

## 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. Planning Commission members or City staff may conduct a site visit prior to a Planning Commission Public Hearing.

\*Applicant Name: DOUG KINCAID \*Phone: 614-778-3474  
\*Applicant Address: 3511 FARM BANK WAY GROVE CITY, OH 43123 \*Fax: 614-539-0880  
\*Applicant Email: DKINCAID@INTERSTATECONSTRUCTION.NET

\*Applicant's Relationship to Project: Land Owner: ☐ Option Holder: ☐ Cont. Purchaser: ☐ Agent: ☒

\*Property Owner Name: LANCHECK LLC (SGR RESTAURANTS) \*Phone: \_\_\_\_\_  
\*Property Owner Address: 7906 COLE PARK LOOP NEW ALBANY, OH 43054 \*Fax: \_\_\_\_\_  
\*Contact Name: GARY ROZANCZYK \*Email: \_\_\_\_\_

\*Address for Requested Variance: 77 GRANVILLE ST.  
\*Parcel ID#: 025-000009-00 \*Current Zoning: \_\_\_\_\_

\*Description of Variance Requested: TO ALLOW BUILDING SIGNAGE AS SHOWN ON COLOR ELEVATIONS DATED 4-26-16.

\*Applicant's Signature: Don Kincaid \*Date: 4/27/16

**\*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.

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

Code Sections to be varied: 1165.08(a)

Description of the governing code and the requested variance: To allow total sign area to be increased in OG-2

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: \_\_\_\_\_

#### For Internal Use:

SunGard File No. 16050006  
PC File No. \_\_\_\_\_  
Public Hearing Date: \_\_\_\_\_

Revised 10-1-2014/cas

RECEIVED  
APR 28 2016  
(Received)  
BY: SW

PAID  
APR 28 2016  
BY: CK 138889  
(Paid)

ACCEPTED  
MAY 03 2016  
(Accepted by PZA)  
By: SW

Wendy's Restaurant  
77 Granville Street  
Gahanna, Ohio

Signage Variance Request Outline

A request for variance on signage requirements for Wendy's Restaurant is being made to the City of Gahanna Planning Commission based on the following:

Wendy's signage as shown on the 4/26/16 color elevations would meet the maximum signage requirements, except for the grandfathered pylon sign.

This request does not have a negative affect on public interest – rather it should be a positive affect to try and give drivers along Granville Street driving westbound and drivers coming eastbound off of a higher speed limit area, a better chance of locating the Wendy's and providing better opportunity to safely turn in to the location. Signage on the building gives drivers a second opportunity of locating the building.

The character of the neighborhood should not be affected, since the Wendy's signage would be similar to other businesses in the area, with wall mounted signs.

No impact on governmental services should be affected by this request.

Building elements shown on color elevations dated 4/26/16:

1. Quality lettering on wall between the two drive through windows.
2. Quality is our Recipe lettering on metal band at main entrance.
3. Thank you element at pickup window.

These 3 items do not contain the name "Wendy's". They are considered a part of the building design in many jurisdictions – a building design element. They are not building identification items.



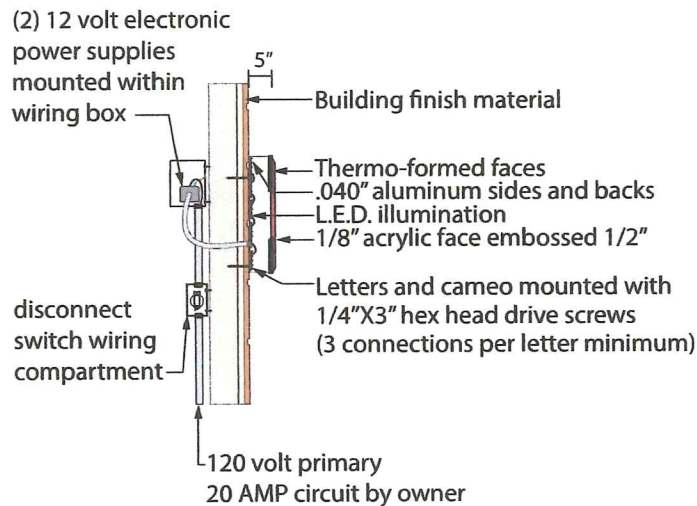
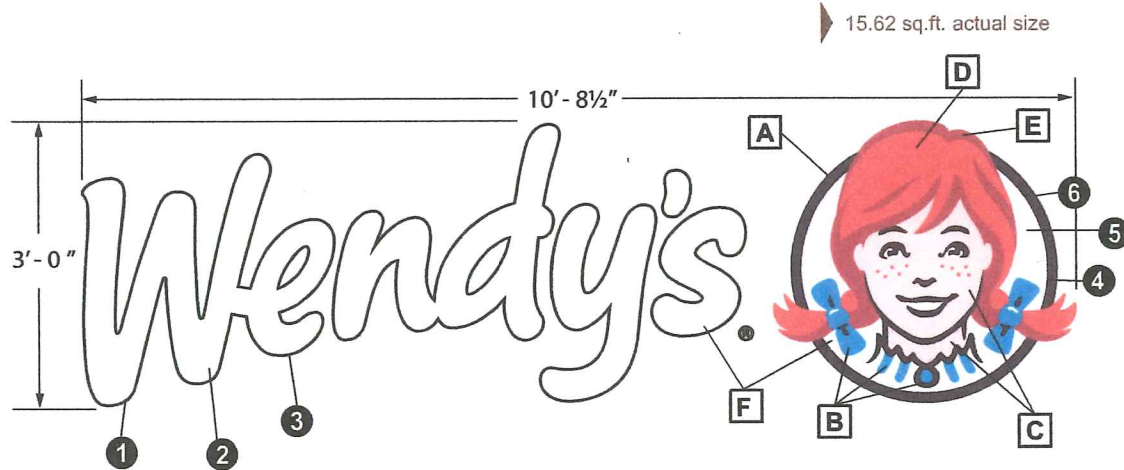
# Wendy's

MODEL NO.

**WIL 36C NEW LOGO**

**36" FLUSH MOUNT  
WHITE**

**CHANNEL  
LETTERS**



## MATERIALS

- ① Letter returns - 4 3/4" deep .040 aluminum.
- ② Letter faces - thermo-formed white acrylic.
- ③ Illumination- white LEDs. 1.2 amps @ 120v/60hz\*.
- ④ Cameo return - 4 3/4" deep .040 aluminum.
- ⑤ Cameo face - thermo-formed acrylic decorated 2nd surface.
- ⑥ Illumination - white LEDs. 1.2 amps @ 120v/60hz\*.

## COLORS & FINISHES

- |          |                                      |
|----------|--------------------------------------|
| <b>A</b> | Brown (PMS 439C - outline)           |
| <b>B</b> | Blue (PMS 299C - bow, shirt, brooch) |
| <b>C</b> | Flesh (PMS 698C - face, neck)        |
| <b>D</b> | Red (PMS 186C - hair)                |
| <b>E</b> | Dark Red (PMS 201C - hair outline)   |
| <b>F</b> | White (cameo face, letters)          |

\*Total electrical load = 2.4 amps. Requires 1-20 amp circuit @ 120v/60Hz.

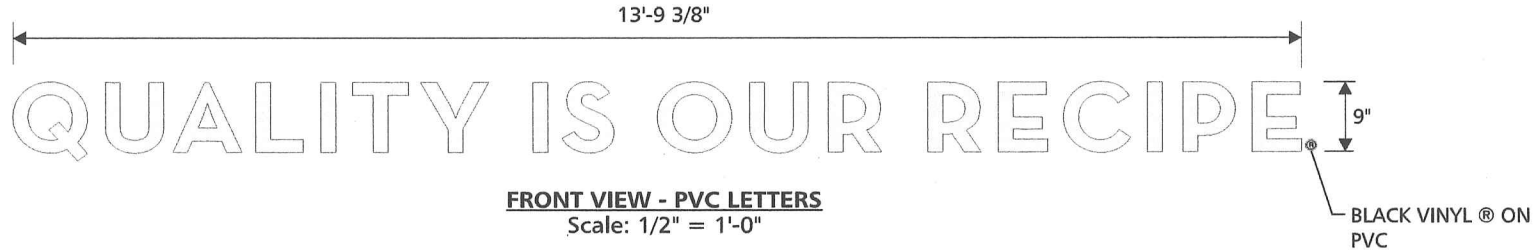
Wendy's - 77 GRANVILLE ST.  
BUILDING SIGNS

rev 05/29/13

WENDY'S - 77 GRANVILLE ST.  
LETTERING ELEMENT ON METAL BAND AT MAIN ENTRANCE

U1201-IA-QIOR-PVC9

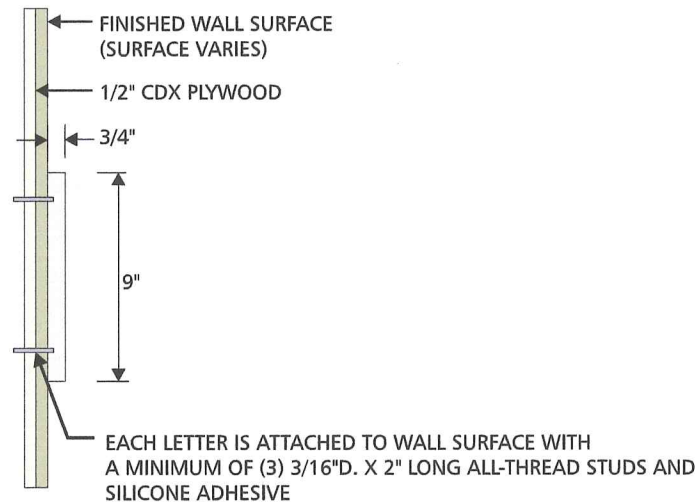
3.94 ACTUAL SqFt



SQUARE INCHES

Q = 59.1  
U = 44.6  
A = 37.5  
L = 28.8  
I = 20.6  
T = 30.7  
Y = 33.4  
I = 20.6  
S = 27.0  
O = 28.3  
U = 28.9  
R = 34.1  
E = 30.9  
C = 28.3  
I = 20.6  
P = 30  
E = 30.9

3.94 ACTUAL; SQUARE FOOT



SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> NON-ILLUM <input type="checkbox"/> WALL	- 3/4" THICK CUT OUT PVC LETTERS - ALL SURFACES ARE PAINTED GG BRUSHED ALUMINUM. - BLACK VINYL ® ON FLAT PVC DISK. - ALL LETTERS ARE FLUSH MOUNTED TO WALL SURFACE	<input type="checkbox"/> GG BRUSHED ALUMINUM	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

**FILENAME:** U1201-IA-QIOR-PVC9  
**DATE:** 1/1/13

**REV#**  
**REV.DATE:**

**SCALE:** AS NOTED  
**DGNR:** RTK **SALES:** T. SHEEHY

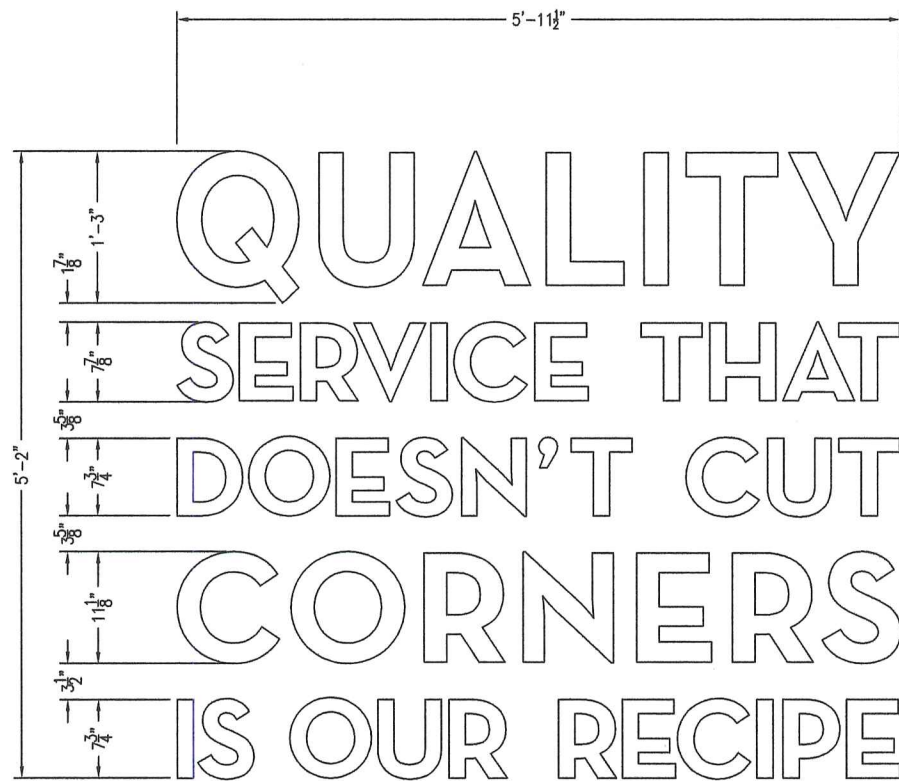
**Approval Signatures Required** to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

**CUSTOMER:** \_\_\_\_\_ **LANDLORD:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**custom SIGN Center, Inc.**  
Full Service Sign Company  
 3200 Valleyview Drive  
 PH: 614-279-6700  
 Columbus, OH 43204  
 FX: 614-279-7525

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Wendy's - 77 GRANVILLE ST.  
LETTERING ELEMENT ON WALL BETWEEN DRIVE THRU WINDOWS



FLUSH WNDY QUAL SERV 62 X 71.25 GRAY (NSS# 81008609)

NOTES:

FLUSH MOUNTED 3/4" THICK PVC LETTERS.

**MATERIALS:**

"QUALITY" AND "IS OUR RECIPE" ARE PAINTED TO MATCH  
MATHEWS GRAY PATINA MET. #MP18214. GRAY

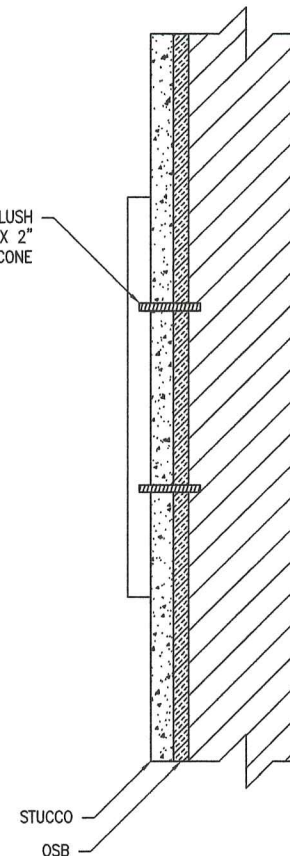
"SERVICE THAT DOESN'T CUT CORNERS" IS PAINTED TO MATCH  
MATHEWS SMOKEY SILVER MET. #MP18140. SILVER


NEAREST RECTANGLE: 30.78 SF  
ACTUAL AREA: 10.25 SF

AREA OF INDIVIDUAL LETTERS (SQUARE INCHES)

Q = 89.6	S = 23.35	T = 18.5	D = 30	C = 24.38	C = 47.75	I = 12.25	O = 24.38	R = 29.38
U = 67.63	E = 26.63	H = 29.25	O = 31.03	U = 26.75	O = 60.75	S = 23.25	U = 26.75	E = 26.63
A = 56.9	R = 29.38	A = 22.5	E = 26.63	T = 18.5	R = 57.47		R = 29.38	C = 24.38
L = 43.6	V = 19.75	T = 18.5	S = 23.25		N = 56.36			I = 12.25
I = 31.25	I = 12.25		N = 28.75		E = 52.35			P = 25.63
T = 46.5	C = 24.38		' = 13.8		R = 57.47			E = 26.63
Y = 50.69	E = 26.63		T = 18.5		S = 45.25			

PVC LETTERS MOUNTED FLUSH  
TO THE WALL WITH Ø1/4" X 2"  
LONG ALL THREAD AND SILICONE



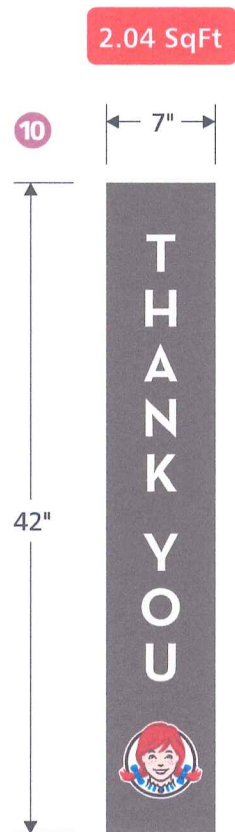
 <b>National Sign Systems</b> 4200 LYMAN COURT HILLIARD, OH (614) 850-2540	PROJECT DESCRIPTION		KIT FLUSH WINDY QUALITY SERV 62 X 71.25 GRAY		REVISION REF.# AND DATE		SCALE
	DATE DESCRIPTION		DATE DESCRIPTION		09/25/14		1"=1'
	SITE DRAWINGS		WINDY'S				SHEET 1 OF 1
	CLIENT	PERSON	CONTACT	PRO ORDER #			DRAWN BY
	WENDY'S			W00001586			CHECKED BY
	ADDRESS	CITY	STATE	ZIP			DATE FILE CREATED
							DWG FILED 9/15
	JOB SITE LOCATION						115748
	ADDRESS	CITY	STATE	ZIP			PART



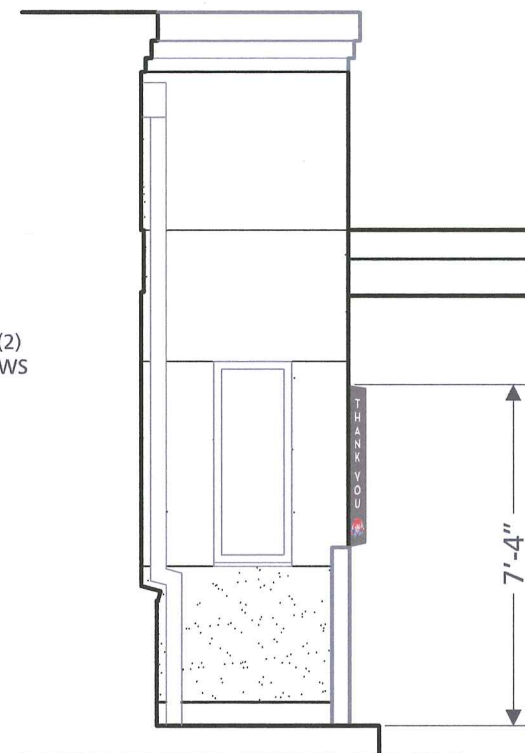
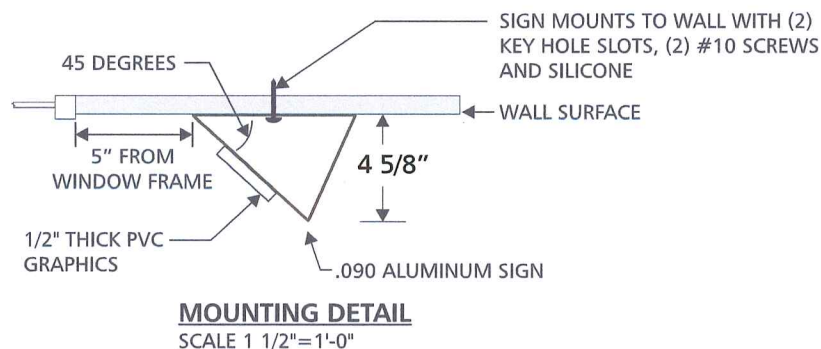
WENDY'S - 77 GRANVILLE ST.

"THANK YOU" ELEMENT AT Pickup Window

U1201-IA-42X7-THANKYOU



SCALE 1"=1'-0"



SCALE 1/4"=1'-0"

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> NON-ILLUM. <input checked="" type="checkbox"/> WALL	- FABRICATED .090 ALUMINUM WALL SIGN PAINTED 313 DARK BRONZE. - 1/2" THICK WHITE PVC LETTERING AND CAMEO WITH DIGITALLY PRINTED GRAPHICS. - SIGN IS MOUNTED FLUSH TO WALL SURFACE WITH KEYHOLES, SCREWS AND SILICONE.	<input checked="" type="checkbox"/> 313 DARK BRONZE <input checked="" type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 201 BURGUNDY HAIR <input checked="" type="checkbox"/> PMS 299 BLUE <input checked="" type="checkbox"/> PMS 698 PINK <input checked="" type="checkbox"/> PMS 439 BROWN	FACE TRIMS FASCIA COLOR RADIUS DIM. BUILDING DIM. FACADE ANGLE OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
<b>FILENAME:</b> U1201-IA-42X7-THANKYOU <b>DATE:</b> 3/20/13	<b>REV#</b> <b>REV.DATE:</b> <b>DGMR:</b> RTK	<b>SCALE:</b> AS NOTED <b>SALES:</b> T. SHEEHY	<b>Approval Signatures Required</b> to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. <b>CUSTOMER:</b> _____ <b>DATE:</b> _____	<b>LANDLORD:</b> _____ <b>DATE:</b> _____

3200 Valleyview Drive  
PH: 614-279-6700

Columbus, OH 43204  
FX: 614-279-7525

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SIGNAGE VARIANCE – WENDY’S RESTAURANT, 77 GRANVILLE STREET,  
GAHANNA, OHIO

APPLICANT

Doug Kincaid  
Interstate Construction, Inc.  
3511 Farm Bank Way  
Grove City, Ohio 43123  
614-778-3474 Cell  
dkincaid@interstateconstruction.net

PROPERTY OWNER

Lancheck LLC  
7906 Cole Park Loop  
New Albany, Ohio 43054  
Attn: Gary Rozanczyk

ATTORNEY

To Be Determined

CONTINGUOUS PROPERTY OWNERS

Roby Co LP  
Attn: Jeff Roby  
7100 Muirfield Dr. Suite 200  
Dublin, OH 43017-3807

Village of Gahanna  
C/o City of Gahanna  
200 S. Hamilton Road  
Gahanna, OH 43230-2996

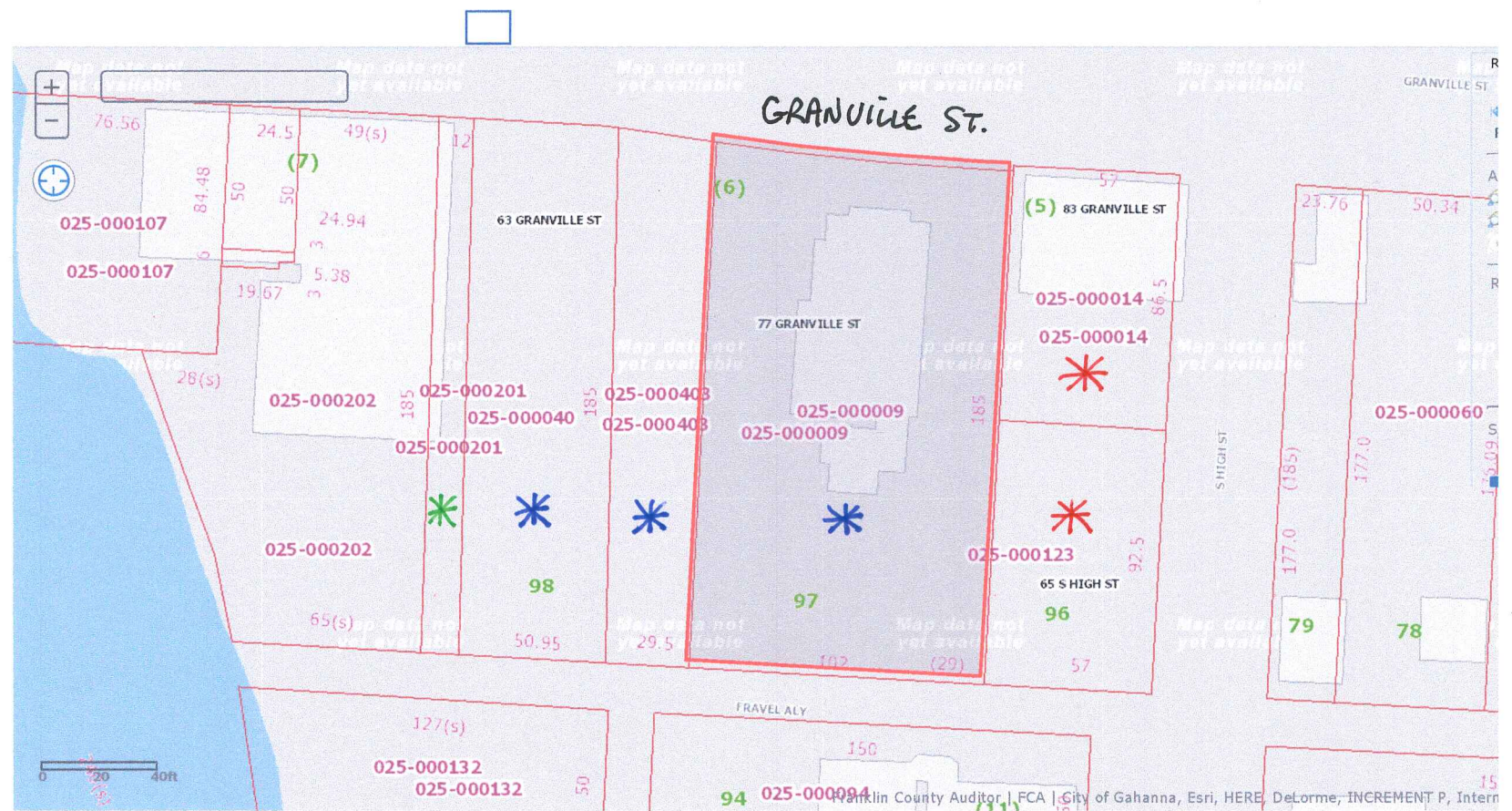


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- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 025-000009-00  
LANCHECK LLC

Map-Rt:



025-000201\*  
Village of GAHANNA

025-000009\*  
025-000403\*  
025-000040\*  
LANCHECK LLC  
(Wendy's)

025-000014\*  
025-000123\*  
Roby Co. LP





77 Granville St.  
Gahanna, OH

-  Red EIFS
-  Wendy's Grey EIFS
-  Classic Bronze (Brake & Corrugated Metal)
-  Exterior Tile
-  Existing Masonry



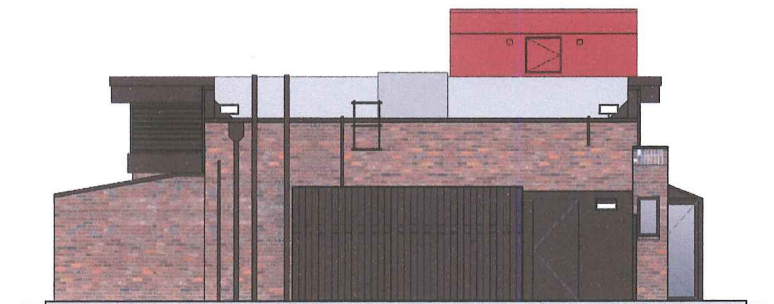
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**Wallin ■ Gomez**  
ARCHITECTS LTD

711 S. Dearborn Street, Suite 606 | Chicago, Illinois 60605 | 312.427.4702

04.26.2016



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Wendy's  
Project Address: 77 Granville St.

#### Planning & Development

The subject property is located within Olde Gahanna. As such, projects are subject to the Olde Gahanna Design Guidelines and the Olde Gahanna Vision Plan in addition to the Olde Gahanna District portion of the Planning and Zoning Code.

The Olde Gahanna Vision Plan and Design Guidelines don't provide specific standards for signage, instead they state that signage should meet the requirements of 1150 and 1165. These Code references are to the Olde Gahanna District regulations and the sign regulations. Relevant Code sections include the following:

- 1150.11(b)(3) – Sign Materials – Should be wood, materials that resemble wood, or iron.
- 1150.11(b)(4) – Plastic panels and vinyl are not permitted.
- 1150.11(b)(13) – One wall sign permitted per storefront per tenant.
- 1165.08(a) – Permanent Signs – Computation of total permitted sign area in OG-2 zoning is 40 square feet.

The application materials indicate that the wall signs are made of plastic and vinyl. These two materials are specifically prohibited within Olde Gahanna. The intent of the various Olde Gahanna planning documents is to create a sense of place and pedestrian experience. Unique architecture, design, and creative materials is instrumental in placemaking. The materials requested are specifically prohibited and not consistent with the Olde Gahanna vision.

Four wall signs have been requested when the code only permits one. The exact square footage of signs has not been provided, nor does the application state how large the existing pole sign is. Given the lack of information, it is impossible to accurately state the total square footage of all signs that is requested. What is known is that the Code permits a total of 40 square feet of sign area. It appears the total sign area of all signs, existing and proposed, is in the neighborhood of 200 square feet, then this would be a 400% increase over what the Code permits. Again, the intent of the Code is to create a pedestrian inviting place. The size and number of signs requested are more in line with that of a business located near an interstate or other auto dependent location.

The Olde Gahanna Design Guidelines provides project evaluation guidelines. Not all guidelines are applicable to all requests. Relevant guidelines include the following:

- Does the project conform to neighborhood goals?



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## CITY OF GAHANNA

- Does the project contribute to a creative, eclectic architectural style that is in harmony and balance with the surroundings?
- Is the project plan sensitive to pedestrian needs by encouraging pedestrian safety, activity, and accessibility?
- Does the project help to create the area's sense of place, reinforce Olde Gahanna's unique character, and enhance people-oriented setting?

In addition to the guidelines mentioned above, the Code also has factors that Planning Commission shall consider when evaluating a variance. Some of the relevant factors include the following:

- Whether the property will yield a reasonable return or there can be any beneficial use of the property without the variance.
  - *The application materials provides no information as to how the variance will affect the use of the property.*
- Whether the variance is substantial.
  - *The application does not provide the size of the existing pole sign or the total square footage of requested wall signs. It appears to be roughly 200 square feet. This would be a 400% increase over what the Code permits. It is staff's opinion that the requested size of signs is substantial as is the number of signs.*
- Whether the property owner's predicament can be obviated through some method other than the variance.
  - *The need for the variance could be eliminated or the severity of the variance could be reduced by removing the existing pole sign or reducing the size and number of wall signs. As shown on the pictures in the following pages, Olde Gahanna does not have other pole signs. Removing the pole sign would be consistent with other developments.*
- Whether the spirit and intent behind the zoning requirement(s) would be observed and substantial justice done by granting the variance.
  - *With the extreme nature of the variance request to the size, number, and materials of signage, it is staff's opinion that the request in no way or manner meets the spirit and intent of the Code or area plans.*
- 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.
  - *The requested size, number, and materials of signs is in no way or manner consistent with relevant code sections or area plans. The request is such an extreme departure from the existing rules that it would be staff's recommendation that the rules be reviewed and modified should the variance be granted.*

It is Planning and Development staff's opinion the request does not meet any of the principles, guidelines, and visions for Olde Gahanna. Staff recommends denial of the variance for these reasons. If Planning Commission feels that the request, as submitted, is appropriate for this area, then serious consideration should be given to retiring the existing plans and creating a new vision for this area of Gahanna.



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# CITY OF GAHANNA

## Zoning Map



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# CITY OF GAHANNA

## Pole Sign Images



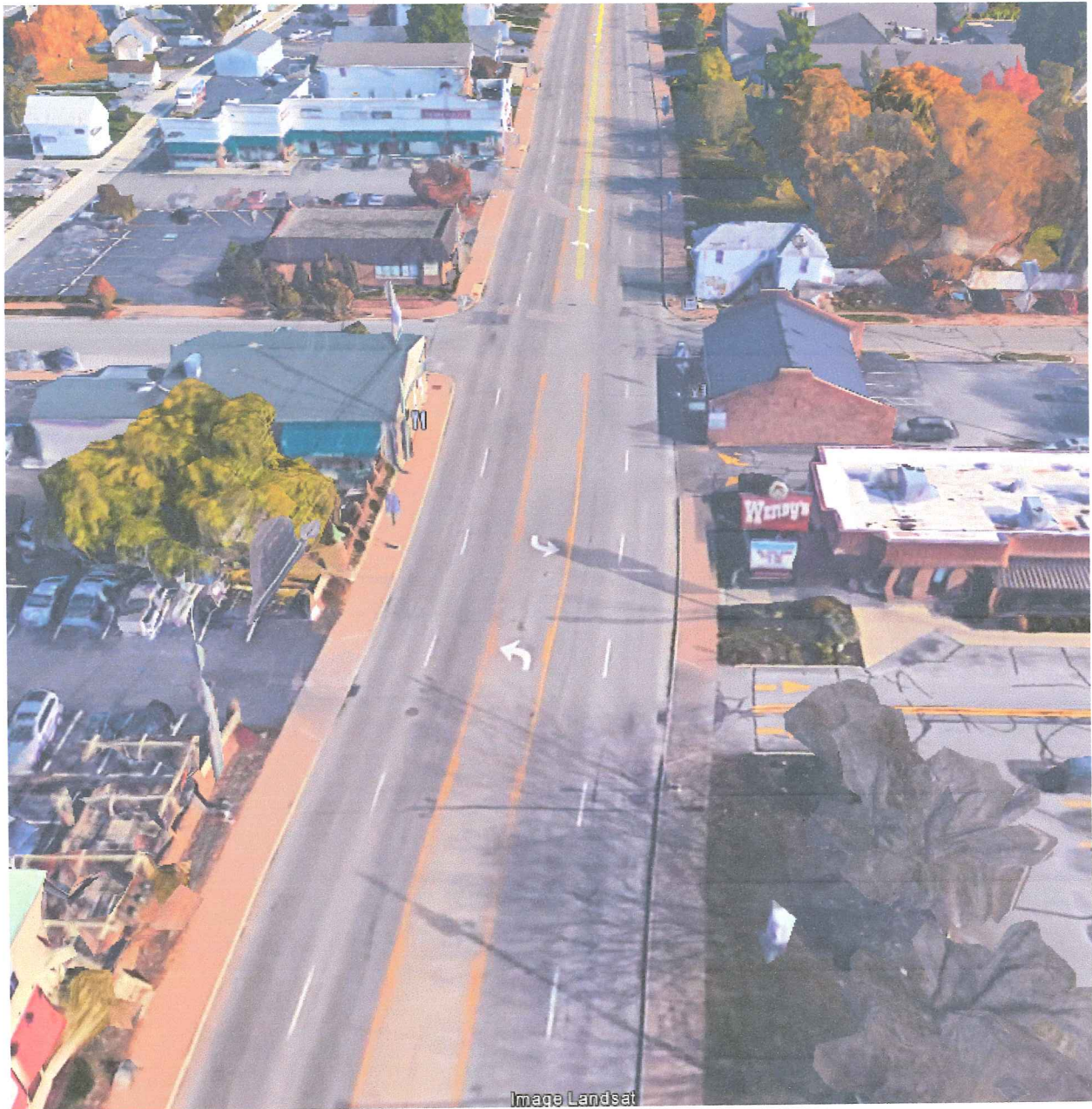
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## CITY OF GAHANNA



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director of Planning & Development



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Wendy's  
Project Address: 77 Granville St.

The applicant requests a variance to allow wall signs to be installed on three sides of the soon to be remodeled restaurant. Each sign is 15.62 sq ft in area, per the sign company, will consist of individual channel letters and logo, and will be internally illuminated. The other signage included in the packet is incidental, and not meant to be viewed from the public ROW. The existing pole sign is considered to be legal nonconforming. Records indicate that the size of the pole sign is 140 sq ft., which is greater than the 40 sq ft overall area allowance for the now OG-2 zoning.

OG-2 zoning allows for a maximum number of one wall sign per street frontage (Wendy's has three street frontages), with no maximum width or height.

#### **1165.12 VARIANCES AND APPEALS.**

(a) Variance Procedure. This section shall not apply to temporary signs as defined in Section 1165.07 of this chapter.

- (1) The standard for granting a variance which relates solely to area requirements is a lesser standard than that applied to variances which relate to use. An application for an area variance need not establish unnecessary hardship; it is sufficient that the application show practical difficulties.  
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
  - I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.
- (2) In granting such variance, the Planning Commission may specify the size,



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## CITY OF GAHANNA

type and location of the sign, and impose such other reasonable terms, restrictions and conditions as it may deem to be in the public interest.

Respectfully Submitted By:

*Bonnie Gard*

**BONNIE GARD**

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



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CITY OF GAHANNA  
STAFF COMMENTS

Project Name: Wendy's  
Project Address: 77 Granville St.

*No Comment*

Respectfully Submitted By:

*Troy Euton*  
