



VARIANCE APPLICATION SUMMARY



FileNumber	V-24-28
PropertyAddress	1070 Tech Center Dr Gahanna, OH 43230
ParcelID	
ZoningDistrict	IM - Innovation & Manufacturing
Project/BusinessName	Burns & Scalo Roofing
Applicant	Stephen Butsko sbutsko@branhamsign.com
DescriptionofVarianceRequest	Request a Variance for 2 Wall Signs, both of which are greater than 50 sq. ft.

RequestedVariances

Code Section	Code Title	Code Description
1111.03	Permanent Sign Standards	Requirements for Permanent Signage



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.

 _____ (property owner/acting agent signature)	Scalos Jack _____ (printed name)	9/7/24 _____ (date)
 _____ (applicant signature)	Stephen Butsko _____ (printed name)	9/9/2024 _____ (date)



Franklin County -

by Franklin County

Search by Address, or Place



3

5

6

2

1

8

10

9

025-004247

025-010788

025-011485

025-013633

025-004246

027-000154

027-000155

027-000156

025-013822

170-000863

025-010637

170-000608

027-000110

025-014175

025-013632

025-013775

025-013631

025-013641

027-000113

027-000151

025-013636

027-000114

025-006409

-82.837 40.000 Degrees

300ft

025-012057

025-011448

025-013010

025-013010

025-013010

025-013010

025-013010

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025-013010

025-013010

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Surrounding Properties:

1. City of Gahanna
 - a. Parcel #: 025-013642-00
 - b. Street Address: Techcenter Dr.
 - c. Tax Address: 200 S. Hamilton Rd., Columbus, OH, 43230
2. Gahanna Realty LLC
 - a. Parcel #: 025-013632-00
 - b. Street Address: Techcenter Dr.
 - c. Tax Address: 3333 Richmond Rd., Ste. 350, Beachwood, OH, 44122
3. Gahanna Realty LLC
 - a. Parcel #: 025-004247-00
 - b. Street Address: 1015-1025 Taylor Rd., Gahanna, OH, 43230
 - c. Tax Address: 3333 Richmond Rd., Ste. 350, Beachwood, OH, 44122
4. Chippewa Building LLC
 - a. Parcel #: 025-013633-00
 - b. Street Address: 1045 Taylor Rd., Gahanna, OH, 43230
 - c. Tax Address: 78 Northpointe Dr., Lake Orion, MI, 48362
5. Value Recovery Group II LLC
 - a. Parcel #: 025-013634-00
 - b. Street Address: Techcenter Dr.
 - c. Tax Address: 919 Old Henderson Rd., Columbus, OH, 43220
6. Value Recovery Group II LLC
 - a. Parcel #: 027-000110-00
 - b. Street Address: Techcenter Dr.
 - c. Tax Address: 919 Old Henderson Rd., Columbus, OH, 43220
7. Abba Abba Holdings LLC
 - a. Parcel #: 027-000151-00
 - b. Street Address: 700 Science Blvd., Gahanna, OH, 43230
 - c. Tax Address: 1816 Oak St., Los Angeles, CA, 90015

8. Abba Abba Holdings LLC

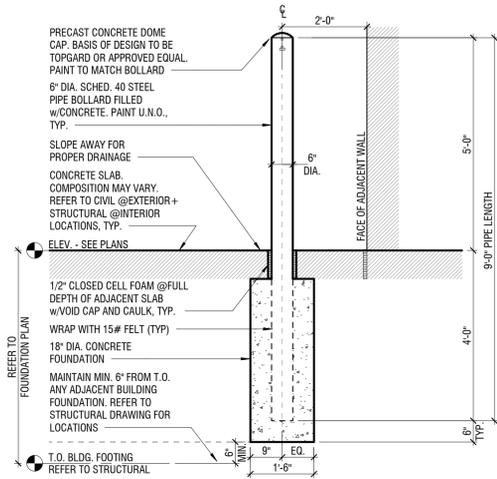
- a. Parcel #: 025-013636-00
- b. Street Address: Techcenter Dr.
- c. Tax Address: 1816 Oak St., Los Angeles, CA, 90015

9. Central Ohio Community Improvement Group

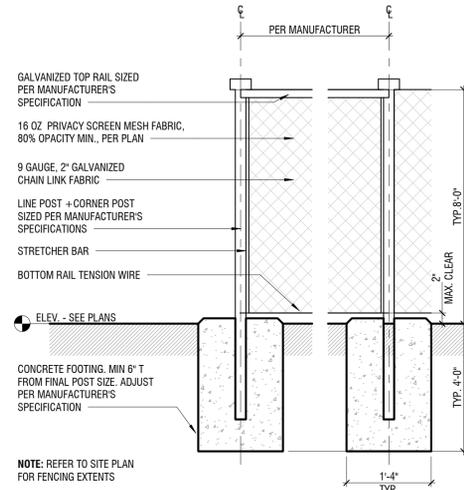
- a. Parcel #: 025-013637-00
- b. Street Address: 1550 Eastgate Parkway, Gahanna, OH, 43230
- c. Tax Address: 845 Parsons Ave., Columbus, OH, 43206

10. City of Gahanna

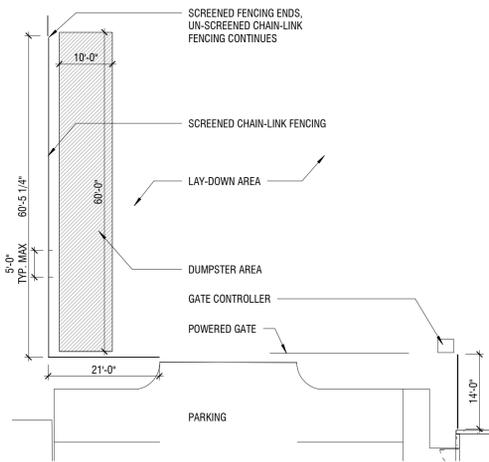
- a. Parcel #: 025-013641
- b. Street Address: Techcenter Dr.
- c. Tax Address: 200 S. Hamilton Rd., Columbus, OH, 43230



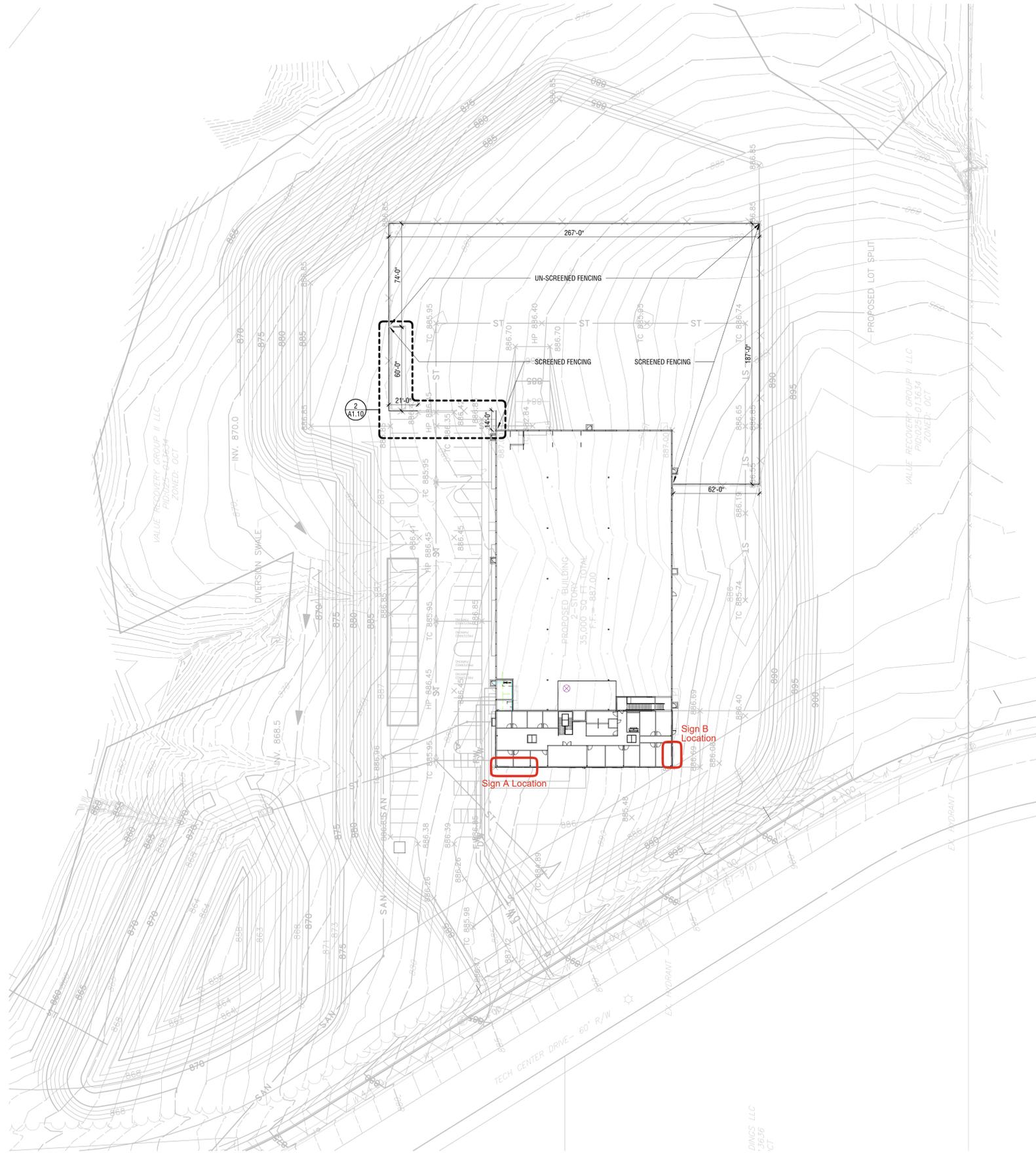
4 SECTION
SCALE 1/2" = 1'-0"



3 SECTION
SCALE 3/4" = 1'-0"



2 PLAN
SCALE 1/16" = 1'-0"



1 SITE PLAN
SCALE 1" = 40'-0"



STRUCTURE

PLUMBING AND MECHANICAL

Burns & Scalo
Headquarters
NEW OFFICE / WAREHOUSE
1070 Tech Center Drive
GAHANNA, OHIO

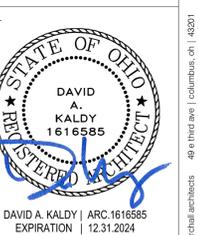
DRAWING SET

<input type="checkbox"/>	preliminary
<input type="checkbox"/>	check set
<input type="checkbox"/>	bid
<input type="checkbox"/>	permit
<input type="checkbox"/>	construction

02/16/2024

REVISIONS

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archall architects

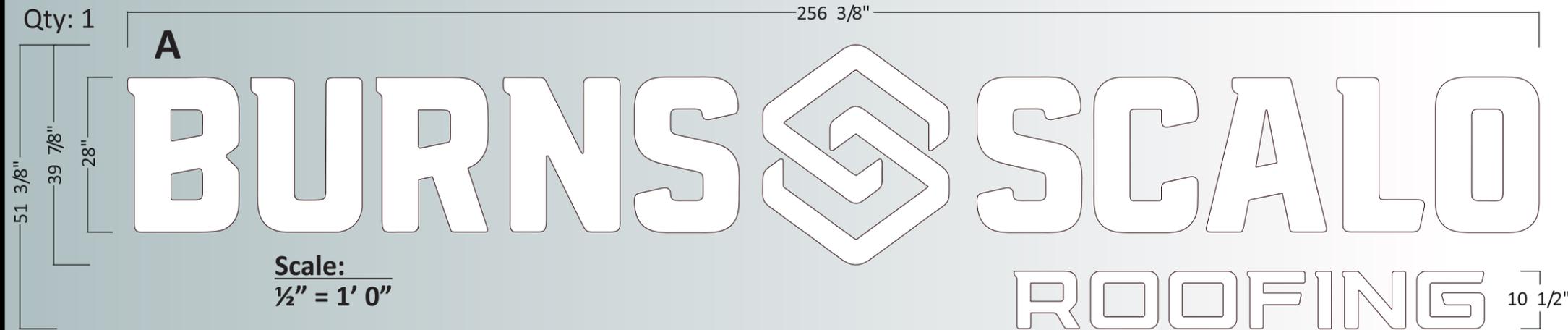
PROJECT NUMBER
023120
SHEET TITLE
OVERALL ARCHITECTURAL SITE PLAN
SHEET NUMBER

A1.10

NOTE

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2024 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. 20 LBS. MAXIMUM SNOW LOAD. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2024 OBC.

Channel Letters



Front-Lit, Plex-Face Channel Letters w/LED, Flush-mounted

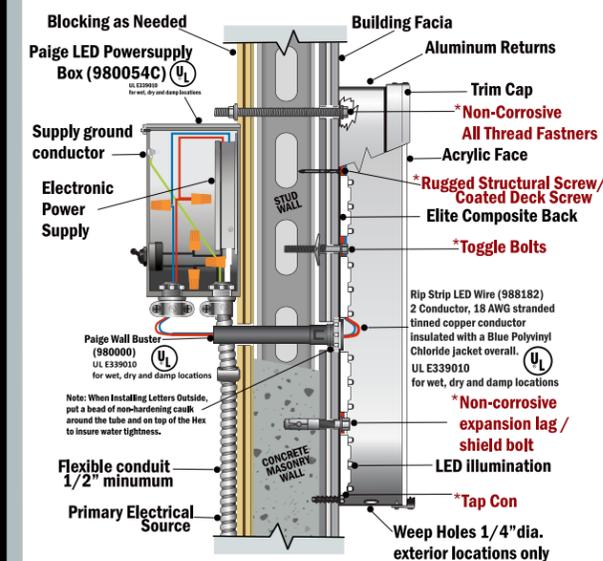
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

Internally illuminated channel letters built to UL specifications
 Quantity: Letters & Logo: One (1)
 Overall Height: A: 51-3/8"; B: 72"
 Overall Length: A: 256-3/8"; B: 61 1/4"
 Total Square feet: A: 91.5 Sq. Ft.; B: 30.6 Sq. Ft.
 Face Color: White Acrylic
 Face Thickness: 3/16"
 Decoration: n/a
 Return Depth: 3 1/2"
 Return Thickness: .040
 Return Color: Black
 Interior Color: White
 Trim Color: Black
 Trim Size: 3/4"
 Backer: ECB
 Illumination: LED (WHITE) Principal QWIK MOD 2 TW
 Raceway: n/a
 Secondary Power Out Location: n/a
 Primary Electrical Requirements:
 120 volt dedicated 20 amp. circuit (Provided/Permitted by Others) To Be Placed Within FIVE (5) Feet of Center of Sign
 Timer or photo-cell (installed by others)
 Cut off switch on driver box

LED CHANNEL LETTER INSTALLATION INSTRUCTIONS

— LED Remote Flush Channel Letters —

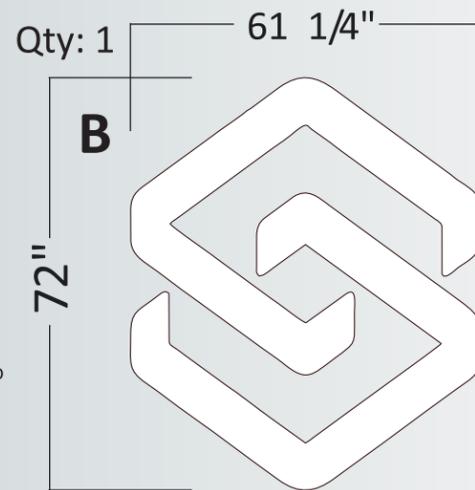
LED CHANNEL REMOTE FLUSH



Note: When Installing Letters Outside, put a bead of non-hardening caulk around the penetrations and on top edge of Raceway to insure water tightness.

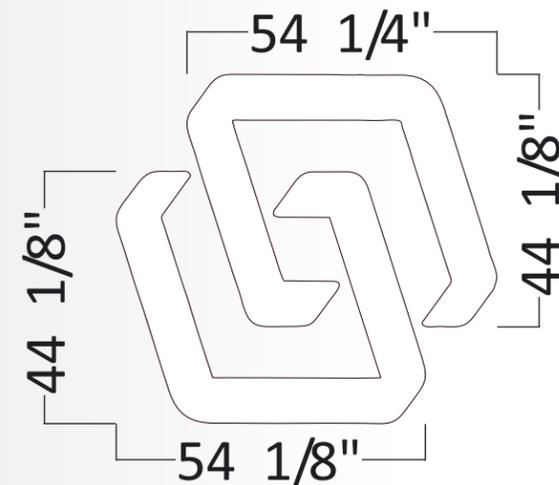
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable codes. This includes proper grounding and bonding of the sign.

- * MOUNTING METHOD: (Use Appropriate Method Following Wall Inspection)
- * Toggle bolts w/ hollow core-plywood backing
- * Rugged Structural Screw/Coated Deck Screw w/ plywood blocking
- * Expansion lag bolts & shields w/ solid concrete
- * Tap-cons w/ solid concrete or masonry wall
- * Thru-bolt - all thread fasteners w/ wood blocking

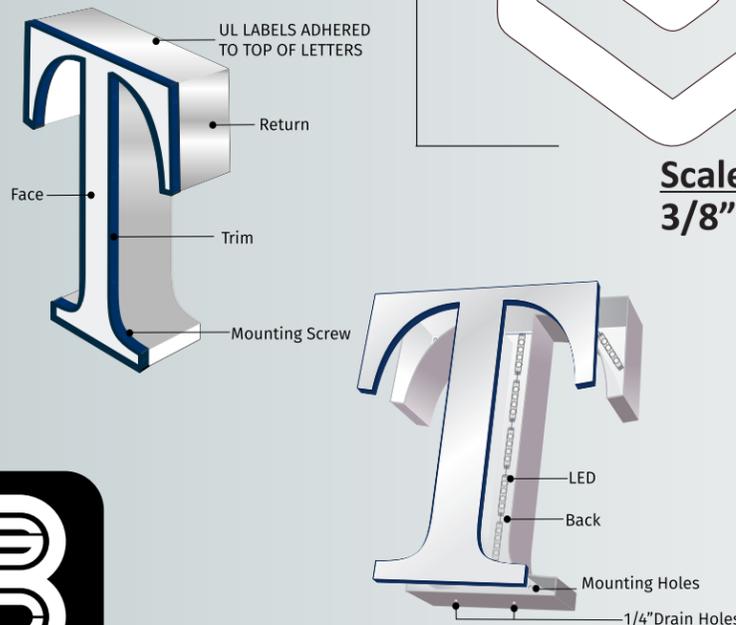


Scale: 3/8" = 1' 0"

Sizes of Individual Faces Shown



NOTE: Logo Has Been Recreated. May Vary Slightly from Official Logo Shapes



OTHER COMPONENTS/SPECIAL CONSTRUCTION CONSIDERATIONS NOTES:

Flush-mounted to Building Facade



ELECTRICAL REQUIREMENT: ONE 20 Amp CIRCUIT @ 120V

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00

Underwriters Laboratory
 Upon request, this sign is intended to be fabricated & installed in accordance to UL standards and the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.
 The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code
Electrical
 Primary electrical by "others". Signs will be wired for 120 VAC. Branham Sign Co. MUST be notified of other voltage prior to manufacturing. A clean, dedicated 20 amp circuit consisting of primary (blk), neutral (wht), & ground (gn) are to be provided by customer's licensed electrician to be placed within five (5) feet of center of sign. Timer or photo-cell (installed by others)

Approval:

Approved/Customer	Date
-------------------	------

127 Cypress Street SW
 Reynoldsburg, OH 43068
 O: 740.964.9550
 F: 740.964.9558

Job Path

A:\A-Z\E\Elford\Burns & Scalo Ohio\Channel Letters Print5, Pg1

Order #:	000000	Proj. Location:	1070 Tech Center Dr, Gahanna, OH 43230
Date:	08.30.24	Designer:	jgreenlee@branhamsign.com
Page Rev:	005	Sales Rep:	tbranhamsign@branhamsign.com

PROJECT

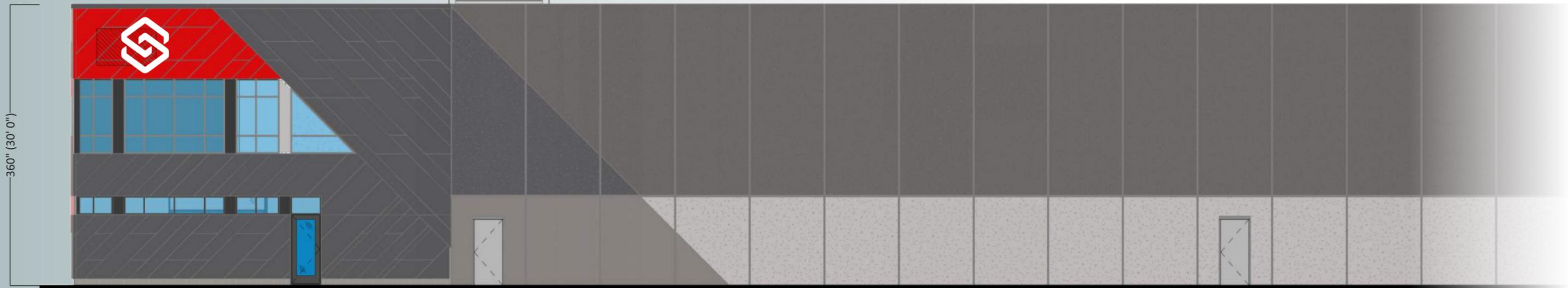


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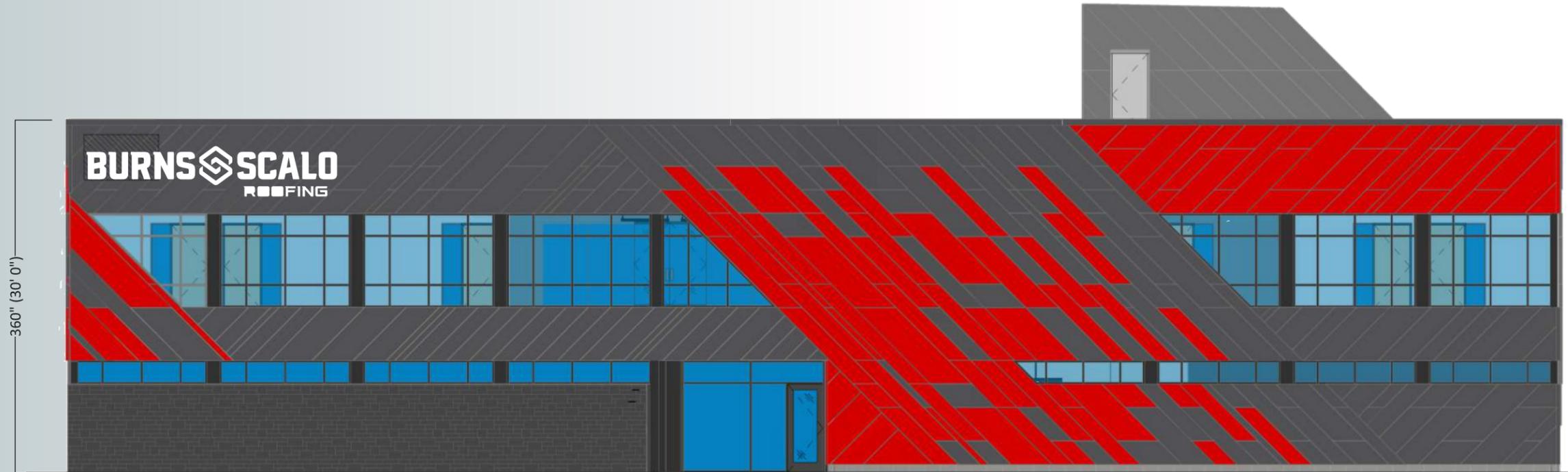
NOTE

STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2024 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. 20 LBS. MAXIMUM SNOW LOAD. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2024 OBC.

Elevation



EAST ELEVATION



SOUTH ELEVATION

Scale: $\frac{3}{32}'' = 1' 0''$

Approval:

Approved/Customer	Date
-------------------	------



127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
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Job Path A:\A-Z\E\Elford\Burns & Scalo Ohio\Channel Letters Print5, Pg2

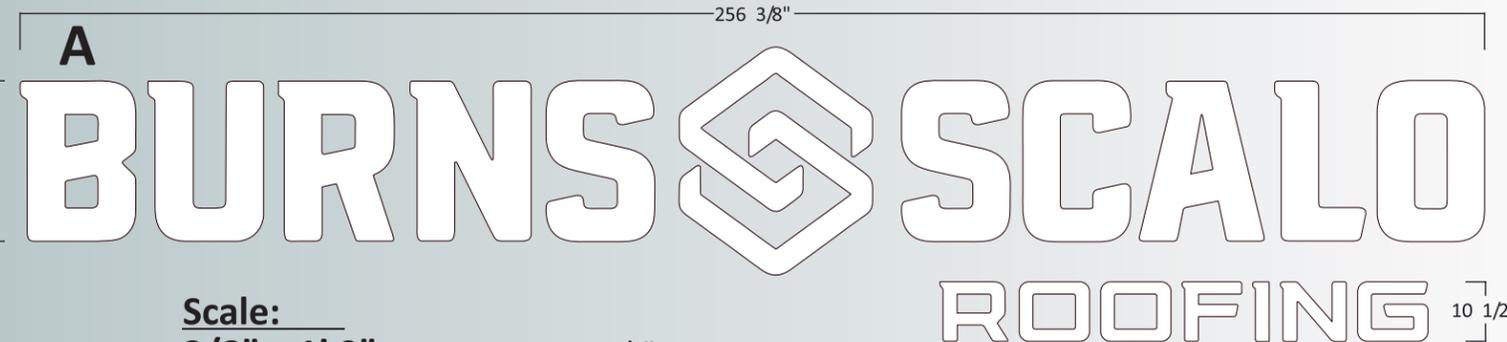
Order #:	000000	Proj. Location:	1070 Tech Center Dr, Gahanna, OH 43230
Date:	08.30.24	Designer:	jgreenlee@branhamsign.com
Page Rev:	005	Sales Rep:	tbranham@branhamsign.com

PROJECT



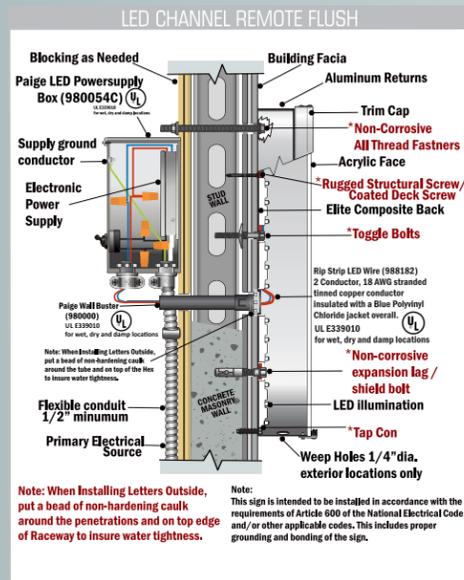
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CHANNEL LETTERS - Installation

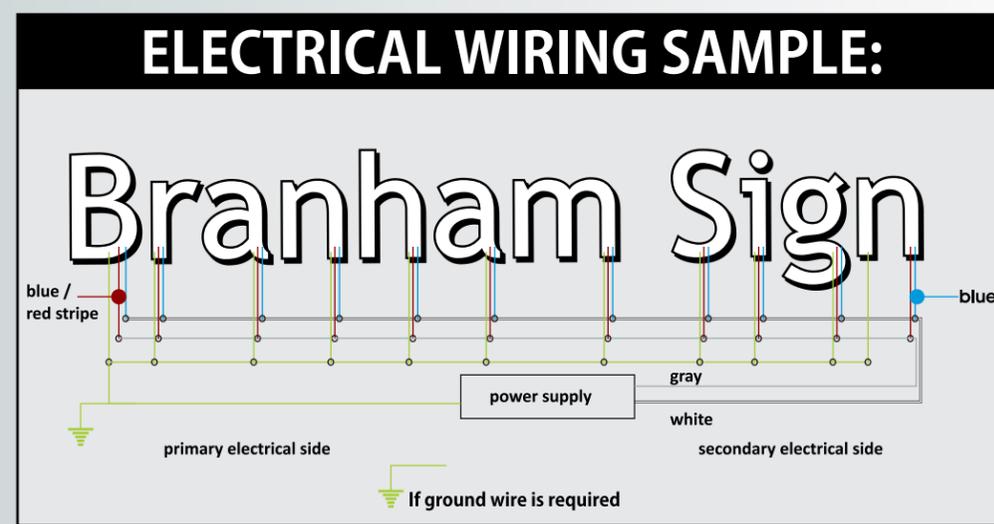
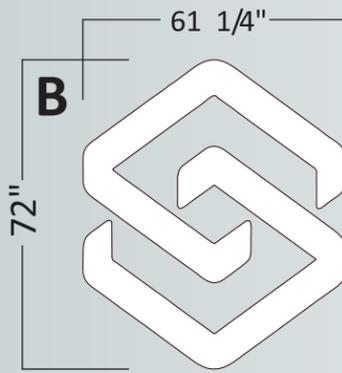


Scale: 3/8" = 1' 0"

LED CHANNEL LETTER INSTALLATION INSTRUCTIONS
- LED Remote Flush Channel Letters -



*** MOUNTING METHOD: (Use Appropriate Method Following Wall Inspection)**
 * Toggle bolts w/ hollow core-plywood backing
 * Rugged Structural Screw/Coated Deck Screw w/ plywood blocking
 * Expansion lag bolts & shields w/ solid concrete
 * Tap-cons w/ solid concrete or masonry wall
 * Thru-bolt - all thread fasteners w/ wood blocking



INSTALL INSTRUCTIONS

- 1 Refer to the appropriate drawing and pattern included with the letter set that depicts the arrangement of the subassemblies.
- 2 Unroll the paper pattern, and tape to substrate. Level and center pattern on wall. Drill holes for secondary low voltage whips and mounting holes, and then remove pattern. Mount the letters on the wall using the drawing as a guide. If the letter set does not have rivet nuts, removal of the faces will be required to install. Remove all trim cap screws and remove the faces. Ensure that all trim cap screws are replaced after installation. Install the bushing in the 1/2" electrical knockout hole with the threaded portion of the busing on the inside of your letter. Put the 1/2" electrical lock nut on the threaded portion, finger tighten, then turn 1/8 turn more. Install the Wall Buster tube to your channel letter with the inside bushing. Push the end of the tube with the bevel end and slotted raceway into the back of your letter through the hex side of the busing. You will hear and feel the two lock together. Apply silicone sealant around through wall wiring protection device near letter back. Behind the wall cut the tube to fit the wall thickness and push secondary whips through Wall buster, and secure to wall through letter backs. Use silicone also along the top of the letters where they meet the wall to comply with UL.
- 3 Refer to wiring diagram and transformer breakdown (provided with the letter set) to splice the secondary conductors. Each secondary circuit has a dedicated transformer and is color coded on the transformer breakdown sheet. Connect all of the positive leads (red or white insulation) from each letter in the secondary circuit together in parallel using UL approved wire nuts. Next connect all of the negative leads (black insulation) from each letter the secondary circuit together in parallel using UL approved wire nuts. Finally, connect all of the ground leads (bare wire with no insulation) from each letter the secondary circuit together in parallel using UL approved wire nuts. Repeat this process for each secondary circuit.
- 4 Mount the LED power supplies boxes, OPEN SIDE UP, as close as possible to the center of the circuit that will be powering. Mount the power supply to a wall or stud in a dry location inside a building or inside a dry location rated raceway as specified per transformer box manufacturer's instructions included. It should be mounted at the same height as the letter set to minimize whip lengths.
- 5 Secondary voltage for LED are classified as UL Class 2 circuits. These circuits do not require conduit inside the building. But, electrical bonding is still required. Route the three secondary circuit leads (positive, negative and ground) inside the transformer box.
- 6 Connect the three secondary circuit leads (positive, negative and ground) to the transformer and/or transformer box as specified per the transformer and/or transformer box manufacturer's instructions included.
- 7 Connect the primary electrical supply to the transformer per the transformer manufacturer's instruction included.
- 8 Repeat the steps above for each transformer circuit.
- 9 LED power supplies must be on their own dedicated circuit. Do not wire power supplies on circuits that support other electrical equipment.
- 10 Each primary circuit must have its own neutral.
- 11 Whether the power supply is mounted in a transformer box or in a dry attic, a disconnect/toggle switch of appropriate rating needs to be placed within line-of-site of the sign OR this switch or the breaker in the panel must be capable of being locked in the open position. The minimum rating of the switch must be either 120 or 240 volts AC. The switch must also be rated for the same amperage as the circuit it is controlling.
- 12 Check the amperage rating on the total of the power supplies on each circuit and ensure that each circuit has no more than 16 amps. Per NEC Section 600, LED signs can have a maximum of 20 amp circuits.
- 13 Individual primary wires in the power supply are color coded as line (black), neutral (white), and ground (green). They must be wired accordingly. Ensure that polarity is correct and that the supplied ground wire is connected to the lug of the power supply and that the switch is installed on the primary "hot" (black) lead.
- 14 IF FOR SOME REASON THESE INSTRUCTION CANNOT BE FOLLOWED OR NEED FURTHER CLARIFICATION, PLEASE CALL BRANHAM SIGN COMPANY INCORPORATED AT 1-740-964-9550 AND SOMEONE WILL ASSIST YOU. TAKE GOOD COMPLETION PHOTOS AND CLEAN AREA AND DISCARD INSTALLATION DEBRIS OFF-SITE. ---TEST FIRE FOR ILLUMINATION--- TOUCH UP ANY PAINT ON SIGN, BOLTS OR STRUCTURE AS REQUIRED..

ELECTRICAL REQUIREMENT:
ONE 20 Amp CIRCUIT @ 120V

NOTE
STRUCTURE: HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED. ACCORDING TO 2024 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. 20 LBS. MAXIMUM SNOW LOAD. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2024 OBC.



UL Underwriters Laboratories Inc. LISTED **ELECTRIC SIGN** COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE, AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

UL Underwriters Laboratory **Electrical**

Upon request, this sign is intended to be fabricated & installed in accordance to UL standards and the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code

Primary electrical by "others". Signs will be wired for 120 VAC. Branham Sign Co. MUST be notified of other voltage prior to manufacturing. A clean, dedicated 20 amp circuit consisting of primary (blk), neutral (wht), & ground (gn) are to be provided by customer's licensed electrician to be placed within five (5) feet of center of sign. Timer or photo-cell (installed by others)

Approval: _____ Date _____

Approved/Customer

127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558

Job Path	A:\A-Z\E\Elford\Burns & Scalo Ohio\Channel Letters Print5, Pg3		
Order #:	000000	Proj. Location:	1070 Tech Center Dr, Gahanna, OH 43230
Date:	08.30.24	Designer:	jgreenlee@branhamsign.com
Page Rev:	005	Sales Rep:	tbranhamsign@branhamsign.com



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Entrance to Site

Hill

B

A

A: Photo from Science Blvd.

B: Photo at Top of Hill

Red Box identifies the hill as it goes down Tech Center Drive. The black box represents the approximate entrance to the site and the light blue dot represents the proposed monument location.





PLANNING COMMISSION STAFF REPORT

Project Summary – Burns and Scalo Sign

Meeting Date: November 6, 2024

Location: 1070 Tech Center Drive

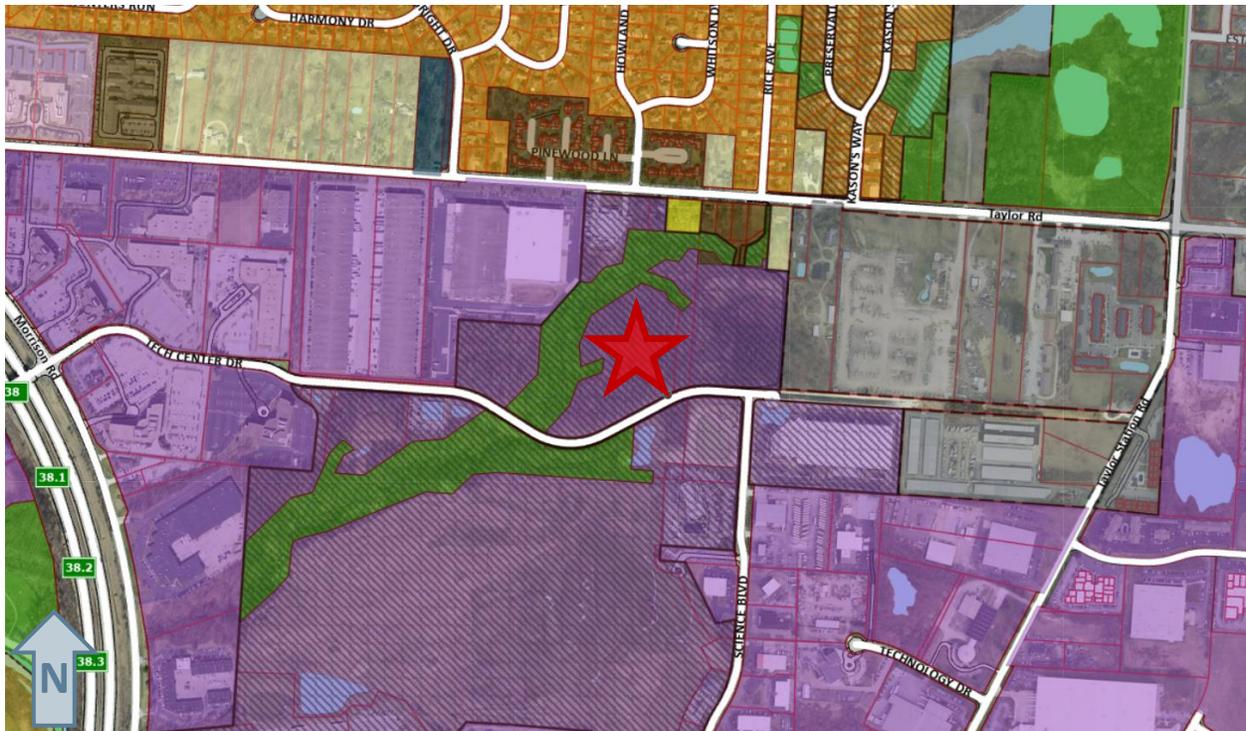
Zoning: Innovation and Manufacturing (IM)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map (new zoning map):



Staff Review

Overview

The applicant is requesting approval of a variance for two wall signs at 1070 Tech Center Dr, the Burns and Scalo property. There is no existing signage on the site and the building is still under construction.

Final Development Plan, Design Review, and Variance applications were approved for the project in March 2024. The approved plans included renderings with signage, although no signage or sign variances were approved at that time. The signage in the original renderings is similar to the signage proposed with the current application.

One wall sign is located on the south elevation facing the ROW and is ~91.5 SF. The second sign is on the east elevation and is much smaller at ~30.6 SF. The Zoning Code permits only one wall sign per street frontage with a maximum area of 50 SF. Due to this, two variances are required. Code allows up to 400 total SF of signage at this site, and that requirement is met.

The building itself is between 40 and 80 ft from the ROW, so both signs would be visible to passing vehicles. The applicant states that the variances are necessary for vehicles to correctly identify the site from a further distance.

Review Criteria

Variance (V)

The following variance has been requested:

1. Ch 1111.03 – Permanent Sign Standards
 - a. One wall sign permitted per frontage with a maximum area of 50 SF.
 - b. The applicant would like two wall signs, one at 91.5 SF and one at 30.6 SF.

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; and,
- f) The variance is not likely to undermine the objectives of the land use plan.

Recommendation

Staff has no objection to the variance application as submitted. There was another sign variance approved for the nearby Edison Brewing property in 2021, which was for two wall signs totaling 69 SF of total wall signage.

Only one of the wall signs exceeds 50 SF and the site still meets the total signage area maximum of 400 SF. The applicant is requesting these variances for increased visibility; however, it is the only developed site on that portion of Tech Center Drive, and the building is partially bright red to match the company's branding. The road is also only 25 MPH, meaning that cars would have longer to correctly identify the building.

Although only one wall sign is permitted for the site, they can install one wall sign and one monument sign up to 80 SF and still meet Code requirements. However, the applicant states they prefer not to install a monument sign due to visibility and terrain issues.