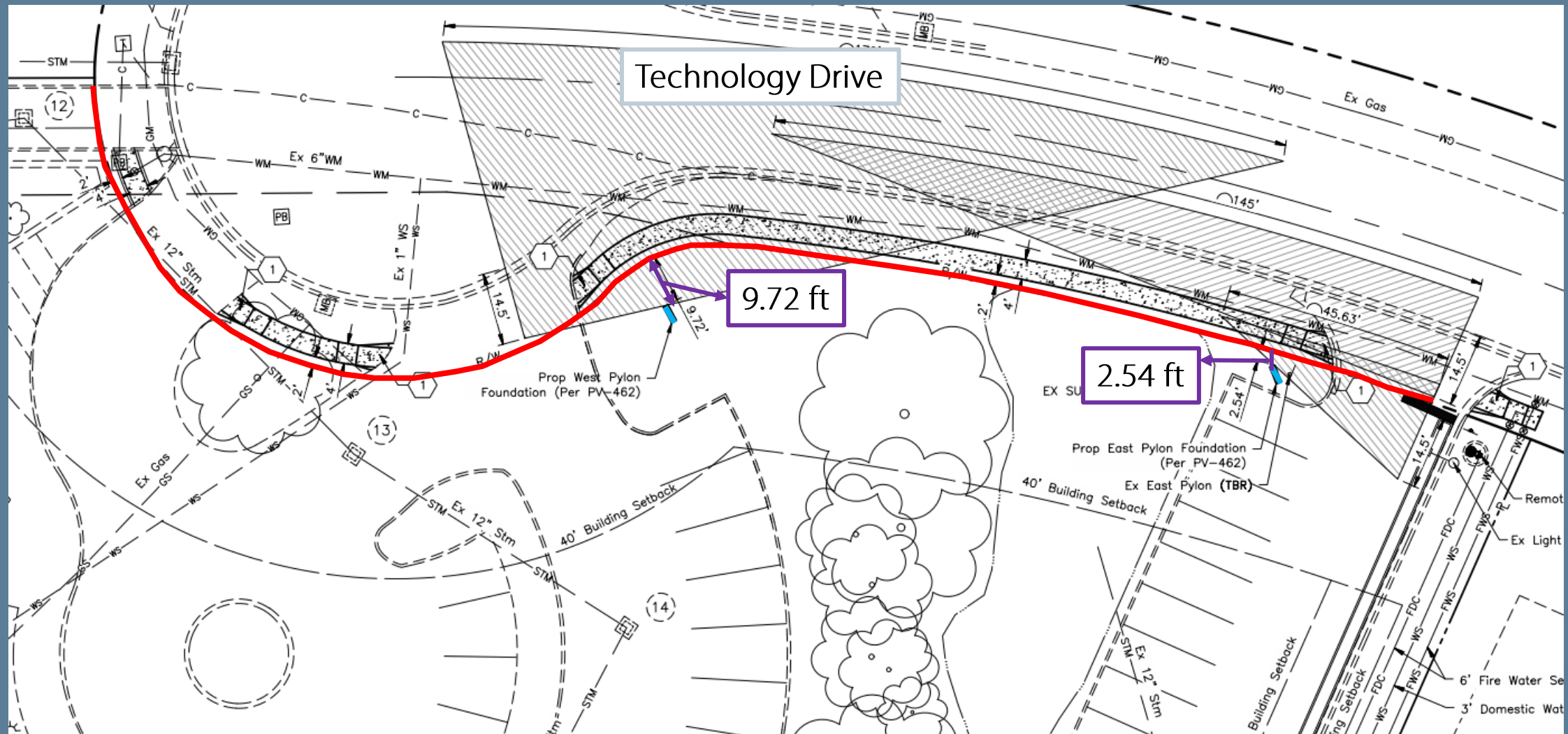
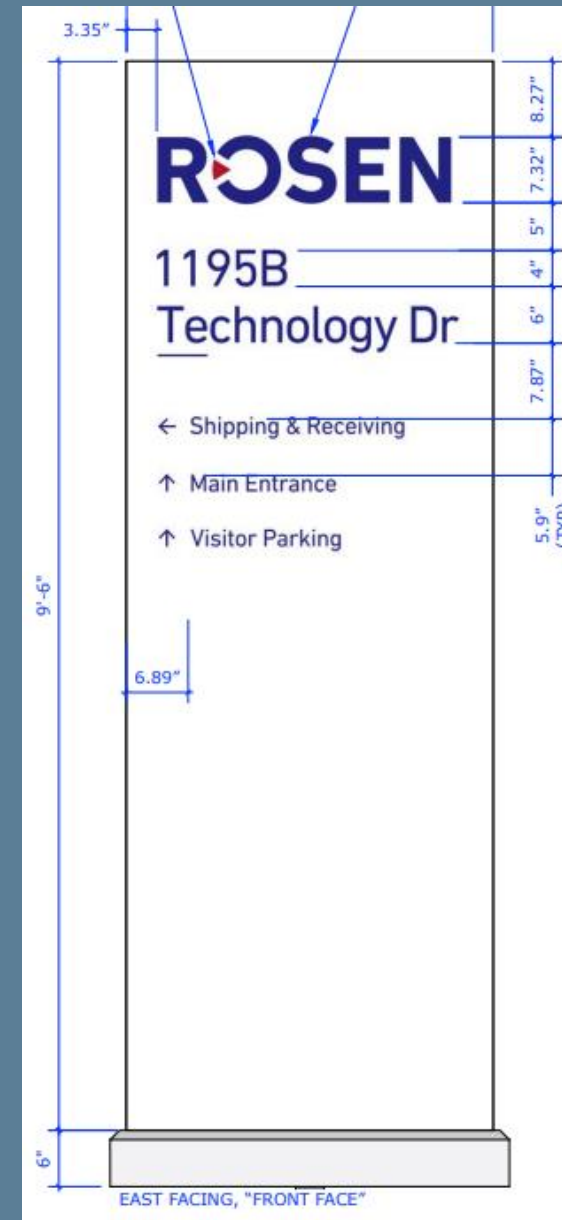
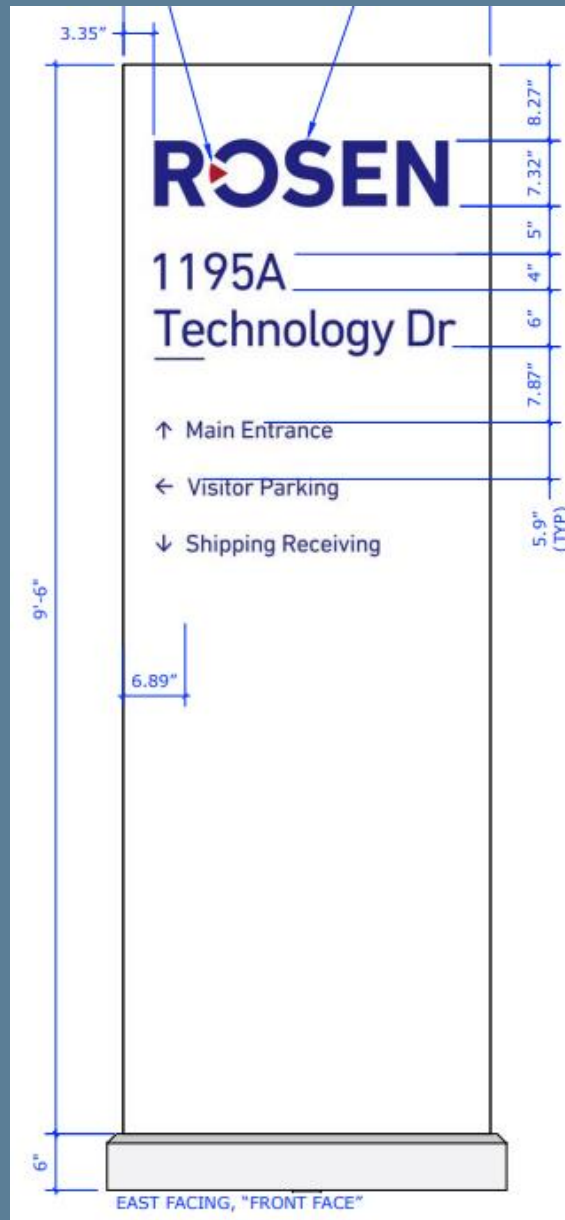


Request Summary

- Requesting approval of three variances for two new monument signs
 - 1 sign permitted per 500 SF of frontage (only 1 allowed for this site)
 - Signs are less than 15 ft from the ROW and do not have required landscaping
 - 50 SF landscaping required around base of sign
 - One sign for main entrance (west) and one for shipping entrance (east)
 - Signs are the same size (30 SF) and height (9 ft 6 in) and have directional arrows
 - 10 ft maximum sign height in OCT
 - West sign is 9.7 ft from ROW, east sign is 2.5 ft from the ROW
 - Minimum 15 ft setback from ROW required





Request Summary

- Requested Variances
 - Ch 1165.08(b)(8) – Permanent Signs
 - Code allows one monument sign per 500 ft of street frontage
 - 1 monument sign allowed for this site; 2 are proposed
 - Ch 1165.08(b)(1) – Permanent Signs
 - Monument signs must be 15 ft from the ROW
 - The proposed signs are 2.5 ft and 9.7 ft from the ROW
 - Ch 1165.09(a)(3)(C) – Design, Construction, and Maintenance of Signs
 - Monument signs must have 50 SF of landscaping around the base
 - No landscaping is provided

Request Summary

- **Variance Criteria - Signage**
 - Whether there is a beneficial use of the property without the variance
 - Whether variance is substantial
 - Whether the essential character of area would be altered/whether surrounding properties will be negatively impacted
 - Variance adversely affects government services
 - Whether property owner purchased property with knowledge of restrictions
 - Whether there is an alternative to variance
 - Spirit and intent of the zoning shall be observed by granting variance
 - Whether sign is compatible with character of neighborhood
 - Whether sign will be hazardous to traffic or detrimental to public safety

Request Summary

- Staff has no objection to all three variances
 - Both signs are closer to the ROW than permitted but do not obstruct the sight triangle
 - Confirmed by Engineering
 - Site is at end of cul-de-sac, so signs are not visible from a major roadway
 - East sign (shipping drive) is replacing existing sign, but is ~2x the size
 - The applicant states there is limited area for landscaping around the base and moving the signs could affect mature trees on the site



Gahanna