, CNP
614-569-9857

On behalf of Dr. Ruslana Kurpita and Staff
Columbus Integrative Family Medicine Center

EXHIBIT "A"

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF GAHANNA:

BEING IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, BEING PART OF RESERVE "J" OF HUNTERS RIDGE SECTION 2, OF RECORD IN PLAT BOOK 43, PAGES 18 AND PART OF RESERVE "K" OF HUNTERS RIDGE SECTION 3, OF RECORD IN PLAT BOOK 46, PAGE 9 (ALL REFERENCES BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD (80.00 FEET IN WIDTH) LOCATED NORTH 13 DEG. 22' 38" WEST, 348.54 FEET AND SOUTH 76 DEG. 37' 22" WEST, 40.00 FEET FROM THE CENTERLINE INTERSECTION OF MORRISON ROAD AND WATERBURY BOULEVARD AS SHOWN UPON THE PLAT OF HUNTERS RIDGE SECTION 2;

THENCE SOUTH 13 DEG. 22' 38" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MORRISON ROAD, (PASSING THE SOUTHEASTERLY CORNER OF SAID RESERVE "J" AT A DISTANCE OF 26.45 FEET) A TOTAL DISTANCE OF 298.54 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 31 DEG. 37' 22" WEST, A CHORD DISTANCE OF 28.28 FEET;

THENCE SOUTH 76 DEG. 37' 22" WEST, A DISTANCE OF 193.00 FEET TO A POINT;

THENCE NORTH 13 DEG. 22' 38" WEST, A DISTANCE OF 384.46 FEET TO A POINT;

THENCE SOUTH 86 DEG. 10' 50" EAST, A DISTANCE OF 222.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.717 ACRES OF LAND, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION A BEARING OF NORTH 13 DEG. 22' 38" WEST WAS USED FOR THE CENTERLINE OF MORRISON ROAD AS SHOWN ON THE PLAT OF HUNTERS RIDGE SECTION 2 AND ALL OTHER ANGULAR RELATIONSHIPS THEN CALCULATED FROM THAT MERIDIAN.

THE ABOVE DESCRIPTION WAS PREPARED BY HOCKADEN AND ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, RICHARD G. GRASHEL, REGISTERED SURVEYOR NO. 6002, FROM DEED INFORMATION ONLY.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT, BEING PART OF THAT 1.717 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDINBOROUGH ENTERPRISES, RECORDED IN INSTRUMENT NUMBER 199802130033453 (RECORD REFERENCES RECITED HEREIN ARE TO THOSE OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF MORRISON ROAD (80.00 FEET IN WIDTH), AND WATERBURY COURT (60.00 FEET IN WIDTH);

THENCE NORTHERLY WITH THE CENTERLINE OF SAID MORRISON ROAD, NORTH 13° 22' 38" WEST, 348.54 FEET;

THENCE SOUTH 76° 37' 22" WEST, 40.00 FEET TO A 3/4" IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF SAID 1.717 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF THAT 1.499 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO THE FIRESTONE TIRE & RUBBER COMPANY, RECORDED IN OFFICIAL RECORD 2309, PAGE F-09, AND BEING THE TRUE POINT OF BEGINNING:

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MORRISON ROAD, BEING A LINE 40.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH, SAID CENTERLINE OF MORRISON ROAD, SOUTH 13° 22' 38" EAST, 298.54 FEET A POINT OF CURVATURE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WATERBURY COURT;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT IN SAID NORTHERLY RIGHT-OF-WAY LINE OF WATERBURY COURT, AS SHOWN ON THE PLAT OF 'DEDICATION OF WATERBURY COURT,' OF RECORD IN PLAT BOOK 72, PAGE 45 (RADIUS=20.00 FEET, DELTA=90° 00' 17"), A CHORD BEARING A DISTANCE OF SOUTH 31° 37' 30" WEST, 28.28 FEET TO THE POINT OF TANGENCY OF SAID LINE;

THENCE WESTERLY, CONTINUING ALONG SAID NORTHERLY LINE OF WATERBURY COURT, SOUTH 76° 37' 38" WEST, 10.00 FEET TO A 3/4" IRON PIPE SET;

THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=20.00 FEET & BEARS NORTH 13° 22' 22" WEST, DELTA=90° 00' 17"), A CHORD BEARING AND DISTANCE OF NORTH 31° 37' 30" EAST, 28.28 FEET TO A 3/4" IRON PIPE SET AT THE POINT OF TANGENCY;

THENCE NORTHERLY THROUGH SAID 1.717 ACRE TRACT, BEING ALONG A LINE 50.00 FEET WESTERLY OF, AS MEASURED PERPENDICULAR TO AND PARALLEL WITH, SAID CENTERLINE OF MORRISON ROAD, NORTH 13° 22' 38" WEST, 301.63 FEET TO A 3/4" IRON PIPE SET IN THE NORTHERLY LINE OF SAID 1.717 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 1.499 ACRE TRACT (FIRESTONE);

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID 1.717 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 1.499 ACRE TRACT, SOUTH 86° 10' 50" EAST, 10.47 FEET TO THE 'TRUE POINT OF BEGINNING,' CONTAINING 0.0735 ACRE (3,201 SQUARE FEET) OF LAND, MORE OR LESS, AS SURVEYED AND DESCRIBED IN APRIL OF 1998, BY CARL E. TURNER, JR., REGISTERED PROFESSIONAL SURVEYOR NO. S-6702.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY, IF ANY, OF PREVIOUS RECORD.

THE BEARING FOR THE CENTERLINE OF MORRISON ROAD (I.E. SOUTH 13° 22' 38" EAST), AS SHOWN ON THE 'CENTERLINE SURVEY PLAT' FOR INTERSTATE ROUTE 270 (SEE FRA-270-28.30N, FRA-317-16.67, SHEET 1 OF 28) AS RECORDED IN PLAT BOOK 41, PAGE 68 & PLAT BOOK 50, PAGE 32, AND WITNESSED BY CONCRETE MONUMENTS FOUND 40.00 FEET LEFT OF P.T. STATION 107+43.99, AND 40.00 FEET RIGHT OF P.C. STATION 122+73.61, IS THE REFERENCE MERIDIAN FOR THE FOREGOING DESCRIPTION. IRON PIPES CALLED FOR AS SET, ARE 3/4" I.D. THIRTY (30 INCHES) IN LENGTH, DRIVEN FLUSH WITH THE GROUND, AND CAPPED WITH A YELLOW PLASTIC PLUG INSCRIBED "C. TURNER/P.S. 6702."

N-39-MM
AM of
(025)
8884



1-7-03



BACKGROUND CHECKS
ECH / FBI FINGERPRINTING
DRUG & ALCOHOL SCREENING

COLUMBUS INTEGRATIVE
Family Medicine Center
433 Waterbury Court
Ph: 614-616-9244
Serving Our Patients

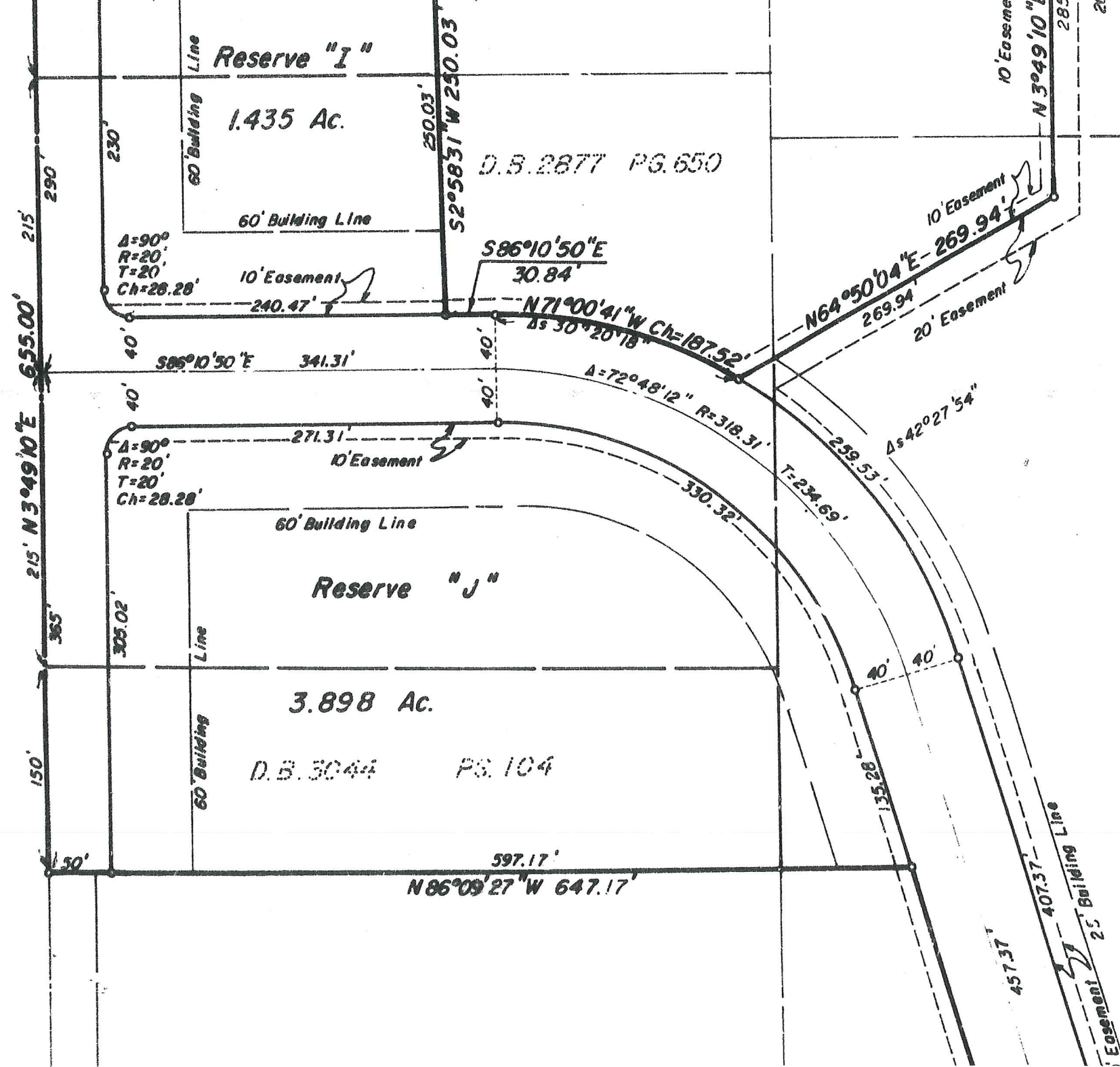
COLUMBUS INTEGRATIVE
Family Medicine Center
433 Waterbury Court
Ph: 614-616-9244
Serving Our Patients

Hanna's
Cleaners

CIGARA

Waterbury Ct

Morrison Rd



D.B. 2877 PG. 650

Reserve "I"

1.435 Ac.

60' Building Line

10' Easement

10' Easement

60' Building Line

Reserve "J"

3.898 Ac.

D.B. 3044 PG. 104

60' Building Line

Reserve "H"

9.754 Ac.

25' Building Line

Easement

10' Easement

20' Easement

457.37'

407.37'

135.26'

T=234.69'

259.53'

330.32'

A=72°48'12"

R=318.31'

A=30°20'18"

Ch=187.52'

S86°10'50"E

30.84'

N86°09'27"W 647.17'

597.17'

215'

655.00'

215' N3°49'10"E

365'

150'

130'

A=90°
R=20'
T=20'
Ch=28.28'

A=90°
R=20'
T=20'
Ch=28.28'

308.02'

A=90°
R=20'
T=20'
Ch=28.28'

A=90°
R=20'
T=20'
Ch=28.28'

230'

290'

60' Building Line

60' Building Line

60' Building Line

60' Building Line

60' Building Line

60' Building Line

60' Building Line

60' Building Line

60' Building Line

60' Building Line

W. A. MILLER

Reserve "j"
3.898 Ac.

MORRISON

Reserve "k"
15.636 Ac.
0.463 Ac. R/W
15.173 Ac. Net

ROAD

N76°37'22"
76.00'
A = 90°
R = 20'
T = 20'
Ch = 28.28'

Existing

10'

778.66' Easement

N13°22'30"W 778.66'

778.66'

N31°37'22"E
Ch = 202.20'

015.95'

S13°22'30"E

S13°22'30"E

1125.33'

1125.33'

ROAD

41.97' 41.97'

S86°09'27"E
597.17' 647.17'

N3°49'10"E 403.39'
403.39'

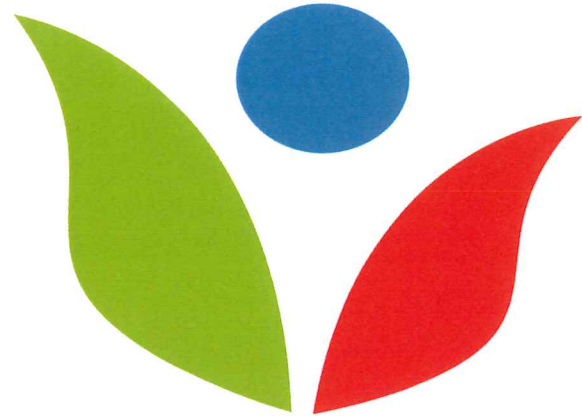
50' 142.50'
N85°34'50"W 132.50'

448.84'
N3°49'10"E 3,016.53'

N85°48'09"W 289.27'

N4°03'40"E 215.38'

499.03' 499.03'
N85°45'10"W

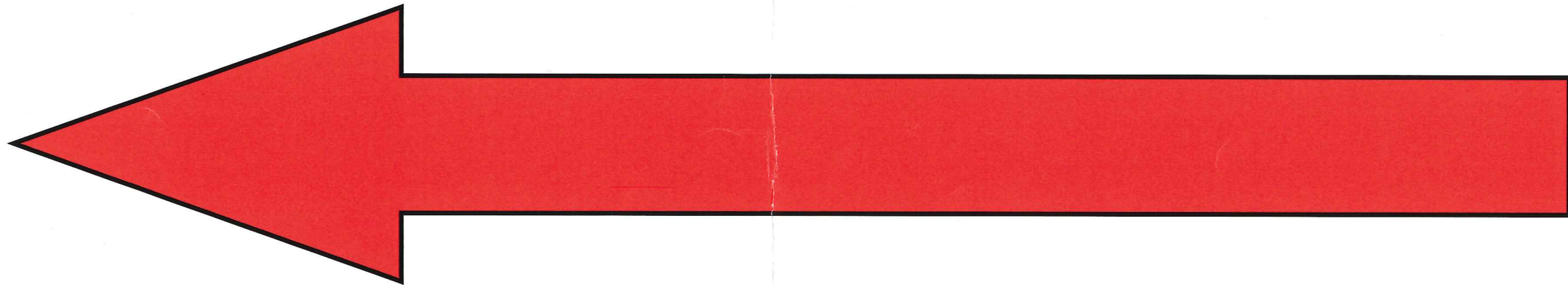


COLUMBUS INTEGRATIVE

Family Medicine Center

453 Waterbury Court

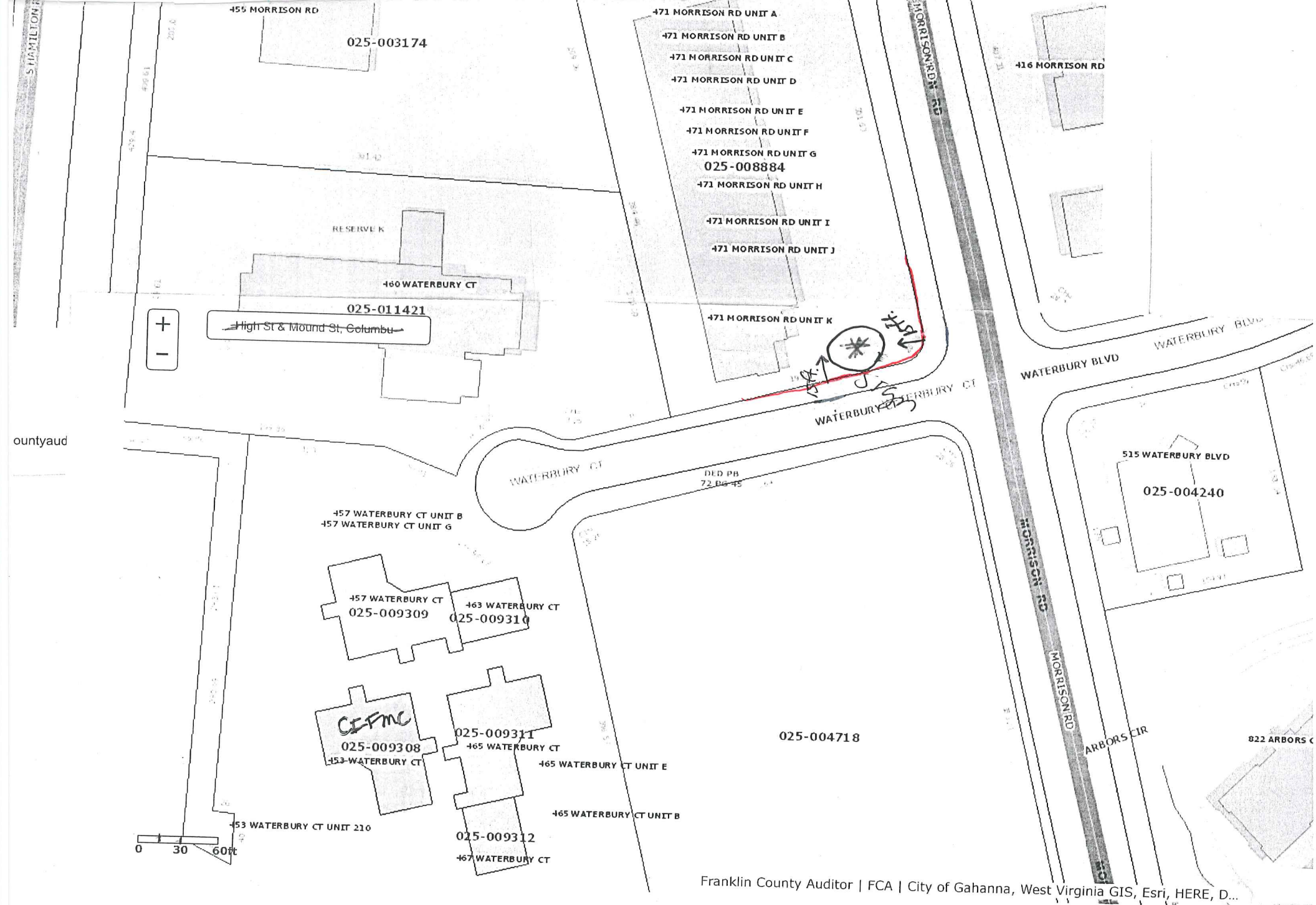
Ph: 614-515-5244



Accepting New Patients



This is a "V" shaped sign with 2 sides each side is 2ft by 3ft. with 3ft posts.





**Mifflin Township Division of Fire
Fire Inspection Bureau**

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Zoning Plan Review Response

**Applicant Columbus Integrated Family Medicine
471 Morrison Road
Gahanna, OH 43230**

The Fire Division has no comment on the zoning issue pertaining to signage for this occupancy.

December 20, 2016

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 471 Morrison Road

Project Name/Business Name: Columbus Integrative Family Medicine Center

SUBMITTED BY:

Name: Bonnie Title: PZA

Department: Service

- The applicant has requested a variance approval for a small off premises directional sign to be located at Waterbury Shopping Center at the corner of Waterbury Blvd. and Morrison Road. This is a new business to Gahanna and their building has no exposure to vehicles traveling on these streets. This small sign will allow some identification for the business and help patients to find the location.
- 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.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

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.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 471 Mill Street

Project Name/Business Name: Columbus Integrative Family Medicine

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

The proposed sign may not be installed within the public right-of-way.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 471 Morrison Rd

Project Name/Business Name: Columbus Integrative Family Medicine Center

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

Planning and Development staff has some concerns with allowing an off-premise sign. Off-premise signs are specifically prohibited by Section 1165.04(a)(7) of the Code. The Code rarely outright prohibits a use or development type. Extra consideration should be given to variance requests to permit a prohibited use.

The applicant provides various reasons as to why additional signage is necessary, namely visibility for a new business. Lack of visibility for a business is not an unheard of situation or entirely unique to this business. Permitting an off-premise sign for this business may result in other similar requests from other businesses. There are a dozen other businesses located off of Waterbury Ct that do not have ground signs. Approving a request for only one business, rather than a ground sign for other tenants as well, may be problematic. Staff has some concerns that permitting an off-premise sign will lead to other similar requests and lead to a proliferation of signs.

Although not technically part of the variance request, more information about the materials and colors of the sign should be considered in order to properly assess consistency with existing signs. The variance may contain conditions limiting materials and colors if deemed appropriate.

Planning and Development staff understands the applicant's desire for additional signage. Their location has no visibility along Morrison Road. Staff suggests that if there is a motion to approve that conditions of approval be included. Planning Commission may choose to limit the size of sign permitted, materials and colors of the sign, landscaping to be planted, etc. Planning Commission may want to consider limiting the duration of approval if there are concerns about allowing an off-premise sign indefinitely. A time limit may be appropriate since one of the reasons for the variance is to help identify and promote a new business.

Below are images of other ground signs in the surrounding area. The base of these signs have a more permanent appearance than that of the proposed sign. A condition could be included regarding construction materials of the base of the sign if desirable.

Neighboring ground signs



Proposed Sign



BFS Retail & Commercial Operations, LLC
333 E. Lake Street
Bloomington, IL 60108

Star Group LTD
251 Crossing Creek Way
Columbus, OH 43230

471 Morrison

National Retail Properties
450 S. Orange Ave Ste 900
Orlando, FL 32801

Firestone – ATTN Owner
465 Morrison Rd
Gahanna, OH 43230

Holiday Inn Express ATTN Owner
460 Waterbury CT
Gahanna, OH 43230

Frisch's Big Boy
455 Morrison Rd
Gahanna, OH 43230