

Application for Variance

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.

*Address for proposed Zoning Change 700 MORRISON ROAD

*Parcel ID#(s) 025-011387 *Current Zoning O-C-T

*Description of Variance Requested TO INSTALL (2) TWO NEW NON-ILLUMINATED WALL SIGNS ONE OF WHICH EXCEEDS 50 SQ.FT IN SIZE 1-270 ELEVATION

*Applicant Name STANLEY W. YOUNG III, COLUMBUS SIGN CO. *Phone 614-564-9432

*Applicant Address 1515 E. FIFTH AVENUE *City/State/Zip COLUMBUS, OHIO 43219

*Applicant's Relationship to Project Contractor *Email trinitysigngroup@gmail.com

***ADDITIONAL REQUIRED INFORMATION:** If different than applicant.

*Property Owner Name Columbus Southern Power Co. *Phone 614-580-6857

*Property Owner Address 700 Morrison Rd *City/State/Zip Gahanna, OHIO 43230

*Contact Name Dale Koski *Email dkoski@aep.com

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. Two (2) 11" x 17" copies of a survey and legal description of the property certified by a registered surveyor.
2. One (1) digital copy of completed application and associated documents.
3. A list of contiguous property owners and their mailing addresses.
4. Pre-printed mailing labels for all contiguous property owners.
5. A statement of the reason(s) for the Variance request. The statement must address the three (3) conditions listed on page 2 of this application in order for Planning Commission to grant approval for the Variance.
6. Application Fee of \$150 for Single-Family Residential Districts and \$300 for all other Zoning Districts.

Signature of applicant Stanley W. Young, III Date 8-17-2016

For Internal Use

***PLANNING AND ZONING ADMINISTRATOR REVIEW AND APPROVAL:**

Code Sections to be varied: 1165.08 (b)(3)

Description of the governing code and the requested variance: To allow a wall sign to exceed 50 sq. ft. and to allow more than one wall sign per street frontage

In accordance with Section 1131 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Planning Commission and shall comply with all building, zoning and landscaping regulations now in place.

Planning & Zoning Administrator's Signature: _____ Date: _____

Sunguard No. 16080017
PC File No. V-8-2016
Hearing Date: _____

RECEIVED
AUG 17 2016
BY: _____ (Received)
BY: CK 17104 (Paid)

ACCEPTED
AUG 23 2016
(Accepted by PZA)

ParcelID: 025-011387-00
COLUMBUS SOUTHERN POWER

Map-Rt: 025-0039D -001-07
700 MORRISON RD

Owner

Owner **COLUMBUS SOUTHERN POWER
CO**

Owner Address

Legal Description **HAMILTON ROAD
R16 T1 1/4T3
8.643 ACRES**

Calculated Acres **8.62**
 Legal Acres **0**

Tax Bill Mailing **COLUMBUS SOUTHERN POWER
TAX DEPT 27TH FL
PO BOX 16428
COLUMBUS OH 43216-6428**

[View Google Map](#)

Most Recent Transfer

Transfer Date **DEC-10-1996**
 Transfer Price **\$661,805**
 Instrument Type **GW**

2015 Tax Status

Property Class **C - Commercial**
 Land Use **449 - ELEVATOR OFC BLDG 3 STY OR >**
 Tax District **025 - CITY OF GAHANNA-GAHANNA JEFFERSON**
 School District **2506 - GAHANNA JEFFERSON CSD**
 City/Village **GAHANNA CITY**
 Township **MIFFLIN TWP**
 Appraisal Neighborhood **X5201**
 Tax Lien **No**
 CAUV Property **No**
 Owner Occ. Credit **2015: No 2016: No**
 Homestead Credit **2015: No 2016: No**
 Rental Registration **No**
 Board of Revision **No**
 Zip Code **43230**

2015 Current Market Value

	Land	Improvements	Total
Base	1,242,400	10,272,900	11,515,300



Bird+Bull

consulting
engineers
surveyors

EXHIBIT "A"

October 15, 1996

DESCRIPTION OF 8.643 ACRE TRACT (OFFICENTER 2, PHASE 6)
ON MORRISON ROAD, GAHANNA, OHIO, FOR THE DAIMLER GROUP, INC.

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Lot Number Five (5), Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a portion of an original 220.064 acre tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

F. Bird + R.J. Bull Inc.
875 West Dublin-Granville Rd
Vorhington, Ohio 43235
14 761 1661 fax 614 761 1320

Beginning, for reference, at a point at the intersection of the centerline of Taylor Road (50 feet wide) with the southwest right-of-way line of Morrison Road and the northeast limited access right-of-way line of Interstate Route 270, in the north line of said Lot No. 5, at the northwest corner of a 5.745 acre tract of land conveyed as Parcel No. 1200 WD to State of Ohio by deed of record in Deed Book 3255, Page 555, Recorder's Office, Franklin County, Ohio, and at a corner of a 34.634 acre tract of land conveyed as Parcel No. 1200 WL to State of Ohio by deed of record in Deed Book 3255, Page 559, Recorder's Office, Franklin County, Ohio, all as shown upon Sheet 16 of 28 of Ohio Department of Transportation right-of-way plans for FRA-270-28.30 N;

thence S 85° 47' 21" E along the centerline of Taylor Road, along a portion of the north line of said Lot No. 5, along the north line of said 5.745 acre tract and along a portion of the north line of said original 220.064 acre tract a distance of 1,506.38 feet to a point (passing a point at the northeast corner of said 5.745 acre tract at 530.13 feet);

thence S 4° 12' 39" W perpendicular to the centerline of Taylor Road, perpendicular to the north line of said Lot No. 5 and perpendicular to the north line of said original 220.064 acre tract a distance of 25.00 feet to a 3/4-inch I.D. iron pipe set in the south right-of-way line of Taylor Road and at the northeast corner of a 4.716 acre tract of land conveyed out of said original 220.064 acre tract to Morrison Taylor, Ltd., by deed of record in Official Record 28006, Page I 13, Recorder's Office, Franklin County, Ohio;

Charles F. Bird PE PS
Richard J. Bull PE PS
Terry L. Turner PE

October 15, 1996

thence continuing S 4° 12' 39" W along a portion of an east line of said 4.716 acre tract a distance of 392.61 feet to a 3/4-inch I.D. iron pipe set at a corner of a 4.563 acre tract of land conveyed out of said original 220.064 acre tract to Morrison Taylor, Ltd., by deed of record in Official Record 30635, Page A 01, Recorder's Office, Franklin County, Ohio;

thence S 85° 47' 21" E parallel with the south right-of-way line of Taylor Road and along a north line of said 4.563 acre tract a distance of 77.11 feet to a 3/4-inch I.D. iron pipe set at a corner of said 4.563 acre tract;

thence S 31° 56' 18" E along the northeast line of said 4.563 acre tract a distance of 560.22 feet to a 3/4-inch I.D. iron pipe set at the easternmost corner of said 4.563 acre tract;

thence S 58° 03' 42" W along the southeast line of said 4.563 acre tract a distance of 479.00 feet to a 3/4-inch I.D. iron pipe set in the curved northeast right-of-way line of Morrison Road and in the curved northeast line of said 5.745 acre tract;

thence southeasterly along the curved northeast right-of-way line of Morrison Road, along a portion of the curved northeast line of said 5.745 acre tract and with a curve to the right, data of which is: radius = 3,524.04 feet and sub-delta = 4° 33' 32", a sub-chord distance of 280.33 feet bearing S 29° 10' 39" E to a 3/4-inch I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence N 58° 03' 42" E a distance of 242.39 feet to a 3/4-inch I.D. iron pipe set;

thence N 31° 56' 18" W a distance of 130.00 feet to a 3/4-inch I.D. iron pipe set;

thence N 58° 03' 42" E a distance of 12.50 feet to a 3/4-inch I.D. iron pipe set;

thence N 31° 56' 18" W a distance of 90.00 feet to a 3/4-inch I.D. iron pipe set;

thence easterly with a curve to the right, data of which is: radius = 253.24 feet and delta = 70° 00' 00", a chord distance of 290.51 feet bearing S 86° 56' 18" E to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence S 51° 56' 18" E a distance of 60.92 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

October 15, 1996

thence southeasterly with a curve to the left, data of which is: radius = 255.00 feet and delta = 31° 39' 55", a chord distance of 139.14 feet bearing S 67° 46' 15" E to a 3/4-inch I.D. iron pipe set at the point of tangency;

thence S 83° 36' 12" E parallel with a south line of said original 220.064 acre tract a distance of 193.10 feet to a 3/4-inch I.D. iron pipe set;

thence S 6° 23' 48" W perpendicular to a south line of said original 220.064 acre tract and perpendicular to a north line of a 1.184 acre tract of land conveyed to Gregory F. Zuber and Thomas J. Bonasero by deeds of record in Official Record 5756, Page H 20, and Official Record 32259, Pages D 05 and D 09, Recorder's Office, Franklin County, Ohio, a distance of 549.00 feet to a 3/4-inch I.D. iron pipe set in a south line of said original 220.064 acre tract and in a north line of said 1.184 acre tract;

thence N 83° 36' 12" W along a portion of a south line of said original 220.064 acre tract, along a portion of a north line of said 1.184 acre tract and along the north line of a 0.639 acre tract of land conveyed to Alan S. Wernick and Jennifer Field by deed of record in Official Record 32658, Page I 13, Recorder's Office, Franklin County, Ohio, a distance of 537.02 feet to a 3/4-inch I.D. iron pipe set at an angle point in the northeast right-of-way line of Morrison Road, at the northwest corner of said 0.639 acre tract and at the southeast corner of said 5.745 acre tract;

thence N 47° 29' 19" W along the northeast right-of-way line of Morrison Road and along a northeast line of said 5.475 acre tract a distance of 69.75 feet to a 3/4-inch I.D. iron pipe set at an angle point in the northeast right-of-way line of Morrison Road and at a corner of said 5.745 acre tract;

thence northwesterly along a portion of the curved northeast right-of-way line of Morrison Road, along a portion of the curved northeast line of said 5.745 acre tract and with a curve to the left, data of which is: radius = 3,524.04 feet and sub-delta = 4° 22' 25", a sub-chord distance of 268.94 feet bearing N 24° 42' 40" W to the true place of beginning;

containing 8.643 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in October, 1996. Basis of bearings is the centerline of Taylor Road, being assumed at S 85° 47' 21" E, and all other bearings are based upon this meridian.

0-39-D
ALL OF
11387
CODE 025
DK
6/11/98

Richard J. Bull
Richard J. Bull Ohio Surveyor #4723



I have read Section 1165.12 Variances and Appeals of the City of Gahanna Codified Ordinance, and believe the following statements are sufficient for relief of Section 1165.08(3).

A. This request is an Area Variance focused on the proposed wall graphics on the North and West Building Elevations.

B. This Area Variance request is minor in nature as Code Section permits only 50 sq. ft. of wall sign area per building elevation, this proposal meets that requirement on the North building elevation at 48.17 sq. ft, the West or free-way elevation exceeds the maximum 50 sq. ft. by 27.35 sq. ft. This wall sign is 77.35 sq. ft. in size and is non-illuminated , as well as the North Building Elevation.

C. The character of the area would not be impacted in any way, as this is replacement signage to properly reflect AEP'S brand name.

D. The granting of this area variance would not effect the delivery of any services private or governmental.

E. This request was after the owner purchased this property. The owner did not have knowledge of this code restriction.

F. This is the only way to achieve a sign that will be functional and visible.


G. This request is in the spirit and intent of the code. This site is not served by a ground sign, therefore, wall signage is critical to identification.

H. The proposed sign is pleasing visually and compliments the look of the building.

I. The proposed wall signage will not pose a hazard in anyway to passing traffic, and will not be detrimental to public safety or welfare.

Therefore, we respectfully request relief of Code section 1165.08(3), to permit a wall sign in excess of 50 square feet in size.

Respectfully Submitted,



Stanley W. Young, III

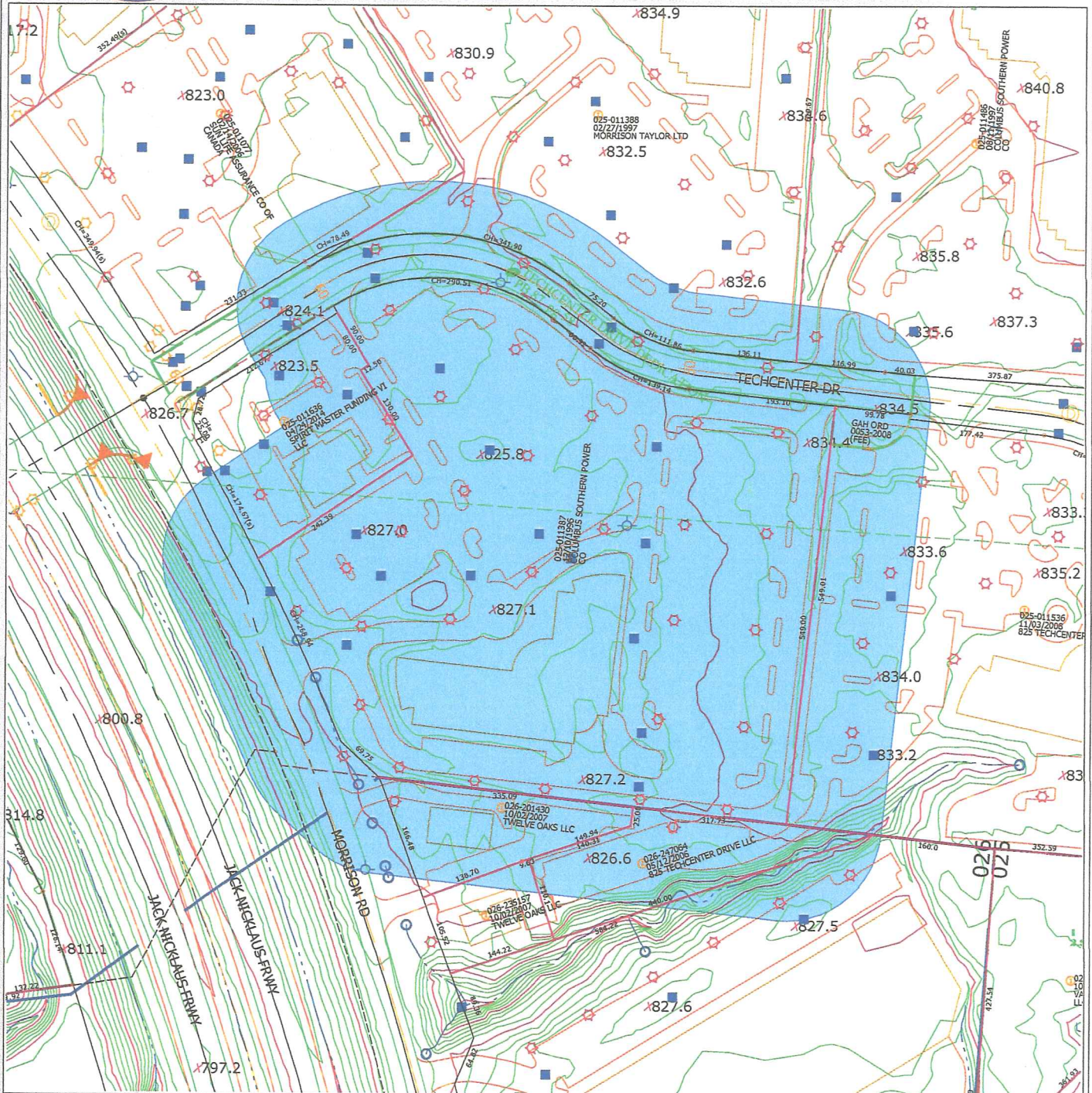
cc: Mr. Michael Hoy, Columbus Sign Co., Inc.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 8/15/16



Disclaimer

Scale = 192'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

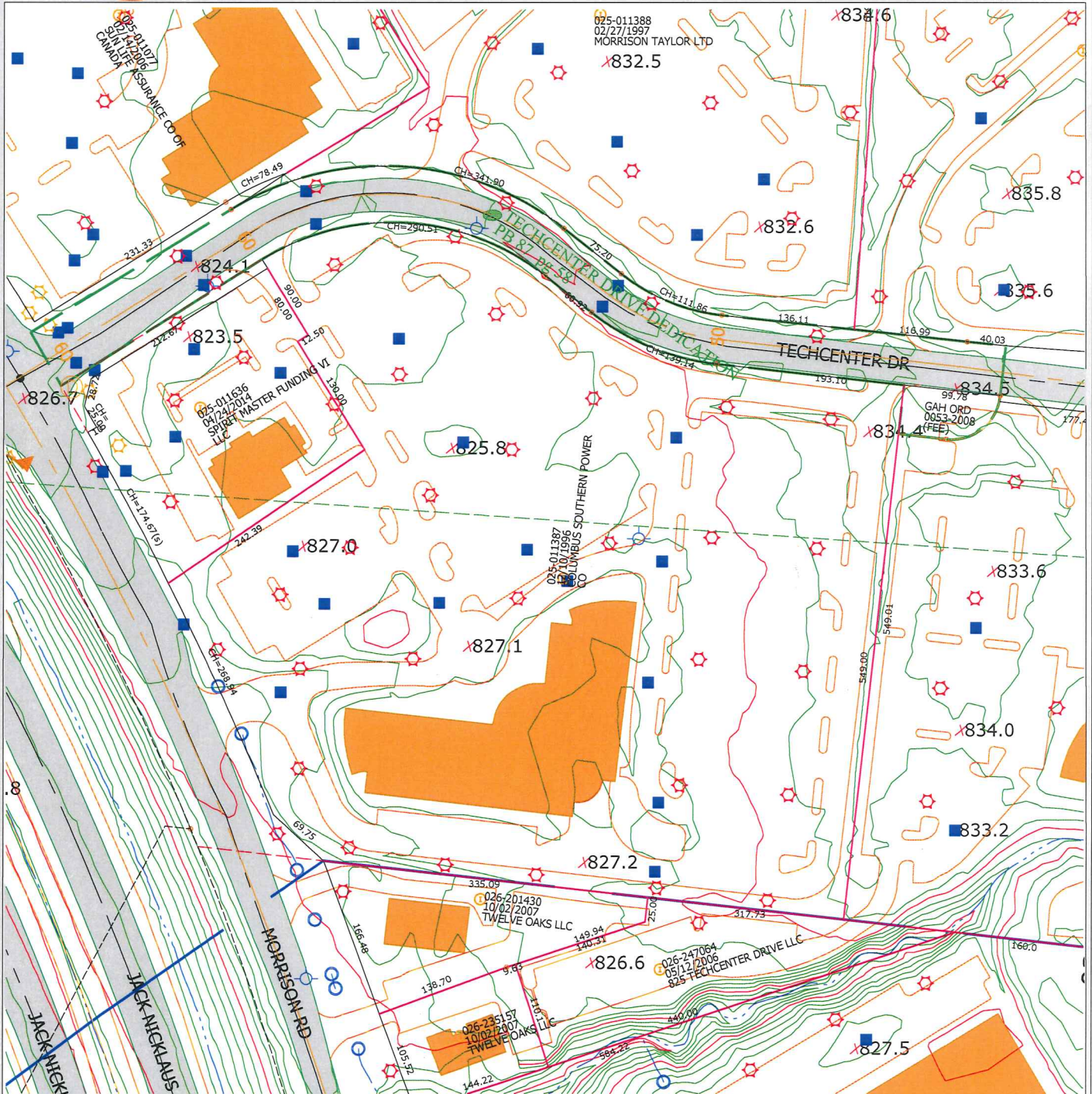
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 8/15/16



Disclaimer

Scale = 150



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Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

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Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Value History

Rental Contact

Quick Links

ParcelID: 025-011387-00
COLUMBUS SOUTHERN POWER



report.var

\\ Report of parcels touching irregular area - FCA514 ///

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CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 15, 2016

✓ 025-011077 * Owner: SUN LIFE ASSURANCE CO OF CANADA
Address: 670 MORRISON RD
Mail To: SUN LIFE ASSURANCE CO
: C/O COLLIERS INTERNATIONL
: 8800 LYRA DR STE 150
: COLUMBUS, OH 43240
: COLUMBUS, OH 43240

✓ 025-011387 * Owner: COLUMBUS SOUTHERN POWER CO
Address: 700 MORRISON RD
Mail To: COLUMBUS SOUTHERN POWER
: TAX DEPT 27TH FLOOR
: PO BOX 16428
: COLUMBUS OH 43216

✓ 025-011388 * Owner: MORRISON TAYLOR LTD
Address: 800 TECHCENTER DR
Mail To: MORRISON TAYLOR LTD
: 1533 LAKE SHORE DR STE 50
: COLUMBUS OH 43204

✓ 025-011486 * Owner: COLUMBUS SOUTHERN POWER CO
Address: 850 TECHCENTER DR
Mail To: COLUMBUS SOUTHERN POWER
: TAX DEPT 27TH FL
: PO BOX 1642
: COLUMBUS OH 43216

✓ 025-011536 * Owner: 825 TECHCENTER DRIVE LLC
Address: 825 TECHCENTER DR
Mail To: NATIONAL TAX SEARCH LLC
: C N A
: 303 E WACKER DR STE 850
: CHICAGO, IL 60601

✓ 025-011636 * Owner: SPIRIT MASTER FUNDING VI LLC
Address: 690 MORRISON RD
Mail To: SPIRIT MASTER FUNDING VI
: LLC
: 16767 N PERIMETER DR #210
: SCOTTSDALE AZ 85260

report.var

✓026-201430 * Owner: TWELVE OAKS LLC
Address: 746 MORRISON RD
Mail To: TWELVE OAKS LLC
: 1100 BRANDYWINE BLVD STEH
: ZANESVILLE OH 43701

VAM32_FCA514 Page 1⁹

CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : AUG 15, 2016

✓026-210758 * Owner: MORRISON ROAD COMPANY LLC
Address: 00762 -802 MORRISON RD
Mail To: MORRISON ROAD COMPANY LLC
: 330 W SPRING ST STE 500
: COLUMBUS OH 43215

✓026-235157 * Owner: TWELVE OAKS LLC
Address: 760 MORRISON RD
Mail To: TWELVE OAKS LLC
: 1100 BRANDYWINE BLVD STE
: ZANESVILLE OH 43701

✓026-247064 * Owner: 825 TECHCENTER DRIVE LLC
Address: 804 MORRISON RD
Mail To: NATIONAL TAX SEARCH LLC
: C N A
: 303 E WACKER DR STE 850
: CHICAGO, IL 60601

VAM32_FCA514 Page 2⁹

1. Awning signs shall be limited to one sign per public entrance to each building or tenant space. The sign area shall be limited to 50 percent of the total face area of the awning. When an awning sign covers multiple store fronts, each store or tenant shall be allowed copy space of no more than 80 percent of the store width, in order to maintain adequate separation between tenant spaces. Minimum clearance shall be seven feet to the bottom of the awning, and structural components shall be a minimum of eight feet above grade. Awning signs may project over a public sidewalk no more than forty-eight inches or be within twenty-four inches of the curb line, whichever is less.
2. The square footage of all wall signs must be included in the overall permitted display area for the building. The maximum length of any wall sign shall not exceed 80 percent of the street frontage. Wall signs shall not project more than twelve inches, except on mansard type fascia, where to obtain a level position, the top of the sign may cantilever out more than twelve inches.
3. The square footage of window signs must be included in the overall permitted display area for the building.
4. The square footage of projecting signs must be included in the overall permitted display area of the building. Projecting signs shall have a minimum height of nine feet six inches to the bottom of the sign. The projecting sign shall not project from the wall a distance of greater than four feet. Signs may project over a public sidewalk but shall not project over any street or alley.

(3)

1165.08(3)

District	Office, Commerce and Technology					
Sign Type	Max. Number	Permit	Max. Size (s.f.)	Max. Height (ft.)	Max. Width	Min. Setback (ft.)
Permanent						
Building Signs						
Awning Sign (#1)		Y				
Wall Sign (#2)	1 per street frontage	Y	50 for all signs	N/A	N/A	N/A
Window Sign (#3)	1 per street frontage	Y				
Projecting Sign (#4)	1 per street frontage	Y			4 ft.	

1. Awning signs shall be limited to one sign per public entrance to each building or tenant space. The sign area shall be limited to 50 percent of the total face area of the awning. When an awning sign covers multiple store fronts, each store or tenant shall be allowed copy space of no more than 80 percent of the store width, in order to maintain adequate separation between tenant spaces. Minimum clearance shall be seven feet to the bottom of the awning, and structural components shall be a minimum of eight feet above grade. Awning signs may project over a public sidewalk no more than 48 inches or be within 24 inches of the curb line, whichever is less.

Sun Life Assurance Co of Canada
670 Morrison Rd
Gahanna, Ohio 43230

Columbus Southern Power Co
850 Techcenter Dr
Gahanna, Ohio 43230

Columbus Southern Power Co
700 Morrison Dr
Gahanna, Ohio 43230

825 Techcenter Drive LLC
825 Techcenter Dr
Gahanna, Ohio 43230

Morrison Taylor LTD.
800 Techcenter Dr
Gahanna, Ohio 43230

Spirit Master Funding VI, LLC.
690 Morrison Rd
Gahanna, Ohio 43230

Twelve Oaks, LLC.
746 Morrison Road
Gahanna, Ohio 43230

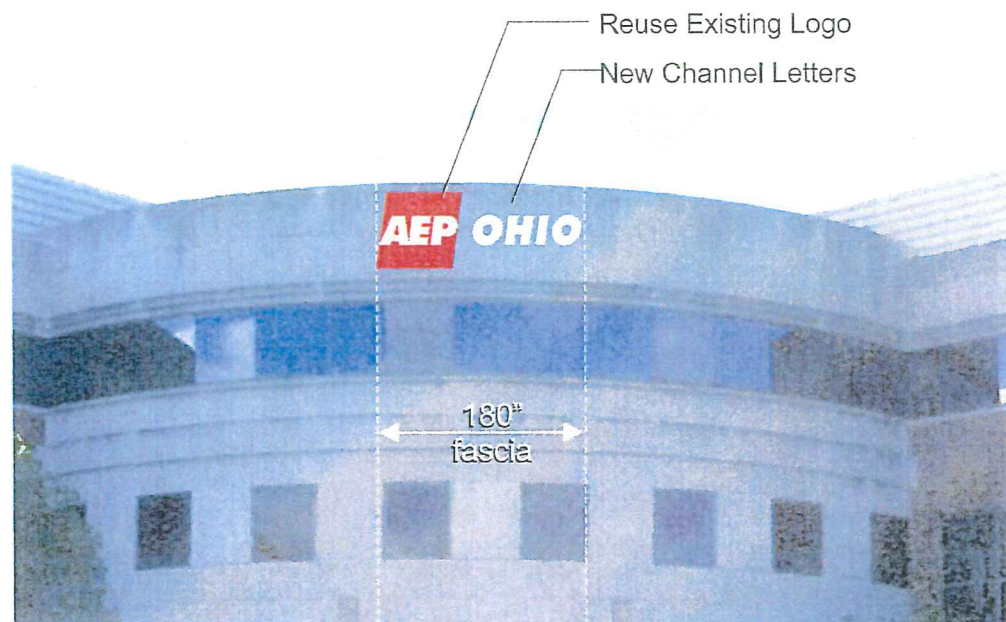
Morrison Road Company, LLC
00762-802 Morrison Rd
Gahanna, Ohio 43230

Twelve Oaks, LLC.
760 Morrison Road
Gahanna, Ohio 43230

825 Techcenter Drive LLC
804 Morrison Road
Gahanna, Ohio 43230

Michael Hoy
Columbus Sign Co
1515 E. Fifth Avenue
Columbus, Ohio 43219

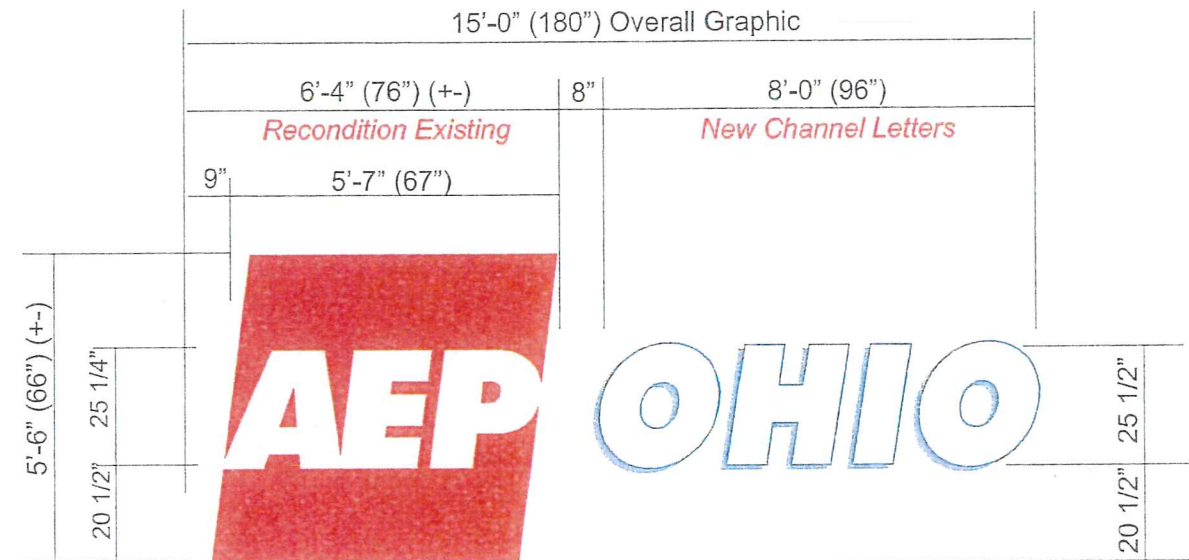
Trinity Sign Group
2379 Hardesty Dr., N
Columbus, Ohio 43204



EXISTING ENTRANCE LOGO
 This graphic layout will change.
 Existing AEP logo returned for
 reconditioning and repaint.



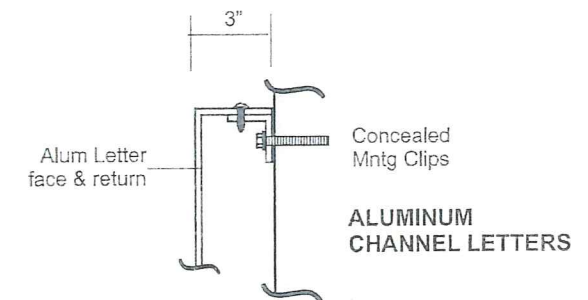
PROPOSED NEW GRAPHIC
 Scale: 1/16"



REFURBISH LOGO & ADD NEW CHANNEL LETTERS - Scale: 1/4"

- * Qty=(1)
- * Remove Existing AEP parallelogram and return it to Columbus Sign for reconditioning & repaint
 - Background Color: Painted Satin Red pms #485
 - Text "AEP" painted White
- * Installation:
 - Reconditioned logo will reinstall near the original location including new "OHIO" letters.
 - "AEP OHIO" will center over entrance.

- * Qty=(1)
- * Furnish / Install New "OHIO" Channel Letters
 - Reverse Channel Aluminum Letters
 - Non-Illuminated
 - Letter Depth: 3" (verify)
 - Aluminum Face and returns
 - Letter Color: White
 - Installation: Concealed blind studs



NON-ILLUMINATED GRAPHICS



AEP / Gahanna Ohio
700 Morrison Rd

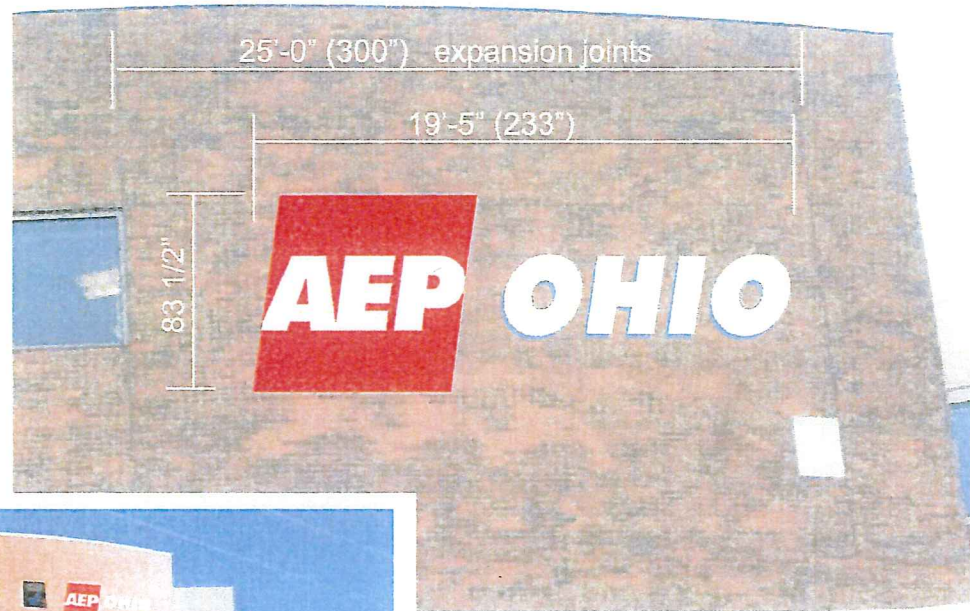
05/18/16 rev07/27/16 8:45

Project Layout _____
 Approved _____
 Approved as Noted _____ Approval Signature

U/L: Yes No
 Install per NEC 600
 - Grounding
 - Bonding

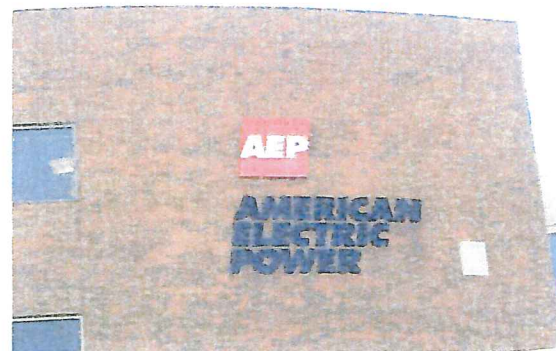
Sales: MH
 Design: LK
 Dwg: 216-0376

1

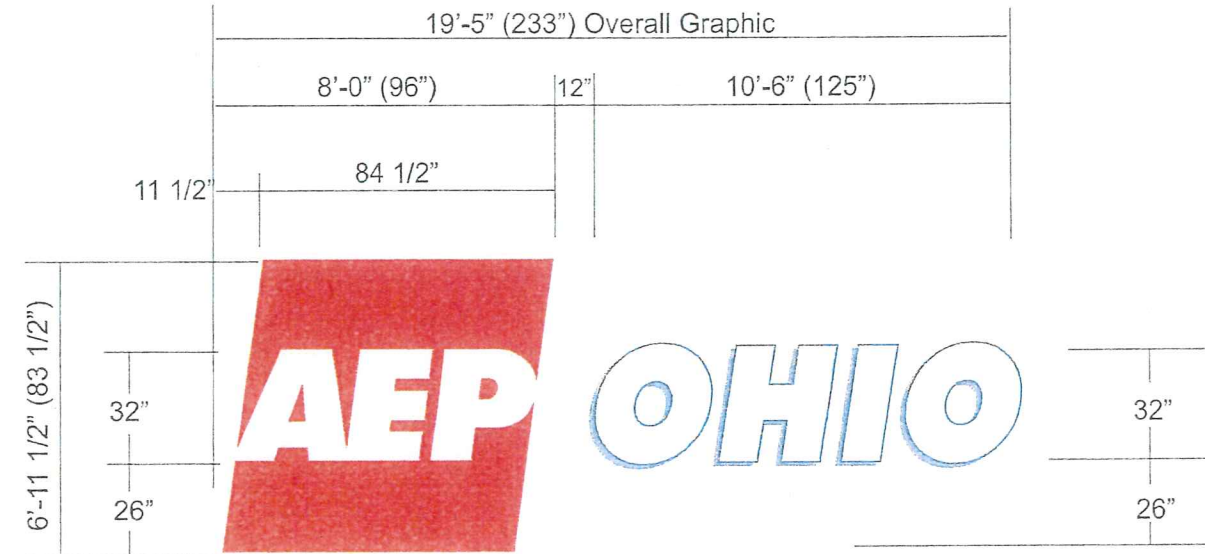


NEW WALL GRAPHIC

PROPOSED NEW WALL GRAPHIC
Scale: 1/8"

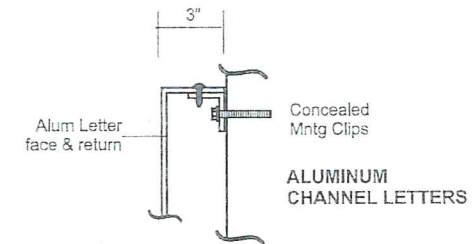


EXISTING SIGNAGE
*This graphic layout will change.
Replace will all new logo and text*



SINGLE FACE ALUM PAN TYPE SIGN / CHANNEL LETTERS - Scale: 3/16"

- * Qty=(1)
- * Single Face Fabricated Aluminum Backer Pan with Dimensional Letters
- * Non-Illuminated
- * Standard AEP Logo Image
- * Backer Pan:
 - Fabricated .125" Aluminum Sheet
 - Pan Depth: 3"
 - No Visible Seams or Joints
 - Color: Painted Satin Red pms #485
- * Installation:
 - Concealed aluminum stringers
 - Mechanical Anchors
- * Channel Letters "OHIO"
 - Reverse Channel Aluminum Letters
 - Non-Illuminated
 - Font: Futura XBL-BT
 - Letter Depth: 3"
 - Aluminum Face and returns
 - Letter Color: White
 - Installation: Concealed blind studs



I-270 ELEVATION
NON-ILLUMINATED GRAPHICS



AEP / Gahanna Ohio
700 Morrison Rd

05/18/16 rev07/27/16 8:45

Project Layout _____
Approved _____
Approved as Noted _____ Approval Signature

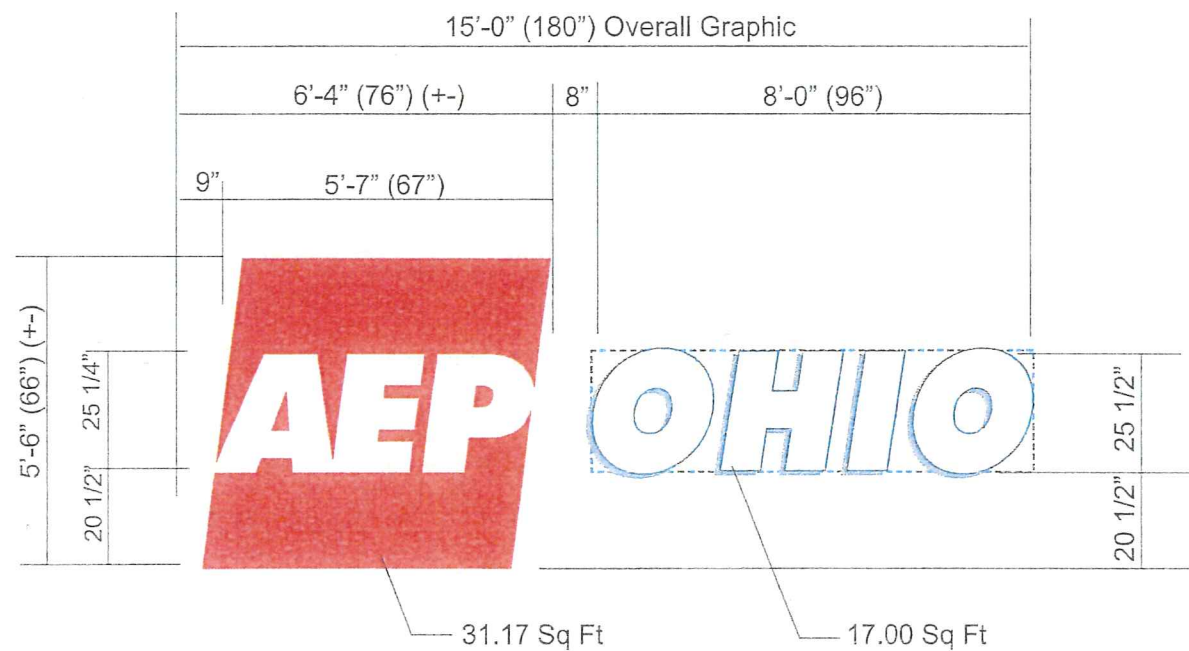
U/L: Yes No
Install per NEC 600
- Grounding
- Bonding

Sales: MH
Design: LK
Dwg: 216-0376

2

COLUMBUS SIGN COMPANY

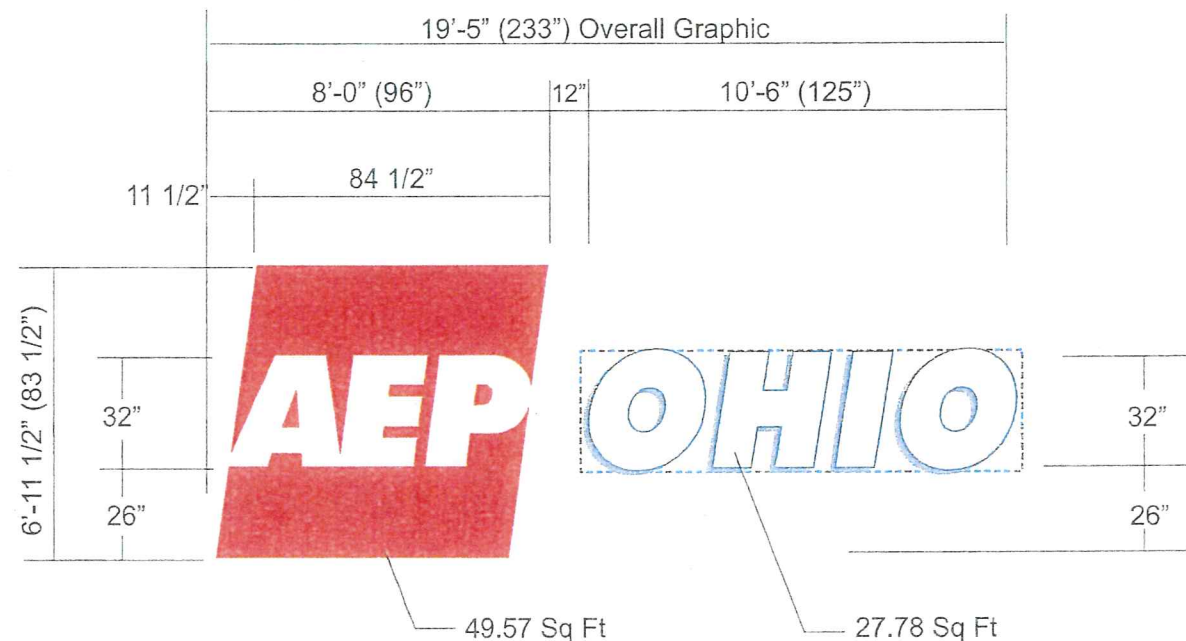
1515 E. Fifth Ave. Columbus, OH 43219 P: (614) 252-3133 F: (614) 252-2494 ColumbusSign.com



GRAPHIC OVER ENTRANCE ELEVATION
Scale: 1/4"

SIGN AREA

31.17
17.00
48.17 Total



GRAPHIC APPEARING ON I-270 ELEVATION
Scale: 3/16"

SIGN AREA

49.57
27.78
77.35 Total

SIGN AREA



AEP / Gahanna Ohio
700 Morrison Rd

05/18/16 rev07/27/16 8:45

Project Layout _____
Approved _____
Approved as Noted _____ Approval Signature

U/L: Yes No
Install per NEC 600
- Grounding
- Bonding

Sales: MH
Design: LK
Dwg: 216-0376

3

COLUMBUS SIGN COMPANY



CITY OF GAHANNA

STAFF COMMENTS

Project Name: 700 Morrison Rd

Project Address: AEP Signage

Planning & Development

The applicant requests a variance to allow for more than one wall sign and wall signage greater than 50 square feet. The property is located within the Office, Commerce, and Technology (OCT) zone district. Planning Commission has seen and approved similar requests in this zone district. The nature of development in OCT lends itself to large, multistory buildings where wall signs meeting the strict criteria of the code can often appear out of scale with the building/property.

The signage renderings provided within the application package appear in scale and appropriately sized for the building. Planning and Development staff support this variance request as we find that it meets the applicable variance criteria. Additionally, signage on the west side of the building facing Morrison Road appears to be smaller in size than the existing sign which includes the additional language "American Electric Power".

Consideration may be given to direct staff to look at evaluating the signage standards for OCT if Planning Commission feels that 50 square feet wall signs is not of a sufficient size to accommodate the needs of businesses.

Variance Criteria

It should be noted that variances solely related to area requirements is a lesser standard than that applied to variances related to use. Planning Commission shall consider and weight the following factors:

- 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);



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- 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.

Planning and Development staff supports this variance request. We find it consistent with applicable variance criteria, consistent with applicable land use plans (not located within a subarea plan), and we recommend consideration be given to revising the Code to better reflect appropriate wall signage size in OCT.

Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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STAFF COMMENTS

Project Name: 700 Morrison Rd

Project Address: AEP Signage

The applicant seeks approval for two variances at this existing site: to allow more than one wall sign per frontage, and to allow a wall sign to be greater than 50 sq ft in area. The existing sign above the entrance will be reconditioned and OHIO will be added in channel letters. The existing AEP sign facing I 270 will remain, American Electric Power will be removed and replaced by OHIO in channel letters. The graphics are non-illuminated. Given the size of the building and its proximity to the freeway, the request is appropriate.

- In determining whether a property owner seeking an area variance has encountered practical difficulties, Planning Commission shall consider and weight the following factors.
 - 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



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I.

Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service & Engineering
Division of Building & Zoning



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STAFF COMMENTS

Project Name: 700 Morrison Rd
Project Address: AEP Signage

No comments, other than a building
will be required for the signs.

Respectfully Submitted By:

Kenneth W. Fultz
Chief Building Official

