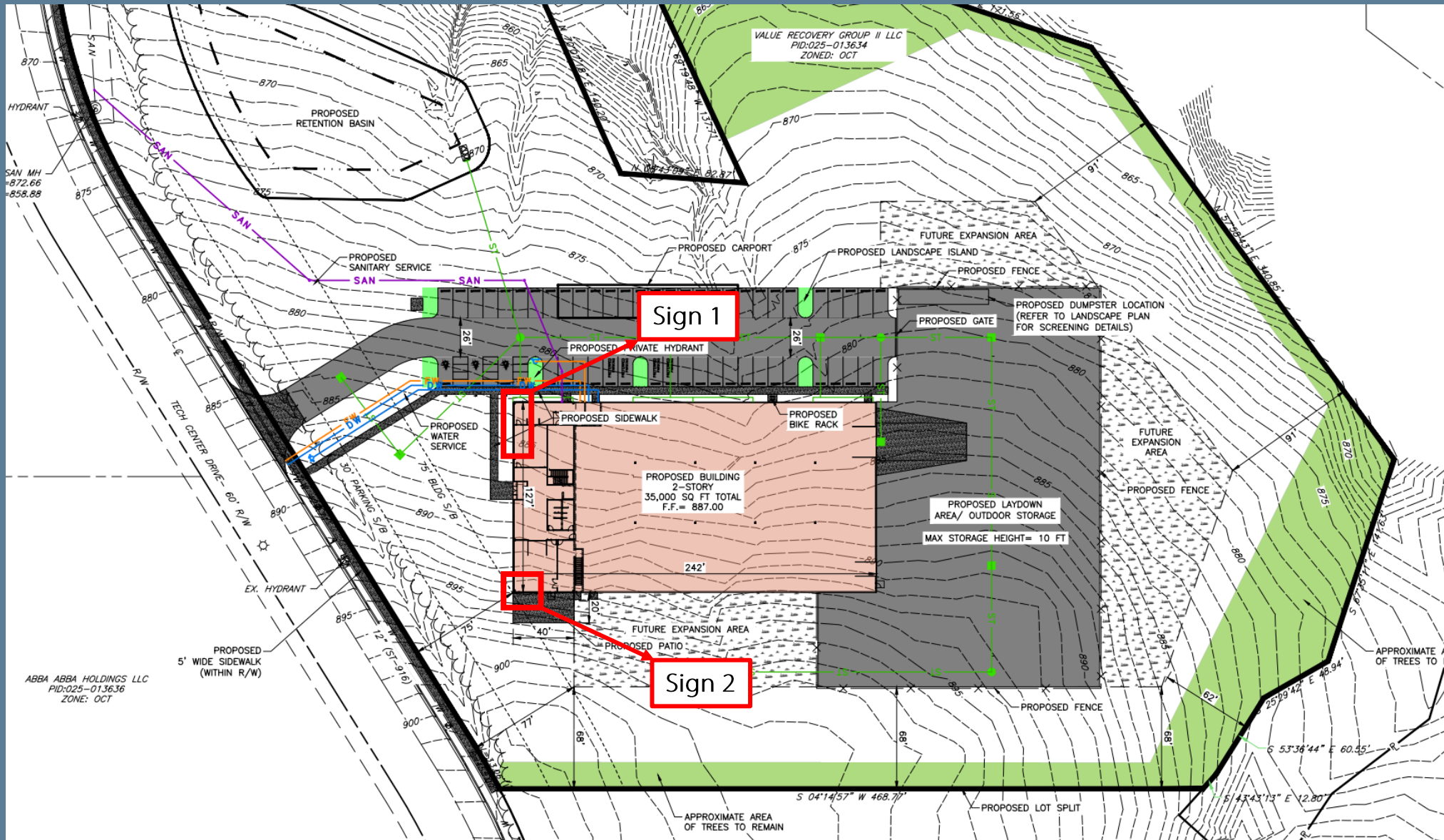
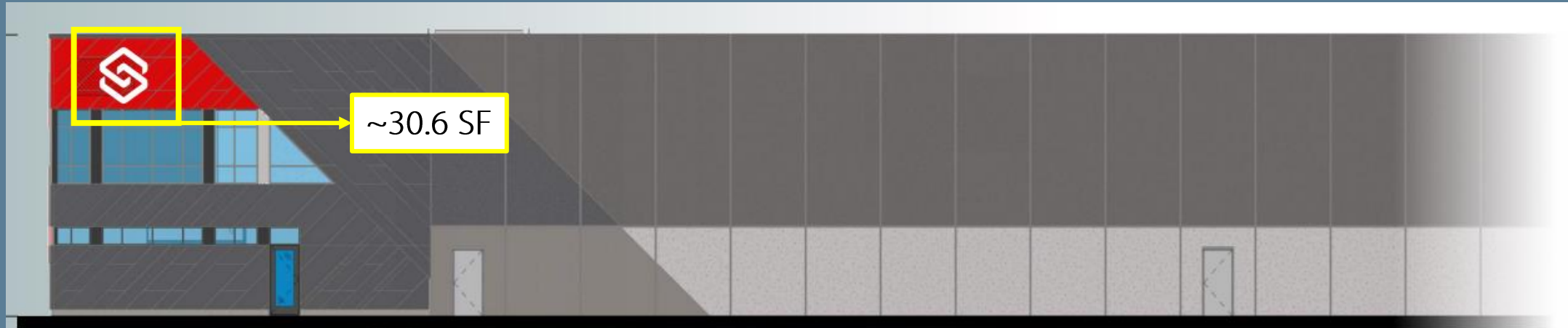


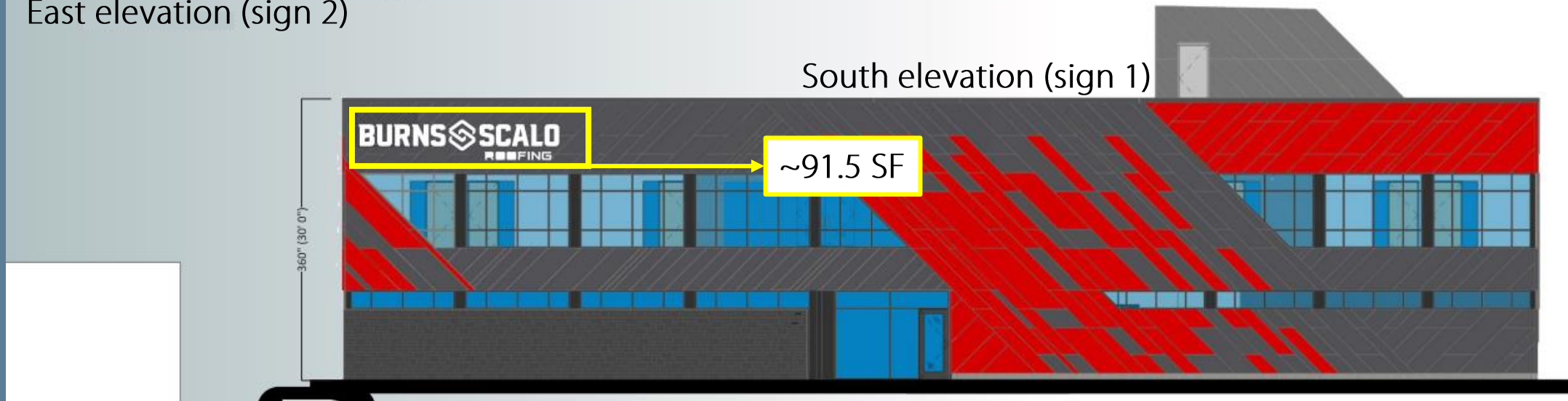
Request Summary

- Requesting approval of a variance for two new wall signs
 - Building was approved by PC in March and is currently under construction
 - Sign 1 is ~91.5 SF and sign 2 is ~30.6 SF
 - Only one wall sign permitted with a max area of 50 SF
 - Building is 40-80 ft from the ROW and both signs would be visible to passing vehicles





East elevation (sign 2)



South elevation (sign 1)

Request Summary

- Requested Variance
 - Ch 1111.03 – Permanent Sign Standards
 - One wall sign permitted per frontage with a max area of 50 SF
 - Applicant proposes two wall signs, one of which exceeds the max area at 91.5 SF

Request Summary

- **Variance Criteria**
 - The variance is not likely to result in substantial damage to the essential character of the neighborhood
 - The variance is not likely to result in damage to adjoining properties
 - The variance is not likely to affect the delivery of government services
 - The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood
 - The variance is necessary for the economical use of the property, and such economical use of the property cannot be achieved through another method
 - The variance is not likely to undermine the objectives of the land use plan

Request Summary

- Staff has no objection to the variance
 - Sign variance approved for Edison Brewing nearby
 - Two wall signs totaling 69 SF
 - Only one proposed sign exceeds 50 SF
 - Applicant states they need two signs to increase visibility and wayfinding
 - This is the only developed site in that area of Tech Center Dr
 - The building received a variance to use bright red material on exterior
 - The road is only 25 MPH
 - There is an option to install one wall sign and one monument sign up to 80 SF and not need a variance



Gahanna