



ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

VARIANCE APPLICATION

Project/Property Address or Location: 370 S. Hamilton RD		Project Name/Business Name: Tim Hortons	
Parcel ID No.(s): 025003173	Zoning Designation: PUD	Total Acreage: 1.345	
Description of Variance Requested: Digital Menu Board			
STAFF USE ONLY – Code Section(s): Chapter 1165.09(A)(4)(B)(c)(i) - Electronic Signs			
APPLICANT Name-do <u>not</u> use a business name: Kayla Wilson		Applicant Address: 7266 Sorrelwood Ct, Reynoldsburg, OH 43068	
Applicant E-mail: kaylaandstephanie@timhortons.com		Applicant Phone No.: 614-940-8789	
BUSINESS Name (if applicable): KS Empire LLC			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Jennifer Wellman		Contact Information (phone no./email): Jen@timhortonsempire.com	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	


APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)


I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature:  Date: 09-09-20

INTERNAL USE

Zoning File No. V-0232-2020

RECEIVED: 
 DATE: 9/9/20

PAID: 500⁰⁰ 
 DATE: 9/9/20

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Notary Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Kayla Wilson

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

9/9/20
(date)

Subscribed and sworn to before me on this 9th day of September, 2020

State of Ohio County of Franklin

Notary Public Signature: [Signature]



PATRICIA R. CHATMAN
Notary Public, State of Ohio
My Commission Expires
March 11, 2025

WILSON EMPIRE O/A



6780 East Main St Reynoldsburg, Oh 43068 Ph. 614-861-0305 Fax. 216-373-6615	1985 Baldwin Rd Reynoldsburg, Oh 43068 Ph. 614-940-8789	2445 Brice Road Reynoldsburg, Oh 43068 Ph: 614-861-0600	505 E Livingston Columbus, Oh 43213 Ph: 614-824-8916	2062 E Livingston Bexley, Oh 43209 Ph: 614-632-5751	3965 E Broad St Whitehall, Oh 43215 Ph: 614-632-6041
3475 Cleveland Ave Columbus, Oh 43224 Ph: 614-641-6915	2550 S Hamilton Rd Columbus, Oh 43232 Ph: 614- 400-6259	5710 Cleveland Ave Columbus, Oh 43231 Ph: 614-753-9352	386 E Main St Columbus, Oh 43215 Ph: 614-222-3599	3120 E Main St Bexley, Oh 43209 Ph: 614-824-9468	1505 N Cassady Ave Columbus, Oh 43219 Ph: 614-230-5587
2845 Stelzer Rd Columbus, Oh 43219 Ph: 614-473-1078	370 S Hamilton Rd Gahanna, Oh 43230 Ph: 614-414-0140				

September 3, 2020

City Of Gahanna
Zoning Division
200 S. Hamilton Rd
Gahanna, Ohio 43230

Dear Planning Board Members,

I am presenting this letter of Hardship in reference to the proposed Outdoor Drive-Thru Menu Board replacements at my restaurant located at 370 S. Hamilton Road, Gahanna, Oh 43230.

Tim Hortons US is directing the replacement of these boards, along with a pre-browse board at all locations across the U.S. The purpose of doing so is to provide the same enhanced service experience for our drive-thru customers as we have for those that dine inside. Presenting the right menu at the right time directly to the ordering customer will improve service time and order accuracy.

The menu boards currently in place are several years old, and parts for repair as well as replacements will become increasingly difficult to obtain moving forward. Eventually the boards will fall into a state of disrepair, negatively impacting the experience of customers. Further confusing customers, participating in nationally advertised programs as well as those with my local marketing cooperative may not always be possible. The cost of displaying promotional graphics will be significant and prohibitive, because I will need to have all material created and printed solely for my outdated boards.

In addition, the new boards are aesthetically and technologically superior to what is currently in place. As an example:

- The new board signage area is a minimum 40% smaller in size from the current in square footage.
- New technology reduces glare, automatically adjusting brightness based on ambient light.
- An order display confirms individual customer orders.
- The menu items are streamlined and simplified to help customers place their orders quickly.
- The graphics are static and not a distraction.

I am asking for consideration in approving a variance that will allow me to move forward with replacing my drive-thru menu boards, updating my business for the benefit of all concerned.

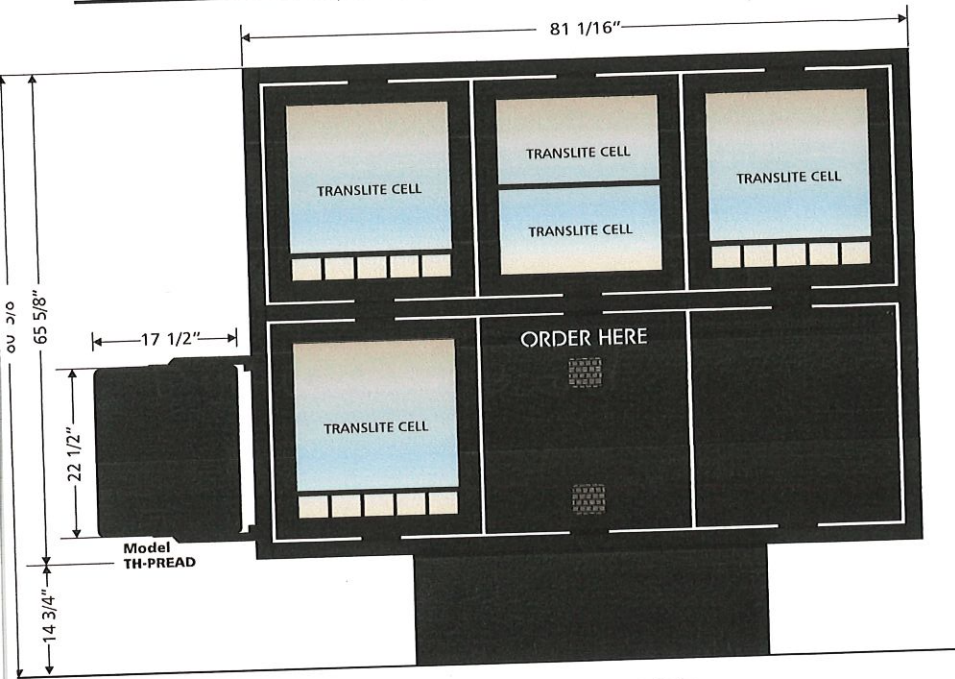
Sincerely,

Kayla Wilson
Wilson Empire, LLC
Kaylaandstephanie@timhortonsempire.com
614-940-8789

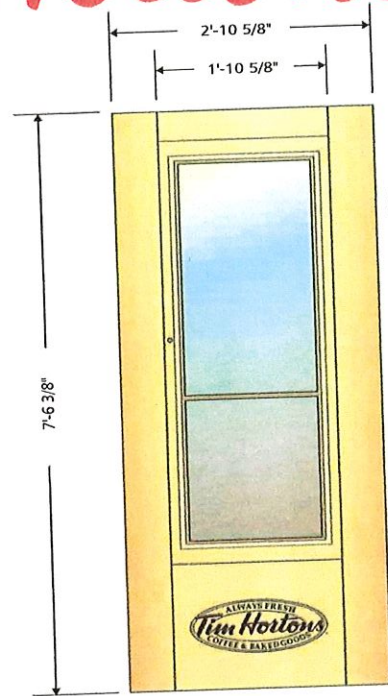
A handwritten signature in black ink, appearing to be 'Kayla Wilson', with a long horizontal flourish extending to the right.

Tim Hortons®

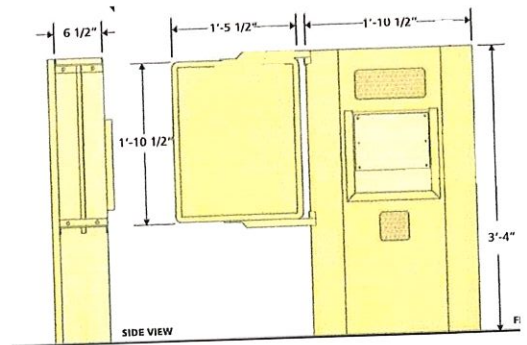
OLD BOARDS:



SINGLE FACE
5-PANEL BUILT-IN SPEAKER
33 SQ FT



SINGLE FACE
PRE-BROWSE
21 SQ FT



NEW BOARDS:



PRE-BROWSE
7.64 SQ FT



THREE PANEL MENU BOARD
W/ INTEGRATED SPEAKER
22.61 SQ FT



ODMB Specs for Permitting

Tim Hortons

Drive Thru Digital Menu Board Program Overview

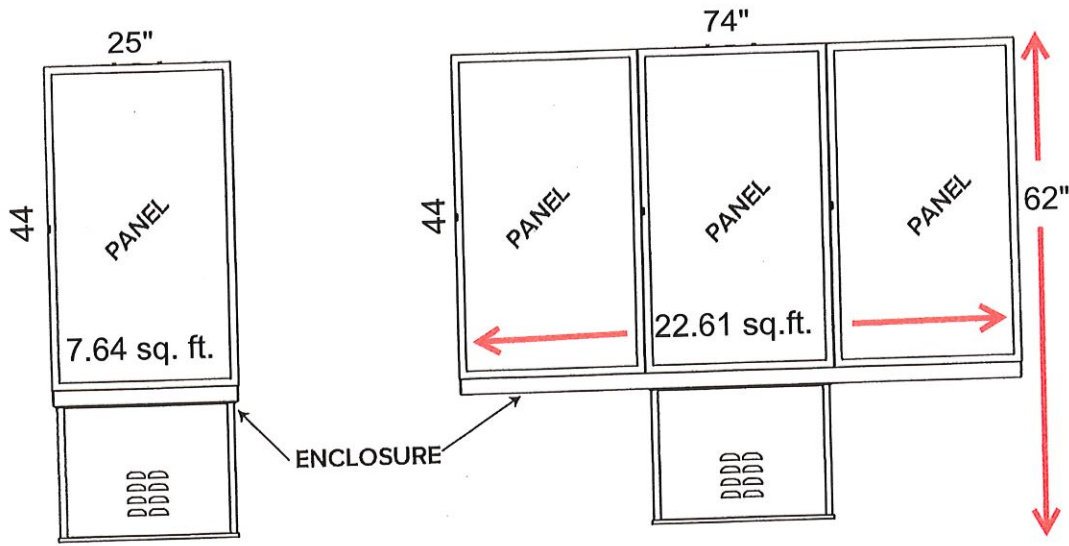
The US Development team, working together with the Digital team, are pleased to announce updates to improve our Guests' drive-thru experience and restaurant image. With drive-thru accounting for more than 60% of sales, the Tim Hortons® Welcome Image is evolving to include an update to our drive-thru by incorporating Drive Thru Digital Menu Boards (DT DMB), which will provide a more modern image and promote more opportunities to sell our products to our guests.

DT DMBs will be available for all restaurants in US:

- ◆ New restaurants
- ◆ Restaurants ready for renovations
- ◆ Recently renovated restaurants
- ◆ Restaurants that aren't due for renovations

Single Order Drive-Thru: One Digital Pre-Sell and one Digital Menu Board are required, where possible.

Samsung & Nu-Way Product Components (Per Drive-Thru)



Item	Description	Quantity
Enclosure	Metal casing by Nu-Way that holds panels. There will be an enclosure each for the pre-sell and the menu board.	2
Panels	1080P Samsung screens protected by tempered Magic Glass will be used as display panels. There will be 1 panel for the pre-sell board and 3 Panels for the main menu board.	4
Speaker & Mic (not shown)	Restaurants will maintain their existing speaker if non-integrated or will install a non-integrated speaker if currently integrated. This can be ordered in addition to the menu board.	n/a
Order Confirmation Screen (OCS) (not shown)	With DT DMBs, the Order Confirmation Screen (OCS) is integrated into the content. As the guests order, part of the center panel will switch to the OCS	n/a

Samsung & Nu-Way Key Features

Hardware 5-year Warranty

- ◆ White glove next day service for displays
- ◆ Technician removes original unit, installs replacement, and ships non-working unit to Samsung within 24 hours of a placed service call
- ◆ Does not require filter replacement; reducing maintenance cost

Highly Visible and Bright Display

- ◆ High 3,000-nit brightness
- ◆ Auto brightness sensor
- ◆ 5,000:1 contrast ratio
- ◆ Magic Glass cuts glare from direct sunlight exposure
- ◆ Polarizing technology enables clear visibility for viewing with polarized sunglasses

Environmental Reliability

- ◆ Cooling system with heat exchanger for extreme temperatures of -33° C to 50° C (interior board temperature)
- ◆ IP56-certified to withstand the sun, wind-driven dust, hose-driven water, rain, sleet, snow and corrosion
- ◆ Designed and tested to withstand corrosion from salt air
- ◆ Designed to withstand internal corrosion due to vehicle exhaust emissions

Durability

- ◆ IK10-certified 5mm (0.19") tempered Magic Glass
- ◆ Protects from ballistic impact and uses a special coating to protect against graffiti

Low Operating Noise Level

- ◆ Advanced cooling technology that's designed to be quiet
-

SOIL CLASS 5 : THREADED ROD ANCHOR SYSTEM

WIND LOAD

115 MPH (ASCE 7-10)

DESIGN PARAMETERS:

2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 115 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

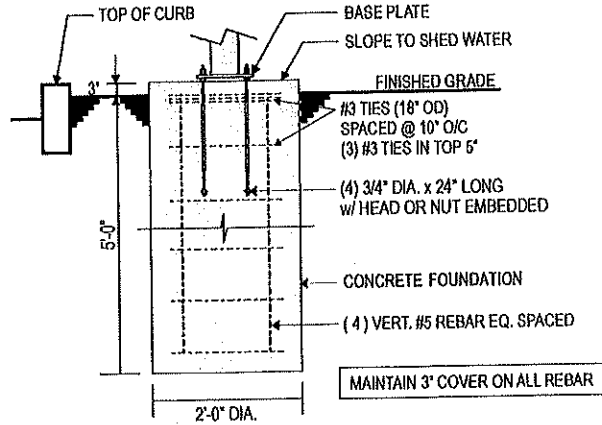
MATERIALS:

GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

CLASS 5 SOIL:

1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL



WIND LOAD

150 MPH (ASCE 7-10)

DESIGN PARAMETERS:

2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 150 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

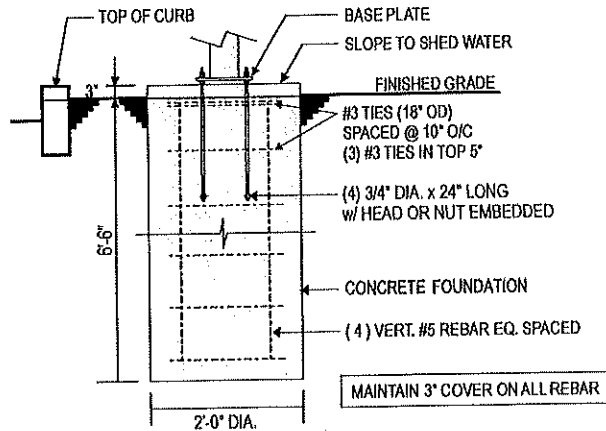
MATERIALS:

GRADE F1554 Gr 36 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

CLASS 5 SOIL:

1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL



WIND LOAD

180 MPH (ASCE 7-10)

DESIGN PARAMETERS:

2015 INTERNATIONAL BUILDING CODE
ASCE 7-10
WIND SPEED DATA
1. BASIC WIND SPEED = 180 MPH
(3 SEC. GUST)
2. RISK CATEGORY II
3. WIND EXPOSURE C
4. INTERNAL PRESSURE COEF. N/A
5. COMPONENT AND CLADDING N/A

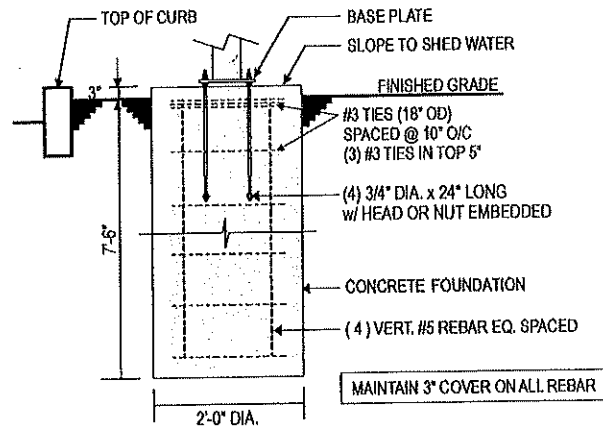
MATERIALS:

GRADE F1554 Gr 55 ANCHOR BOLTS
GRADE A615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

CLASS 5 SOIL:

1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING
UNDISTURBED SOIL

FOUNDATION DETAIL



SOIL CLASS 5 : HILTI ADHESIVE ANCHOR SYSTEM

WIND LOAD

115 MPH (ASCE 7-10)

DESIGN PARAMETERS:

- 2015 INTERNATIONAL BUILDING CODE
 ASCE 7-10 WIND SPEED DATA:
 1. BASIC WIND SPEED = 115 MPH (3 SEC. GUST)
 2. RISK CATEGORY II
 3. WIND EXPOSURE C
 4. INTERNAL PRESSURE COEF. N/A
 5. COMPONENT AND CLADDING N/A

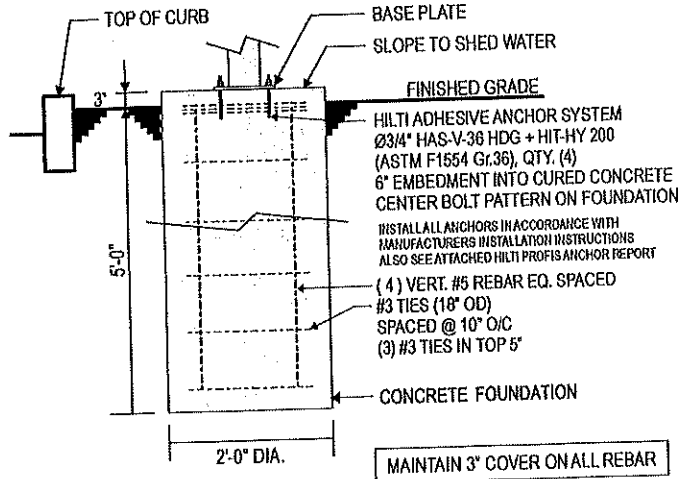
MATERIALS:

HILTI ADHESIVE ANCHOR SYSTEM
 Ø3/4" HAS-V-36 HDG + HIT-HY 200
 GRADE A615 60 KSI REBAR
 3000 PSI CONCRETE @ 28 DAYS

CLASS 5 SOIL:

1500 PSF SOIL BEARING
 100 PSF/LF SOIL LATERAL BEARING
 UNDISTURBED SOIL

FOUNDATION DETAIL



Product Specifications

Specifications & Measurements		
Display	Samsung Model	OH46F
	Panel Type	120Hz E-LED BLU
	Display Size (inches)	46 (45.9 diagonal)
	Orientation	Portrait
	Resolution (pixels)	1920 x 1080 (Full HD)
	Brightness (typ.)	3,000 nits
	Contrast Ratio (typ.)	5000:01:00
	Protection Glass	5T Tempered
	Viewing Angle (H/V)	178/178
	Operation Hour	24/7
Environment	Operating Temperature (°C)	-30 to +50
	Operating Humidity (%)	10-80%
	I.P Certification	IP56
Connectivity	Input	HDMI(2), HDBaseT LAN, USB 2.0, RS232
	Output	RJ45LAN, RS232, Stereo Mini Jack
	External Control	RS23C (in/Out), RJ45 (In/Out), HDBaseT
Power	Input Power	AC 100-240 V, 50/60 Hz
	Output Power	Duplex GFCI
	Power Consumption (W)	See chart on page 2
Enclosure Dimensions	Width (inches)	Pre-Sell: 24.56 Menu Board: 73.56
	Height (inches)	61.81
	Depth (inches)	14.75
	Base Width (inches)	Pre-Sell: 23.75 Menu Board: 23.75
	Base Depth (inches)	14
Enclosure Weight	Pre-Sell (lbs)	Approx. 205
	Menu Board (lbs)	Approx. 330
Minimum Service Clearance	Front of Enclosure	120 CM
	Back of Enclosure	60 CM
	Sides of Enclosure	90 CM

APPENDIX A

OVERALL SYSTEM SPECIFICATIONS

	TRIPLE 46" DT DMB SYSTEM (NW4634XX)		PRE-SELL 46" DT DMB SYSTEM (NW4614XX)	
	W/ DISPLAYS	W/O DISPLAYS	W/ DISPLAYS	W/O DISPLAYS
SYSTEM WEIGHT	616 LBS	330 LBS	300 LBS	205 LBS
DISPLAY TYPE	Samsung 46" OHF series LCD		Samsung 46" OHF series LCD	
SIZE	73.56" W X 61.81" T X 14.75" D		24.56" W X 61.81" T X 14.75" D	
FRAME MATERIALS	2X4 AND 2X8 STEEL TUBING			
PEDESTAL MATERIALS	1/2" STEEL HRPO BASE PLATE, 1/4" STEEL HRPO TOP PLATE, 10GA CRS WALLS			
SYSTEM FINISH	DURABLE OUTDOOR RATED POWDERCOAT FINISH			
IP RATING	IP56 (MONITOR ONLY)			
UL LISTING	E495423: CONFORMS TO UL 60950-1 & CAN/CSA C22.2 #. 60950-1-07			
POWER TYPE	AC 110V~ (+/- 10%) @ 60 Hz			



October 13, 2020

KS Empire LLC
7266 Sorrelwood Ct
Reynoldsburg, OH 43068

RE: Project 370 S Hamilton Rd Variance Comment Letter

Dear KS Empire LLC:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Engineering

1. No comments at this time.

Parks

2. No Comment Per Julie Prederi

Community Development

3. Informational Comment - No objection to the variance(s). The request appears consistent with other recent approvals and should have no adverse impacts. See forthcoming staff report for additional details.

Fire District

4. The fire division has no objection to the variance. Signs are not referenced in the 2017 Ohio Fire Code.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING STAFF REPORT

Summary

A variance to Chapter 1165.09(a)(4) electronic signs has been requested for the Tim Hortons located at 370 S. Hamilton Rd. The property is zoned Planned Unit Development (PUD). PUDs often have unique requirements pertaining to development of properties within these districts but there are not unique requirements related to signage. Requests related to signage are subject to the same standards as other commercially zoned properties.

If granted, the variance would apply to signs located within the drive through. Lighting and movement of signs located in the drive through wouldn't appear to create an adverse impact as the drive through is located to the rear of the building and away from Hamilton Road. Driver distraction is one of the main concerns with electronic signs and why the code limits the amount of changes (daily) and colors.

A similar variance has been granted for the McDonalds located just to the north of this property. To staff's knowledge the electronic signs have not created any unsafe conditions.

Variance

Requests to vary the requirements of the code related to signage are subject to Chapter 1165.12. It should be noted that variances related to area requirements are held to a lesser standard than those related to use. Criteria related to an area variance includes the following:

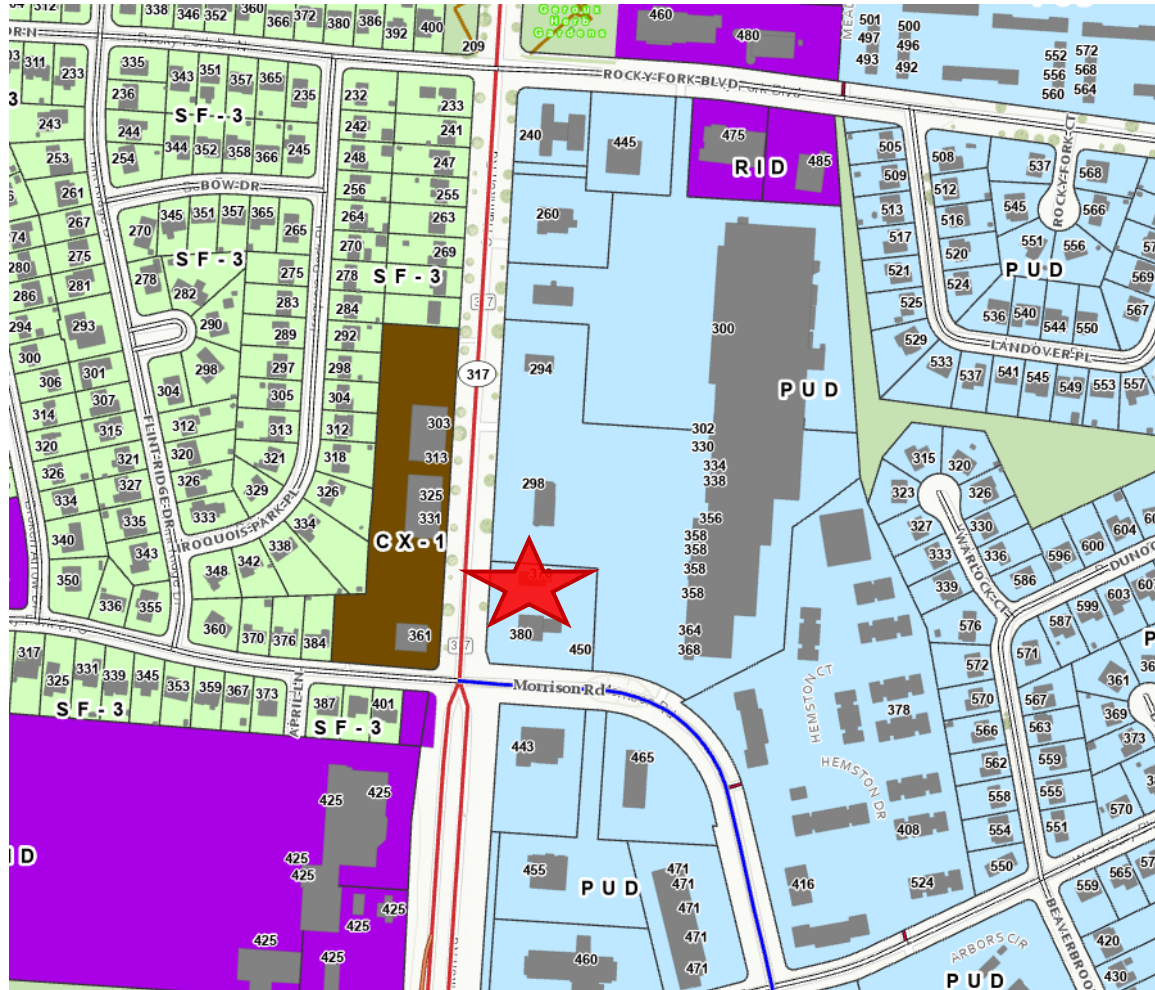
- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining 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.

- Chapter 1165.09(a)(4)(B)/(C)/(D) – Electronic Signs
 - The application is requesting relief from the provision to limit electronic portion of the sign to no more than 1/3 of the sign advertising display area, limiting the message changes to no more than once a day, and limiting colors to amber or white.

Recommendation

Staff recommends approval of the application as submitted. Approval of the signs would not appear to create an unsafe condition. Approval would also be consistent with other recently approved variances for electronic signs for drive throughs.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator