



VARIANCE APPLICATION SUMMARY



File Number	V-25-18
Property Address	721 CRESCENT WOODS DR GAHANNA, OH 43230
Parcel ID	025-014176
Zoning District	R-4 - Multi-Unit Residential
Project/Business Name	Casto Crescent Woods
Applicant	Don Haight
Description of Variance Request	Sign site C(1) Freeway sign client would like it 2' back of ROW to allow for planter box and sign at freeway. Retaining wall is also going to affect its location if has to be 15' back from ROW. Ground where it is proposed is much more level. Sign Site A we would like sign to be 6' from ROW. If we do the 15' setback the sign post would be right next to building and would not look proper in space is only 26', with sign being 8'6"wide. If anything we would like to center the sign in the space at least to look proportioned correctly at site.

Requested Variances

Code Section	Code Title
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.

Griffin Caldwell

(property owner/acting agent signature)

authorized rep

Griffin Caldwell

(printed name)

6.14.24

(date)

Don Haight

(applicant signature)

Don Haight, Morrison Sign Co.

(printed name)

6-14-24

(date)

Statement of hardships:

Table 1111.03 Permanent Sign Standards, Table 19, Residential Zoning District R-4

Minimum Setback from ROW 15' Section 1111.05 (f) (4).

Site C we are asking for our freeway planter box leading edge to be 2' from ROW putting the leading edge of the sign at 4' from ROW and this will be evenly spaced between the ROW line and the retaining wall on which there is flat ground for the planter and sign to be placed. Total width from ROW line and retaining wall is 26'. If we are to be setback 15' from ROW there is no place for our planter and sign to go. Overall width of planter box is 20'.

Site A overall width of space from ROW line and building is 25'6" and if we are to be 15' back of ROW, with our sign width of 8'6" this puts the post very close to the building and esthetically would look off. We think it would look better to be evenly spaced on the property width and thus moving the leading edge of our sign to 6' of the ROW making the post being 14'6" back and still would be better appealing to customers coming in.

September 26, 2025

Filing: V-25-18 (Response Letter)

To: City of Gahana Department of Planning,

This letter is in response to a variance comment letter pertaining to the Casto Crescent Woods project and location of sign “C” at the northern most property line of project. We (CASTO) understand that said sign is located within an existing 27’ waterline easement. If for any reason this sign becomes in the way of future repairs or needed maintenance access to the existing utility (waterline), the property owner will take full responsibility for removing and/or repairing any structure or landscaping associated with sign and located within easement.

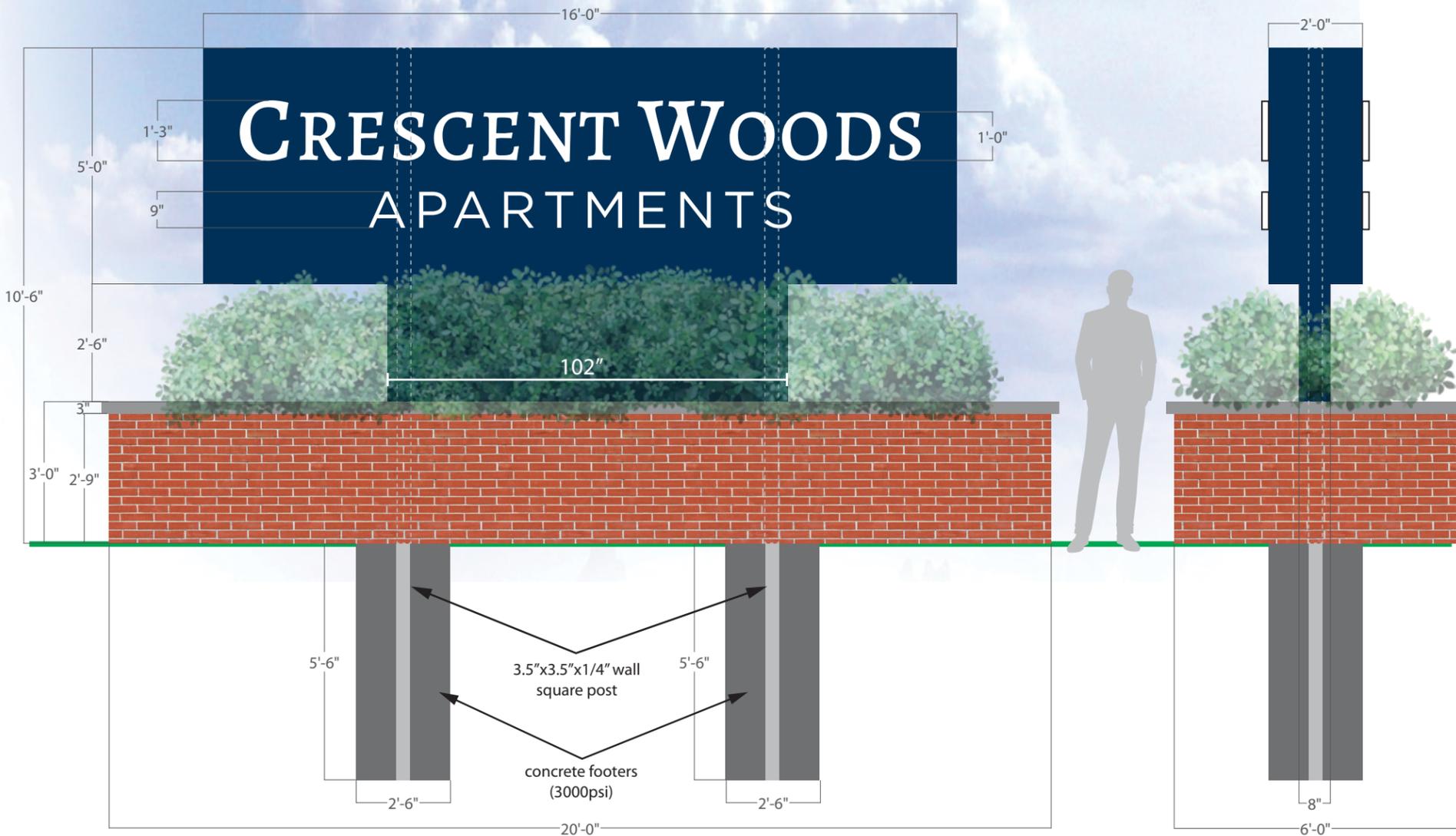
We thank you for your help and understanding in resolving this concern.

Sincerely,



Billy Finn

CASTO



QTY (1) Double Sided Monument

16'-0"W X 5'-0"H

80 sq. ft

Cabinet - Aluminum painted PMS 540 C.

Sign Faces - Dimensional copy painted white.

Base - Aluminum cabinet painted PMS 540 C.

All on top of planter with plants to obscure shrouds. *Planter by others.*

Illumination - *Externally illuminated by others.*

PMS 540

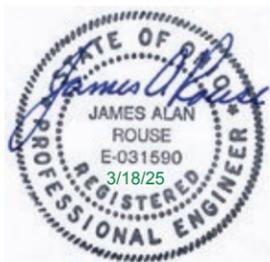
White

PLAN APPROVAL

PLANS EXAMINER *Kenneth W. Fultz*
 DATE 03/21/2025
 SEE CERTIFICATE OF PLAN APPROVAL

2024 OBC - ASCE 7-16

- * Wind Load - Risk Category II:
Speed - V = 107 mph
Exposure B
- * Class 4 Soil with
Lateral Bearing = 150 psf/ft



Client: Casto | Crescent Woods

Date: 02-02-26 SP: DH

Project: Ground Signs

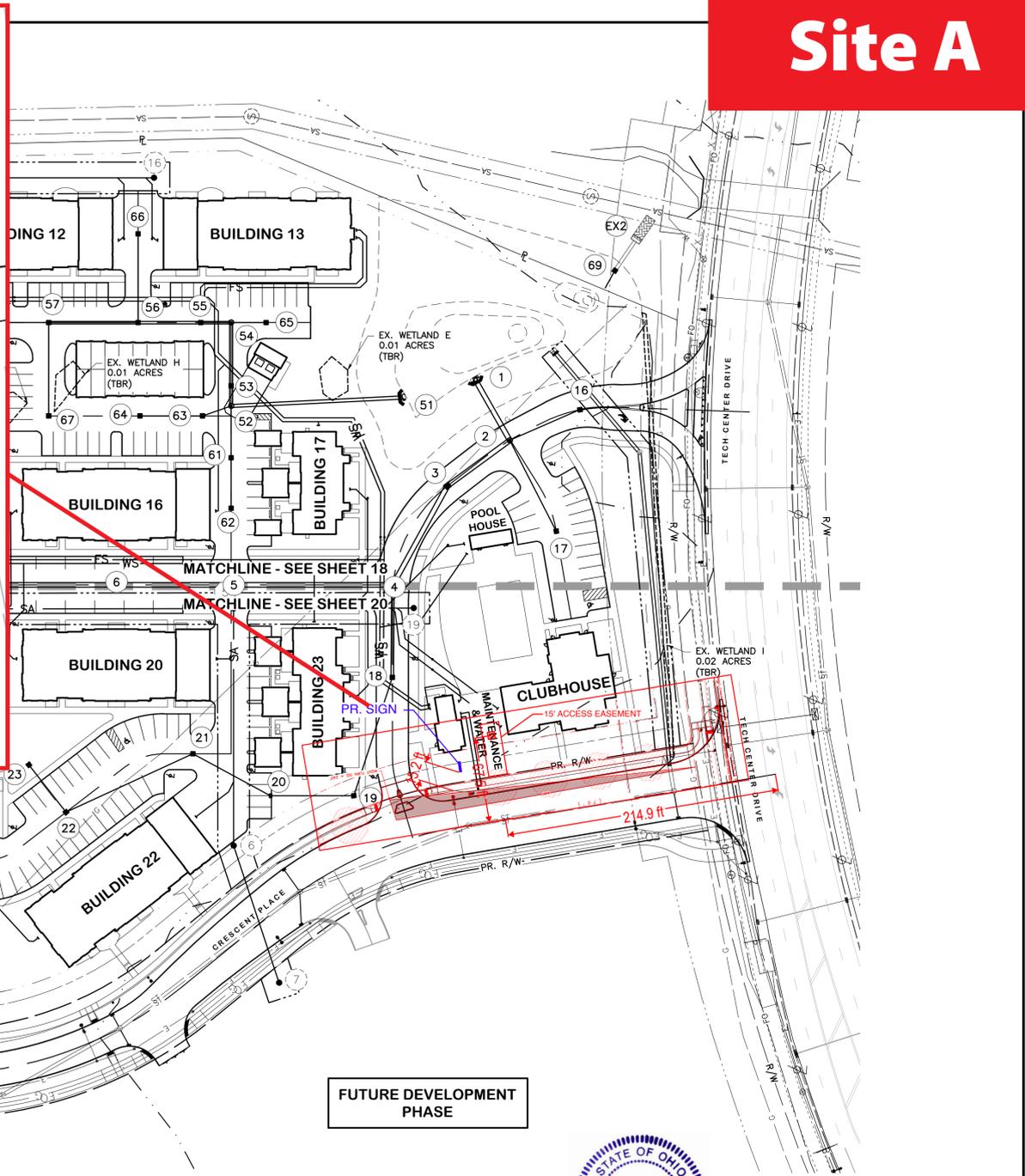
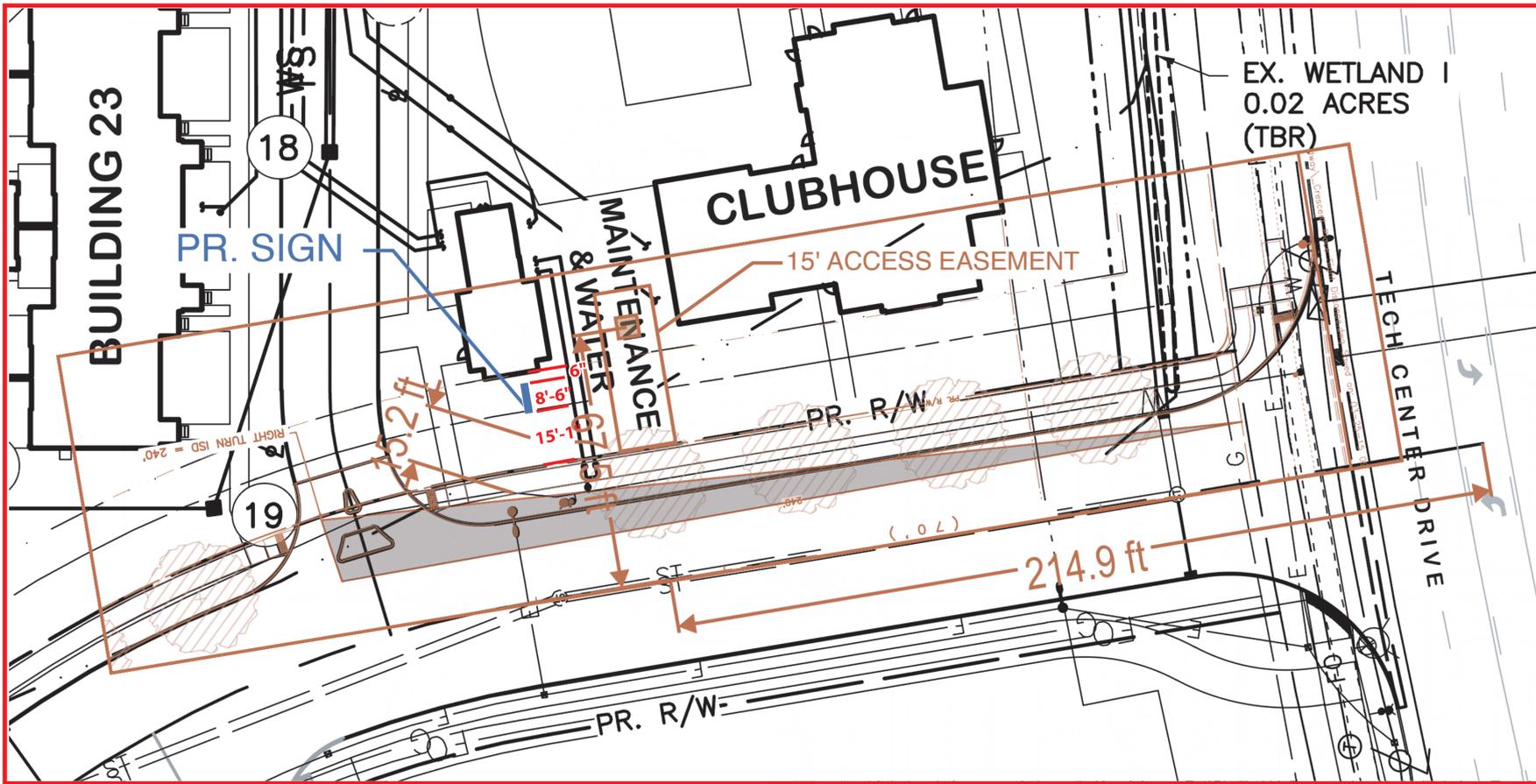
Drawing: 21-193 D: BW



This sign is intended to be installed in accordance of article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Morrison will not begin production until client signature is received on proof & permitting is approved (if applicable). Client has checked that all spelling, punctuation, phone numbers, dimensions, and colors are correct prior to approval. Colors shown on proof may appear different than final product. Your signature indicates responsibility for the accuracy of this proof and any adjustments after signature is received will incur additional costs and/or delays.

AS-DRAWN APPROVAL: Client Signature: _____ Date: _____



M:\958011_CrescentPark\DWG\Production Drawings\Site\Site Layout & Utility Plan.dwg -Site Utility Plan LAST EDITED BY:RAY ON 2/19/24

FUTURE DEVELOPMENT PHASE



Christopher A. Post
09/10/25

- P — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- PR. R/W — PR. RIGHT-OF-WAY
- LL — LOT LINE
- — ROADWAY CENTERLINE
- — EDGE OF PAVEMENT/BACK OF CURB
- — EDGE OF DRIVEWAYS
- — MISC. EASEMENTS

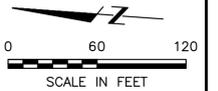
- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- EX. PULL BOX
- ☁ EX. TREE
- EX. SANITARY MANHOLE

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. SIGNAL POLE
- EX. SIGN

- LEGEND**
- X — EX. FENCE
 - W — EX. WATER LINE
 - WS — EX. WATER SERVICE
 - WS (FAN) — EX. WATER SERVICE (LOCATION PER RECORD FAN)
 - UGT — EX. UNDERGROUND TELEPHONE
 - G — EX. GAS
 - ST — EX. STORM

- SA — EX. SANITARY
- CMS — EX. COMBINED SEWER
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- OHL — EX. OVERHEAD STREET LIGHTING
- L — EX. UNDERGROUND STREET LIGHTING
- FO — EX. FIBER OPTIC

- PR. CATCH BASIN
- PR. HEADWALL
- PR. STORM SEWER
- ST — PR. DOWNSPOUT LINE
- DS — PR. SANITARY SERVICE
- WS — PR. WATER SERVICE
- FS — PR. FIRE SERVICE
- PR. LIGHT POLE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- PR. WATER VALVE
- PR. CLEAN-OUT
- TBR TO BE REMOVED
- TBRL TO BE RELOCATED
- TR TO REMAIN
- PROP. CONCRETE WALK, PAD, ENTRY



REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC.
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
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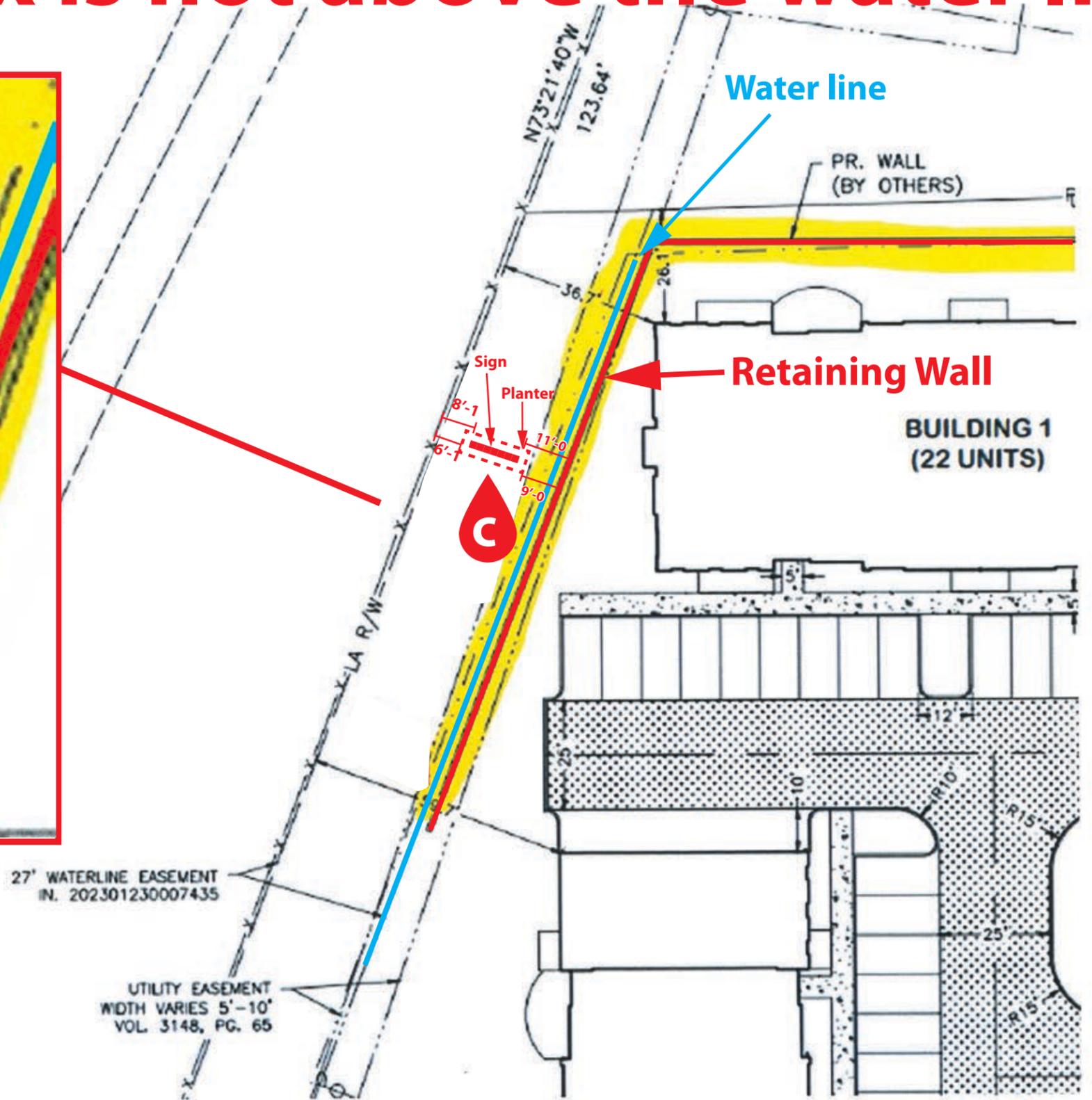
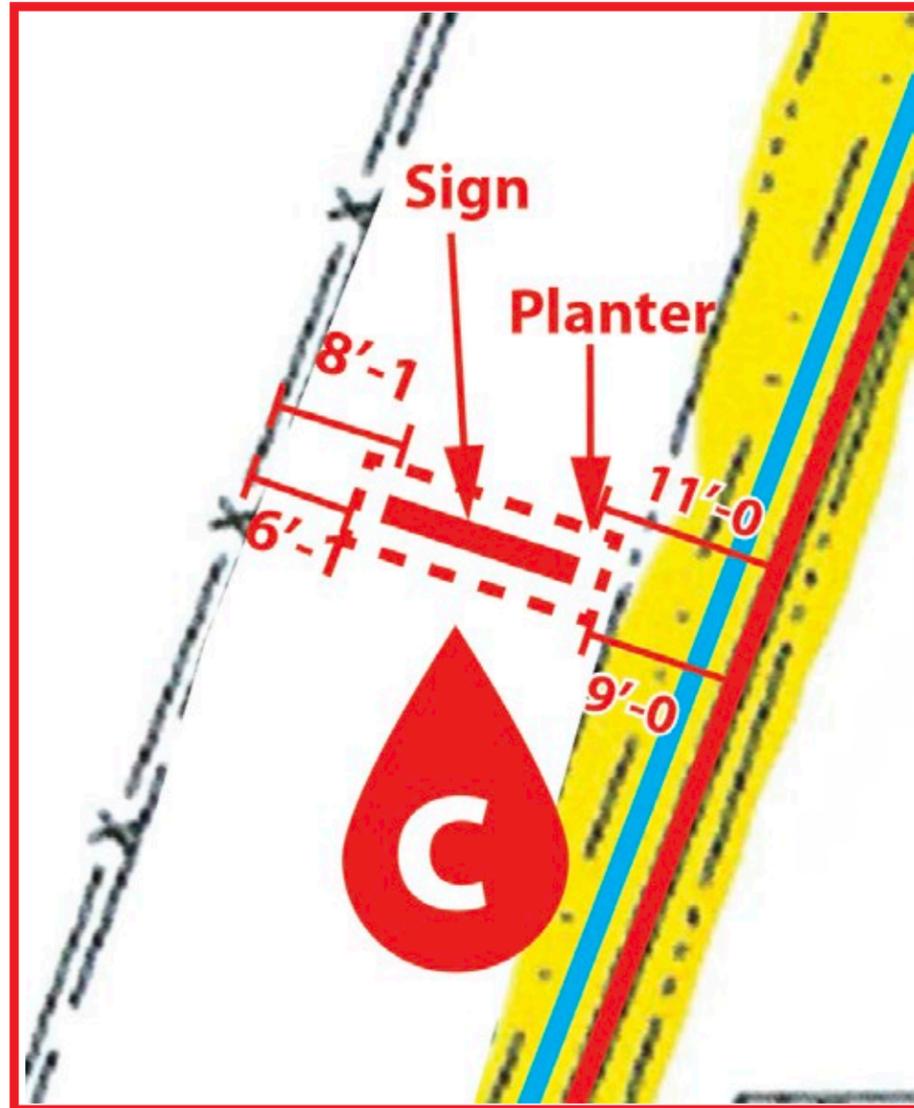
CITY OF GAHANNA, OHIO
CRESCENT WOODS APARTMENTS
CASTO COMMUNITIES

JOB NO.	0958.011
DESIGNED BY:	MGS
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	---
DATE:	02/19/24

OVERALL UTILITY PLAN
PV-466

SCALE:	1" = 60'	
SHEET NO.	16	OF 39

Sign and planter box is not above the water line



MORRISON SIGN
2757 Scioto Parkway, Columbus, OH 43221
614.276.1181 • morrison signs.com

Client: Casto | Crescent Woods

Date: 02-02-26 SP: DH

Project: Ground Signs

Drawing: 21-193 D: BW



This sign is intended to be installed in accordance of article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

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AS-DRAWN APPROVAL: Client Signature: _____ Date: _____

Water line



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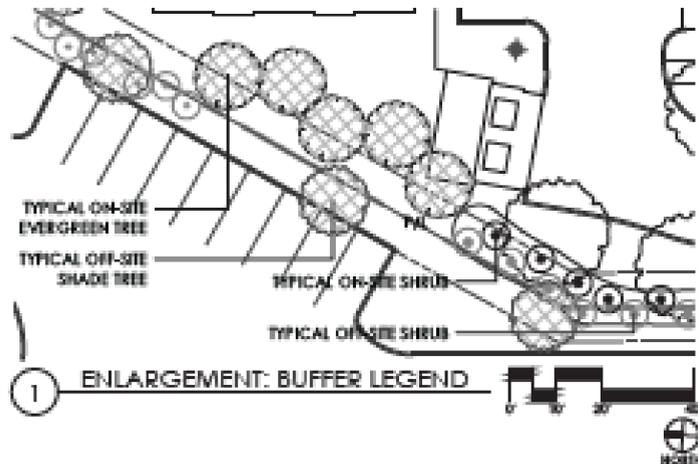
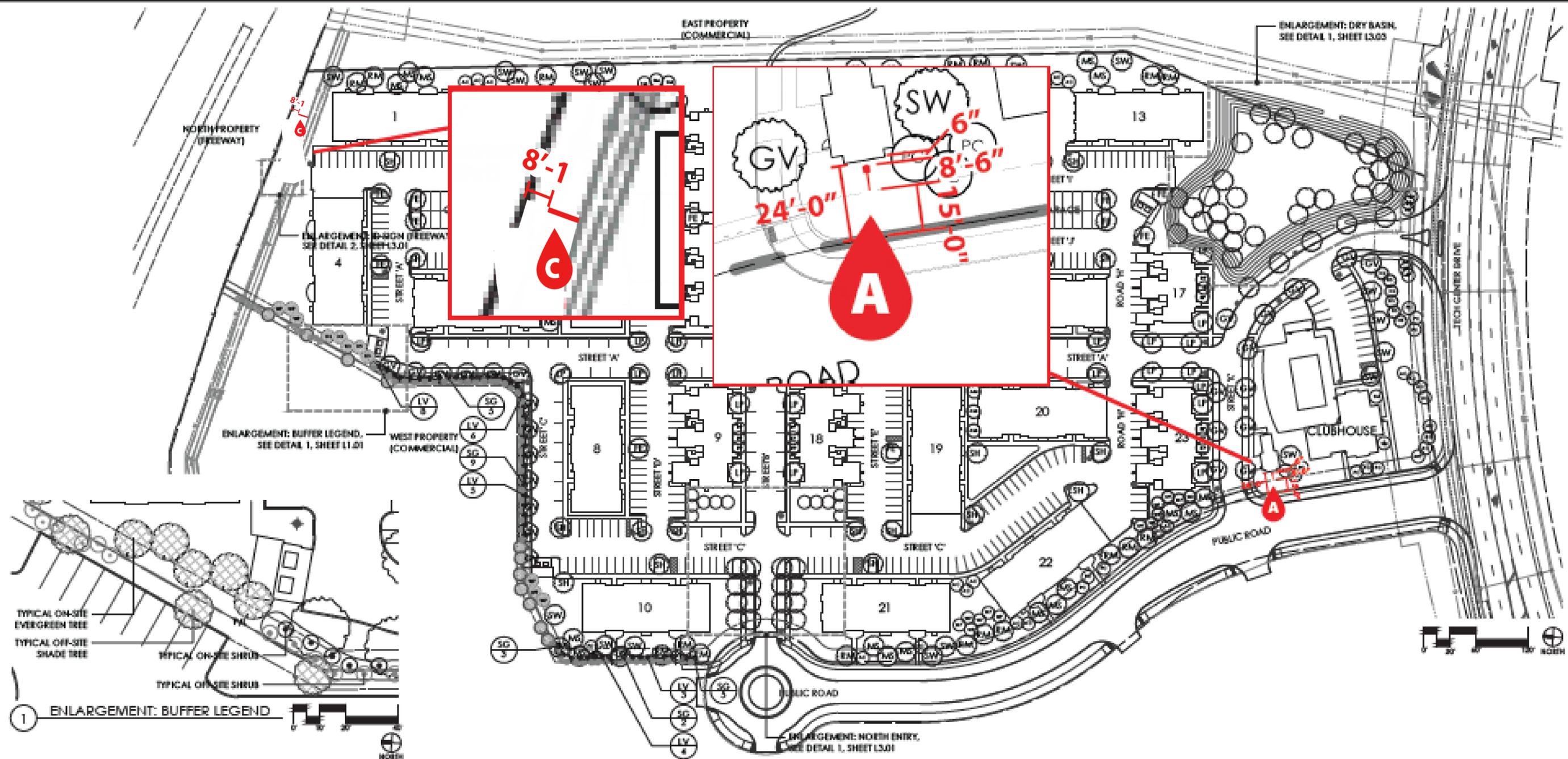


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AS-DRAWN APPROVAL: Client Signature: _____ Date: _____

Sign and planter box is not above the water line



PLANT MATERIAL LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SHADE TREES						
4	AM	AMERICAN MAPLE	<i>Acer rubrum 'Amstong'</i>	3" Cal.	BBB	
10	BA	RED SUNSET RED MAPLE	<i>Acer rubrum 'Red Sunset'</i>	3" Cal.	BBB	
26	SH	SHRUB HOHOYOOCLOST	<i>Cedrela tomentosa var. 'Inermis Skyline'</i>	3" Cal.	BBB	
19	ME	MORNING SWEETSHRUB	<i>Liquidambar styraciflua 'Morgani'</i>	3" Cal.	BBB	
27	SP	EXCLAMATION LONDON PLANE TREE	<i>Ratanus acutifolia 'Morton Grade'</i>	3" Cal.	BBB	
19	SW	SWAMP WHITE OAK	<i>Quercus bicolor</i>	3" Cal.	BBB	
29	FE	FRONTIER ELM	<i>Ulmus Frontier</i>	3" Cal.	BBB	
55	GV	GREEN WAVE BEECH	<i>Fagus pendula 'Green Wave'</i>	3" Cal.	BBB	
ORNAMENTAL TREES						
30	RP	RAINBOW PILLAR SERVICE BERRY	<i>Amelanchier canadensis 'Green Pillar' Rainbow Pillar</i>	3" Cal.	BBB	
5	SM	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	3" Cal.	BBB	
23	AC	ADIRONDACK CRABAPPLE	<i>Malus 'Adirondack'</i>	3" Cal.	BBB	
15	PC	PEARLINE FLORENO CRABAPPLE	<i>Malus 'Frolier'</i>	3" Cal.	BBB	

CHAPTER 713 LANDSCAPING REQUIREMENTS SUMMARY

REQUIREMENT	PROVIDED
PLEASE MINIMUM TREE REQUIRED:	
Impervious Surface Area:	10.74 Acres (467,804.4 SF)
Impervious Area (SF) / 1,000 = Caliper Inches Required	467,804.4 SF / 1,000 = 467.8"
Trees Required @ 3" Caliper =	156 (468 Caliper Inches)
PLEASE MINIMUM INTERIOR LANDSCAPING REQUIREMENTS:	
Vehicular Area:	5.24 Acres (228,254.4 SF)
Vehicular Area (SF) X 2% = Interior Landscape Area Required	228,254.4 SF X 2% = 11,412.7 SF
Interior Landscape Area Provided:	21,079.3 SF (9.8%)
Interior Landscape Area / 100 SF = Trees Required	11,412.7 SF / 100 SF = 115

CHAPTER 1147.20 PROPERTY PERIMETER REQUIREMENTS

REQUIREMENT	PROVIDED
1147.20(2) ANY RESIDENCE ADJACENT ANY COMMERCIAL ZONE (WEST)	
Required: 15' Buffer Zone adjacent to all common boundaries except street frontage.	Provided: 7.5' Landscape Setback on project site and 7.5' Landscape Setback on adjoining site. 15' provided in front of building #10.
Required: 1 Tree for each 40 feet of linear boundary.	Provided: 879 IF / 40 = 22 Trees, 11 On-Site, 11 Off-Site. Off-site requirements to be provided by others.
Required: Continuous 4' high planting, hedge, fence, wall or earth mound.	Provided: 50% provided on project site and 50% provided on adjoining property. Off-site requirements to be provided by others.
1147.20(2) ANY RESIDENCE ADJACENT ANY FREEWAY OR ARTERIAL STREET (NORTH)	
Required:	Provided: Approved Variance V-0037-2021 - to eliminate the required buffer zone/planting along freeway frontage.

EDGE
Landscape Architecture & Planning
www.edge-la.com

CASIO

CITY OF GAITHERSBURG
CRESCENT WOODS APARTMENTS

PLANTING PLAN

CASIO
Landscape Architecture & Planning
www.casio-la.com

EDGE
Landscape Architecture & Planning
www.edge-la.com

PLANNING COMMISSION STAFF REPORT

Project Summary – Crescent Woods Signage

Meeting Date: March 11, 2026

Location: 721 Crescent Woods Drive

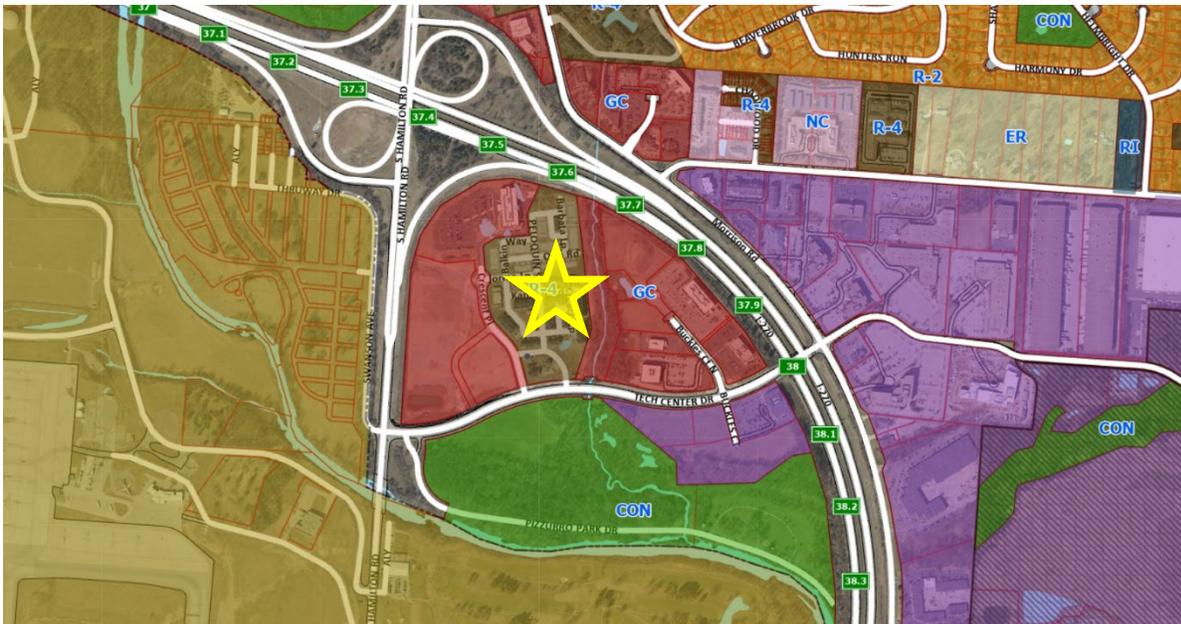
Zoning: Multi-Unit Residential (R-4)

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 2020, Rezoning, Conditional Use, and Variance applications were approved by Planning Commission for the Crescent Woods project at this site.

In 2021, Final Development Plan, Design Review, and Variance applications were approved by Planning Commission for the same project. One of the requested variances was to allow more than 150 SF of signage on the site. At that time, the zoning code allowed a maximum of 150 SF of signage per site. Code also only allowed one sign per entrance to residential neighborhoods. The variance allowed a sign along Tech Center Dr and the freeway, with the freeway sign at 17 ft tall and 120 SF. The variance also eliminated buffering along the freeway for signage visibility.

In 2023, additional FDP, CU, DR, and Variance applications were approved by Planning Commission with an update to the project scope and site layout.

As of February 2026, construction at the site is complete and the apartment buildings are occupied.

Overview

The applicant is requesting approval of a variance to install a monument sign along I-270 that does not meet setback requirements. The proposed sign is 8 ft 1 in from the edge of the ROW, which is less than the required 15 ft.

There are three monument signs proposed at this site. One is along Tech Center Dr near the main entrance, one is along Crescent Pl near the internal entrance, and one is along I-270 on the far north end of the site. The only sign that requires a variance is the northern sign. The two other signs both meet all setback and size requirements.

The sign along the freeway is 80 SF, which meets size requirements, but the height is 10.5 ft, which is 2.5 feet taller than what code allows. An additional variance is not required for height since one was approved in 2021.

The applicant states that they need an additional sign along the freeway for visibility. There is a large retaining wall between the apartment buildings and the freeway, which limits where the monument sign can be placed. There is also a water line along the retaining wall, on which the sign cannot impede, per the Engineering Department. Due to this, the farthest the sign can be located from the edge of the ROW is 8 ft 1 in. When the applicant initially submitted this application, this sign was only 2 ft from the ROW and the sign along Crescent Pl was only 8 ft 6 in from the ROW. The proposed setbacks increased to 8 ft 1 in and 15 ft 1 in at staff's recommendation.

Review Criteria

Variations (V)

The following variations have been requested:

1. Ch 1111.03 – Permanent Sign Standards
 - a. Monument signs must be at least 15 ft from the edge of the ROW.
 - b. The proposed sign is only 8 ft 1 in from the edge of the ROW.

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 retaining wall and waterline limit where the monument sign can be placed along the freeway. The applicant also increased the setbacks from their initial application at staff's recommendation. Staff does not believe that a freeway sign is a necessity, however, many similar variances have been approved for sites along I-270. Staff does not believe that granting the variance would have any negative effects.