

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

\*Site Address 246 Lincoln Circle  
\*Parcel ID# 025-007429-80 \*Zoning District CC  
\*Special Information Regarding the Property and its Proposed Use: \_\_\_\_\_

\*Applicant Name DaNite Sign Co. \*Email awineberg@danitesign.com  
\*Applicant Address 1640 Harmon Ave. \*City/State/Zip Columbus OH 43223  
\*Applicant Relationship sign contractor/erector \*Phone# 614-323-9138  
\*Agent Name Andrew Wineberg \*Email above \*Phone "

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

\*Business Name Strawberry Plaza \*Contact 614-865-9445  
\*Business Owner Name Errol D Souza \*Phone# 614-419-0005  
\*Business Address 5025 Pine Creek Dr. City/State/Zip Westerville, OH 43081  
\*Designer/ Architect/ Engineer DaNite Sign. \*Phone \_\_\_\_\_  
\*Address \_\_\_\_\_ \*City/State/Zip \_\_\_\_\_  
\*D/A/E Representative \_\_\_\_\_ Title \_\_\_\_\_

**\*SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. Plans and drawings: One (1) 24x36 (folded, not rolled, to 8 1/2 x 11 inch size prior to submission) & Two (2) 11x17 of all documents in package. (Only two (2) 11x17's are acceptable if legible.)
2. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
3. Applicant is required to complete the checklist on the following pages.
4. Submit color name(s) and PMS number(s) of sign material.
5. Submit a detailed list of materials.
6. Provide a notarized Agreement to Construct as Approved. Free notary services are provided in our office.
7. Fee: \$50.00 for review plus \$.01 per square foot.
8. Please refer to section 1165 of the City of Gahanna Code Ordinance (found at [www.municode.com](http://www.municode.com)).

**NO SIGNAGE MAY BE ERECTED PRIOR TO OBTAINING APPROVAL FROM PLANNING COMMISSION**

\*Applicant's Signature [Signature] \*Date 4-3-16

For Internal Use:

**APPROVAL**

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: \_\_\_\_\_

Planning & Zoning Administrator \_\_\_\_\_

Date \_\_\_\_\_

Zoning/PC File No. DR 2016  
Sunguard No. 16040012  
Building File No. 16030162  
Hearing Date: \_\_\_\_\_

**RECEIVED**  
**APR 08 2016**  
(Received)  
**BY: SW**

**PAID**  
**APR 03 2016**  
**BY: CK 13316**

**ACCEPTED**  
**APR 19 2016**  
(Accepted by PZA)  
**By: \_\_\_\_\_**

## I. GENERAL REQUIREMENTS

- A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to "legal size" (8 1/2" x 14") by folding, photo reduction, etc. (ALL PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) However, large mounting boards, material samples, or other exhibits not meeting this criteria may be used for Planning Commission workshop presentation.
- B. Ten (10) color representations including the items listed in section II and/or III shall be submitted to the Planning & Zoning Administrator for presentation to the Commission.
- C. **10 Copies of the following photographs are required (any type of photograph is acceptable.):** (1) A wide-angle photograph of the entire lot (or as much of the lot as possible) that illustrates important features, e.g. signs already existing on the property ; (2) a photograph of the specific area of the proposed signage (a super-imposed picture of the proposed signage is strongly encouraged); (3) for strip centers—a photograph (or photographs) that illustrate at least three tenant wall signs to the right and three tenant wall signs to the left of the proposed signage, in addition to a picture of the specific location of the proposed signage.
- D. *\*Pictures of signs similar in design to the proposed signage are optional.*

A. X ✓

B. X ✓

C. X ✓

## II. FREE-STANDING GROUND SIGNS SUBMITTAL REQUIREMENTS

- A. Site Plan. A site plan is required containing the following information:
1. Scale and north arrow;
  2. Address of site;
  3. All property and pavement lines;
  4. Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets. Delineate the traffic flow with directional arrows and indicate the location of discretion signs and other motorist's aids (if any);
  5. Location of existing and proposed landscaping (50 square feet required);
  6. Location and height of all existing (to remain) and proposed signs on the site, complete with route of electrical supply to signs. Show required setbacks for sign from property lines;
  7. Location of all existing (to remain) routing of electrical supply.
- B. Material samples, color names and PMS numbers are required for all components.

1. X ✓

2. X ✓

3. X ✓

4. X ✓

5. X ✓

6. X ✓

7. X ✓

## III. WALL SIGN SUBMITTAL REQUIREMENTS

- A. Sign Drawing. A scaled drawing of each face of the proposed wall sign is required showing the following information:
1. All size specifications, including the size of letters and graphics;
  2. Description of sign and frame materials and colors;
  3. Wall anchorage details (note: anchorage must be interior to the sign or camouflaged);
- B. Elevation. An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- C. Material samples are required for all components.

1.                      

2.                      

3.                      

B.                      

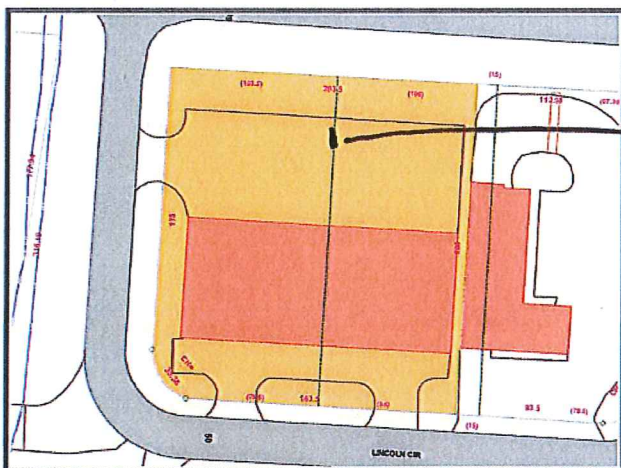
C.





## Geographic Information System

PID: 025-007429  
LND STRAWBERRY PLAZA LTD  
PO BOX 284, GALENA OH 43021



existing sign base  
to be used.

Image Date: 03/16/2015 10:26:50

**Owner Name** LND STRAWBERRY PLAZA LTD  
**Site Address** 00246 LINCOLN CR  
**Mail Address** LND STRAWBERRY PLAZA LTD  
PO BOX 284  
GALENA OH 43021  
**Tax District** CITY OF GAHANNA-GAHANNA JEFFERSON  
**Description** 246 LINCOLN CIRCLE  
GAHANNA COMM CENTER  
LOT 1 & 85WE LOT 2

**Transfer Date** 02/03/2014  
**Sale Amount** \$1,096,875  
**Year Built** 1989  
**Auditor's Map** N039FA 001.80  
**Neighborhood** 05202  
**School Name** GAHANNA JEFFERSON CSD  
**Annual Taxes** \$34,055.50

### Auditor's Appraised Values

|          | Taxable     | Exempt    | Other Exempt |
|----------|-------------|-----------|--------------|
| Land     | \$358,900   | \$43,600  | \$0          |
| Building | \$726,100   | \$71,400  | \$0          |
| Total    | \$1,085,000 | \$115,000 | \$0          |

**Accessed Acreage** 0.880  
**Landuse** 426 - COMMUNITY SHOPPING CENTER  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

### Building Information

|                 |   |                   |   |
|-----------------|---|-------------------|---|
| <b>Rooms</b>    | 0 | <b>Baths</b>      | 0 |
| <b>Bedrooms</b> | 0 | <b>Half Baths</b> | 0 |

**Number of Cards** 1  
**Square Feet** 12,432  
**Fireplaces** 0  
**Air Cond.** **Stories** 0

### Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



## CITY OF GAHANNA

### Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant DeNite Sign Co.  
(Please print Contractor/Applicant Name)

Andrew Wineberg for Strawberry Plaza,  
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant Name [Signature]  
(Please sign)

Date 3-1-16

[Signature] BRUCE G. TOLAN SA  
(Signature of Notary)

3-1-16  
(Date)

Commission expires 12/13/2020

Stamp/Seal



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## Summary

### Parcel Info

#### Summary



| Parcel ID     | Map Routing Number    | Owner   | Location        |
|---------------|-----------------------|---|-----------------|
| 025-007429-80 | 025-N039FA<br>-001-80 | <a href="#">LND STRAWBERRY PLAZA LTD.</a><br><small>Click owner name for additional records</small> | 00246LINCOLN CR |

#### Property Profile

[Land](#)  
[Building](#)  
[Improvements](#)  
[Interactive Map](#)  
[MAP\(GIS\)](#)  
[Sketch](#)  
[Photo](#)  
[Transfer History](#)  
[BOR Status](#)  
[CAUV Status](#)  
[Area Sales Activity](#)  
[Area Rentals](#)  
[Tax/Payment Info](#)  
[Current Levy Info](#)  
[Assessment Payoff](#)  
[Tax Distribution](#)  
[Levy Distribution](#)  
[Tax Estimator](#)  
[Property Reports](#)  
  
[Recorder's Office](#)  
[Document Search](#)  
  
[Area Sex Offender Inquiry](#)

| Owner Information     |   |
|-----------------------|---|
| Owner                 | <b>LND STRAWBERRY PLAZA LTD</b><br><b>PO BOX 284</b><br><b>GALENA OH 43021</b><br><a href="#">If the address above is incorrect - Click Here</a>  |
| Tax Bill Mailing Info | <b>LND STRAWBERRY PLAZA LTD</b><br><b>PO BOX 284</b><br><b>GALENA OH 43021</b><br><a href="#">To change mailing information ONLY - Click Here</a> |

| Legal Description   |
|---|
| <b>246 LINCOLN CIRCLE</b><br><b>GAHANNA COMM CENTER</b><br><b>LOT 1 &amp; 85'WE LOT 2</b> |

| Most Recent Transfer            |                    |
|---------------------------------|--------------------|
| Sale Amount                     | <b>\$1,096,875</b> |
| Date of Transfer                | <b>02/03/2014</b>  |
| <a href="#">Conveyance Type</a> | <b>GW</b>          |
| Conveyance Number               | <b>1542</b>        |
| Number of Parcels               | <b>2</b>           |

| Tax Year 2014 |                    |            |               |
|---------------|--------------------|------------|---------------|
| Annual Taxes  | <b>\$34,055.50</b> | Taxes Paid | <b>\$0.00</b> |

| Current Value |                    |                  |
|---------------|--------------------|------------------|
|               | Market             | Taxable          |
| Land          | <b>\$358,900</b>   | <b>\$125,620</b> |
| Improvements  | <b>\$726,100</b>   | <b>\$254,140</b> |
| Total         | <b>\$1,085,000</b> | <b>\$379,760</b> |
| CAUV          | <b>0</b>           | <b>0</b>         |

| Building Data |             |                  |               |
|---------------|-------------|------------------|---------------|
| Year Built    | <b>1989</b> | Total Sq Footage | <b>12,432</b> |

| 2014 Tax Status                     |  |   |              |
|-------------------------------------|--|---|--------------|
| Land Use                            | <b>[426] COMMUNITY SHOPPING CENTER</b>         |   |              |
| Tax District                        | <b>[025] CITY OF GAHANNA-GAHANNA JEFFERSON</b> |   |              |
| School District                     | <b>[2506] GAHANNA JEFFERSON CSD</b>            |   |              |
| Neighborhood                        | <b>05202</b>                                   |   |              |
| City                                | <b>GAHANNA CITY</b>                            |   |              |
| Township                            | <b>MIFFLIN</b>                                 | Zip   | <b>43230</b> |
| Board of Revision                   | <b>NO</b>                                      | CDQ   |              |
| <a href="#">Homestead Exemption</a> | <b>NO</b>                                      | <a href="#">Owner Occupied Reduction (2.5%)</a> | <b>NO</b>    |

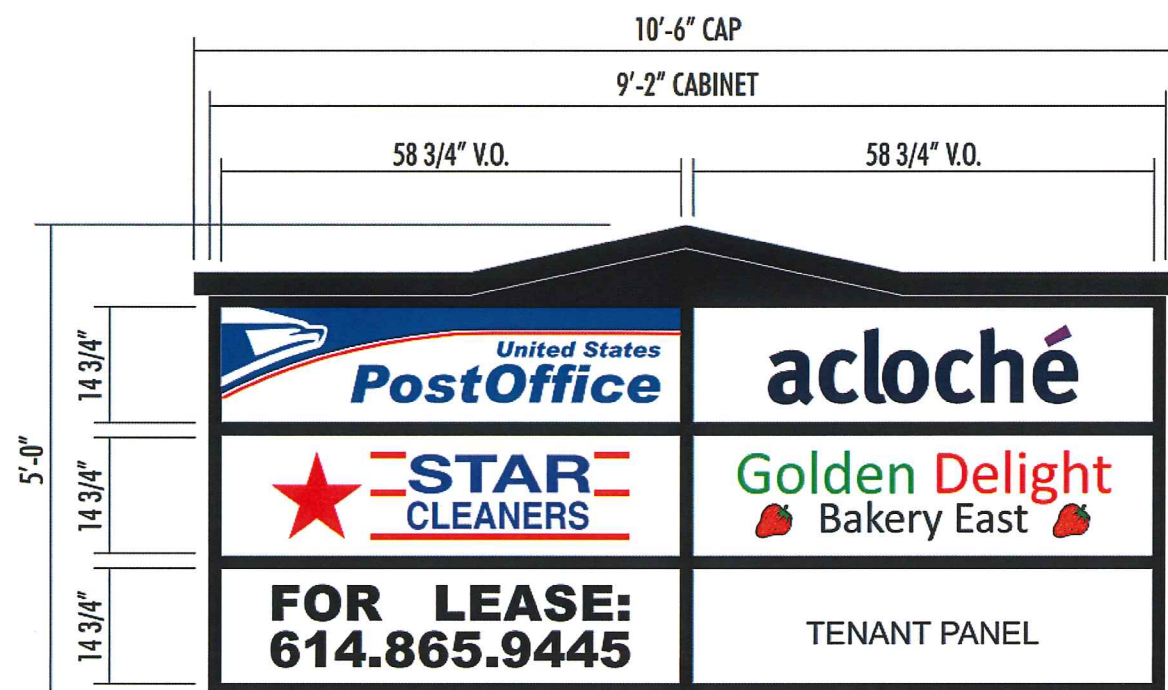
| Site Data         |   |       |   |       |       |
|-------------------|---|-------|---|-------|-------|
| Frontage          | 0 | Depth | 0 | Acres | 0.880 |
| Historic District |   |       |   |       |       |

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**NEW D/F INT. ILLUMINATED SIGN CABINET FOR EXISTING MONUMENT SIGN 1/2" = 1'-0"**

- CABINET: ALUMINUM CAB. & DIVIDER BARS, BLACK PAINTED FINISH.
- MAIN ID PANEL: WHITE POLY WITH 3630-133 RED, 3630-26 GREEN & BLACK VINYL COPY & GRAPHICS.
- TENANT FACES: WHITE POLY WITH VINYL GRAPHICS (FINAL COLORS & ARTWORK TO BE DETERMINED).
- INTERNALLY ILLUMINATED.
- CAP: ALUMINUM PAINTED BLACK.
- REMOVE EXISTING DECORATIVE "CAP" FROM BRICK BASE PRIOR TO INSTALLATION OF NEW SIGN CABINET.

**EXISTING MONUMENT 1/4" = 1'-0"**



**PROPOSED CONCEPTUAL 1/4" = 1'-0"**



**DaNite Sign Co.**  
 Proudly Serving Central Ohio Since 1954  
 1640 Harmon Ave Columbus, Ohio, 43223  
 (614) 444-3333 (FAX) 444-3026  
 www.danitesign.com

APPROVED-CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_

SIGN DESIGN CONSULTANT \_\_\_\_\_ DATE \_\_\_\_\_



JOB NAME STRAWBERRY PLAZA #26621  
 STREET 246 LINCOLN CIRCLE  
 CITY, STATE GAHANNA, OH  
 LOCATION MONUMENT  
 SKETCH # 14-504 R6  
 DATE 7/17/14 REV. 2/17/16  
 FILE NAME STRAWBERRY PLAZA.CDR  
 DIRECTORY KEITH > 2014 > S

SCALE AS NOTED SALE AW DESIGNER KS

This project is an original unpublished design concept protected by copyright laws of The United States of America. Prior to sale or paid design fees, all visual materials, specifications, annotations and revisions remain the exclusive property of DaNite Sign Company. The use of any part hereinafter to manufacture, sell or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism.



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Strawberry Plaza  
Project Address: 246 Lincoln Circle

The applicant seeks approval to re-image an existing ground sign. The existing brick base will be utilized (minus the red cap) and a new multi-tenant cabinet will be installed on the base. The sign will house six tenant panels. The area of the sign will be 52.5 sq ft, which is well within the 80 sq ft maximum for this zoning district. The overall height is 8' which is code compliant.

Respectfully Submitted By:

**BONNIE GARD**

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



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230  
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV