

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: 455 Clark State Road		Project Name/Business Name (if applicable): Yard Sign	
Parcel ID No.(s): 025-003975-00; 025-004261-00;	Current Zoning: RID	Total Acreage: 13.18 Acres (4 parcels)	
Description of Variance Requested: (add'l parcel ID No(s): 025-013004-00; 170-000584-00) See Attached Letter for Description of Variance being Requested			
STAFF USE ONLY – Code Section(s) & Description of Variance: 1165.04(a) - Prohibited Signs 1165.08(b)(9) - Monument sign height 1165.08(b)(9) - Monument sign square footage			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Jeffrey Murry		Applicant Address: 735 Ulverston Drive, Gahanna, OH 43230	
Applicant E-mail: jmurry@columbus.rr.com		Applicant Phone No.: (614) 554-4753	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Peace Lutheran Church		Pat Rocca / PRocca@peacegahanna.org; 614.337.1000	
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) John E. Bickley, President of the Congregation		Property Owner Contact Information (phone no./email): 614.746.6659; Jmbickley@aol.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: 11/15/18

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

INTERNAL USE

Zoning File No. V-297-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: RAW
DATE: 11-15-18

PAID: 300.00
DATE: 11-15-18
CHECK#: _____

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 Section 1131 (visit www.municode.com) (Sign Variances, refer to Section 1165.12 ; Fence Variances, 1171.05 ; Flood Plain Variances, 1191.18)	✓			
	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	✓			
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓			
	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

INTERNAL USE

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: _____

Date: 11/29/18

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, John E. Bickley, President of Congregation, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Jeffrey Murry 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: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, John E. Bickley, President of Congregation, 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: 11/15/18

Subscribed and sworn to before me on this 15th day of November, 2018.

State of Ohio County of Franklin

Notary Public Signature: _____

Gina K. Sheppard



Stamp or Seal

Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

AGREEMENT TO COMPLY AS APPROVED

I, Jeffrey Murry, 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.

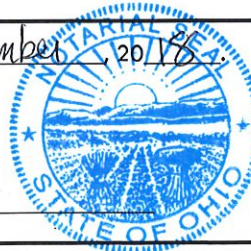
Applicant Signature: _____ Date: 11/15/18

Subscribed and sworn to before me on this 15th day of November, 2018.

State of Ohio County of Franklin

Notary Public Signature: _____

Gina K. Sheppard



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

November 13, 2018

Zoning Department
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

To Whom It May Concern:

After much consideration, Peace requests a variance to provide signage that combines identification and communication to promote events, functions, and services for the community. A previous monument sign was removed to allow for the roundabout constructed at the intersection of Hamilton Rd and Clark State Rd.

A new permanent monument sign has been designed to be consistent with the Restricted Institutional District code with size and square footage proportional to the larger land area, sign location, and the existing building orientation. The sign construction will complement the colors and materials of the existing building including a dark brown composite wood product and stone veneer base while utilizing modern, brushed nickel lettering with a down lighting design.

The single monument sign will also incorporate the function of an Institutional Bulletin Board in a modern method utilizing a high quality electronic message board. The message board consists of dimmable LED lights in a single, amber color that will only depict stagnant, simple-to-read messages. The message board will not scroll or flash as Peace recognizes the need to prevent unnecessary distraction for passing motorists. The stagnant message meets the intent of the current code while reducing time and maintenance with a modern appearance consistent with the City's past and future direction.

Peace has and will continue to work and serve the city and our community. Approval of this variance allows feasible signage with improved communication that can only increase community involvement.

Sincerely,



Patricia A. Rocca
Operations Director

NOTES

- 1) This drawing was prepared without benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of some.
- 2) Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- 3) Elevations are on N.G.V.D. 29 datum, add 800 to all spot elevations.
- 4) Boundary Information is shown from available records, bearings have been rotated to one system for this purpose.

BENCH MARKS

B.M. #1 ~ Franklin County Engineer's B.M. "242 Reset," brass plate on northeast abutment of bridge No. JEF 103-11.89 over Rocky Fork Creek, 0.23 mile north of Havens Corners Road, along Hamilton Road, 35.0' east of centerline of Hamilton Road.
ELEV. = 810.216 (N.G.V.D. 29)

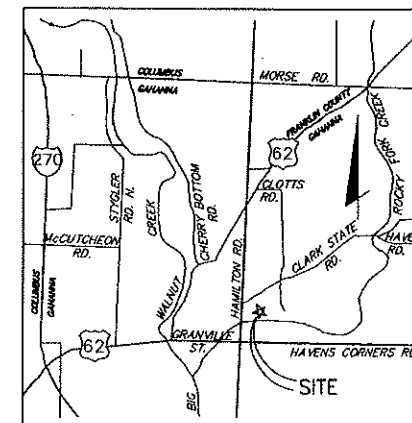
T.B.M. #2 ~ Southwest bolt on southwest leg of swing set with fire swing at southwest corner of building.
ELEV. = 817.40

T.B.M. #3 ~ Top of casting on catch basin (middle of casting on south side) located in grass north of parking lot, west of entrance drive.
ELEV. = 820.30

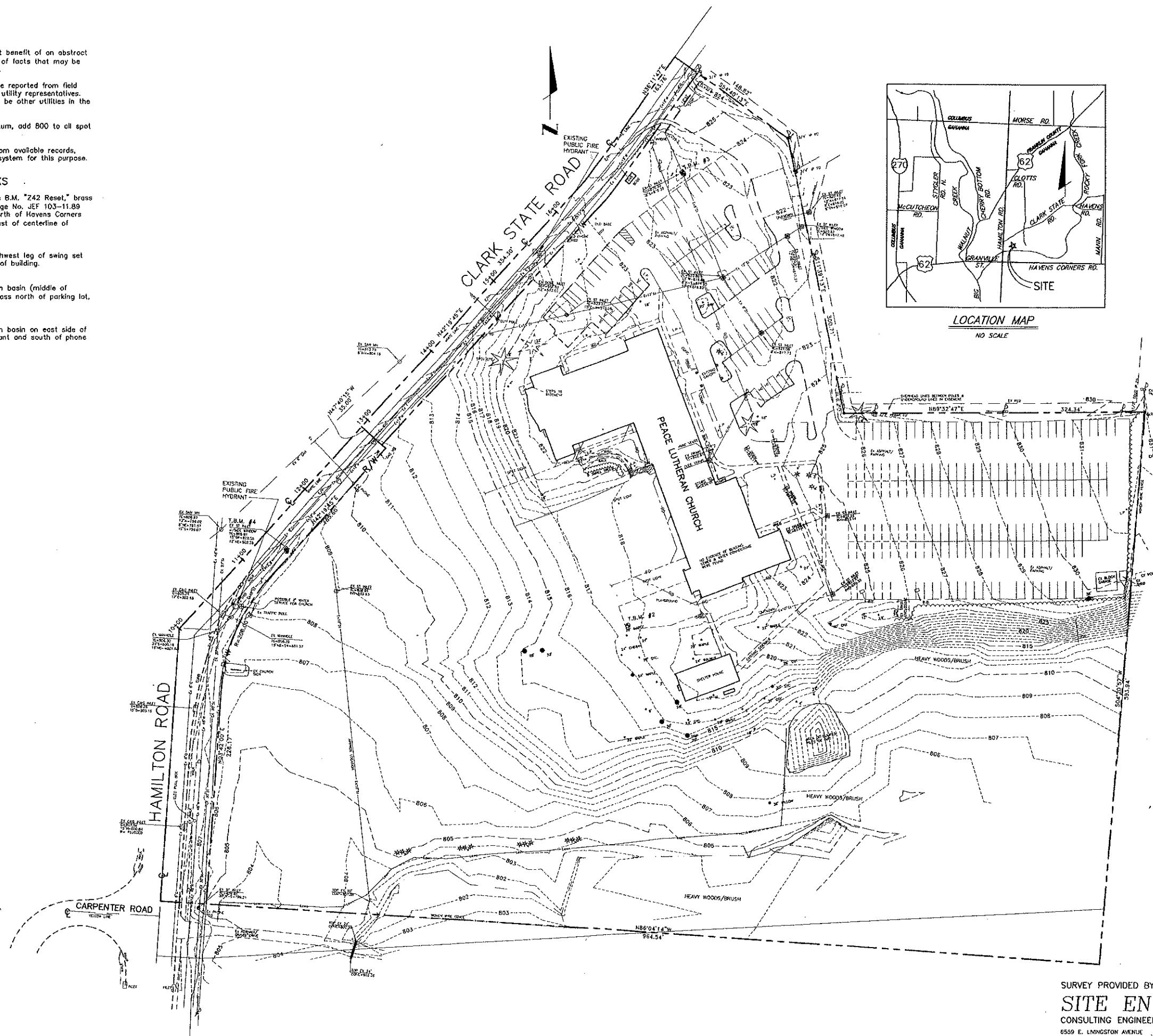
T.B.M. #4 ~ Top of casting on catch basin on east side of Clark State Road, north of fire hydrant and south of phone pedestal.
ELEV. = 805.81

LEGEND

- San. Sanitary Sewer
- St. Storm Sewer
- W. Water Main
- G. Gas Line
- U/C Underground Cables
- O/L Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Pine Tree
- Deciduous Tree



LOCATION MAP
NO SCALE



SURVEY PROVIDED BY:
SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
6559 E. LYNCHSTON AVENUE
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900
FAX: (614) 759-9902

CITY OF GAHANNA, OHIO
SITE IMPROVEMENT PLANS FOR
PEACE LUTHERAN CHURCH ADDITION
TOPOGRAPHICAL SURVEY

DESIGN BY: SRB
DRAWN BY: TAH
CHKD BY: SRB
SCALE: 1" = 50'
JOB NUMBER: 20030.02
DATE: 10/05/03

BRH Group, Inc.

705-M Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

No. Date Revisions

2
6

C-2

STAPLES

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160

MR JAMES W TIPPIE
3311 LONGSTRETH PARK PL
COLUMBUS OH 43230

MR GREGORY C BOCHRA
3300 LONGSTRETH PARK PL
COLUMBUS OH 43230

MR & MRS RONALD B ANDERSON
3310 LONGSTRETH PARK PL
COLUMBUS OH 43230

MR & MRS JAMES R DUNN
5065 CLARK STATE ROAD
COLUMBUS OH 43230

peace|lutheran

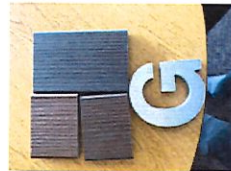


Monument Sign (proposed w/ R.O.W)





Stone Veneer chosen to match the existing stonework on the church building



Sign face substrate options along with an example of an aluminum letter

SPECIFICATIONS

- **Top Cove Light Fixture**, aluminum, ptm face decking
- **Flat cut out aluminum letters**, flush mounted to sign face via studs
- **Sign face** made from decking material specified
- **Two line message center**
- **1" tall aluminum stone cap**, ptm sign face decking
- **Stone veneer base** to match stonework on building



CORPORATE OFFICES:
325 S. MAIN ST.
COLUMBUS, OHIO 43208
PHONE: (614) 475-5161

JOB TITLE: Peace Lutheran Church	DATE: DESIGNER: DARRIN GRAY DRAWING BY: ADG	FILE: REVISION: November 14, 2018 REVISION: REVISION:	APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> SIGNATURE: _____
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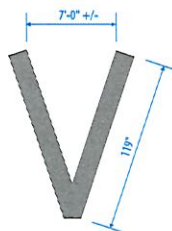


SPECIFICATIONS

- Top Cove Light Fixture, aluminum, ptm face decking
- Flat cut out aluminum letters, flush mounted to sign face via studs
- Sign face made from decking material specified
- Two line message center
- 1" tall aluminum stone cap, ptm sign face decking
- Stone veneer base to match stonework on building

End View

Scale: 3/4" = 1'-0"



Face View of one face of the V-shaped sign

Scale: 3/4" = 1'-0"

THIS IS A V-SHAPED SIGN - (the above illustration is of one face)

- The sign will be fabricated back-to-back in a V-shape as shown here.
- The angle of the V-shape will be calculated so that each face is facing in the best direction for the traffic patterns (TBD).



CORPORATE OFFICES:
887 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE:
Peace Lutheran Church

DATE:
SALESMAN: DARRIN GRAY
DESIGNER: JDC
DRAWING #:

FILE:
REVISION: November 14, 2018
REVISION:
REVISION:

APPROVED ☐
APPROVED WITH CORRECTIONS ☐
NOT APPROVED RESUBMIT ☐
SIGNATURE: _____



Chosen location with sign illustration in photo

Placement and scale are approximate
Landscaping shown as example, provided by others



CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE:
Peace Lutheran Church

DATE:
SALESMAN: DARIN GRAY
DESIGNER: JMC
DRAWING #:

FILE:
REVISION: November 14, 2018
REVISION:
REVISION:

APPROVED ☐ CORRECTIONS
NOT APPROVED WITH RESUBMIT ☐
SIGNATURE: _____



**Chosen location with sign illustration in photo
(opposite direction)**

Placement and scale are approximate
Landscaping shown as example, provided by others



CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE:
Peace Lutheran Church

DATE:
SALES/MAN: DARRIN GRAY
DESIGNER: MDC
DRAWING #: _____

FILE:
REVISION: November 14, 2018
REVISION: _____

APPROVED ☐
NOT APPROVED ☐
SIGNATURE: _____



Placement and scale are approximate



CORPORATE OFFICES:
SIGN VISION CO.
COLUMBUS, OHIO 43220
PHONE: (614) 475-5161

JOB TITLE: Peace Lutheran Church	DATE: SALESMAN: DARRIN GRAY DESIGNER: MDC DRAWING #:	FILE: REVISION: November 14, 2016 REVISION:	APPROVED <input type="checkbox"/> WITH CORRECTIONS NOT APPROVED RESUBMIT <input type="checkbox"/> SIGNATURE: _____
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November 29, 2018

Jeffrey S Murry
735 Ulverston Dr
Gahanna, OH 43230

RE: Project 455 Clark State Rd Variance Comment Letter

Dear Jeffrey S Murry:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Public Safety

1. No comments or concerns from the police department.

Parks

2. No comment.

Public Service & Engineering

3. Our departments largest concern is related to driver distraction, however, the applicant has indicated that they will operate the sign in a manner that does not create a distraction.

Fire District

4. The fire division does not object to this variance since the sign design and construction does not fall under the jurisdiction of the Ohio Fire Code.

Community Development

5. Three variances are necessary in order to allow the sign as it is shown on the rendering. Variances to square footage and height are also required. Please see forthcoming staff report for staff comments.
6. The variance to allow an electronic sign is not a variance that has typically had staff support as the code prohibits these signs and the Hamilton Road Corridor Plan encourages signs with restrained graphics and lighting. Please be aware that although staff can't support the variance to allow an electronic sign, that staff would have less objections to the request with restrictions on amount of colors to be used and the frequency of message change. Please see forthcoming staff report for additional staff comments.

Soil & Water Conservation District

7. No Comment Received

Building

8. Building permits will be required for the project, and will be required to comply with the building code.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to allow for an electronic message sign for Peace Lutheran Church. The zoning code expressly prohibits all electronic signs and any type of sign that has messages that scroll, flash, or move in anyway. All types of electronic signs are prohibited. With that said, there are a couple of electronic signs approved in the area on Hamilton Road. Both McDonalds and Gahanna Lincoln High School have electronic signs. These signs did previously receive variance approval.

Two additional variances are necessary to permit the sign as shown in the application. The code limits the height of signs for properties zoned Restricted Institutional District (RID) to six feet. The rendering depicts a seven foot tall sign. The maximum size of a monument sign is limited to 50 square feet in RID. The rendering depicts an approximately 60 square foot sign.

In total, three variances are necessary to allow the sign as depicted.



Three variances requested:

CH 1165.04(a) Prohibited Signs –
Electronic signs prohibited

CH 1165.09(b)(9) Sign Height – 6'
allowed, 7' requested

CH 1165.09(b)(9) Sign Size – 50
square feet allowed, 60 square feet
requested

Hamilton Road Corridor Plan

The property is located within the Central Gateway District of the Hamilton Road Corridor Plan. The Plan provides for an overall architectural design statement that aims for a timeless design that uses traditional building materials. Signage within the Central Gateway should work in unison, complementing one another with similar design character but leaving enough room for creativity for each development to distinguish themselves. Open house participants and stakeholders preferred signage that is simple and understated. Preferred signage had an indirect lighting source.

The Plan provides recommendations, it does not mandate a specific size or type of sign as the zoning code does.

Likes



Dislikes



Variance

Requests to vary the requirements of the code related to signage are subject to Chapter 1165.12. It should be noted that variances related to area requirements are held to a lesser standard than those related to use. Criteria related to an area variance includes the following:

- 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.

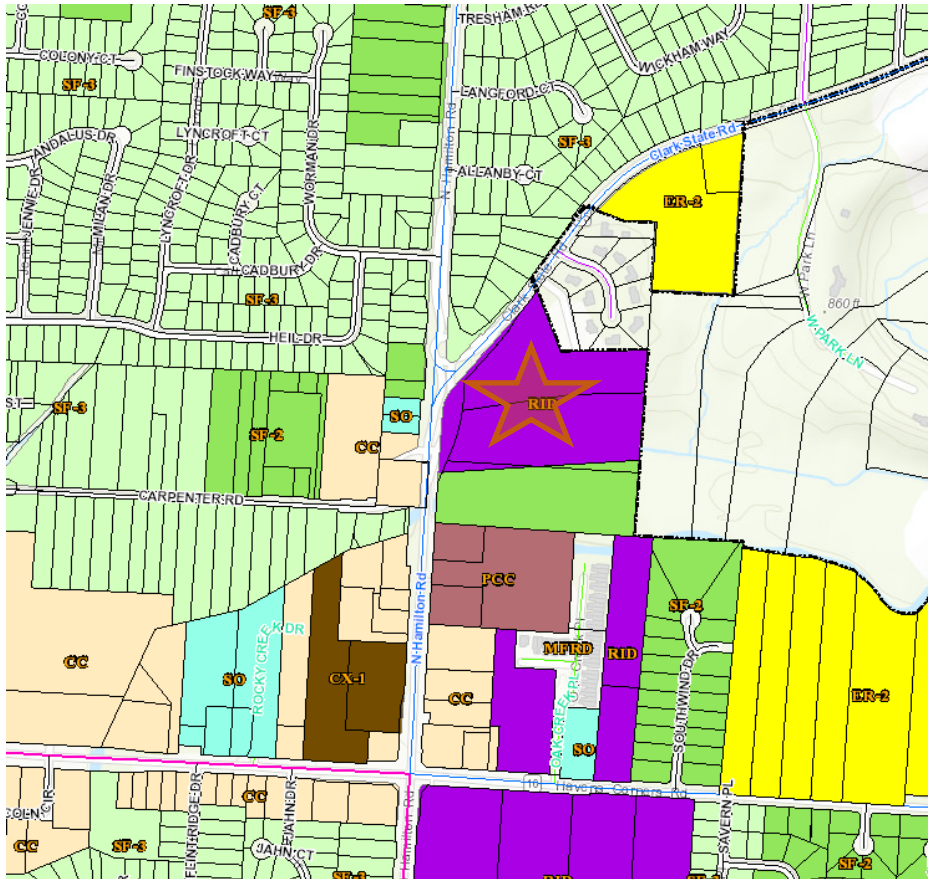
Recommendation

Planning and Development staff cannot support the variance request to allow for an electronic sign as the code expressly prohibits these types of signs. Staff is aware that some requests in the past have been approved to permit such signs. If it is Planning Commission's desire to approve the electronic sign portion of the request, then staff strongly recommends that specific conditions be made as part of the motion. Conditions that Planning Commission may want to consider include but aren't limited to the following:

- Number of colors the electronic portion of the sign may use
- Frequency of message change
- Intensity of light

Staff does not have any concerns with the request for additional sign height or sign size. The subject property is one of the largest in area and the sign code is written in a one size fits all manner. Meaning that a one acre parcel is permitted the same amount of signage as a ten acre parcel. The code limits monument signs to 50 square feet. The applicant is requesting a 60 square foot monument sign. This appears to staff to be reasonable given the size of the property (approximately 13 acres). They are also requesting a seven foot tall sign when the code permits only 6 feet. Staff recommends that a motion to approve the variance requests for sign height and size reference a specific height and size.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director