

VARIANCE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 650 Taylor Station Rd, Gahanna, OH 43230		Project Name/Business Name (if applicable): D-Bat Baseball and Softball Academy	
Parcel ID No.(s): 025-013386-00	Current Zoning: OCT	Total Acreage: 9.71	
Description of Variance Requested: Permission for 50 square foot wall sign			
STAFF USE ONLY – Code Section(s) & Description of Variance: <i>1165.08(a)(3) To allow more than one wall sign per frontage</i>			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Jeff Ling or John Persons		Applicant Address: 158 N Hamilton Rd, Gahanna , OH 43230	
Applicant E-mail: info@signarama-gahanna.com		Applicant Phone No.: 614-337-6000	
BUSINESS Name (if applicable): Signarama of Gahanna			
ATTORNEY/AGENT Name: Signarama of Gahanna		Attorney/Agent Address: 158 N Hamilton Rd, Gahanna , OH 43230	
Attorney/Agent E-Mail: info@signarama-gahanna.com		Attorney/Agent Phone No.: 614-337-6000	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s): Contractor Developer Architect		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) Warehouse Specialists LLC, Renee Claxton		Property Owner Contact Information (phone no./email): renee@sortandpack.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: _____

Date: 07/19/2017

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. 17080012
PC Meeting Date: _____
PC File No. _____

RECEIVED: fw.

DATE: 8/2/17

PAID: 300.00

DATE: 8/2/17

CHECK#: 3024

VARIANCE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 1131</u> (visit www.municode.com) (Sign Variances, refer to Section <u>1165.12</u> ; Fence Variances, <u>1171.05</u> ; Flood Plain Variances, <u>1191.18</u>)	✓			
	2. Pre-application conference with staff		✓		
	3. Survey of property certified by a registered surveyor (11"x17" copy)		✓		
	4. List of contiguous property owners & their mailing address	✓			
	5. Pre-printed mailing labels for all contiguous property owners	✓			
	6. A statement of the reason(s) for the variance request that address the following three conditions: (not applicable for Sign, Fence, or Flood Plain Variances) - Special circumstances or conditions - Necessary for preservation - Will not materially affect adversely the health or safety <u>1165.12 (a)(1)</u>		✓	✓	
	7. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓		✓	
	8. Application & all supporting documents submitted in digital format				
	9. Application & all supporting documents submitted in hardcopy format	✓		✓	
	10. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

☐ Planning Commission must recommend to City Council for final approval

Planning & Zoning Administrator Signature: Bonnie Saw Date: 8/29/17

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Renee Claxton, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize John Persons to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Date: 8-1-17

AUTHORIZATION TO VISIT THE PROPERTY

I, Renee Claxton, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: _____

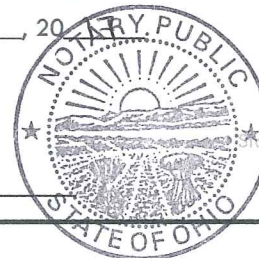
Date: 8-1-17

NOTARY

Subscribed and sworn to before me on this 1 day of August, 2017

State of Ohio County of Franklin

Notary Public Signature: _____



NICOLETTE COLE-SANTA
Notary Public, State of Ohio
My Commission Expires
May 15, 2018

AGREEMENT TO COMPLY AS APPROVED

I, Signerama of Gahanna, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: _____

Date: 8/2/17

NOTARY

Subscribed and sworn to before me on this 12th day of August, 2017

State of Ohio County of Franklin

Notary Public Signature: _____



Variance Application: 650 Taylor Station Road
Parcel 025-013386
Tenant: D-Bat Baseball & Softball Academy
Applicant: Signarama of Gahanna

D-Bat Baseball & Softball Academy has leased approximately half the space at 650 Taylor Station Road, a building with 34,648 square feet and 199 feet of frontage, located on the northeast corner of a parcel of 9.71 acres. The remainder of the building is occupied by Sort and Pack.

Gahanna code allows one wall sign of 50 square feet or less. Sort and Pack has an existing wall sign, and we are requesting that D-Bat Baseball & Softball Academy also be allowed a 50-square-foot wall sign.

We briefly address the factors to be considered by the Planning Commission.

A. Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance

There can probably be beneficial uses of the property without the variance, but not by D-Bat Baseball & Softball Academy. As a consumer-oriented business, visibility is crucial to its success.

B. Whether the variance is substantial

Given the size of the building — over 34,000 square feet with almost 200 feet of frontage — we do not think 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

The area is commercial / light industrial, and the character of the neighborhood would not be altered. We would expect some nearby businesses to benefit from the new flow of consumers to the building.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse)

The variance would have no impact of the delivery of governmental services.

E. Whether the property owner purchased the property with the knowledge of the zoning restriction

The lessee (D-Bat Baseball & Softball Academy) did not know about the restriction when leasing the space.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance

We do not see an alternative that would provide the needed visibility for the business.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance

One of the primary purposes of the sign code is to prevent graphic clutter. Given the size of the property, we do not think this is an issue — granting the variance would observe the spirit and intent behind the code and would do substantial justice.

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

We think the sign is compatible with the neighborhood and the OCT design standards.

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

The sign poses no such dangers.

Bernie Cohen Venture Ltd.
1303 Poppy Hills Dr.
Blacklick, OH 43004

Jefferson Pointe LLC
470 Olde Worthington Rd # 100
Westerville, OH 43082

SUTUSA
17350 Bittersweet Trail
Chagrin Falls, OH 44022

CP Road LLC
2636 Berwyn Rd
Columbus, OH 43221

JCS Property Management LLC
5737 Westbourne Ave.
Columbus, OH 43213

Taylor Pointe Apartments LLC
470 Olde Worthington Rd S
Westerville, OH 43082

GWJ Holdings II Ltd.
PO Box 1009
Reynoldsburg, OH 43068

650 Taylor Station Rd Gahanna, OH 43230

One Set of Channel Letters On Raceways
Black Returns and Trim Cap
1st Line Is Face Lit with White Faces
(Full-Color Translucent on Logo, Black Perf on D-BAT)
2nd Line Has No Lighting



D-BAT

23.4 in

50 in

8.8 in **BASEBALL & SOFTBALL ACADEMY**

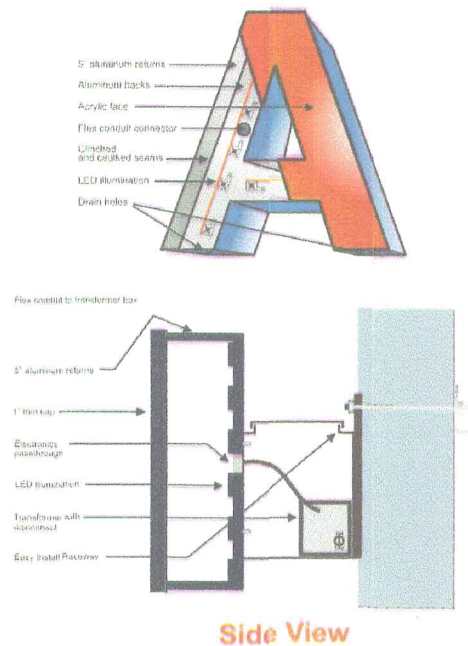
140.6 in



650 Taylor Station Rd Gahanna, OH 43230

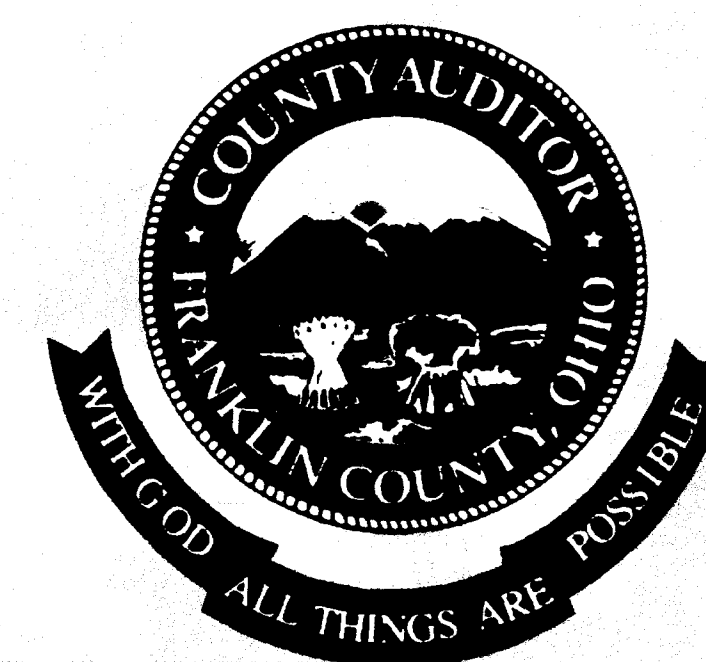


LED Raceway Mount



Raceways will be attached in approximately 5 places along a top ridge using 3/8" stainless steel All-Thread and nuts. We will back it on the interior with aluminum angle iron to span between studs if we are unable to hit studs. Raceways with letters and logo to weigh less than 50lbs each.





MAP ID : S

DATE : 5/28/14



MAP FEATURE UPDATES

FRANKLIN COUNTY, OHIO

DISCLAIMER

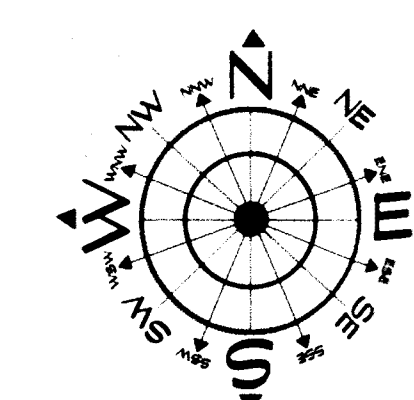
**ORIGINAL AERIAL PHOTOGRAPHY &
PLANIMETRIC COMPILATION:
ORIGINAL CADASTRAL COMPILATION:
(UPDATING DONE ON TRANSACTIONAL BASIS)
CONTOURS ADDED &
PLANIMETRIC UPDATES:
DIGITAL ORTHOS ADDED &
TOPOGRAPHIC UPDATES:
COLOR ORTHOS ADDED:**

MARCH 1987 (SOUTH HALF)
MARCH 1988 (NORTH HALF)
JANUARY 1989 THRU
DECEMBER 1993
SPRING 1990 (WEST HALF)
SPRING 1991 (EAST HALF)
EARLY 2000
EARLY 2000
EARLY 2004

THE DATA ON THIS MAP WAS ORIGINALLY COMPILED AT 1"=100' WITH 2' CONTOURS BASED ON NORTH AMERICAN VERTICAL DATUM 1929 (WHEN DISPLAYED) AND 500' GRID TICS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND NORTH AMERICAN DATUM 1983.

[illegible]

SCALE : 1" = 60'



APPLICATION STAFF COMMENTS

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 650 Taylor Station

Project Name/Business Name: D-Bat

SUBMITTED BY:

Name: Michael Blackford

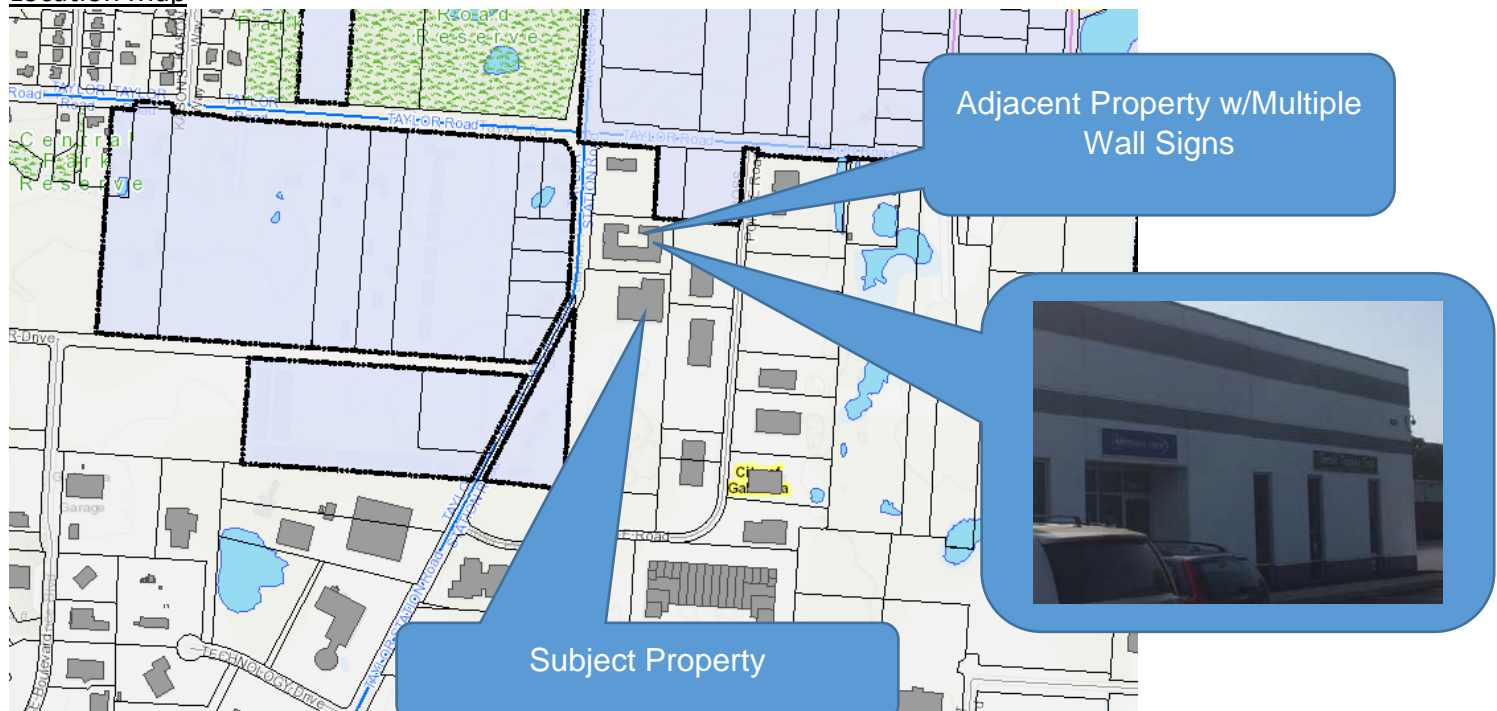
Title: Deputy Director

Department: Planning and Development

The application requests a 50 square foot wall sign for the property located at 650 Taylor Station Road. The site is currently home to Sort and Pack. The existing business will remain onsite and keep their existing sign. The applicant has provided a rendering and it appears the two wall signs, the existing and the proposed, are in scale with the building. The building is approximately 150 feet in length, one story, and 34,000 square feet in size.

It should be noted that several other multi-tenant buildings in the area also have multiple wall signs per frontage. The adjacent property to the north has multiple wall signs per building per frontage. Please see map below for location and images.

Location Map



Area Plan/Economic Development Strategy

There are not any relevant policies or recommendations related to this variance request.

Zoning Code

Variance requests related to area must show a practical difficulty and are subject to 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.

It is Planning and Development staff's opinion that the request meets the aforementioned factors and that they have demonstrated a practical difficulty. The practical difficulty appears to be that the building has multiple tenants that rely on visibility to attract customers and that the code only allows for one sign per building. Prohibiting an additional sign makes it difficult if not impossible to fill the vacant space.

APPLICATION STAFF COMMENTS

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 650 Taylor Station Road

Project Name/Business Name: D Bat Baseball and Softball Academy

SUBMITTED BY:

Name: Bonnie Gard **Title:** Planning & Zoning Administrator

Department: Service

- 1165.08(a)(3) Code to be varied to allow more than one wall sign per building frontage
- 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.

Zoning believes that the request for a variance is justified, and recommends this application for approval.



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review Response 2017082901

Applicant **D Bat**
650 Taylor Station Road
Gahanna, OH 43230

The fire division has no comment on the proposed sign variance since there are no fire code provisions pertaining to building signage size.

August 29, 2017

Date

A handwritten signature in black ink, appearing to be "Steve Welsh", written over a horizontal line.

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 650 Taylor Station Road

Project Name/Business Name: D-Bat Baseball

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Signage Variance

No Comment.



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 650 Taylor Station Variance

Project Name/Business Name: D-Bat Baseball

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building Official

Department: BUILDING DIVISION

No comments.

Kelly Wicker

From: Sheila Murphy
Sent: Thursday, August 31, 2017 11:04 AM
To: Kelly Wicker
Subject: FW: Staff Review Multiple Applications

From: Sheila Murphy
Sent: Thursday, August 24, 2017 1:03 PM
To: Kelly Wicker <Kelly.Wicker@gahanna.gov>
Subject: RE: Staff Review Multiple Applications

K

- No comment on the Walnut Creek applications.
- We will fall in line with the FD on making sure we have access to the condos, if they are gated.
- We want to make sure we have access to the lot around the building on Taylor Station as well.

Thanks

S

From: Kelly Wicker
Sent: Tuesday, August 22, 2017 11:33 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Staff Review Multiple Applications

Staff,
Please review the following Applications. Staff comments are due by Tuesday August 29th by 12:00pm.

Walnut Creek MOB Applications:

<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB SWP17\Walnut Creek MOB SWP17.pdf>
<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB FDP17\Walnut Creek MOB FDP17.pdf>
<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB DR17\Walnut Creek MOB DR17.pdf>
<T:\Zoning\Applications IN PROGRESS\Crescent at Central Park PP17\Crescent at Central Park PP17.pdf>

4207 Clotts Rd Pinnacle Point Application for Rezoning:

<T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point Z17>

650 Taylor Station D-Bat Baseball Variance:

<T:\Zoning\Applications IN PROGRESS\650 Taylor Station D-Bat Baseball V17\650 Taylor Station D-Bat Baseball V17.pdf>

Thank you,

KELLY WICKER

Zoning Clerk
Department of Public Service
Division of Building and Zoning

