



VARIANCE APPLICATION SUMMARY



File Number	V-24-39
Property Address	1070 Tech Center Dr Gahanna, OH 43230
Parcel ID	025-014175-00
Zoning District	IM - Innovation & Manufacturing
Project/Business Name	Burns & Scalo Roofing
Applicant	Stephen Butsko sbutsko@branhamsign.com
Description of Variance Request	Request a variance to remove condition set in previous variance case. Reference V-29-24.

Requested Variances



Code Section	Code Title
V-0029-2024	Variance application from 11/06/2024



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

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1

8

10

9

Parcel Vic
025-011485
025-010788
Auditor's Office
025-004247

025-013822
027-000156
027-000155
027-000154
027-000148
025-004246
025-013633

025-010637

170-000863

170-000608

025-013642

025-014175

025-013632

025-013775

025-013631

025-013641

025-013636

027-000151

027-000144

025-006409

025-013666

027-000113

025-013010

3887

-82.837 40.000 Degrees

300ft

025-011448

025-012057

025-013666

025-013637

025-013640

TAYLOR RD

TECH CENTER DR

SCIENCE BLVD

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

Statement of Variance:

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

The condition necessitating the variance is that we were restricted to not being able to have a monument sign with an approval of both wall signs as originally proposed in our first variance application (Reference V-29-24). There has been a change in how the property owner and Burns & Scalo have felt about signage and have requested to utilize a monument sign in place of the East Elevation as originally approved. It is our hope the Planning Commission is open to removing the condition as originally set if we removed the east wall sign, and allow our monument sign as proposed at 78" overall height and 32.5 square feet overall.

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

This variance is necessary for enjoyment of the property rights as it will help identify the site and allow more people to quickly locate the facility and know where they have to go, which in turn will help the team of Burns and Scalo better take care of their consumers.

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

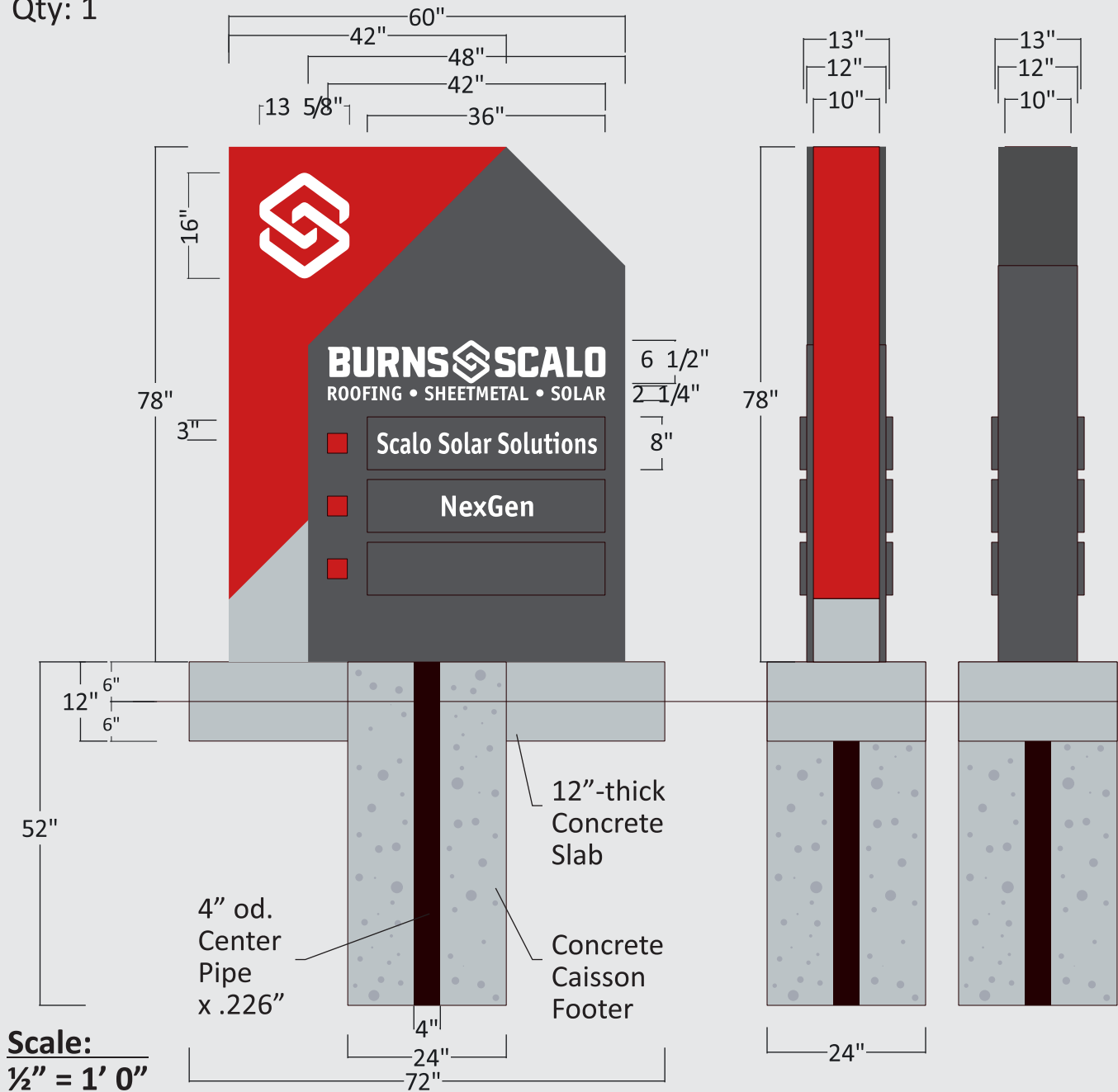
The variance will not affect the health and/or safety of the surrounding area as the installation of the sign has no effect on health at all, and when it comes to safety, the signs will be manufactured to UL standards and be installed in accordance with the structural standards provided in the 2024 Ohio Building Code.

D/F Monument Sign

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.

Qty: 1



Aluminum Angle Construction

- .090" Aluminum Skin
- Painted Red & Shades of Gray to Resemble Building
- Tenant Portion of Sign Extends 1" Deeper than Taller Portion on Both Sides
- "S", Red Squares and "Burns & Scalo" Logos are Coped Out of Face
- Backed with 3/16" White Acrylic
- Tenant Panels are 1"-deep Aluminum DDN Panels
- .090" Aluminum Face
- Painted Dark gray to Match Main Sign
- Coped Tenant Names
- Backed with 3/16" White Acrylic
- All Coped Areas are Internally LED Illuminated
- 4" od. Center Pipe x .226"
- 52" x 24" Concrete Caisson Footer



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

ELECTRICAL REQUIREMENT:
ONE 20 Amp CIRCUIT @ 120V

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

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.

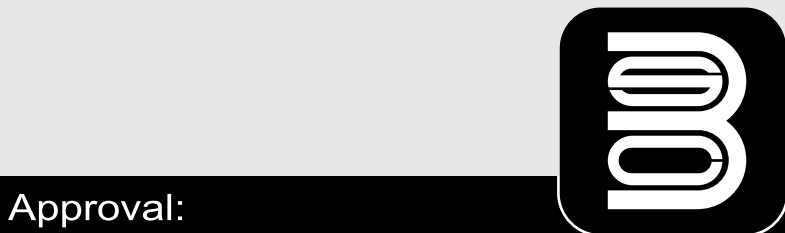
The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code



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)

Scale:
1/2" = 1' 0"



Approval:

Approved/Customer	Date
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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\Burns & Scalo Monument Concept Print4

Order #:	000000	Proj. Location:	1070 Tech Center Dr, Gahanna, OH 43230
Date:	11.26.24	Designer:	jgreenlee@branhamsign.com
Page Rev:	004	Sales Rep:	tbranhamsign.com

PROJECT



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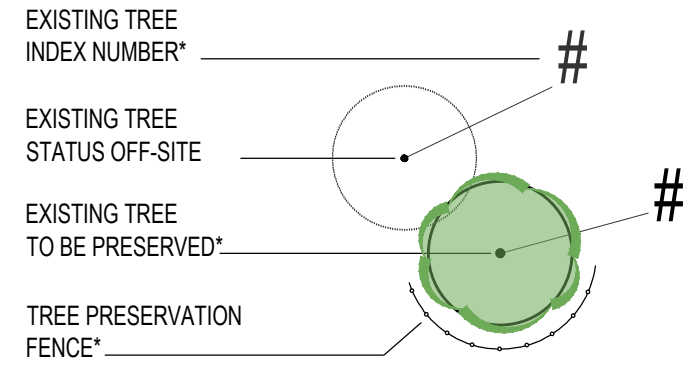
PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
16	GI BI*	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	1.5" CAL.	B&B	AS SHOWN	Street Tree*

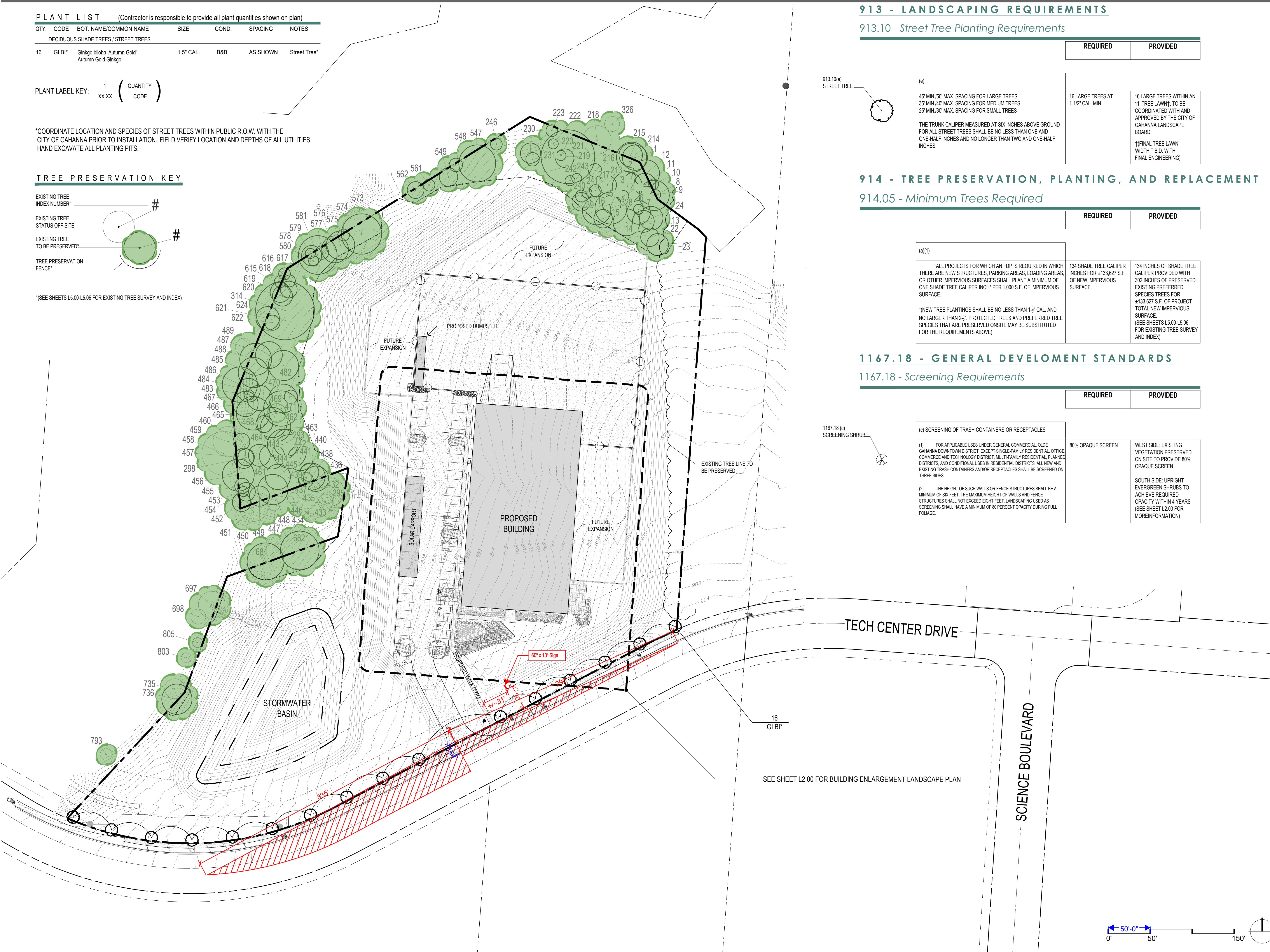
PLANT LABEL KEY: $\frac{1}{XX XX}$ (QUANTITY CODE)

*COORDINATE LOCATION AND SPECIES OF STREET TREES WITHIN PUBLIC R.O.W. WITH THE CITY OF GAHANNA PRIOR TO INSTALLATION. FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

TREE PRESERVATION KEY



*SEE SHEETS L5.00-L5.06 FOR EXISTING TREE SURVEY AND INDEX



913 - LANDSCAPING REQUIREMENTS

913.10 - Street Tree Planting Requirements

	REQUIRED	PROVIDED
(e)	45' MIN./50' MAX. SPACING FOR LARGE TREES 35' MIN./40' MAX. SPACING FOR MEDIUM TREES 25' MIN./30' MAX. SPACING FOR SMALL TREES THE TRUNK CALIPER MEASURED AT SIX INCHES ABOVE GROUND FOR ALL STREET TREES SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES AND NO LONGER THAN TWO AND ONE-HALF INCHES	16 LARGE TREES AT 1-1/2" CAL. MIN 16 LARGE TREES WITHIN AN 11' TREE LAWN, TO BE COORDINATED WITH AND APPROVED BY THE CITY OF GAHANNA LANDSCAPE BOARD. †(FINAL TREE LAWN WIDTH T.B.D. WITH FINAL ENGINEERING)

914 - TREE PRESERVATION, PLANTING, AND REPLACEMENT

914.05 - Minimum Trees Required

	REQUIRED	PROVIDED
(9)(1)	ALL PROJECTS FOR WHICH AN FDP IS REQUIRED IN WHICH THERE ARE NEW STRUCTURES, PARKING AREAS, LOADING AREAS, OR OTHER IMPERVIOUS SURFACES SHALL PLANT A MINIMUM OF ONE SHADE TREE CALIPER INCH* PER 1,000 S.F. OF IMPERVIOUS SURFACE. *NEW TREE PLANTINGS SHALL BE NO LESS THAN 1-1/2" CAL. AND NO LARGER THAN 2-1/2". PROTECTED TREES AND PREFERRED TREE SPECIES THAT ARE PRESERVED ON-SITE MAY BE SUBSTITUTED FOR THE REQUIREMENTS ABOVE	134 SHADE TREE CALIPER INCHES FOR ±133,627 S.F. OF NEW IMPERVIOUS SURFACE. 134 INCHES OF SHADE TREE CALIPER PROVIDED WITH 302 INCHES OF PRESERVED EXISTING PREFERRED SPECIES TREES FOR ±133,627 S.F. OF PROJECT TOTAL NEW IMPERVIOUS SURFACE. (SEE SHEETS L5.00-L5.06 FOR EXISTING TREE SURVEY AND INDEX)

1167.18 - GENERAL DEVELOPMENT STANDARDS

1167.18 - Screening Requirements

	REQUIRED	PROVIDED
(c) SCREENING OF TRASH CONTAINERS OR RECEPTACLES	80% OPAQUE SCREEN	WEST SIDE: EXISTING VEGETATION PRESERVED ON SITE TO PROVIDE 80% OPAQUE SCREEN SOUTH SIDE: UPRIGHT EVERGREEN SHRUBS TO ACHIEVE REQUIRED OPACITY WITHIN 4 YEARS (SEE SHEET L2.00 FOR MORE INFORMATION)
(1) FOR APPLICABLE USES UNDER GENERAL COMMERCIAL, OLDE GAHANNA DOWNTOWN DISTRICT, EXCEPT SINGLE-FAMILY RESIDENTIAL, OFFICE, COMMERCE AND TECHNOLOGY DISTRICT, MULTI-FAMILY RESIDENTIAL, PLANNED DISTRICTS, AND CONDITIONAL USES IN RESIDENTIAL DISTRICTS, ALL NEW AND EXISTING TRASH CONTAINERS AND/OR RECEPTACLES SHALL BE SCREENED ON THREE SIDES.		
(2) THE HEIGHT OF SUCH WALLS OR FENCE STRUCTURES SHALL BE A MINIMUM OF SIX FEET. THE MAXIMUM HEIGHT OF WALLS AND FENCE STRUCTURES SHALL NOT EXCEED EIGHT FEET. LANDSCAPING USED AS SCREENING SHALL HAVE A MINIMUM OF 80 PERCENT OPACITY DURING FULL FOLIAGE.		

PROJECT FOR:

G2 PLANNING + DESIGN
720 E. BROAD STREET, STE. 200
COLUMBUS, OH 43215

DESIGN TEAM

Civil Engineer: **archal architects**
250 W. Old Wilson Bridge Rd
Suite 250
Worthington, Ohio 43085
p 614.540.6633

Architect: **archal architects**
49 E. 3rd Ave.
Columbus, OH 43201
p 614.469.7500

Landscape Architect: **G2 Planning + Design**
720 E. Broad St.
Suite 200
Columbus, Ohio 43215
p 614.583.9230

BURNS & SCALO PERMIT SET
TECH CENTER DRIVE
GAHANNA, OH 43230

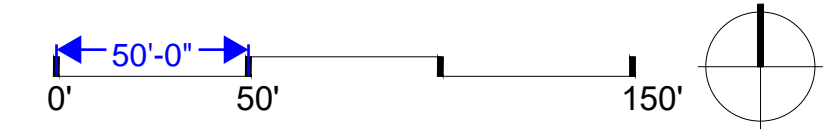
REVISIONS

date issued	XX.XX.XXXX	NOTES

drawn by: PEM checked by: DG
issue date: 4.12.2024 PROJECT NO. 23065

SITE LANDSCAPE PLAN

L1.00



PLANNING COMMISSION STAFF REPORT

Project Summary – Burns and Scalo Monument Sign

Meeting Date: February 26, 2025

Location: 1070 Tech Center Drive

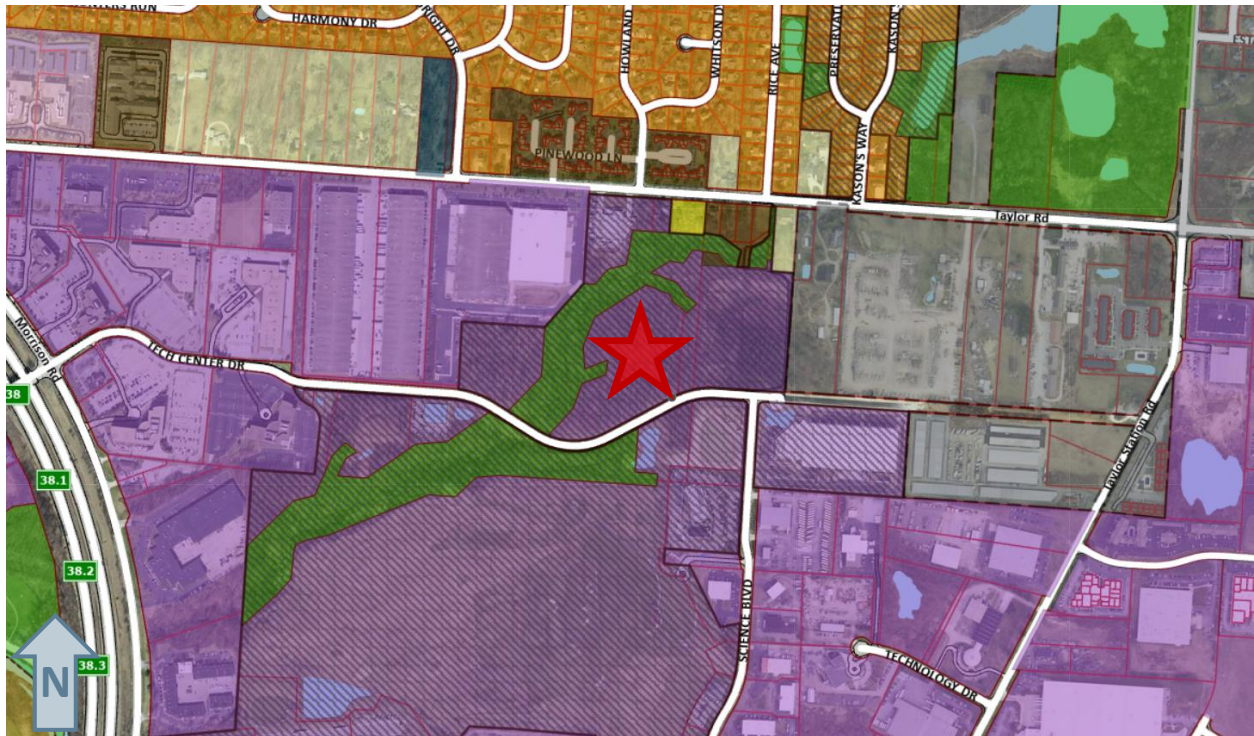
Zoning: Innovation and Manufacturing (IM)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

History

Last year, a variance application was submitted for two wall signs larger than what the zoning code permits. One wall sign was located on the south elevation at ~91.5 SF. The second sign was on the east elevation at ~30.6 SF. The zoning code permits only one wall sign per street frontage with a maximum area of 50 SF. With this application, the applicant stated they were requesting two wall signs in lieu of one wall sign and one monument sign due to site constraints.

In November 2024, Planning Commission approved that variance application with the condition that another variance application must be submitted before a monument sign could be installed on the property.

Overview

The property owner would now like to have just one wall sign and one monument sign, and this application was necessary due to the Commission's condition. They no longer need the sign on the east elevation and are instead proposing a monument sign along the ROW. The new proposed sign is 78 inches tall and 32.5 SF overall. The sign meets all code requirements and is set back 15 ft from the edge of the ROW.

Review Criteria

Variance (V)

The following variance has been requested:

1. V-0029-2024 – Variance Application from 11/06/2024
 - a. A new variance application is required before a monument sign can be installed.
 - b. The applicant would like to install a monument sign in lieu of one of the approved building signs.

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 recommends approval of the variance application as submitted. The monument sign meets all zoning code requirements and more closely aligns with the intent of the code than having two wall signs. Like the justification for staff's previous recommendation, one wall sign and one monument sign make more sense for the site than two wall signs.