



VARIANCE APPLICATION SUMMARY



File Number	V-25-5
Property Address	1250 N HAMILTON RD GAHANNA, OH 43230
Parcel ID	025-009897
Zoning District	GC - General Commercial
Project/Business Name	Giant Eagle Sign
Applicant	Zack Cowan zack@zoningresources.com 330-831-9225
Description of Variance Request	A variance of 61sf to install a 111sf sign where 50sf is permitted

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.

(property owner/acting agent signature)

Jim McFarland

(printed name)

01/06/25

(date)

(applicant signature)

Zack Cowan

(printed name)

03/09/2025

(date)

Site Address

1250 N HAMILTON RD
4574 N HAMILTON RD
SHAGBARK RD
1310 N HAMILTON RD
1378 HAMILTON RD
1320 N HAMILTON RD

Owner Address 1

101 KAPPA DR C/O GIANT EAGLE
6956 E BROAD STREET SUITE 143
200 S HAMILTON RD
101 KAPPA DR C/O GIANT EAGLE
EQUITY MANAGEMENT GROUP INC 840 E HIGH ST
EQUITY MANAGEMENT GROUP INC 840 E HIGH ST

Owner Address 2

PITTSBURGH, PA 15238-2809

COLUMBUS OH 43213-1517

COLUMBUS OH 43230

PITTSBURGH, PA 15238-2809

LEXINGTON KENTUCKY 40502

LEXINGTON KENTUCKY 40502

Giant Eagle Sign Variance Statement
300 S. Hamilton Rd.

1. What are the special circumstances or conditions necessitating the variance?

- a. The existing 188 sq. ft. side wall sign was approved without a variance previously. The proposed sign is decreasing the area to 111 sq.ft., thus decreasing the non conformity. In addition, the side wall sign is needed at the proposed area to allow for visibility from Hamilton Road due to the amount of large trees between the building and the street.

2. How is the variance necessary for preservation and enjoyment of property rights?

- a. The requested variance to install a 111 sq. ft. sign is necessary to ensure that customers can easily identify the store location from Hamilton Road. The proposed sign design is part of a nationwide signage rebrand for Giant Eagle.

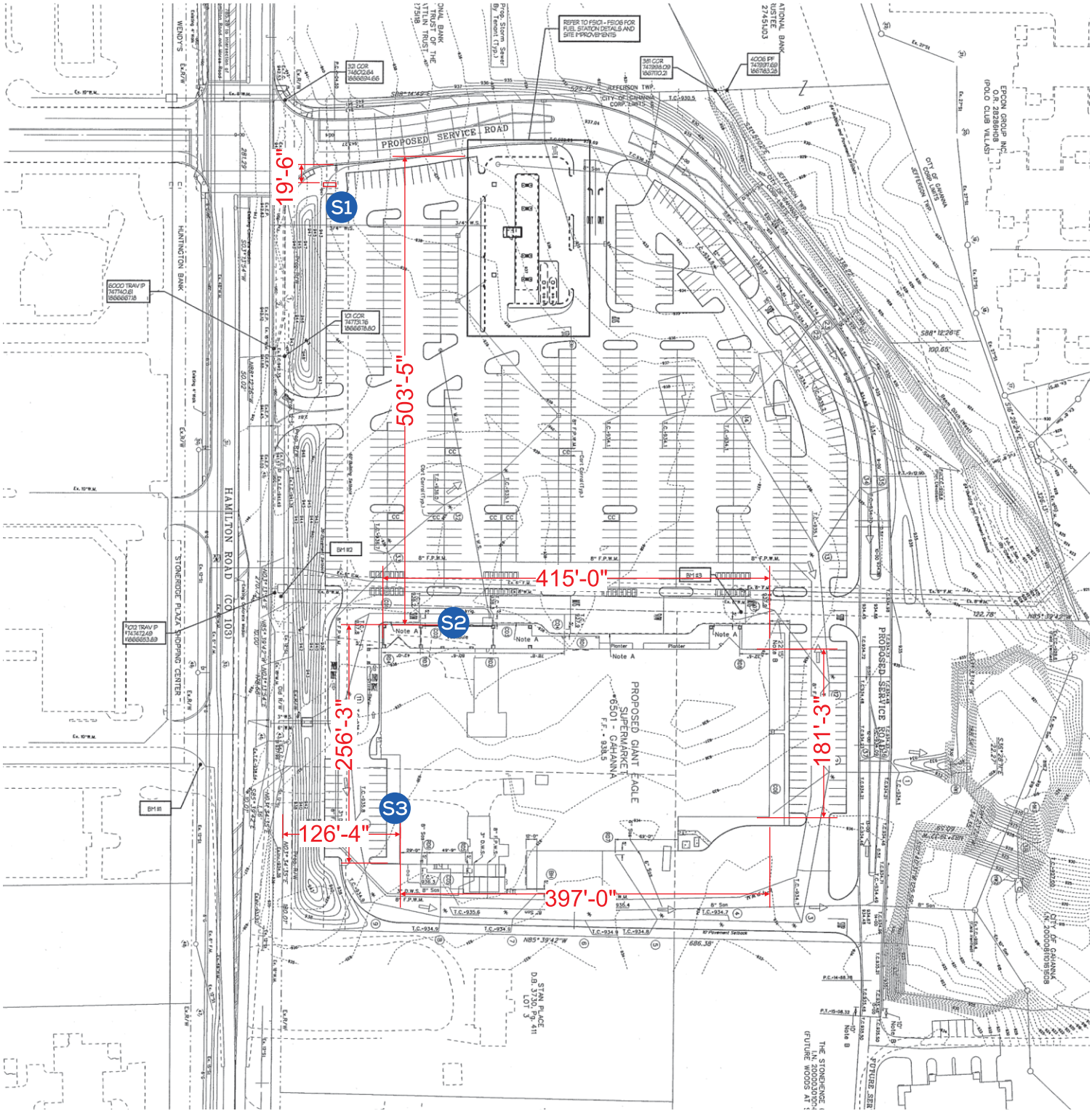
3. How will the variance not adversely affect the health or safety of the surrounding area?

- a. The proposed variance will not have any adverse affect on the health or safety of the surrounding area. The proposed sign height is consistent and proportionate to the large façade area of the side wall of Giant Eagle.



SIGN ID	DESCRIPTION	QTY
S1	PYLON FACE REPLACEMENTS	4
S2	48" GIANT EAGLE LETTERS	1
S3	30" GIANT EAGLE LETTERS	1

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SCALE: 1" = 150'-0"

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-
- 415'-0" STORE
- 75'-0" SIGNBAND
- EQ
- 28'-9 7/16"
- EQ
- 9'-10 13/16"
- 1'-0"
- 9'-5" SIGNBAND
- +/- 23'-6"
- +/- 13'-8"
- +/- 41'-0" STORE
- giant eagle

PROPOSED SIGNAGE

60'-0"

5'-0"

EXISTING SIGNAGE

STORE #
6501

REV	DATE	DESCRIPTION
4	09/30/24	REVISED PER COMMENTS
5	10/01/24	REVISED PER COMMENTS

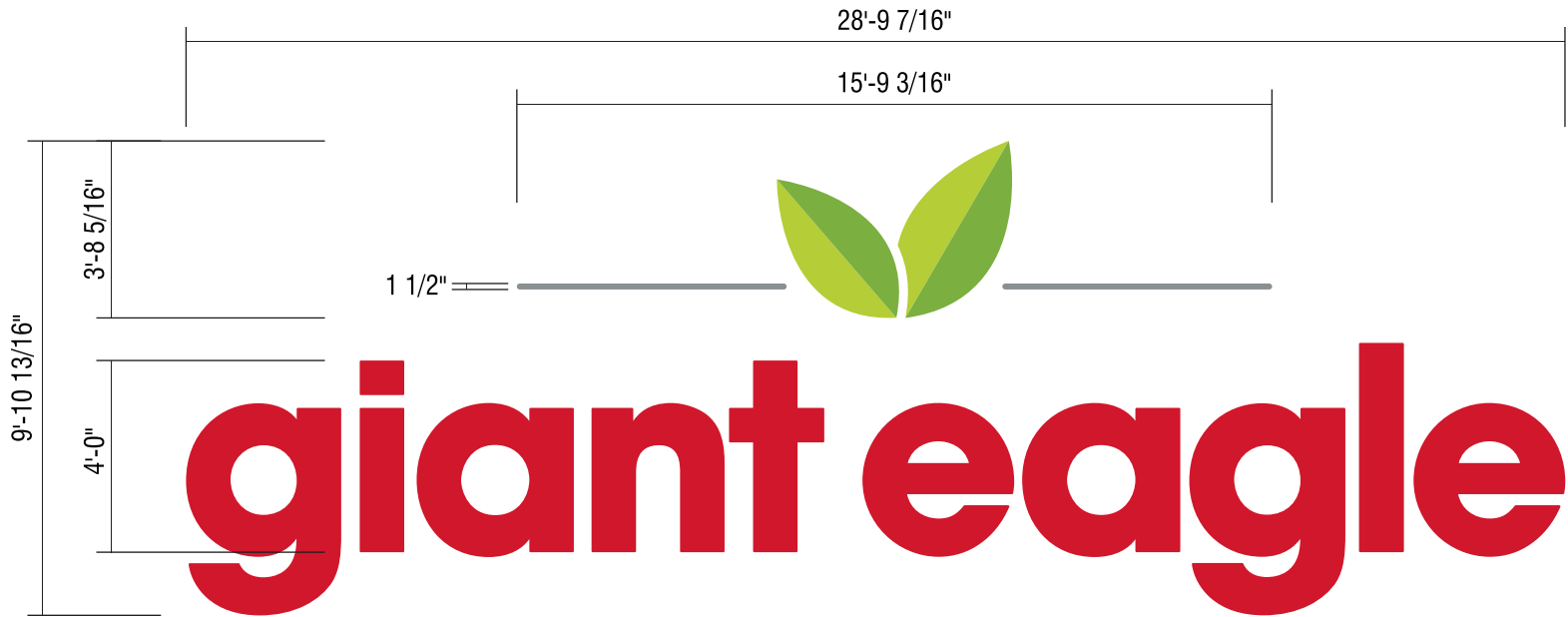
S2 - EXISTING / PROPOSED

Page 8

Blair Image Elements
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Altoona, PA 16601
P: (814) 949.8287
blairimage.com

The logo for Blair Image Elements, featuring the word "blair" in a bold, lowercase sans-serif font, with a small blue square above the "i". Below "blair" is the text "IMAGE ELEMENTS" in a smaller, all-caps sans-serif font, followed by a trademark symbol (™).

BLAIR ITEM # GNELA00570A

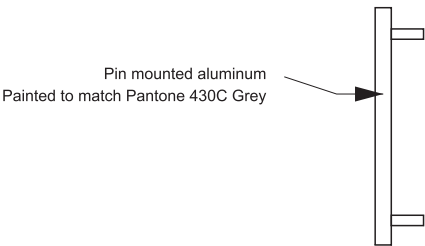
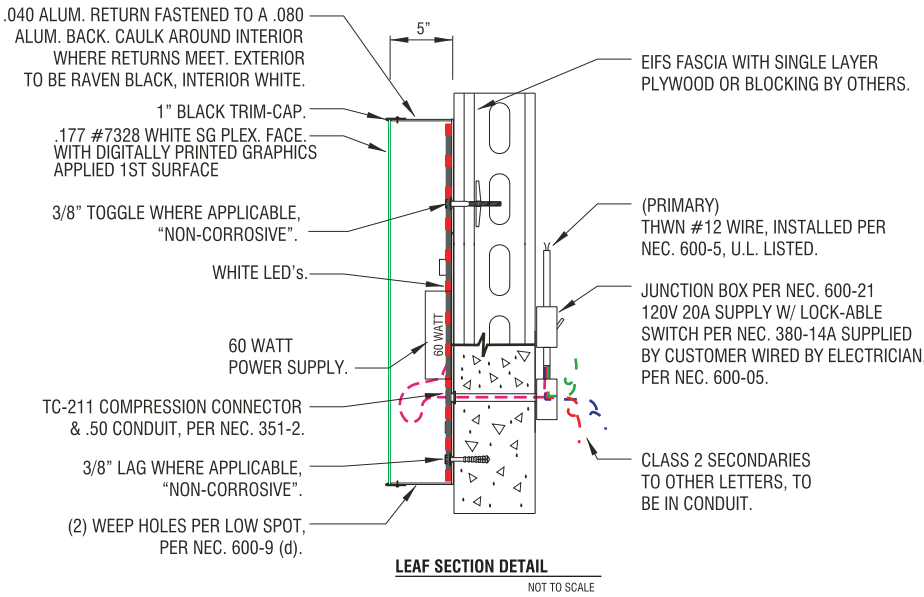


FRONT ELEVATION

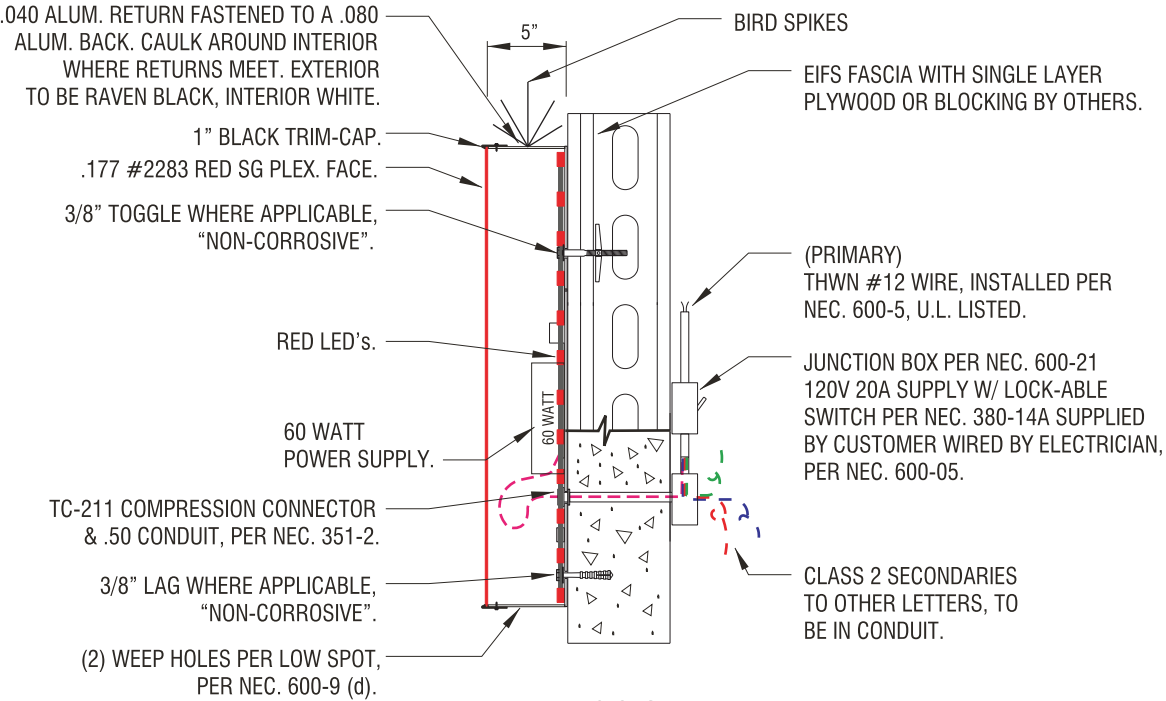
SCALE: 1/4" = 1'-0"

*REGISTERED "R" IS NOT INCLUDED WITH THE BUILDING LOGO

Square Footage for "Giant Eagle" - 79.4
Square Footage for "Leaf & Rule Line" - 12
Total Square Footage - 91.4



RULE LINE SECTION DETAIL
NOT TO SCALE

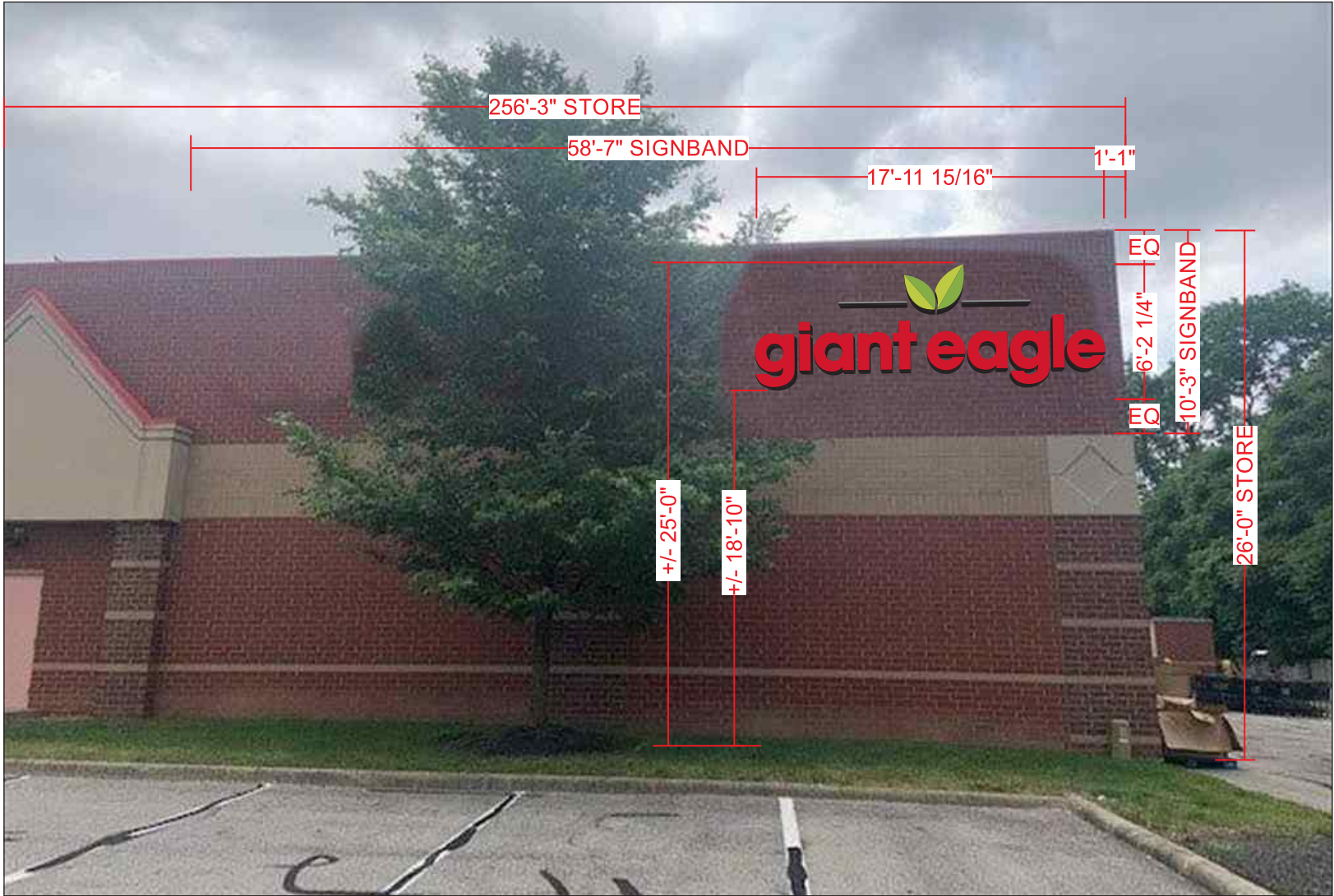


giant eagle SECTION DETAIL
NOT TO SCALE

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SCOPE OF WORK

- 1. Remove existing Giant Eagle sign(s), destroy, and dispose of them off site.
- 2. Clean the area where the channel letters will be installed. Remove any debris, dirt, or old signage components.
- 3. Back Hallway above Freezer/ Will need to remove Chicken Wire to get thru studs.
- 4. Power wash
- 5. Ensure the wall is clean, smooth, and as close to like-new condition as possible.
- 6. Scope includes patch and paint:
If the wall is painted, use color-matched paint specified in site drawings or from survey. If not specified, contact BIE PM. Patching and painting should ALWAYS result in a like-new appearance with painting from edge to edge and seam to seam.
- 7. Recommendations for patching Brick:
Red Brick/Brick Mortar Joints: Mortar Patch (Color Tint - Dry powder, or Liquid)
- 8. Verify the placement of all letters to the provided pattern. Ensure that the mounting holes and electrical holes match the provided pattern.
- 9. Set the pattern on the substrate following dimensions specified in the elevation drawings. If none are provided, contact BIE PM.
- 10. Ensure placement is plumb/level.
- 11. Install the Giant Eagle channel letters per the installation drawings provided by BIE. These drawings could include sealed engineering drawings with attachment methods.
- 12. If the letters are installed flush against the wall, apply an approved building sealant along the entire top of each letter where it meets wall.
- 13. Connect to existing power within 6ft.
- 14. Power supply enclosures are installed on the interior side of the wall unless letters are Self-Contained. Enclosures must be attached to the structure and proper electrical connectors must be used. Primary voltage and secondary voltage must use proper connectors to secure them.



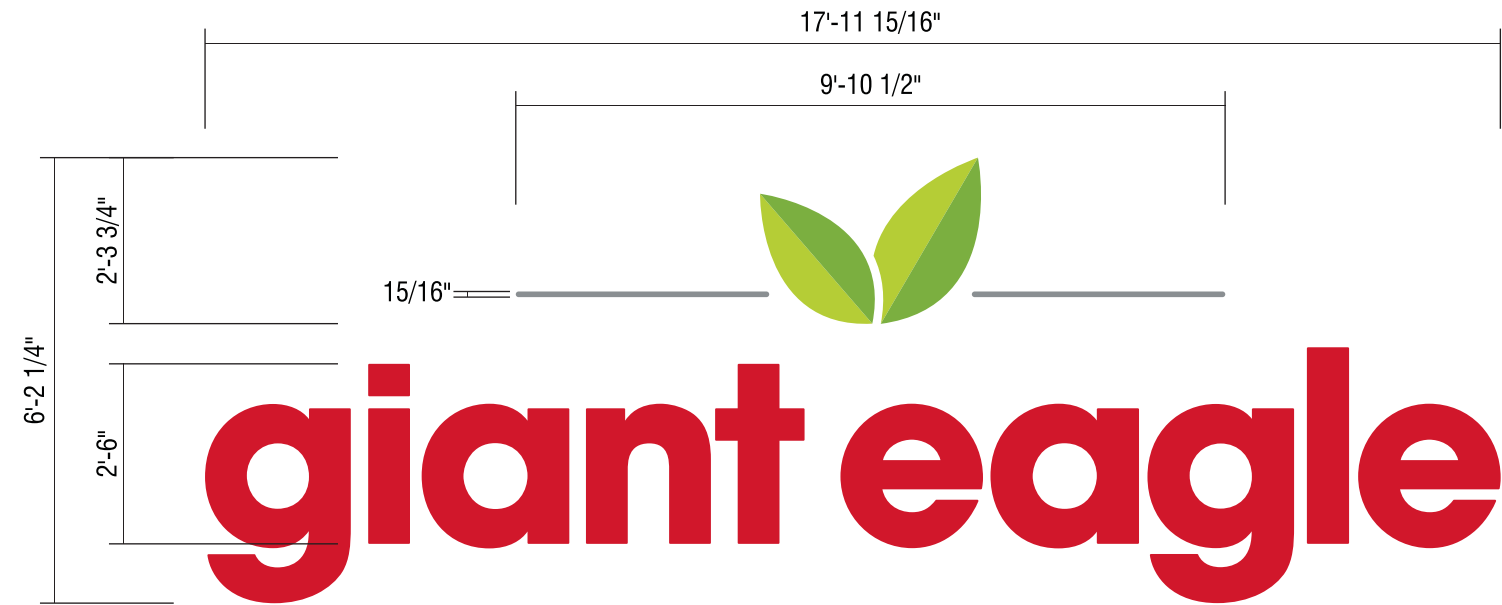
PROPOSED SIGNAGE



EXISTING SIGNAGE

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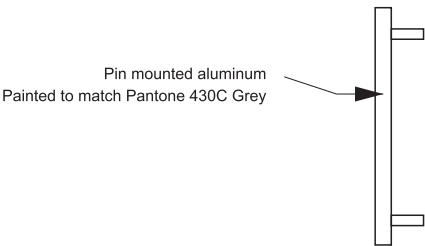
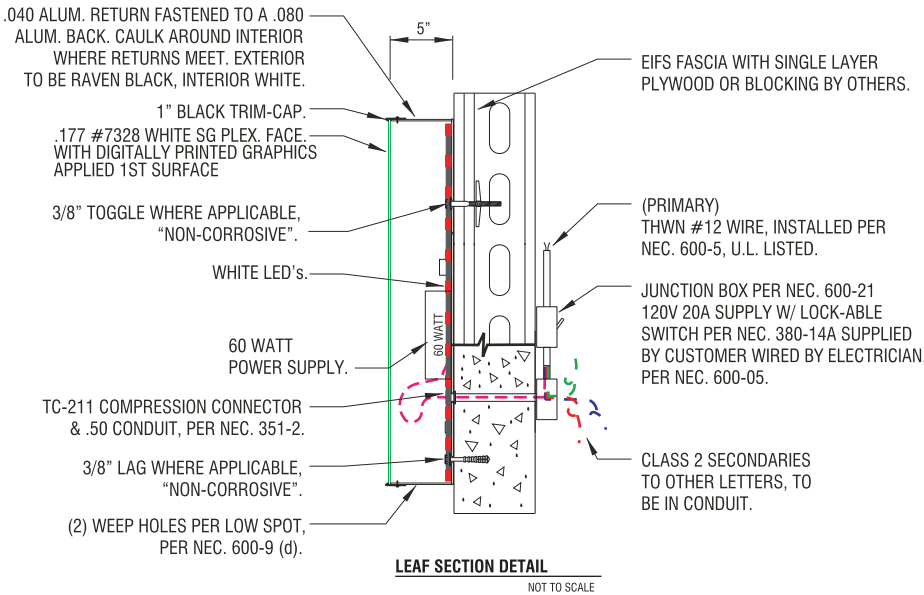
BLAIR ITEM # GNELA00573



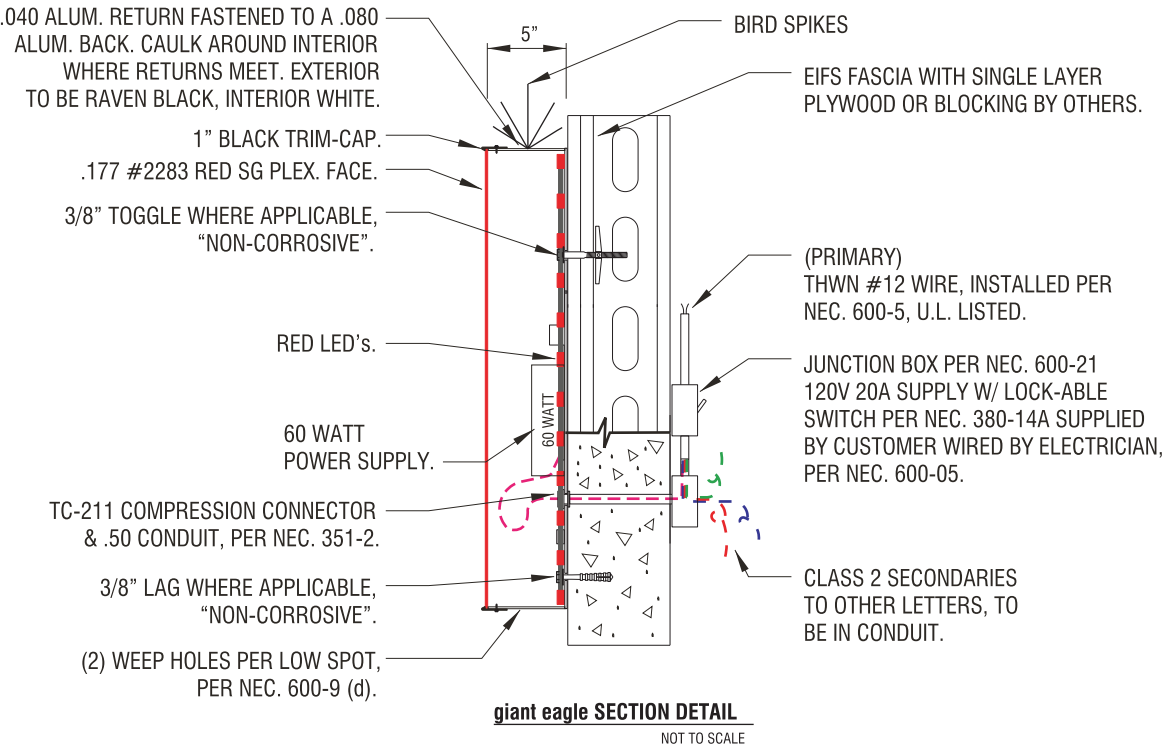
FRONT ELEVATION

SCALE: 3/8" = 1'-0"

*REGISTERED "R" IS NOT INCLUDED WITH THE BUILDING LOGO
Square Footage for "Giant Eagle" - 34.1
Square Footage for "Leaf & Rule Line" - 4.7
Total Square Footage - 38.8



RULE LINE SECTION DETAIL
NOT TO SCALE



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AREA OF REPAIR
REPAIR, PATCH, & PAINT AREA (SCRATCH, RESURFACE, & EFIS REPAIR)
WHERE EXISTING LETTERS WERE REMOVED.
PAINT TO MATCH AREA OUTLINED IN RED.



AREA OF REPAIR
AFTER REMOVAL OF EXISTING SIGN, HOLES IN BLOCK WALL
WILL BE PATCHED WITH MORTAR MIX, COLORED TO MATCH EXISTING BLOCK.

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GROUND SIGNS	ALLOWED total sf	CURRENTLY INSTALLED	PROPOSED	CODE	VARIANCE (Y/N)
TENANT PANEL RE-FACE (GE)	100 TOTAL	57.66	57.66	100 TOTAL	N
TENANT PANEL RE-FACE (GETGO)	100 TOTAL	11.58	11.58	100 TOTAL	N
WALL SIGNS	ALLOWED total sf	CURRENTLY INSTALLED	PROPOSED	CODE	VARIANCE (Y/N)
CHANNEL LETTERS	150	300	91.4	150	N
CHANNEL LETTERS	150	188.33	33.8	150	N

COMMENTS
GROUND SIGNS MONUMENT SIGN NTE 80 SF, PYLON SIGN NTE 100 SF. WALL SIGNS ALL SIGN SON LOT NTE AGGREGATE OF 150 SF.

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PLANNING COMMISSION STAFF REPORT

Project Summary – Giant Eagle Sign

Meeting Date: April 9, 2025

Location: 1250 N Hamilton Road

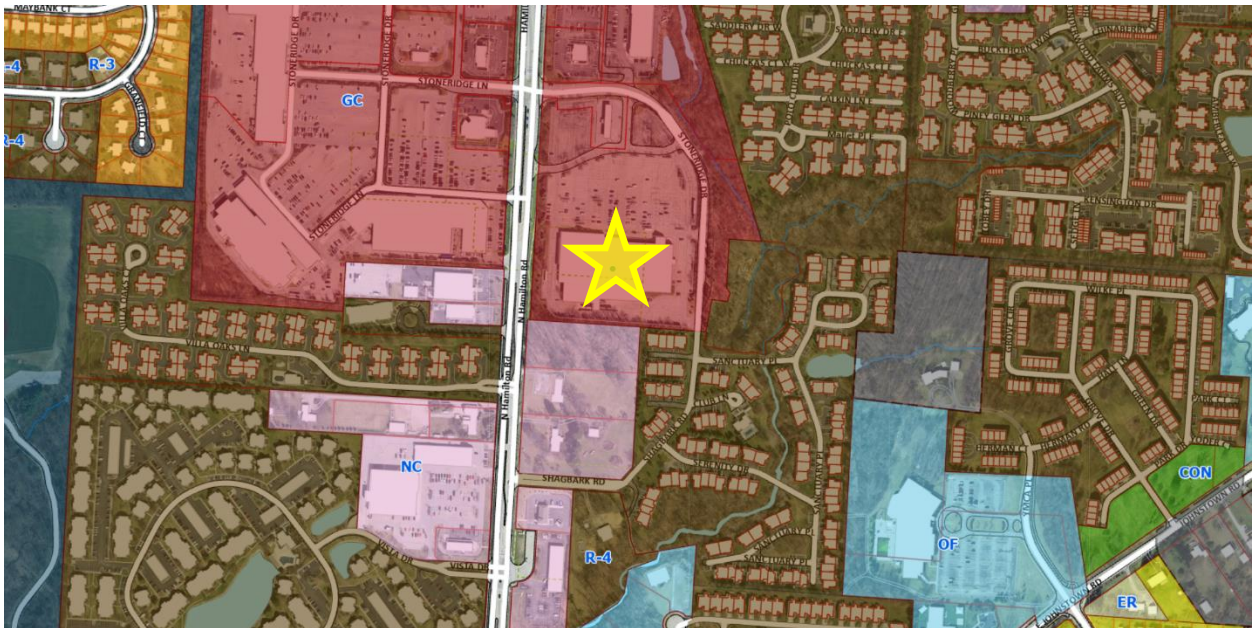
Zoning: General Commercial (GC)

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 2001, construction began for Giant Eagle grocery store on this site. During development, Giant Eagle submitted a variance application for building signage in excess of what the zoning code permitted. This application included a 300 SF sign on the building's front elevation (north) and six smaller wall signs: "lggle Video", two pharmacy drive thru signs, "Java Sonata Café", "Firststar", and "Open 24 hours". Four of those signs were either never installed or were replaced with other signage of the same size.

Unlike other big box stores and shopping centers in the city, a Master Sign Plan was never established for the site.

Today, there are five wall signs on the north elevation (including the main 300 SF sign) and one ~188 SF "Giant Eagle" wall sign on the west elevation, facing Hamilton Road. Although it appears the west sign was installed at the same time as the other signage, it was not included in the 2001 variance application, and therefore cannot be removed and replaced without a new variance application.

Overview

The applicant is requesting approval of a variance to remove and replace the existing west wall sign with an updated one that is ~111 SF. This is 77 SF smaller than the existing sign. This new sign is a part of a sign package that was submitted for the entire site to update the building's branding.

This sign package also includes a new sign on the north elevation, which is 17 SF smaller than the existing north sign, at 283 SF. As it stands today, the current area of all wall and monument signs on the site is ~740 SF. If the variance is approved along with the sign permit, the new total will be ~645 SF. Therefore, this variance application will help reduce the total signage on the site by 95 SF.

The current zoning code only allows for a total of 400 SF of signage on this site, but a variance is not required for total signage area due to the 2001 variance. The only sign that requires a variance in this situation is the new west wall sign, which exceeds the 50 SF permitted in code by 61 SF.

Review Criteria

Variances (V)

The following variance has been requested:

1. Ch 1111.03 – Permanent Sign Standards
 - a. The maximum area per wall sign is 50 SF.
 - b. The new proposed sign is 111 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;
- 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 new signage will decrease the total signage area on the site, and the new sign fits in the sign band area. It is the only wall sign on the entire west elevation of the building. However, there is a mature tree in front of the sign location and more trees between the parking lot and Hamilton Road. It is unclear how visible the sign will be from the right-of-way.

In February, Planning Commission voted to approve a variance to allow Kroger to have a larger sign than what is permitted in the Hunter's Ridge MSP, with a condition to limit the height to 96 in, 29 in less than what Kroger requested.